

CONDO NEWS

YOUR STRATA CONNECTION TO EDUCATION
CCI Vancouver Chapter

Includes:
Civil Resolution Tribunal Updates
Legal Corner
Business Partner and Professional Members
Directory and CCI Vancouver Services at a Glance

Canadian
Condominium
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Vancouver Chapter

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condominiums

SUMMER 2017

THIS ISSUE

- ▶ Balconies: Energy-Efficient Backyards in the Sky
- ▶ Missed a Seminar on Depreciation Reports? – What You Need to Know
- ▶ Water Damage Prevention
- ▶ BC'S Wood-Framed Building Condo Crisis



PRESIDENT'S MESSAGE

Jamie Bleay,
President, CCI Vancouver

The headline in a recent CBC news article stated "Scarce condo supply in Metro Vancouver squeezes would-be buyers from market." High prices for single family dwellings has resulted in lower demand for single family homes with a rising demand for townhouses and apartment condominiums. Construction cranes dot the Lower Mainland but supply does not seem to be able to keep up with demand!

CCI Vancouver is not in a position to do anything about the condo supply or the prices that are being paid for them (in one instance last month a 43 year old one bedroom apartment sold in a bidding war for \$61,000.00 over the asking price). However CCI Vancouver continues to strive to provide the best education possible for strata council members and strata corporations and to get the word out that education is something that we can help with.

2016/2017 has been a phenomenal year for CCI Vancouver with record attendance numbers for our educational seminars, our second best year for membership numbers, a newly revamped and expanded newsletter which is once again being produced in hard copy and the launching of the CondoSTRENGTH program and our Condo 101 educational course. All of these initiatives would not have been possible without the exceptional hard work out our dedicated board members and committee members who have volunteered to help and support CCI Vancouver. As I wind up my term as president of CCI Vancouver, I want to personally thank all of our board members for all of their volunteer hours and would like to especially thank Azadeh Nobakht and Paul Murcutt for their ongoing dedication and commitment toward CCI Vancouver.

Jamie Bleay – President CCI Vancouver ■

Welcome New Members

- ▶ Premier Landscaping
- ▶ Peak Installations Inc.
- ▶ Remdal Painting & Restoration
- ▶ Strata Plan LMS 2721
- ▶ Strata Plan BCS 3801

▶ To receive issues of Condo News by email and be notified of upcoming CCI-Vancouver Strata Educational Seminars and Courses:

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Jamie Bleay, President

Lawyer, Access Law Group

Email: jamieb@accesslaw.ca

Paul Murcutt, Vice President,
National Council Representative

VP Unit Leader, Real Estate Division,

BFL Canada Insurance Services Inc.

Email: pmurcutt@bflcanada.ca

Sat Harwood, Vice President

Lawyer, Lesperance Mendes Lawyers

Email: sdh@lmlaw.ca

Steve Page, Treasurer

Project Manager,

Service Master Restore of Vancouver

Email: spage@servicemaster.bc.ca

Azadeh Nobakht, Secretary

Co-founder & CEO, Power Strata Systems Inc.

Email: azadeh@powerstrata.com

Alex Chang, Member at Large

Associate, Lesperance Mendes Lawyers

Email: ajc@lmlaw.ca

Darlene Kuik, Member at Large

Business Development West, Lumon Canada Inc.

Email: darlene.kuik@lumon.com

John Wallis, Member at Large

Director of Client Relations,

Phoenix Restorations Ltd.

Email: johnw@phoenixrestorations.com

Kelly McFadyen, Member at Large

Account Manager,

CWB Maxium Financial Services

Email: kelly.mcfadyen@cwbmexium.com

Phil Dougan, Member at Large

Lawyer, Access Law Group

Email: pdougan@accesslaw.ca

Sean Inghram, Member at Large

Director, Business Development,

FirstService Residential BC Ltd.

Email: sean.ingraham@fsresidential.com

Lisa Frey, Member at Large

Associate, Gowling WLG (Canada) LLP

Email: lisa.frey@gowlingwlg.com

Tim Scoon, Member at Large

Manager, Business Development,

Suncorp Valuations Ltd.

Email: tim.scoon@suncorpvaluations.com

SUMMER 2017

IN THIS ISSUE

President's Message 2

- Contributing To CCI Vancouver Chapter
Condo News 3

Stratology 4

- The Strata Corporation 4

Civil Resolution Tribunal Updates 5

- Betuzzi v. Strata Plan K350, 2017 CRTBC 6
Anonymity of Strata Complaints Can't be Guaranteed 5

Legal Corner 6

- Strata Case Law in BC
Case Law 1
A Requisition for a Special Owners Meeting Can Lead to a
Defamation Case 6

- Case Law 2
The Owners, Strata Plan NW 1245 v Linden,
2017 BCSC 852 (CanLII) 8

Legal Corner 10

- Condo Cases Across Canada 10

From the Strata Experts 12

- Balconies: Energy-Efficient Backyards in the Sky 12

- Missed a Seminar on Depreciation Reports?
What You Likely Would Have Heard – and
What You Need to Know 14

- Water Damage Prevention 17

- BC'S Wood-Framed Building Condo Crisis 19

- Business Partner and Professional
Members Directory 22-24

- CCI Vancouver Services at a Glance 28



CONTRIBUTING TO CCI VANCOUVER CHAPTER CONDO NEWS

Strata council members, do you have a unique tale to tell or advice to share with other Strata Councils? Submit an article sharing your story, your challenges and your successes, to help inspire other council members problem solve and build strong strata communities.

