**Strata Living**

Headline: What does a buyer do when the strata won’t give them the information they request?

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**Dear Tony:** My name is Gerry and I have been working on a deal to purchase a lovely condo in North Vancouver but we have hit a snag. The strata corporation had a depreciation report done in 2012 and in the report the corporation were recommended to have a closer look at their wood balconies because there were indications of water seeping under the membranes. I read the minutes of 2012 and 2013 and discovered the strata did retain an engineer to look at the balconies and received the report; however, they refuse to release the report to the owners or any buyers. We really like the unit and are prepared to negotiate the additional cost with the seller, but we cannot get a copy of the report, so there is no way of knowing what the extent of the problem is or what the probable costs will be. The owner has tried to get the report and no luck. What are the next steps?

*Gerry*

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**Dear Gerry:** Section 35 of the *Strata Property Act* now requires that the strata corporation is required to maintain copies of depreciation reports, engineering reports and environmental/technical reports. They are also required to provide copies of those reports to an owner, tenant or their agent within 14 days of a request. The owner or their agent should submit a request in writing.

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