

Condominium Home Owners' Association

Serving BC's Strata Property Owners since 1976

Bulletin: 300-161

Condo Smarts

Headline: Termites have infested our building

Topic: Bugs

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Dear Condo Smarts: We live in a large townhouse complex that has been infested with termites. We have recently received a notice of special general meeting for a special assessment for \$75,000 to fix the damaged units. Over the years the council has neglected the termites, leaving it to the owners. Why do we have to pay for the other units that are damaged when our unit is untouched? We thought each owner was responsible for their own townhouse.

- *Miranda in the Okanagan.*

Generally pest and rodent control are also a common expense as they often originate on common property and damage the common assets. While the damage is not an insurable loss, it is very much like a flood or wind storm: beyond the control of the owners.

Dear Miranda: With warming climates, termite and carpenter ant infestations are a growing problem north of the 49th parallel.

In most townhouse complexes the structures of the buildings and exteriors are part of the corporation's common assets and common property.

Crawl spaces and attics are frequently common property, and the failure or infestation of one area can affect everyone as common expenses.

The insect control is a greater concern though. Along with the restoration to the buildings, the strata corporation will have to commence a serious eradication and insect control program, and owners need to be educated on their habits that encourage insect propagation.

Without it, you will simply end up paying more in the years to come.

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