And, if you offer professional services or products to strata corporations and have a relevant educational-only article, let us know!

CCI Vancouver is now accepting **educational-only articles** from **Strata Councils, Business Partner and Professional Members** that are useful for strata councils and strata corporations in B.C. Articles submitted by Business Partner and Professional Members should be relevant to your area of expertise in the strata industry. Only one article per industry/company will be accepted for each issue. As a valued member of CCI Vancouver we would like to provide you with this opportunity to contribute toward our award winning publication aimed at helping strata councils and strata corporations learn how to be better equipped to perform their duties!

Go to the CCI website to see [submission requirements](#). Issue deadlines:

Fall – September 1

Winter – December 1

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The Editor, The Condo News
Canadian Condominium Institute (CCI) - Vancouver Chapter
P.O Box 17577 PRO The Ritz
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or contact@ccivancouver.ca

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All links in the electronic version of this newsletter are live. **Just click** to email, go to a website or find out more about CCI Vancouver and how we can help you.

CCI - Vancouver Chapter

PO Box 17577 RPO The Ritz,
Vancouver, BC V6E 0B2

P: 1.866.491.6216, Ext.114

Email: contact@ccivancouver.ca

Website: ccivancouver.ca

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info@indigoink.ca - www.indigoink.ca

Condo News, Summer Issue 2017



*By Phil Dougan,
Access Law Group*

Everything You Need To Know About Strata Living

The STRATA CORPORATION

Many times in Strata law, conflict arises from misunderstanding, ignorance or misplaced expectation. One of the most misunderstood elements of strata living is what actually constitutes a Strata Corporation.

Those coming strata living from previous rentals tend to see the Strata Corporation as the 'landlord,' responsible to deal with any and all 'issues' arising in the building. Many, down-sizing from single family homes, assume that they can move into a strata complex and pretty much 'do as they please.'

Both of these expectations are badly mistaken.

The Strata Property Act defines a Strata Corporation in a somewhat obtuse and convoluted way, as:

a strata corporation established under section 2;

Section 2, states:

Establishment of strata corporation

2 (1) From the time the strata plan is deposited in a land title office,

(a) a strata corporation is established, and

(b) the owners of the strata lots in the strata plan are members of the strata corporation under the name "The Owners, Strata Plan [the registration number of the strata plan]."

(2) Subject to any limitation under this Act, a strata corporation has the power and capacity of a natural person of full capacity.

***Stratology** is written by Phil Dougan, a strata lawyer with Access Law Group, and will be published regularly in Condo News with the goal of providing information on fundamental strata matters that strata owners and council members need to know.*

Responsibilities of strata corporation

3 Except as otherwise provided in this Act, the strata corporation is responsible for managing and maintaining the common property and common assets of the strata corporation for the benefit of the owners.

Strata corporation functions through council

4 The powers and duties of the strata corporation must be exercised and performed by a council, unless this Act, the regulations or the bylaws provide otherwise.

There are a number of key elements of this legal description of a strata corporation that are very important to understand:

The Strata Corporation is the owners of the strata lots in the strata plan. The Strata Corporation is not the Strata Council.

The Strata Corporation (read, "all the owners") are responsible for the common property and common assets.

These two statements, when properly understood avoid endless litigation. If you are a condominium owner with a problem in your building suing the "Strata" is partly suing yourself.

If you are an owner complaining that something to do with a common asset is not being dealt with properly; or perhaps common property is not maintained as you would like, look carefully in the mirror (and in your own wallet) before blaming the "Strata." That's you, you are getting mad at! ■



Betuzzi v. Strata Plan K350, 2017 CRTBC 6 ***Anonymity of Strata Complaints Can't be Guaranteed***

In the recent case of *Betuzzi v. Strata Plan K350, 2017 CRTBC 6*, the tribunal considered what kind of evidence a strata corporation may have to disclose to an owner regarding complaints of bylaw violations. Mr. Betuzzi brought a number of claims against the strata including that the strata could not withhold unedited copies of the written complaints against him.

As is the case with many owners who receive notice of a complaint, Mr. Betuzzi demanded proof of the allegations against him. The strata's property manager expressed concerns about protecting the privacy of the complainant and Mr. Bertuzzi agreed to accept an edited copy of a written complaint against him that protected the complainant's personal information. Mr. Bertuzzi then requested an unedited copy after bringing his CRT complaint, more than 2 years later.

The CRT Member noted that under s. 35(2)(k) of the Strata Property Act and s. 4.1(5) of the Strata Property Regulation, strata corporations are required to retain copies of all correspondence it receives for 2 years.

The BC Personal Information Protection Act (PIPA) sets out restrictions on how a strata corporation can collect and disclose personal information it receives. However, s. 18(1)(o) of PIPA permits a strata corporation to disclose personal information about an individual without consent where disclosure is required or authorized by law.

Section 36 of the Strata Property Act requires the strata corporation to produce documents it keeps under s. 35 like correspondence from owners. Thus, the CRT Member found that unedited copies of correspondence must be disclosed during the two year period the strata is required to keep them.

