



President's Message

Edition # 3 - 2016

I started to write this edition of the President's message shortly after a very successfully 2016 Spring Conference hosted by CCI Vancouver. From all accounts our visitors and guests from across the Country thoroughly enjoyed themselves from start to finish including the Furry Creek golf "experience", the Meet & Greet that turned into so much more, the idyllic harbor cruise that was interrupted by Vancouver Theatre Sports Troupe that had us laughing for much of the cruise topped off by the tram ride, the awe-inspiring view and the excellent dinner hosted by the Sea to Sky Gondola. The Saturday morning seminar sessions, although dampened by the weather, were well attended. Shannon Salter, the Chair of the Civil Resolution Tribunal, spoke at length about our new dispute resolution online tool and program while Kevin Grasty did an exceptionally thorough job reminding us of the importance of having that first depreciation report done (and done properly) and updating it so that ongoing maintenance and repair, although with funding revisions, could be identified. I for one want to thank CCI National for all of their hard work in organizing registrations, answering phone calls and urgent e-mails while we tried to put the finishing touches on the Conference. I also want to thank all of the hardworking CCI Vancouver board

members and most importantly I want to thank all of the sponsors and suppliers who contributed to the Conference. If not for the ongoing support from our sponsors and suppliers we would not have been able to hold the Conference and showcase Vancouver and our chapter. We also would not be able to put on all of the educational seminar events without that support.

As I said earlier I started to write this edition of the President's message some time ago but stopped when I realized that I should wait until several things happened that I could include in this edition, including confirmation that the Civil Resolution Tribunal has now (in a limited capacity) opened its doors and confirmation of the finishing touches on our 2016/2017 educational seminar schedule. Both have now happened and you can, for those of you who have been following the development of the Civil Resolution Tribunal, check out the following link for more information <https://www.civilresolutionbc.ca>. Our educational seminar schedule is now complete and can be found on our website and in this newsletter. Our first fall seminar will take place on Saturday, September 24, 2016.

Enjoy your summer everyone.

Jamie Bleay – President CCI Vancouver

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SMOKING & STRATA CORPORATIONS – AN UPDATE

From time to time I am asked to provide legal advice in connection with complaints received by a strata council about smoking, including second hand smoke. My go to legal advice generally included a reference to s.119 of the Strata Property Act and ability of strata corporations to pass bylaws dealing with the use of both common property (including limited common property) and strata lots and a reference to standard bylaw 3(1)(c) that prohibits someone from using their strata lot or the common property in a way that unreasonably interferes with another person's use and enjoyment of their strata lot or the common property. We all seem to know that second hand smoke is harmful and that depending on the severity and frequency of the second hand smoke generated by the smoke, whether emanating from within a strata lot or outside on a patio or deck, second hand smoke is more often than not an unreasonable interference with another person's use and enjoyment of their strata lot and common property. Similarly it is not much of a stretch to argue that second hand smoke is, using the words of standard bylaw 3(1)(a), a known hazard. We know in reading the decision in *The Owners, Strata Plan NW 1815 v. Aradi*, 2016 BCSC 105 that one or both of these bylaws are capable of being enforced by our courts despite the assertion that the addiction to cigarettes/nicotine is a disability and one that should be accommodated by strata corporations. Time will tell if Mr. Aradi's human rights complaint on this issue will be successful.

In the meantime the Human Rights Tribunal continues to be a forum used on an ongoing basis for complaints of discrimination on the basis of mental and/or physical disabilities. Ms. Dandurand (*Dandurand v. Strata Plan KAS 3558*, 2016 BCHRT 47) recently filed such a complaint alleging that she had been discriminated with respect to her strata lot occupancy on the basis of a mental disability due to the passage of a no-smoking bylaw. While an application to dismiss her complaint was unsuccessful, in part based on a finding that there was enough evidence to support that she had a mental disability, being a serious anxiety disorder and that a prohibition that she could not smoke in the vicinity of her strata lot would be detrimental to her ongoing treatment, time will tell if her complaint will be successful against the strata corporation whose defence was that it had an obligation to uphold a no smoking bylaw that the owners passed for the purpose of providing a non-smoking environment for the benefit of its owners.

In *Beckett and Kuan v. The Owners, Strata Plan NW 2603*, 2016 BCHRT 2, the Human Rights tribunal was faced with an allegation, on the part of the two individuals who filed the complaint, of discrimination against them with respect to services provided by the strata corporation on the basis of physical and medical disability in connection with second hand smoking complaints, including burning of marijuana. The Tribunal member considered the evidence of the disabilities and evidence of retaliation, including the imposition of fines for bylaw violations after the complaint was filed. While it was determined that a prima facie case of discrimination under section 8 of the Human Rights Code was not established the Tribunal member did find a retaliation had been established under the Code with respect to fines imposed against them for certain conduct, including picture and video taking while they were trying to gather evidence of the second hand smoking. Mr. Beckett and Ms. Kuan were awarded \$1,000.00 each as compensation for injury to dignity, feelings and self-respect but were not awarded costs.

