

## Condominium Home Owners' Association

*Serving BC's Strata Property Owners since 1976*

Bulletin: 300-192

### **Condo Smarts**

Headline: Bare-land strata laws are different

Topic: Bare-land stratas

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**Dear Condo Smarts:** Each winter our strata pays for and maintains roadways and driveways of each home in our bare-land strata. Last winter, driveways were damaged by the plows, with the strata paying the costs of resurfacing. But we were told that as bare-land strata, everyone pays for their own repairs and the strata has no common expenses.

-- *Gladys M., Oliver*

**Dear Gladys:** A bare-land strata is basically the same as any condominium development. The different terms define what type of property you own. In a bare land, the boundaries of your strata lot are the surveyed property lines, not the exterior walls of your home.

The one difference is, you share common roadways or common facilities. Also, the strata collects fees to pay for common areas and maintenance costs. Owners are responsible for maintaining and repairing their strata lot, which means you repair and replace your own roofing and clean your snow out of your driveway -- although a strata corporation may take responsibility for things like snow removal, if a bylaw requires this.

If your strata adopted the responsibility for snow removal and damaged the areas, it may be responsible for the damage as well, but check your bylaws.

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