Mr. Betuzzi asked for an unedited copy of the written complaint after he launched his CRT complaint, more than two years after the complaint was received. The effect of waiting more than two years was that any disclosure of the complaint by the strata needed to comply with PIPA and the complainant's personal information was protected.

However, this decision should provide a caution to strata councils and owners. Owners often assume they can make their complaints anonymously and members of council sometimes assume that they can protect that anonymity under PIPA. Those assumptions are wrong. If Mr. Betuzzi had immediately insisted on an unedited copy of the complaint the strata would have been required to produce it and the other owner's personal information would have been disclosed.

Owners and strata councils should be aware that an owner receiving notice of a complaint from a strata will, on request under s. 36, be entitled to a copy of any written complaint against them.

Alex Chang is a lawyer with Lesperance Mendes specializing in advising strata corporations and owners in all manner of condo issues including construction deficiency claims, bylaw enforcement, repair disputes, collections, and tenancy issues. He has acted for strata corporations and owners at all levels of court in BC and publishes articles regularly on strata law matters.

Lesperance Mendes Lawyers

Alex Chang

Tel: 604-685-1255

www.lmlaw.ca

ajc@lmlaw.ca

LEGAL CORNER

STRATA CASE LAW IN BC

Case Law 1 ***A Requisition for a Special Owners Meeting Can Lead to a Defamation Case***

The ultimate recourse when condo owners are dissatisfied with their strata council or its decisions is to requisition a special general meeting under section 43 of the Strata Property Act to remove the current strata council. This process often leads to various groups campaigning the owners to support their position. A recent unreported Ontario case reminds us to exercise caution in the context of this democratic exercise to avoid facing a defamation.

Facts of the Case

The context is far too familiar. A group of owners wishing to remove some of the directors (the Ontario equivalent of strata council members) circulated a petition in support of their requisition for an owners meeting. The requisitionists listed the following grounds in support of their petition:

1. The directors did not act in the best interest of the corporation or the owners;
2. They interfered with the owners' democratic rights;
3. They failed to manage the corporation in compliance with the Condominium Act, the by-laws and the declaration;
4. They lacked proper skill and competence to work as directors; and,
5. Owners have lost confidence in their ability to manage the Corporation.

The petition was circulated to the corporation's 300 owners. One of the concerned directors advanced a claim in defamation against one of the requisitionists, whose name and signature appeared on the petition.

Is a Requisition Capable of Being Defamatory?

In a libel action, the plaintiff only has to prove on a balance of probabilities that:

1. There was a publication concerning the plaintiff;
2. The publication was made to a third party; and,
3. The publication is capable of being defamatory.

A publication can be defamatory if its words, in their ordinary meaning, tend to lower a person in the estimation of right-thinking members of society or if it exposes the person to hatred, contempt or ridicule. Once this has been demonstrated, the onus shifts on the defendant to prove one of the available defences.

The following are some of the defences available in a defamation claim:

- The defence of truth: If the words complained of are true, the communication is not defamatory;

By Rodrigue Escayola,*
Gowling WLG (Canada) LLP

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CondoAdviser.ca, and updated for
application to British Columbia by
Lisa Frey, Gowling WLG



- The defence of fair comment:

This defence protects expressions of opinions made in good faith on facts that are truthful and which concern matter of public interest. The comment must be in the form of an opinion, which a honest person could have held in the circumstances;

- The defence of qualified privilege:

This defence is available when a person has some duty (legal, social or moral) to make a communication (which would otherwise be defamatory) to individuals who have a corresponding duty or interest in receiving it. An example of this would be in the context of an election or when conveying important information pertaining to strata governance.

It is to be noted that the existence of malice in the communication would defeat or severely weaken the last two defences listed above.

The Decision

The judge concluded that the words found in the requisition were defamatory. In their ordinary meaning, they would be understood to mean that some of the directors had acted improperly or illegally in their role as board members and that they were incompetent in that capacity. The judge concluded that, even if the words of the petition could be construed as comments on a matter of public interest to members of the corporation, no facts were presented to support the statements made in the requisition. The defendant also did not demonstrate that these statements were true.

It is interesting to note that the judge acknowledged that the requisitionists likely acted in what they believed to be the best interests of the other owners. Still, he emphasised that, as legitimate and well-intended as the author may have been, personal attacks were not appropriate nor necessary.

Who is Liable for the Content of the Petition?

One of the question considered in this case was whether only the author of the petition could be held liable for its defamatory content or whether all of those who signed the petition were opened to liability.

The judge concluded that the act of printing one's name on the petition and the act of signing it resulted in this person adopting its content. This attracted liability even if one was not the actual author of the petition.

Before signing a petition for a special general meeting, make sure it's not defamatory!

Damages

Before addressing the question of damages, we must note that the parties involved in this litigation were actually advancing defamation claims against one another. Indeed, the director in question is alleged to have circulated an electoral communiqué to all 300 owners of the Corporation. The object of some criticism found in this letter made a claim in defamation against the director. The director advanced a counter-claim, discussed above. The existence of these two cross-claims may have played a role in the outcome.

The judge awarded \$1,000 in damages to one another and no costs.

