

## Strata Living

Headline: Alterations

Topic: Alterations

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**Dear Tony:** We have been told by our strata council that if we want to make any alterations to our strata lot we must get the written approval of the strata council first. This seems excessive control of the strata corporation to us. What if we want to replace our carpets or change our taps or upgrade our kitchens? If we don't make any changes to the structure of the strata lot or the utilities, do we still need the written approval of council?

*Geoff L. North Vancouver*

the simple basics of replacing carpets, and changing fixtures or replacing kitchen cabinets. One difference between a strata lot and the common property, is that for the strata lot, the strata corporation cannot unreasonably withhold approval for permission for the alteration. It is important for owners, tenants and council members to maintain a complete set of the strata corporation bylaw amendments in addition to those of the Strata Property Act and review them before you undertake an alteration or grant permission for alterations.

**Dear Geoff:** If your strata corporation has not amended or changed the standard bylaw that applies to alterations of a strata lot, then technically yes it would be a requirement for a strata owner to obtain written approval of the strata lot for those types of changes. Standard bylaw 5 requires approval for changes to anything that the strata corporation must insure for under section 149 of the Act. Under section 149 of the Act, the strata corporation must insure for common property, common assets, buildings shown on the strata plan and most important in this circumstance: " fixtures built or installed on a strata lot, if the fixtures are built or installed by the owner developer as part of the original construction on the strata lot." If a strata lot owner is to comply with the bylaws, they are required under the bylaw to obtain the written approval of the corporation. That will include

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