

Strata Living

Headline: Do we need 3 quotes? Painting

Topic: Procedures, Repair & Maintenance

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Dear Tony: Our owners approved an expense from our Contingency Fund for up to \$35,000 to be spent on painting our building this spring. Our building was originally built in 1972 and has had very little up keep to the exterior, so we are due for a major paint job and treatment to wood railings on balconies. The council informed the owners that they have hired a contractor starting April 1st. Several owners asked us how bids were received and we advised we did not obtain multiple bids. This contractor was recommended by a council member with good references so we just went ahead. Owners are now demanding a Special General Meeting as required by the Act, to ensure we get several bids. We have been looking through the Strata Act and can't find where it requires several bids for contracts over a specific amount. What is the requirement?

The Strata Council of Edgewater Mews

Dear Council Members: There are no such requirements within the Strata Property Act, Regulations, or the Schedule of Standard Bylaws. Procurement, the act of purchasing goods or awarding contracts for products, construction or services, is a business practice that is entirely up to the discretion of each strata council, unless the bylaws of the strata corporation, or resolutions passed by owners at general meetings, set specific conditions or limitations. If a strata

corporation passes a resolution for a project without any limitations, you have essentially given your strata council a blank cheque to engage a contractor or supplier for the services. When a resolution is raised at a meeting, that is the time the owners by majority vote can make very specific decisions and give directions about the purchasing process. It is always beneficial to get several quotes on projects, but quotes are of little value unless you first set very clear specifications of what the contractors are quoting on. For building painting and finishing, the Master Painters and Decorations Institute of BC provides a specification and technical service for a very small expense that can save your strata corporation from a disastrous experience. Before you schedule your work or engage a contractor, go to paintinfo.com. They provide resources on specification services, formats for contracts, and inspection services. Get everything in writing. Confirm prices, scope of services, how additional work is approved, the time period for the contract, payment schedules, insurance of the contractor, their WorkSafe status and any warranties.

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