I suspect that as more and more strata corporations pass no smoking bylaws that cases such as the two I have referred to are just the tip of the iceberg. When you add to the mix the increased prescription of and use of medical marijuana to medicate against various disabilities I am sure that it will not be long before the Human Rights Tribunal ends up making a decision that will significantly impact, positively or negatively, on the ability of a strata corporation to regulate the types of "uses" that can take place in strata lots and on common property and limited common property.

Jamie A. Bleay
Access Law Group
604-801-6029 or jamieb@accesslaw.ca

CAN STRATA CORPORATIONS DIE?

Patrick Williams, Clark Wilson LLP

Until recently, in order for a strata corporation to be terminated, a unanimous resolution of the owners was required. A unanimous resolution is defined as "a vote in favour of a resolution by all the votes of all the eligible voters". All the eligible voters includes every owner registered on the title of every strata lot – if there is more than one owner on title (for example a husband and wife joint tenancy), all owners on title must vote in favour of the resolution. And a unanimous resolution is very different that a $\frac{3}{4}$ vote or a majority resolution. The latter resolutions call for a democratic number based upon those who are present in person or by proxy at a general

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The Owners, Strata Plan LMS 3671

meeting. A unanimous resolution is not determined on the basis of who shows up for a meeting; it requires a vote in favour by ALL owners, subject to s. 52 (this section permits the court to deem a unanimous resolution if more than 95% are in favour and it is in the best interests of the strata corporation). As one can easily imagine, getting a unanimous resolution is so difficult, one sees very few.

Why would a strata corporation wish to terminate? There are a variety of reasons, but two main reasons exist. First, the owners may be motivated if their strata building requires extensive repairs or remediation, straining the financial means of the lot owners. Owners may find that the amount they might receive for a terminated strata lot is significantly more than the increase in value of the strata lot if the building is remediated. Second, the strata complex may be located on land that could be re-zoned to a higher density development (for example, a low rise building located near a Skytrain station). In that situation, the owners may wish to consider termination of the building and sale to a developer. In this situation, it is likely the municipality in which the complex is located may be amenable to re-zoning as it would result in the collection of significantly more tax revenue.

The British Columbia Law Institute ("BCLI") has constituted a Reform Committee with respect to recommendations to major changes to the Strata Property Act (the "Act"). The first recommendation was to make it easier for owners to terminate or cancel their strata corporations. That recommendation has been adopted by the Legislature and the enactment of the process awaits the passage of regulations (expected shortly). The first step to cancellation is a vote of 80% of the eligible votes in favour of the termination. This is a substantial threshold, but easier than what was in place. It no longer includes every owner on title as an eligible

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voter. However it does count every lot in the total, not just those who attend in person or by proxy at a general meeting.

Once the 80% threshold is reached, the strata must apply to court for an order terminating the strata corporation. Such an order will require the assistance of a liquidator. In addition, under the present Act, all charge holders must consent to the termination. This creates even more difficulty since a charge holder is not restricted to a financial charge – it could be the holder of a right of way or easement. The BCLI recommendation addressed this issue by recommending that charge holders be given notice of the termination application to the court, but that their consent was not necessary.

In summary the BCLI recommendation, adopted by the Legislature and to become law once the regulations are in place, will make the termination of a strata corporation less difficult. However, it will not be easy, and will likely be expensive. A hurdle that is often overlooked by owners is how the proceeds of a winding-up are distributed. The proceeds are not just what a developer might pay once the termination takes place and all owners are registered on title to the land as tenants in common. All contracts must be terminated and the CRF must be distributed. Owners have paid their strata fees based upon unit entitlement – that number is based upon habitable square area. The contribution to the CRF is based upon the payment of strata fees. The share of net proceeds is likely not based upon unit entitlement.

The proceeds are shared based upon the Schedule of Interest Upon Destruction ("SIUD") if the strata has one (the Strata Titles Act and the Condominium Act called for them). The values in the SIUD were based upon independently on a variety of factors – it could be the list price of each strata lot, and it may even actually be based upon unit entitlement. Each strata corporation must be investigated. It is not uncommon to discover that a lot with a higher unit entitlement will receive less than a lot with lower unit entitlement – the result is that an owner who has paid more over the years than his or her neighbour will receive less upon termination and hence will vote "no" to the termination. A strata corporation formed under the Strata Property Act will not have a SIUD. In those situations, s. 273 provides that the determination of share of proceeds will be based upon a ratio of the assessed value of one strata lot to the assessed value of all the strata lots. If the lots do not have an assessed value, then the value will be based upon an appraised value determined by an independent appraiser and a ¾ vote resolution.