Lessons learned

Before signing a petition for a special general meeting, especially one which proposes that certain council members should be voted out, owners should ensure that its content is not defamatory. The best defence is to ensure that the content of the petition is true. If the petition is going to make allegations against a strata council member (such as that they are not acting diligently, honestly or in good faith, which is simply a reproduction of some of the content of section 31 of the Strata Property Act) you want to make sure that these comments are understood to be comments or opinions and you want to make sure that they are supported by true facts. It probably is always best to have the content of the requisition reviewed by a lawyer before sending it out. ■

Rodrigue Escayola is a litigator in the Ottawa office of Gowling WLG (Canada) LLP specializing in condominium law along with other types of civil litigation. He frequently represents condominium corporations, directors, owners and property managers. He has represented clients from Ontario and Québec before the provincial Superior Court of Justice and the Court of Appeal, the Federal Courts, the Health Professions Appeal and Review Board, and numerous other administrative tribunals. Rod is fluently bilingual and practises law in both English and French.

WLG (Canada) LLP

Rodrigue Escayola, 613-783-8684

www.gowlingwlg.com

rod.escayola@gowlingwlg.com



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LEGAL CORNER

STRATA CASE LAW IN BC

Case Law 2

The Owners, Strata Plan NW 1245 v Linden, 2017 BCSC 852 (CanLII)

By Phil Dougan,
Access Law Group



Case Comment

CCI's own Alex Chang, argued in the above case that the owners were in breach of a previous court order and therefore the Court had the jurisdiction to order the owners to sell their unit and move. The previous court order had been wide-ranging in its prohibitions placed on the owners: no communicating with or visiting members of Strata Corporation, as well as their families and guests, no uttering any abusive, obscene, or threatening comments or making obscene gestures directed at any member of Strata Corporation, their families or their guests; no intentionally listening into other strata lots in the Strata Corporation; no vandalizing common property, limited common property or other strata lots; no slamming or pounding on the doors; no allowing or encouraging their dog to bark incessantly; no leaving dog feces anywhere on the common property of the Strata Corporation; no yelling, screaming, singing or otherwise raising their voice on the common property of the Strata Corporation or on the outside deck of their strata lot; and no yelling, screaming, singing or otherwise raising their voice in their strata lot in a manner that constitutes a nuisance between 8:00 pm and 8:00 am! The court also ordered payment of \$3,400 of fines.

Nothing changed.

The court in this proceeding noted:

[16] In addition to the affidavits, the petitioner filed a CD of video and audio recordings capturing the respondents' behaviour.

[17] The evidence produced shows clearly that the respondents continue to engage in disruptive behaviour, including:

- (1) bullying and harassing other residents;
- (2) making derogatory and often vulgar comments about residents or giving them intimidating looks; and
- (3) continually disturbing other residents late at night by yelling, banging, slamming doors, playing loud music, singing loudly, screaming, swearing, allowing their dog to bark incessantly, and making other loud noises.

And noted:

[30] It is clear that the respondents' bad behaviour has continued since the April 2016 order. In fact, it seems to have escalated.

Following the previous ruling in the *Jordison* case, Madame Justice Murray noted:

[40] The decision of Mr. Justice Blair was upheld by the B.C. Court of Appeal. It is reported at 2013 BCCA 484 (CanLII). In upholding the decision, our Court of Appeal said the following:

What if an injunction is ignored, as in the present case? I think it must follow that the court can take the next step and enforce compliance with the order. If the objects of the injunction, having regard to the subject matter of s. 173(a) and (b) cannot be realized other than by a forced sale, then a court must be empowered by subsection (c) to take this final step. Otherwise, the enforcement process would be stymied.

Section 173 of the Strata Property Act says:

173 (1) On application by the strata corporation, the Supreme Court may do one or more of the following:

(a) order an owner, tenant or other person to perform a duty he or she is required to perform under this Act, the bylaws or the rules;

(b) order an owner, tenant or other person to stop contravening this Act, the regulations, the bylaws or the rules;

(c) make any other orders it considers necessary to give effect to an order under paragraph (a) or (b).

Having concluded that the Respondents were in breach of the previous orders and no other remedy would suffice, the court ordered *inter alia*:

An order that the respondents, within seven days, list their strata lot located at 109, 5932 Patterson Avenue, Burnaby, B.C., for sale. Then on the order, it can be described with the legal description that is outlined in the notice of application.

(3) An order that the respondents are required to give up vacant possession of the unit within 30 days and not return to the unit or to the strata property, except to remove their personal property in the company of an RCMP officer.

(4) An order that if the respondents breach this order or the order of Mr. Justice Ehrcke dated April 8, 2016, that the police shall arrest the respondents for contempt and bring them before this Court for consideration of punishment for contempt.

Once again, the Court has made it clear that there is a limit to bad behaviour in stratas; and if owners cannot moderate their own conduct, the Court will simply remove them from the community they continue to torment. This is a great victory for common sense and ordinary strata residents. ■

Phil Dougan is a strata lawyer with Access Law Group. He appears at all levels of BC Court and has recently begun representing clients at the new Civil Resolution Tribunal (the CRT). From pets, to parking, to provocative people, Phil has seen it all; and can represent his clients to insure the 'problem' goes away.

