

Strata Living

Headline: Depreciation Impact on Bare Land Strata Corporations

Topic: Depreciation Reports; Bare-land Stratas

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How do the new regulations apply to bare land strata corporations? Is it correct that in a bare land strata, the strata lot boundary is the surveyed land boundaries and not the buildings, as they are not shown on the strata plan, other than common buildings? So if the bare land does not include buildings, what is left for the responsibility of the strata corporation?

Denise O.

townhouse communities, the infrastructure of sewer, water, roads, landscaping, street lights, entry gates, surface drainage, storm sewers, and any other common property or amenities are all part of a depreciation report. Don't underestimate the costs of the out of sight services. They can easily match those of a small conventional building strata.

Dear Denise: You are correct. While the strata corporation may not be responsible to maintain, repair or insure the buildings that are not shown on the strata plan, the strata corporation is still responsible for all the common property and common assets that remain, and parts of the strata lots that have been included in the bylaws. Even in a small bare land strata corporation there is often significant infrastructure which will be the responsibility of the corporation. Like every other strata corporation you also need to closely review the bylaws of the corporation. Even though the strata is not responsible for buildings not shown on the strata plan, they may have adopted a bylaw that makes the strata responsible for certain portion of strata lots, such as a roof, landscaping or driveways. A bare land is still a strata corporation, and the bylaws and legislation still apply. When the water line or sewer fails within the strata roadways, your local government generally doesn't send someone out to fix it. In both bare land and

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