

## Strata Living

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**Dear Tony:** Our strata corporation has several units for sale in our property, one of which has been on the market for a long period of time. Our strata council have decided to remove the for sale sign of the one unit because the property is vacated and becoming a security for our development. The agent of the unit for sale has advised we cannot remove the sign as we are prohibiting the sale of the strata lot. Does a strata corporation have the right to control the signage on our property?

*Barbara Fuller, Vancouver*

**Dear Barbara:** A strata corporation may pass a bylaw that governs activities that relate to the sale of strata lots, including the locations for the posting of signs and times for showing of common property and holding of open houses, but the agent is partly correct, you may not prohibit or unreasonably restrict those activities. Your strata corporation currently does not have any bylaws relating to the sales of a strata lot; however, many strata corporations will set up both bylaws to regulate the location and placement of signage and the type of installation. If you look around your neighbourhood, you will find several strata properties that have created a dedicated sign board or tree near the building or property entry. The signage is restricted to those areas and

in the prescribed manner of the strata corporation. It is a useful method of maintaining consist appearance for the property, while also ensuring that the strata corporation provides a valuable location for notice.

Depending on whether you live in a high rise or low rise building, townhouse or bare land strata, the location of real estate notices will be influenced by the property configurations. If there is no convenient location for a collective sign board, the strata may still permit signage in front of the units with limitations on size and how they are mounted. In ground services such as irrigation or drainage are vulnerable to signposts being randomly placed on the properties.

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