Access Law Group

Phil Dougan

Tel: 604-628-6441

www.accesslaw.ca

pdougan@accesslaw.ca

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www.cwbmadium.com



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LEGAL CORNER

CONDO CASES ACROSS CANADA

Summaries provided by
James Davidson,
LLB, ACCI, FCCI,
Davidson Houle Allen LLP
Condominium Law



British Columbia

Omnicare Pharmacy Ltd. v. the Owners, Strata Plan LMS 2854
(British Columbia Supreme Court) February 20, 2017

By-laws invalid; strata council not validly constituted; strata corporation's actions significantly unfair; fines cancelled

The strata corporation had levied fines against one of its owners (a pharmacy) based upon alleged violations of the corporation's by-laws. The Court found that the corporation's treatment of the owner had been significantly unfair, and cancelled all of the fines. The Court said:

- The corporation's by-laws had not been validly passed;
- The strata council was not properly constituted;

The Court also ordered that the owner's request to install a security gate on the exterior door of the owner's unit "be considered afresh by a validly constituted Strata Council."

Alberta

Condominium Corporation No 0723447 v. Anders (Alberta Court of Queen's Bench) November 22, 2016
Owners ordered to remove laundry machines

Plumbing back-ups were occurring due to laundry machines. The condominium Board had passed a rule to prohibit in-suite laundry machines. The Court said:

The evidence establishes that the Condo Board acted within its authority and conducted its due diligence in making its decision to prohibit the in-suite laundry machines.

The owners were ordered to remove their laundry machines and to pay charges imposed by the corporation for failure to comply with the by-laws.

The Court said:

As noted . . . , the Condo Corp. acted within its authority and practiced due diligence in making the decisions of which the Owners complain. The Courts grant significant deference to the decisions of condominium boards because of their status as duly elected bodies. I find there is no evidence to support the assertion by the Owners that the Condo Board acted in a manner that was "clearly oppressive, unreasonable and contrary to legislation"

Saskatchewan

Canterbury Lofts Condominium Corp. v. Dureau (Saskatchewan Court of Queen's Bench) December 23, 2016
Condominium corporation granted leave to commence foreclosure proceedings against owner

The owner was in arrears, and the condominium corporation had registered a lien against the unit. The condominium corporation sought leave to commence a foreclosure action against the owner.

The Court first confirmed that a condominium corporation requires leave to start such an action [under The Land Contracts (Actions) Act].

The Court then granted leave.

Ontario

Niagara North Condominium Corporation No. 6 v. Temedio (Ontario Superior Court) February 7, 2017 *Residents causing excessive noise; Court orders compliance with rules*

Between the Fall of 2013 and September 2015, the owner's tenant was in violation of the rules of the Condominium "by causing excessive noise by way of making loud banging noises inside (the unit) and by shouting and screaming obscenities both on the balcony of (the unit) and in common areas of the Condominium."

The Court declined to order the tenant's eviction. Instead, the Court ordered that that tenant comply with the rules, and that the landlord take reasonable steps to ensure that the tenant did so.

The condominium corporation had also registered a lien for recovery of legal costs incurred by the condominium corporation in seeking to enforce the rules. The Court held that the lien was valid.

The Court said:

Pursuant to Article XIV of By-law No. 6 and rules 15 and 34 of the Condominium, a unit holder is responsible for expenses including legal expenses incurred for the purpose of securing compliance with the By-law and the rules. In my view, the lien registered against unit 511 arose out of the refusal on the part of Jean Temedio and Kimberly Watson to address the legitimate concern of the Condominium regarding unacceptable noise. Jean Temedio was advised in at least three letters that it was the intent of the Condominium to charge her unit with the legal fees incurred in securing compliance with the rules. I therefore am not prepared to vacate the lien as requested by Jean Temedio.

The Court also said:

However, I do not approve of the action of the Condominium in continuing to seek the extreme remedy of eviction of Kimberly Watson and Robert James as tenants of unit 511. A less heavy-handed approach might very well have avoided an application to the court. It was also open to the Condominium to apply to the court for an order requiring Jean Temedio and Kimberly Watson to comply with the rules.

[Editorial Note: The Court awarded the condominium corporation costs of the proceeding (payable jointly and severally by the owner and the tenant) in the total amount of \$2,500. This was in addition to the costs covered by the lien. However, it occurs to me that the condominium corporation might have the right to recover additional costs pursuant to Section 134 (5) of the Condominium Act.] ■

James Davidson is one of the founding partners of Davidson Houle Allen LLP and has been practicing condominium law for over 30 years. He represents condominium corporations, their directors, owners, and insurers throughout Eastern Ontario. His experience also includes building deficiencies, shared property interests, co-ownership and construction law. Jim is proud to be an associate (ACCI) and also a fellow (FCCI) of the Canadian Condominium Institute.

Davidson Houle Allen LLP

James Davidson,

Tel: 613-231-8243

www.davidsoncondolaw.ca

james@davidsoncondolaw.ca

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Jamie Bleay
jamieb@accesslaw.ca

Geoffrey Trotter
gtrotter@accesslaw.ca

Phil Dougan
pdougan@accesslaw.ca

Silvano Todesco
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FROM THE STRATA EXPERTS

Balconies: ***Energy-Efficient Backyards in the Sky***

Balconies & Sunrooms

By Heidi Vanderveen,
Marketing & Communication
Lumon Canada Inc.



65% of BC residents say that having an outdoor living space is the most significant factor in their buying decision apart from cost. Yet condo balconies are one of the worst culprits for heat loss and high energy bills. Research out of Europe might have a solution.