When the owners of strata lots are considering the utility of a termination of the strata corporation, an important initial step is to review how the net proceeds will be shared. The next step is to consider when a realtor should be retained to market the property. Should it be before or after a termination resolution is addressed?

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Geoffrey Trotter
gtrotter@accesslaw.ca

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Often, a realtor's advice is needed to determine whether a termination makes economic sense. Lawyers must be retained. The strata corporation should have its own lawyer. The liquidator should have a lawyer. The developer will have a lawyer. If an owner is disputing the termination (they cannot afford another property in the same neighbourhood, their children have friends in the area, etc.) they will hire a lawyer. Charge holders who have received notice, if they oppose the termination on the basis that it is unfair or not in the best interests of the strata corporation, may have their own lawyers. Will a developer make an offer subject to a termination vote or wait until after such a vote takes place? The final steps will be a court order and distribution of funds by a liquidator.

In answer to the question in the title of this article, "Yes, strata corporations can indeed die"! Time will tell how many obituaries will be written. For now, we are in interesting times and it would seem that many strata corporations that are low rise wood frame buildings in excess of 40 years old will be the focus of potential termination.

CASE COMMENT:

The Owners, Strata Plan NW 1142 v. Thompson et al.

This matter came before the court as a simple collections matter, but because of a bylaw, became a much more significant precedent. The owners were in arrears, the Strata said, because of unpaid strata fees. The owners said there was an arrears, but none of it was for lienable strata fees, so the petition should be dismissed.

The Strata has a bylaw that says any charges against an owner's account whether strata fees, fines, charge backs, levies, or what have you, the charges have to be paid in chronological order, the oldest charges paid first.

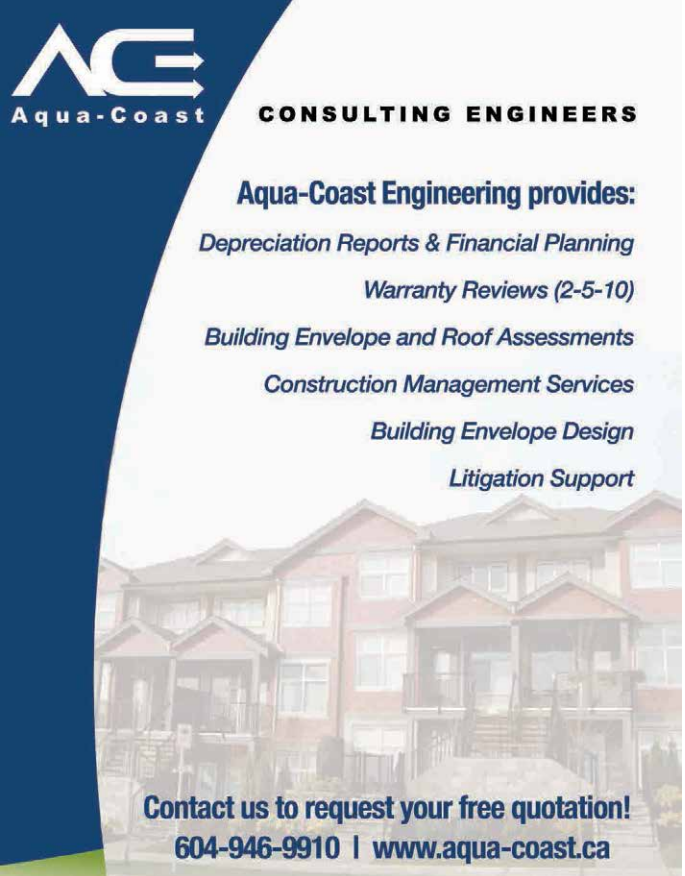
The net effect of the bylaw is that non lienable amounts ostensibly paid ahead of lienable levies and strata fees, leave remaining lienable balance owing and could lead to the filing of a petition of judgment against the owner and the possible sale of the unit.

The owners argued that the bylaw made non lienable amounts suddenly lienable and was unlawful and ultra vires the rights of the strata – the owners said it was an illegal bylaw.

The Strata disagreed and pointed out that the bylaw simply pays the 'oldest debt' first, and assists the strata in that it need not sue an owner simply to collect on a \$200 fine.....

