

Strata Living

Headline: How do we Change our Strata Fees?

Topic: Strata Fees

Publication date: Aug 1, 2013

Publication: 24 Hours

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Dear Tony: Our strata is 24 townhomes in North Vancouver. Everyone has the same size of roof, 3 bedrooms and a single car port, but because they are all designed a bit differently, some have 50-75 extra square feet of living space. The formula we use has strata fees that are all slightly different by about \$3.00-8.00 per month, and we have all agreed it would be easier to pay the same fee. Council proposed a bylaw but an owner has advised it require the consent of all owners. If this is true then one owner could hold up the entire strata corporation from making this change.

Barry W.

Dear Barry: Unit entitlement is the formula that is filed by the owner developer at the time the strata plan is surveyed and filed. The formula, prior to the Strata Property Act was a variety of models that ranged from actual size of strata lots, to simple units based on the number of bedrooms and often included non living spaces such as balconies or garages. Those filed in the past are not required to be updated or changed. Under the Strata property Act, the formula is now based upon habitable living, unless a different formula is proposed and accepted by the Superintendent of Real Estate. Whatever formula is proposed must be included in the disclosure statement by the owner developer prior to the marketing of strata lots. The rationale for requiring a

unanimous vote, is that the formula applies to all common expenses which include court settlement, insurance deductibles issued to all strata lots, major repairs and contingency funding and annual budgets. A difference of \$8.00 month on a \$225 strata fee, is actually an 875\$ difference on a \$25,000 special levy. A unanimous vote means a vote in favour of a resolution by all the votes of all the eligible voters. If your strata corporation passes a unanimous vote, all 24 eligible voters voting yes, you must also have the approval of the Superintendent of Real Estate and The Registrar of Land Titles, and have the amendment in the proper form filed with the Land Title Registry. Without any amendment the strata corporation must calculate all common expenses based on the filed schedule of unit entitlement.

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