It comes as no surprise that BC residents who are looking for real estate value outdoor living spaces. A recent survey presented to the Urban Development Institute demonstrates just how much: private outdoor spaces surpassed typical contenders like square footage and number of bedrooms to rank as the top priority apart from cost. And in Vancouver, where property is listed at a premium and the demand for condos is skyrocketing, balconies provide that much-needed connection to the outdoors.

Yet balconies frequently come under fire as a drain on resources for residents and condo boards alike. For one thing, balconies are notorious for leaking heat from the interior, coming in second only to exterior windows as the biggest culprit for energy loss.

A researcher at the Tampere University of Technology in Finland has a solution: add glazing to the balcony. A glazing system protects the balcony space with single-paned, non-thermal glass panels that slide and fold open. The researcher, Kimmo Hilliäho, compared the energy use of condo buildings that have glazed balconies to those without, and found that even though the glass panels don't technically enclose the balcony or create a thermal barrier, the energy savings are still substantial — up to 18.3% for Vancouver-area condos.

With balcony glazing, the typically-unprotected outdoor space becomes a buffer zone between the cool outside air and the warm condo interior. The temperature on the balcony increases by 2-8°C as a result of the glass panels. Exterior surfaces that usually leak heat — the balcony door, exterior walls, and any windows looking onto the balcony, for example — have that additional layer of warmer air to insulate them, reducing heat loss substantially. The protection also means that there are fewer drafts in the apartment, so residents don't need to turn their heat on as frequently.

Older buildings stand to save the most. Built to a different code, with materials that have endured a few decades of wear-and-tear, these condos are highly susceptible to drafts and heat loss — as any resident or condo board who has had to pay a hydro bill for one of these units will tell you.

Yet the savings are tangible for new buildings, too. Most Vancouver condos have projecting balconies, where the same slab of concrete that forms the interior floor extends out to create the balcony platform. These slabs rarely have thermal breaks, so the cold air on the balcony

travels through the slab to chill the inside of the apartment. Residents typically respond by cranking the thermostat, and then see corresponding increases in their hydro bill. Warmer temperatures on the balcony reduce the need for this.

Wrapping the concrete slab with insulation can also help reduce heat loss, a study by RDH Building Science Laboratories suggests. They tested the effects of spray foam insulation on heat transfer and found moderate energy saving benefits. The insulation worked best to reduce heat loss when it was applied to the fascia as well.

More effective than spray insulation is a thermal break in the slab itself, the RDH report adds, looking to Germany for this solution. Although the basic concept is similar — balcony thermal breaks also rely on foam insulation — the benefits of having the thermal break in the slab are more considerable. In these cases, buildings can see energy savings of 4-8%. This solution is not restricted to new construction projects alone; existing buildings can be retrofitted with thermal break products to reduce heat loss.

Energy-saving measures like balcony glazing and balcony thermal breaks have been around for decades in Europe and are now making their way onto the North American market, with the potential for significant benefits for both residents and strata councils. The advantages are not just financial but

also environmental, which is an especially crucial consideration for Vancouver condos. Vancouver has the greenest building code in North America (as well as a population committed to environmental sustainability), and the city recently implemented requirements for buildings constructed prior to that code to reduce energy usage and carbon emissions by 20%. These retrofits could help existing condo buildings meet the city's requirements — and reduce costs at the same time.

With efforts to minimize heat loss and increase energy savings, it is important to keep in mind the essential outdoor character of the balcony — that connection to nature that BC residents crave. Most products designed to protect the balcony space are enclosures. These

Heidi Vanderveen is the Communications Coordinator for the Canadian subsidiary of Lumon, a rapidly growing balcony glazing company known for over three decades of Finnish design and engineering. Lumon supports extensive, impartial research on the effects of balcony glazing at the Tampere University of Technology in Finland.

undoubtedly contribute to energy savings, but they turn the balcony space into an extra room in the home, taking away its outdoor flavour. Such enclosures also violate zoning restrictions and count towards the building's gross floor area or floor space ratio.

By implementing energy-saving measures like balcony glazing and thermal breaks, strata councils can reduce energy bills and carbon emissions while ensuring that the balcony remains an outdoor living space for residents to enjoy. And in true Vancouver fashion, condo-dwellers will take full advantage of their backyards in the sky — whether that means cultivating a garden on their balcony, hosting summer barbecues, or simply savouring their morning coffee outside. ■

Lumon Canada Inc.

Heidi Vanderveen, Tel: 604-315-8175

www.lumon.com

heidi.vanderveen@lumon.com

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By Jean-François Proulx,
M.Sc., CRP, RI
Constructive Condo
Reporting Corp.



Missed a Seminar on Depreciation Reports? What You Likely Would Have Heard – and What You Need to Know

The comments below are often heard at seminars. Explanations as to why they mislead are provided.

“Engineer DRs are very expensive. They come with destructive testing and can cost \$50,000”

A council's reserve fund planning is part of each fiscal-year's budgeting process over the life of a development. A strata corporation terminated after 80 fiscal-years will have acquired 25 Depreciation Reports (DRs) – representing 2 percent of reserve fund expenditures. While many take liberties, the Real Estate Institute of Canada (REIC)'s national Certified Reserve-fund Planner (CRP) functional approach is recognised in the guidelines of the Association of Professional Geoscientists and Engineers of BC (APEGBC), and endorsed by BC Architects. The REIC CRP Approach (RCA) focuses on functional budgeting and visual-assessment of common assets – not destructive testing.