The court found that much of the money forwarded to the Strata by the owner had been designated by memo on the cheque "for strata fees only". This, the judge saw, as being a designation by the debtor as to the use of funds as between multiple debts owed to a single creditor.

The court found that at common law, if a debtor (in any circumstance, not just in a strata) had multiple debts owing to a single creditor, the debtor had the right to elect as to how any payment made was to be applied as between those various debts. If a creditor accepted the payment, the creditor had to apply the payment as elected by the debtor. If for some reason the creditor could not accept the election of the debtor, the payment had to be returned to the debtor with an explanation and further demand for payment.



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The court determined that this same principal should apply in a strata circumstance. If no election were made by an owner, the strata would be free to apply the funds to any debt owing (lienable or nonlienable). But if an owner designated a payment for a particular purpose the Strata could only accept the payment for that designated purpose and for no other arrears.

In the particular circumstances of the Strata that has the chronological payment bylaw, obviously, if a payment comes in from an owner without a designation attached to it, the Strata can, and probably must, follow its bylaw and apply the payment to the oldest debt. If the Strata receives a payment designated for a debt that in its election contravenes the chronological bylaw, presumably the Strata must return the funds and demand payment pursuant to the bylaw. The refusal of the debt of course, if the payment was for ordinary strata fees, would put the owner in arrears, and potentially a petition for judgment and conduct of sale may be begun against the owners.

This will of course put the validity of the bylaw into question; which is exactly where the proceedings left it. If matters are not resolved between the owner and the Strata, the next step of the litigation will be to argue as to the validity of such chronological payment bylaw.

Stay tuned!

Frank v. The Owners, Strata Plan LMS 355

Mr. Frank owns a penthouse and wanted to use his LCP deck as most owners use their deck or balcony; for relaxing.

Unfortunately for Mr. Frank, the City of Vancouver had issued an order prohibiting any residential or recreational use of the deck. This order was issued because the original development permit had not provided for the roof deck to be used for residential purpose. The architect explained it was only for the use of window washers to be able to drop bosun's chairs over the side of the building to wash the outside windows.

The owner-developer, as an amendment to the disclosure statement had created some limited common Property ("LCP") for the penthouse owners to be able to install their own HVAC systems if they chose to.

This had all occurred 20 years previously. All that was left now was a roof that had no railings, and LCP on the Strata plan for Mr. Frank's use.

Mr. Franks sued the Strata saying it was a matter of the strata's duty to repair that the railings had to be installed to make the roof deck Building Code compliant and that then Mr. Frank could use his deck for recreational purposes.

The Strata argued the deck was never intended for residential or recreational purposes and this was proven in part by the City's order prohibiting the use. The Strata said the intention of the architect and the purpose of the original LCP designation should control the use of the roof deck.

The court determined that as between all the competing documents, the strata plan, that designated the LCP areas, had to predominate, and the City development permit, the original intentions and drawings were not to be relied on as against the strata plan.

The court said that the designation of the LCP area as "Roof deck" on the strata plan created an expectation on behalf of Mr. Frank that he could use his LCP area for recreational purposes.

The concern with that argument is however, that a strata plan only provides descriptors and designates boundaries between properties. It says nothing about what 'use' a particular area may be put to - that is covered in the strata's bylaws, or in other applicable legislation (the Fire Code, for example). The Strata is considering an appeal.



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Vancouver, BC V6E 4E6
Tel: 604-678-4456
Fax: 604-689-8835
Email: jwright@wrightlegal.ca

Lesperance Mendes
Paul Mendes
900 Howe Street, Suite 410
Vancouver, BC V6Z 2M4
Tel: 604-685-3567
Fax: 604-685-7505
Email: pgm@lmlaw.ca

Miller Thompson LLP
Mike Walker
840 Howe Street, Suite 1000
Vancouver, BC V6Z ZM1
Tel: 604-687-2242
Fax: 604-643-1200
Email: mwalker@millerthompson.com

Lighting

Lumenix Inc.
Kevin Tran
2211 Cambie Street, Suite 701
Vancouver, BC V5Z 2T5
Email: kevin.tran@lumenix.com

Plumbing

Curaflo of British Columbia Ltd.
Sanjiv Gupta
7436 Fraser Park Drive
Burnaby, BC V5J 5B9
Tel: 604-298-7278
Fax: 604-294-5673
Email: guptas@curaflo.com

Professional Services

FIRMOGRAM Inc.
Kris Malek
3993 Henning Drive, Suite 210
Burnaby, BC V5C 6P7
Tel: 604-351-0326
Email: info@firmogram.com

