

## 6Condominium Home Owners' Association

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Bulletin: 300-200

### Condo Smarts

Headline: Maintenance plan is critical

Topic: Maintenance Plan

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**Dear Condo Smarts:** Our strata council received a notice last week from a local company advising us that because of the changes in the Strata Act as of January 2007, we will be required to create a mandatory operations plan and contingency reserve plan for our building.

We are unable to locate the new legislation and would appreciate your assistance. The biggest problem our strata has is repairs to windows and patio doors.

Our bylaws require owners to repair the doors and windows, but the maintenance plan we were given shows that the strata maintains the doors and windows. Please help us sort this out.

*-- Jay Walsh, Emerald Court Strata Council*

**Dear Jay:** You can take a breath. There is no such legislation change as of January 1, 2007, and there is no such change being contemplated at this time.

This is a scam. Someone is trying to manipulate your strata into a program that is not required by law. The Strata Property Act simply requires that a certain amount of funds be set aside for the contingency reserve fund for items that occur less than once per year, and that the strata corporation pass an annual budget for your operations and maintenance that occur once per year or more frequently.

That being said, a maintenance and operations plan is a critical tool for budget planning, and meeting the necessary maintenance requirements of your properties to extend the life and performance of your buildings.

For example, roofing and gutter systems that are not routinely cleaned and inspected will result in extensive building damages and shorten the life expectancy of the roofing, windows, decks and wall cladding.

A good financial plan to anticipate your costs of replacing the roof will reduce the liability of future owners and ensure the work is done when it needs to be done, not when it's too late.

Regarding your doors and windows: If the exterior of the building is common property on your strata plan, it's the strata corporation's responsibility to repair the doors and windows on the exterior.

Many strata corporations have maintenance plans, although not usually formalized into a single document.

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