“We want you to purchase ‘functional’ reports that are not intended to replace engineering judgment”

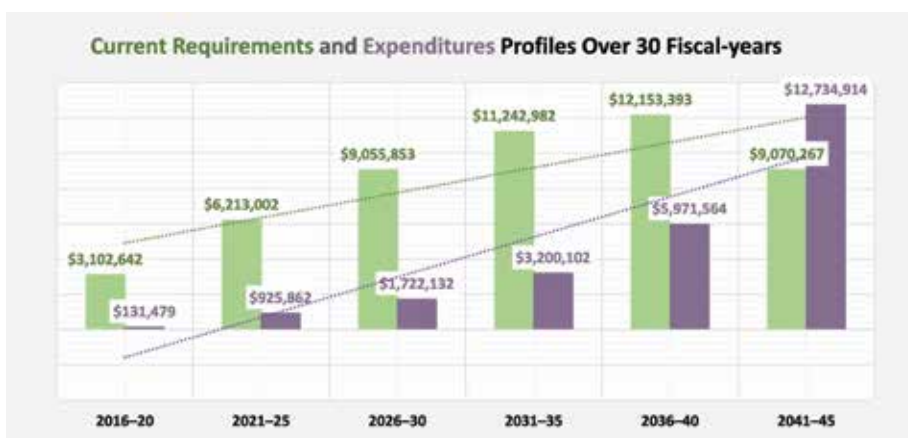
Without defining ‘functional’, the speaker states that DRs are about: a list of big ticket components; their effective age; cost estimates, and that inflation is important. There is no reason to acquire a costly engineered DR – or any non-RCA compliant DR – that sub-contracts the assessment of some components against SPA guidelines, omits components, or misinterprets the RCA. Pro-active councils acquire trade, specialist, and engineer quotes and reports – which RCA DR writers integrate in their standard depreciation analysis.

“BC is different and calls the report a Depreciation Report instead of a Reserve Fund Study or Capital Asset Plan (CAP)”

A CAP is about average costs, not an aging development's on-going renewal costs. A Long Term Maintenance Plan (LTMP) mixes operating and reserve fund items and excludes many common assets. The depreciation of common assets, listed in a DR's active component inventory, is at the core of the RCA's depreciation analysis: not the operating budget; the value of a development, or the projection of some expenditures that ‘fit’ on a projection. The speaker states that components can be excluded if expenditures are scheduled beyond a projection – contrary to SPA guidelines and RCA practice. The RCA benchmark totals one expenditure for each common asset listed in the inventory to provide current costs. These are then adjusted to produce current requirements. Excluding components makes comparison between developments impossible. Non-RCA compliant DRs are a waste of money. The need for a standard approach is paramount, and has been recognized across Canada since the 1990s.

“DRs are about big ticket items. You can defer making contributions for some big ticket items”

The speaker does not disclose their criteria for including or excluding a component in an inventory, nor that major repairs are part of an inventory. A component inventory is about



What a 3 Year old development can look forward to at this point-in- time.

age-defined major repairs and replacements that occur or rarely occur, over the life of the development. An RCA inventory is comprehensive rather than selective. A council in year 60 might eliminate replacing the roof shingles from their reserve fund planning – as less than 20 years are left before the termination of the development. But since strata councils sit one fiscal-year at a time; and DRs are required every three fiscal-years, a current fiscal-year council, or their DR writer, cannot eliminate future expenditures.

“We set the threshold for inclusion of expenditures and components at \$2,500”

The speaker misleads by stating that expenditures under this arbitrary cut-off belong in the operating budget. The SPA and the RCA make it clear that all common assets must be disclosed in a DR, and that the common assets that are actively planned for are to be in the component inventory. The rationale for selection is not a number: if an expenditure occurs less than once a year or rarely occurs, typically every two fiscal-years or more, then it belongs in reserve fund planning.

“Effective age is subjective. You can get the writer to change it. Estimating methods such as RS Means can have costs 10% to 60% above or below costs”

Roof shingles can be replaced in a different fiscal-year than prescribed in costing books, or scheduled in a DR. The effective age of a component is determined by the visual assessment of its performance during a DR writer's site-visit. Reporting final invoice costs and planning with development specific renewal costs is critical – these reflect each development's risk-management as measured by their reserve fund position. Tweaking costs in fiscal-years past the next mandated DR horizon has minimal effect: varying one component's projected cost in a 90 component

inventory has a limited impact on current requirements. Moving an expenditure to a future fiscal-year only increases costs. Using construction inflated renewal costs is the best way to determine if a replacement makes more sense than annual operating expenses minor repairs, and/or irregular major repair expenditures.

“We want to change the course of the industry and have you focus on 5 to 10 years capital asset plans”

A DR is a legal document. It must meet SPA and RCA requirements. It cannot be transformed into a wish-list, nor can it replace or be replaced by another type of report. A national quantity surveyor Class D estimates CAP that omits depreciation calculations; and excludes components, is not a functional report. Reviewing and scheduling expenditures is part of reserve fund planning, but focusing on some expenditures over the next ten years is not. The cost to replace all assets today – a CAP would say \$4,000,000 – is an insurance, taxation or investment concern. A DR writer begins by determining the ceiling amount of current requirements that are to be in the reserve fund: say a much lower \$1,200,000. BC councils must set a funding course above the statutory floor 25 percent of last fiscal-year's operating budget guideline, towards the RCA benchmark ceiling amount.