Restoration & Mould

Phoenix Restorations Ltd.
John Wallis
1800 Brigantine Drive, Suite 100
Coquitlam, BC V3K 7B5
Tel: 604-945-5371
Fax: 604-945-5372
Email: johnw@phoenixrestorations.com

Service Master Restore of Vancouver
Lorraine Thompson
7978 North Fraser Way
Burnaby, BC V5J 0C7
Tel: 604-435-1220
Fax: 604-435-4131
Email: lthompson@servicemaster.bc.ca

Superior Flood and Fire Restoration Inc.
Joseph Tolzmann
1066 West Hastings Street, 20th Floor
Vancouver, BC V6E 3X2
Tel: 604-773-5511
Fax: 604-773-5563
Email: info@superiorrestoration.ca

Strata Management & Real Estate

All Property Consulting Inc.
Kevin O'Donnell
1959 - 152 Street, Suite 300
Surrey, BC V4A 9E3
Tel: 778-323-7335
Email: kevin@allpropconsulting.com

Ascent Real Estate Management Corporation
Michael Roach
2176 Willingdown Avenue
Burnaby, BC V5C 5Z9
Tel: 604-431-1800
Fax: 604-431-1818
Email: mroach@ascentpm.com

Assertive Northwest Management Group Inc.
Jim Allison
3847 B Hastings
Burnaby, BC V5C 2H7
Tel: 604-253-5224
Fax: 604-253-5536
Email: jim@assertivenorthwest.com
Professional & Business Partner Member

Associa British Columbia
Janice Moses
13468 - 77th Avenue
Surrey, BC V3W 6Y3
Tel: 604-591-6060
Fax: 604-592-3685
Email: janice.moses@associa.ca

Professional & Business Partner Member

Blueprint Strata Management Inc
David Doornbos
1548 Johnston Road, Suite 206
White Rock, BC V4B 3Z8
Tel: 604-200-1030
Fax: 604-200-1031
Email: info@blueprintstrata.com

Campbell Strata Management Ltd
Sanjay Maharaj
2777 Gladwin Road, Suite 306
Abbotsford, BC V2T 4V1
Tel: 604-864-0380
Fax: 604-864-0480
Email: sanjay@campbellstrata.com

Citybase Management Ltd.
Victor Chan
1200 W73rd Avenue, Suite 400
Vancouver, BC V6P 6G5
Tel: 604-708-8998
Fax: 604-708-9982
Email: victorchan@citybase.ca

Dynamic Property Management
Mike Young
37885 Second Avenue
Squamish, BC V8B 0R2
Tel: 604-815-4654
Fax: 604-815-4653
Email: myoung@dynamiccpm.ca

FirstService Residential
Max Gajdel
200 Granville Street, Suite 700
Vancouver, BC V6C 1S4
Tel: 604-683-8900
Fax: 604-689-4829
Email: maximilian.gajdel@fsresidential.com

Gateway Property Management
Corporation
R. Scott Ullrich
11950 - 80th Avenue, Suite 400
Delta, BC V4C 1YC
Tel: 604-635-5000
Fax: 604-635-5003
Email: scott.ullrich@gmail.com

HomeLife Glenayre Realty Chilliwack
Ltd.
Al Browne
45269 Keith Wilson Road
Chilliwack, BC V2R 5S1
Tel: 604-858-7368
Fax: 604-858-7380
Email: slewthwaite@hgpmmc.com

Obsidian Property Management
Sean Michaels
7495 - 132nd Street, Suite 2005
Surrey, BC V3W 1J8
Tel: 604-757-3151
Fax: 604-503-3457
Email: seanm@opml.ca

Rancho Management Services (BC) Ltd
Chris Sargent
1190 Hornby Street, 6th Floor
Vancouver, BC V6Z 2K5
Tel: 604-684-4508
Fax: 604-684-1956
Email: csargent@ranchogroup.com

Stratawest Management Ltd.
Cory Pettersen
224 West Esplanade, Suite 202
North Vancouver, BC V7M 1A4
Tel: 604-904-9595
Fax: 604-904-2323
Email: cpettersen@stratawest.com

Teamwork Property Management Ltd
Tom Quinton
34143 Marshall Road, Suite 105
Abbotsford, BC V2S 1L8
Tel: 604-854-1734
Fax: 604-854-1754
Email: admin@teamworkpm.com

The Wynford Group
Brad Fenton
815 - 1200 W. 73rd Avenue
Vancouver, BC V6P 6G5
Tel: 604-261-0285
Fax: 604-261-9279
Email: bfenton@wynford.com

Waste Management

Waste Management
Tej Kullar
2330 United Boulevard
Coquitlam, BC V3K 6S1
Tel: 604-520-7915
Fax: 604-520-7878
Email: tkullar@wm.com

