

Condominium Home Owners' Association

Serving BC's Strata Owners since 1976

Bulletin: 400-038 (updated April 29, 2010)

Creating a Petition for a Special General Meeting

In addition to the strata council, the owners of a strata corporation have the ability to demand a Special General Meeting to meet specific concerns, resolutions or petition items that they wish the corporation to address. Section 43 of the *Strata Property Act* grants a provision for the owners to issue a demand petition for a Special General Meeting.

Special general meeting called by voters

43 (1) Persons holding at least 20% of the strata corporation's votes may, by written demand, require that the strata corporation hold a special general meeting to consider a resolution or other matter specified in the demand.

(2) The demand must be signed by each of the persons making it.

(3) Subject to section 44, the strata corporation must hold the special general meeting within 4 weeks after the demand is given to the strata corporation.

(4) The president of the council may call the special general meeting without holding a council meeting.

(5) At the special general meeting, the resolution or any other matter specified in the demand is the first item on the agenda and must be dealt with before consideration of any other matter about which notice has been given.

(6) If a special general meeting is not held within the time period set out in subsection (3), the persons making the demand may themselves hold a special general meeting by complying with the provisions of this Act, the regulations and the bylaws respecting the calling and holding of special general meetings.

To ensure the petition is valid, it must include the petition resolutions or matters to be discussed, signed only by registered owners, and the petition pages should include the petition items on each page that the owners sign.

For example:

The owners, Strata Plan ABC 1234, by 20% demand a Special General be held with 30 days of the receipt of this petition to vote on/discuss the following matter:

- 1) A 3/4 resolution for a bylaw that prohibits pets (include the resolution wording).
- 2) A majority resolution to elect 2 additional council members as only 4 were elected at the AGM.
- 3) A discussion on the new design proposals council is considering for the building entry.

If a strata has 120 units then at least 24 owners of strata lots must sign the petition

Strata lot/unit #	Name of Owner(s)	Signature
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

Remember to include the total number.

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