

Strata Living

Headline: Who has access to records?

Topic: Access; to records

Publication date: Jan 3, 2012

Publication: 24 Hours

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Dear Tony: We are interested in purchasing a unit in an eleven year old complex. Before we consider the options we have asked the strata manager to provide 5 years worth of minutes and copies of the financial statements and maintenance schedules.

The manager, at the direction of council, refused the request, citing that the records are not public documents, and we need to have the owner of the strata lot or their agent make the request. If we cannot access the records then how do we make an informed decision?

Michael Carroll

Dear Michael: The strata manager is correct. The only persons who are entitled to access records, either for inspection or to request copies of the records are the owners or tenants in a building, at the time they were owners or occupants of the building.

Contact the agent who is representing the owner selling their unit, and request a Form B Information Certificate, as well as a list of the records you are seeking for review.

The agent of the seller or the seller will make the request for the documents which must be provided within 14 days.

The owner will be entitled to those records and documents described under section 35

of the Strata Property Act, and the strata corporation, through their strata manager is permitted to charge .25 cents per page per copy of the documents.

If you are requesting a Form B, that includes a depreciation report, along with five years of minutes and other records, you may be requesting several hundred pages of documents, so anticipate a significant cost; however, this is your best opportunity to exercise your diligence in reviewing the building and operational conditions of the strata corporation before you purchase.

The depreciation report provides you with a projected look at the building assets, when they will need to be renewed and their costs, and the minutes of the meetings along with insurance documents and the Form B provide an insight into the day to day business of the community.

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