Windows and Glass

Centra Windows Inc
Nicole Bloxom
20216 - 98th Avenue
Langley, BC V1M 3G1
Tel: 604-882-5010
Fax: 604-882-3909
Email: nbloxom@centra.ca



LET US HELP YOU PROPERLY INSURE YOUR STRATA

CONTACT US FOR MORE INFORMATION:

1 866 669-9602 | realestate@bflcanada.ca



STRATA PROTECT

CCI VANCOUVER 2016 - 2017 SEMINAR SCHEDULE YEAR AT A GLANCE

A list of past Strata Education Seminars is available on the CCI Vancouver website at ccivancouver.ca

2016	
May 28th	½ Day Seminar <i>(part of CCI-National Spring Leaders' Forum)</i> Repair and maintenance and updating your depreciation report, and An update on the Civil Resolution Tribunal <i>(open to CCI Members and the public)</i>
September 24th	½ Day Seminar and AGM The Use and Abuse of Limited (and) Common Property
November 17th	Evening Seminar Airbnb – private profit in a Strata Corporation
2017	
January 19 th	Evening Seminar Avoiding Property Management Spats in your Strata Corporation
February 18th	½ Day Seminar Human Rights Complaints: Smoking, hardwood floors pets and...
April 27th	Evening Seminar How-to CRT
May 27th	½ Day Seminar Insurance

More information for each seminar will be available on the CCI Vancouver website as each seminar date approaches. If you would like to be notified of seminar details via e-mail, please subscribe to our e-news on the website.

All topics and dates are subject to change.

Canadian Condominium Institute - Vancouver Chapter
P.O. Box 17577 RPO The Ritz, Vancouver, BC V6E 0B2
Phone: 1.866.491.6216 Ext. 114 | Fax: 1.866.502.1670
ccivancouver.ca | email: contact@ccivancouver.ca

Strata Council Members and Strata Owners



Half Day Strata Educational Seminar and AGM Seminar Topic:

The Use and Abuse of Limited Common Property and Common Property

Come and learn how to use (or not use) the common property at your building.

Panelists:

- **Jamie Bleay**, Access Law Group
- **Lisa Frey**, Gowling WLG (Canada) LLP
- **Jim Allison**, Assertive Northwest Property Management

Moderator:

- **Sean Ingraham** - FirstService Residential

*Seminar to be followed by the CCI Annual General Meeting
Sponsors: FirstService Residential, WSP and Servicemaster*



An Educational Opportunity Brought to You by the
CCI Vancouver Chapter



CCI Vancouver Half Day Strata Educational Seminar

**Saturday,
September 24, 2016**

**UBC Robson Square
Theatre Room C300
800 Robson Street
Vancouver**

Registration Fee:
(Continental Breakfast Included)
Members \$ 30
Non-Members \$ 55
(If using coupon, it must be
presented at check in)

Continental Breakfast: 8:30 - 9 AM

Seminar: 9:00 AM to 12:00 Noon

You must PRE-REGISTER
as there will **NOT** be any
registration at the door.
Space will be limited.
DO NOT DELAY!

REGISTRATION FORM: CCI VANCOUVER – HALF DAY SEMINAR SEPTEMBER 24, 2016

Name: _____ Phone: _____ Email: _____

Name and Address of Strata Management Company _____

How did you hear about
this seminar? _____

Seminar Fee: ☐ Member ____ x \$ 30 = ____
☐ Non-Member ____ x \$ 55 = ____
Coupon # _____ - \$ 10 = ____
(coupon must be presented at time of check in) Total ____

REGISTER ON-LINE AT: www.ccivancouver.ca
OR FAX COMPLETED REGISTRATION FORM TO 1-866-502-1670
MAKE CHEQUE PAYABLE TO CCI VANCOUVER AND MAIL TO:
P.O. Box 17577 RPO The Ritz, Vancouver, BC V6E 0B2

**TO BE NOTIFIED ABOUT FUTURE SEMINARS SIGN UP FOR OUR
ELECTRONIC NEWSLETTER AT: ccivancouver.ca**

Credit Card: ☐ Visa ☐ Mastercard
Credit Card Number: _____

Expiration Date: ____ / ____

Name on Card: _____

Signature: _____

Note: Charges will appear on credit card statement as: Association Concepts

FOR MORE INFORMATION CALL: 1-866-491-6216, Ext. 108
or email: contact@ccivancouver.ca





Canadian Condominium Institute – Vancouver Chapter Advertising Opportunities in Condo News Publication

Condo News is a quarterly publication of CCI Vancouver Chapter circulated to all members of CCI Vancouver via e-mail. Read the President's Message, case law updates, strata articles, interesting feature articles and much more. All **Condo News** issues (archived and current) are available to CCI Vancouver Members for downloading in PDF format from the Members Only area of the chapter's website. Advertising and article submission opportunities are available only to members of CCI Vancouver.

Advertising Submissions

- Please provide your photo quality advertisement in either an electronic format or camera-ready, suitable for scanning. (Inkjet print-outs are not acceptable).
- Scanned images must be in a high resolution of at least 300 dpi.
- Electronic files must be submitted in .tiff or .pdf format.
- PDF files should not be converted from colour to black & white.
If the ad is to be in black & white, the original file must be in black & white. If the ad is to be in colour, the original file must be in colour.
- Ad copy submitted should be sized to the ad requirements (see ad sizes below).

Advertising Rates 2016 / 2017

Size	Members Black & White	Members Full Colour
Business Card - 3.33" w x 1.83" h	\$ 75.00	\$ 100.00
¼ Page - 3.5" w x 4.75" h	\$ 150.00	\$ 350.00
½ Page 7" w x 4.75" h (Landscape) 9.5" w x 3.5" h (Portrait)	\$ 350.00	\$ 750.00
Full Page - 7" w x 9.5" h	\$ 600.00	\$ 1,150.00
Back Cover		\$ 1,200.00

Rates are based on a per issue basis.

Contact us at contact@ccivancouver.ca for special discounted rates for 4 quarterly issues.

Please send advertising submissions to the chapter's e-mail address: contact@ccivancouver.ca

Payment must be received by CCI Vancouver Chapter prior to printing.

Condo News Ad Payment for	Size	Colour or B&W
Contact Person _____		MAKE CHEQUE PAYABLE TO CCI VANCOUVER AND MAIL TO: P.O. Box 17577 RPO, The Ritz, Vancouver, B.C. V6E 0B2 or BY CREDIT CARD: Credit Card: <input type="checkbox"/> Visa <input type="checkbox"/> Mastercard Credit Card Number _____ Expiration Date _____ / _____ Name on Card _____ Signature _____
Company Name _____		
Address _____		
Phone () _____		
E-Mail Address _____		
Fax () _____		
For more information email: contact@ccivancouver.ca or go to www.ccivancouver.ca Note: Charges will appear on credit card statement as Association Concepts.		



CCI VANCOUVER 2016 / 2017 EDUCATIONAL SPONSORSHIP OPPORTUNITIES

CCI Vancouver regularly hosts well-attended Educational Seminars providing knowledge, information and networking opportunities to equip strata council members and individual owners with the skills and knowledge necessary to conduct the affairs of a strata corporation.

Sponsorship opportunities are available for these events providing Business Partner members with an excellent opportunity to gain industry-wide recognition while supporting CCI Vancouver.

Continental Breakfast Sponsorship (½ Day Seminars) Includes:

\$500

- Sponsor's logo on event promotional e-blasts
- Logo linked to the sponsor's website on the seminar page of the CCI Vancouver website
- Name and logo on event signage
- Two complimentary guest registrations
- Opportunity to introduce the seminar speakers at the beginning of the seminar
- Recognition from time to time during the course of the seminar
- Recognition in the post-event write up in the next issue of Condo News Publication

Coffee Break Sponsorship Includes:

\$300

- Sponsor's logo on event promotional e-blasts
- Logo linked to the sponsor's website on the seminar page of the CCI Vancouver website
- Name and logo on event signage
- Two complimentary guest registrations
- Recognition from time to time during the course of the seminar
- Recognition in the post-event write up in the next issue of Condo News Publication

\$2900

Special Sponsorship Package for all 6 Seminars Includes:

~~\$3,300~~

- **\$500 discount**
- Sponsor's logo on event promotional e-blasts
- Logo linked to the sponsor's website on the seminar page of the CCI Vancouver website
- Name and logo on event signage
- Two complimentary guest registrations
- Recognition from time to time during the course of the seminar
- **Half page colour ad in one issue of Condo News Publication (Sponsor needs to provide the ad) (\$750.00 value)**
- Recognition in the post-event write up in the next issue of Condo News Publication

Half Day Seminar

September 24 ☐ Continental Breakfast ☐ Coffee Break
February 18 ☐ Continental Breakfast ☐ Coffee Break
May 27 ☐ Continental Breakfast ☐ Coffee Break

Evening Seminar

November 17 ☐ Coffee Break
January 19 ☐ Coffee Break
April 27 ☐ Coffee Break

Contact Person _____
Company Name _____
Address _____
Phone () _____
E-Mail Address _____
Fax () _____

MAKE CHEQUE PAYABLE TO CCI VANCOUVER AND MAIL TO:

P.O. Box 17577 RPO, The Ritz, Vancouver, B.C. V6E 0B2

or BY CREDIT CARD:

Credit Card: ☐ Visa ☐ Mastercard

Credit Card Number _____

Expiration Date _____ / _____

Name on Card _____

Signature _____

For Registration or more information email: contact@ccivancouver.ca
or go to www.ccivancouver.ca

Note: Charges will appear on credit card statement as Association Concepts.

MEMBERSHIP APPLICATION

MEMBERSHIP TO JUNE 30, 2017

How/from whom did you hear about CCI?: _____

CONDOMINIUM CORPORATION MEMBERSHIP

PLEASE COMPLETE ALL AREAS ☐ Townhouse ☐ Apartment Style ☐ Other _____

Condominium No.: _____ **No. of Units:** _____ **Registration Date:** _____

Management Company: _____ **Contact Name:** _____

Address: _____ **Suite #:** _____

City: _____ **Province:** _____ **Postal Code:** _____

Phone: () _____ **Fax:** () _____

Email: _____

Condo Corporation Address: _____ **Suite #:** _____

City: _____ **Province:** _____ **Postal Code:** _____

Phone: () _____ **Fax:** () _____

Email: _____

President: _____

Treasurer: _____

Director: _____

Please forward all correspondence to: ☐ Management Company address ☐ Condo Corporation address

Annual Fee: ☐ 1-50 Units: \$110.00 ☐ 51-100 Units: \$150.00 ☐ 101-200 Units: \$200.00 ☐ 201+ Units: \$250.00

NEW! Complimentary Access: ☐ No Charge

(This one-time access is for Condominiums that have never held membership in the Chapter. This entitles your condominium to the member rate for all events for the remainder of this membership year. There are no voting rights under this category)

INDIVIDUAL MEMBERSHIP

Name: _____

Address: _____ **Suite #:** _____

City: _____ **Province:** _____ **Postal Code:** _____

Phone: () _____ **Fax:** () _____ **Email:** _____



Annual Fee: ☐ \$110.00

This section must be completed in order for the membership application to be processed. CCI communicates with its membership via e-mail regarding updates on condominium legislation, CCI events and opportunities, newsletters, and member communications; in accordance with the Canada anti-spam law that came into effect July 1, 2014 you must indicate whether you wish to receive electronic correspondence from us.

☐ I AGREE to receive electronic correspondence ☐ I DO NOT wish to receive any electronic correspondence

Signature _____ Date _____

METHOD OF PAYMENT:

☐ Cheque Charge to: ☐  ☐ 

Card #: _____ Exp Date: ____/____/____

Signature: _____

PLEASE NOTE: Charges will appear on your credit card statement as Association Concepts Inc.

Cheques should be made payable to:



Canadian Condominium Institute - Vancouver Chapter

P.O. Box 17577 RPO The Ritz, Vancouver, BC V6E 0B2

Tel: 1-866-491-6216, Ext. 114 • Email: contact@ccivancouver.ca

MEMBERSHIP APPLICATION

MEMBERSHIP TO JUNE 30, 2017

How/from whom did you hear about CCI?: _____

PROFESSIONAL MEMBERSHIP

Name: _____		Occupation: _____	
Company: _____			
Address: _____			Suite #: _____
City: _____	Province: _____	Postal Code: _____	
Phone: () _____	Fax: () _____		
Email: _____		Website: _____	
Annual Fee: <input type="checkbox"/> \$180.00			

BUSINESS PARTNER MEMBERSHIP



Company: _____			
Name: _____		Industry: _____	
Address: _____			Suite #: _____
City: _____	Province: _____	Postal Code: _____	
Phone: () _____	Fax: () _____		
Email: _____		Website: _____	
Annual Fee: <input type="checkbox"/> \$400.00			

This section must be completed in order for the membership application to be processed. CCI communicates with its membership via e-mail regarding updates on condominium legislation, CCI events and opportunities, newsletters, and member communications; in accordance with the Canada anti-spam law that came into effect July 1, 2014 you must indicate whether you wish to receive electronic correspondence from us.

☐ I AGREE to receive electronic correspondence ☐ I DO NOT wish to receive any electronic correspondence

Signature _____ Date _____

METHOD OF PAYMENT:

☐ Cheque Charge to: ☐  ☐ 

Card #: _____ Exp Date: ____/____/____

Signature: _____

PLEASE NOTE: Charges will appear on your credit card statement as Association Concepts Inc.

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contact@ccivancouver.ca