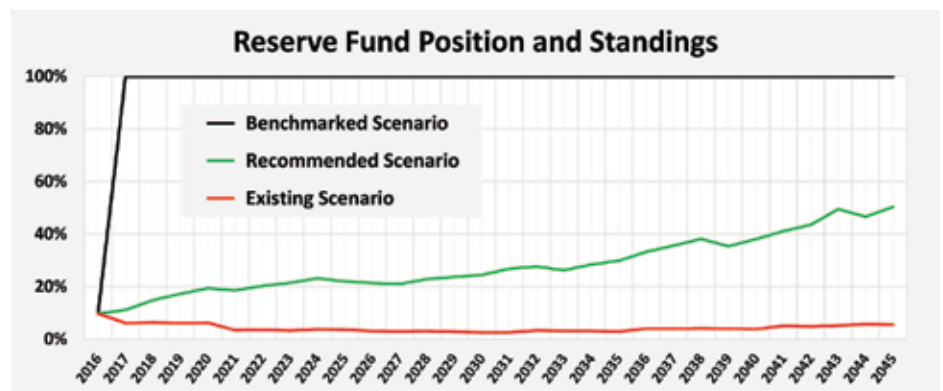
“Suppose that you have \$100,000 in the reserve fund, and that looking 10 years ahead you need \$100,000 to cover scheduled expenditures. You might not need to increase contributions, and if increasing contributions, matching inflation might just be enough”

Testing results at the end of ten years has little in common with fiscal-year based reserve fund planning. The speaker suggests that setting contributions is an end-of-calendar-year accounting matter, and that contributions are to match the consumer price index. Since reserve fund planning is a fiscal-year to fiscal-year process, matching inflation – when contributions are too low to meet current requirements – can only lead to $\frac{3}{4}$ special levies. If construction inflation is 2.80 percent and the historical rate of return on monies in the reserve fund is 0.90 percent, then the increase in contributions must be at least 4.10 percent. As with personal net worth calculations, realistic amounts must be used correctly for effective reserve fund planning. Councils are to have Owners pay their fair-share of the depreciation of common assets on a fiscal-year basis, while they enjoy a development and gain real-estate value.

“Don't fully fund. We want you to migrate to short term plans that have you save efficiently and not have too big a reserve fund”

Along with prescriptive 'adequate' or

... continued on page 16



bare minimum funding in Canada and 'sufficient' or a shade above bare minimum funding in the United States, 'efficient' funding is also not equal to performance based RCA functional planning. Adding 'efficient' funding to the mix has none equal functional planning. The speaker states that 'full funding' is reached at the end of 30 fiscal-years. Think of a person's current net worth calculation for a moment – imagine going to a bank and saying that your net worth is what you feel you will have in the bank in 30 years. The RCA has the optimised annual ceiling allocation amount inputted in all fiscal-years of a projection, and calculates a residual next fiscal-year amount that represents what has not been contributed by past and current Owners. Scenarios are not to have values above these numbers. When planning below the benchmark ceiling amounts, annual allocations are escalated until the optimised ceiling amount is reached; and fiscal-years with large total expenditures are matched with planned 50 percent vote special contributions on top of planned regular contributions. Unlike current fiscal-year $\frac{3}{4}$ vote special levies, planned special contributions are deposited and accrue interest income in the reserve fund.



"We like to have a zero-based scenario that meets the SPA's 25% of the last operating budget. Full funding is really the Cadillac conservative scenario and should not be done"

Common assets physically and legally deteriorate on a fiscal-year basis. Each fiscal-year's major repair and replacement expenditure costs are reset to zero – at most every three fiscal-years, with each new DR. By re-booting renewal costs and other variables, current requirements are re-calibrated regardless of the timing of expenditures – postponing acquiring a DR until a large expenditure has occurred has little bearing on current requirements. Pointing councils towards a less robust floor scenario ties funding to expenditures and reserve fund balances, not to robust adjusted current requirements. Driving a fuel-gauge-less sputtering clunker makes little sense. Operating budgets have little relevance to common asset depreciation. The RCA ceiling current requirements and optimized allocation benchmark calculations are the standard basis for all scenarios, for reserve fund planning, and for comparable reporting. ■

J.-F. Proulx is the President of Constructive Condo Reporting Corp. He has worked as a trade, contractor and consultant to construction, engineering and appraisal firms – fostering depreciation report divisions along the way, as well as providing warranty review reports, specification writing, Form B information certificate reviews, and other consulting services.

J.-F. is active in the REIC CRP'S Task Force – reviewing Standards, and chairing the Education and Experience committee. He is IREM trained as REIC faculty for teaching reserve fund planning and reporting to professionals across Canada.

Constructive Condo Reporting Corp.

Jean-François Proulx

Tel: 778-232-6707

www.constructivecrc.com

jfproulx@constructivecrc.com

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Water Damage Prevention

Insurance

By Paul Murcutt,
BFL Insurance



Ten Most Common Water Related Damages:

1. Fridge lines to water dispenser/dishwasher line failures.
2. Overflowing toilets and bathtubs.
3. Hoses to washing machine deteriorate and break.
4. Pipes bursting due to faulty workmanship of plumbing/lack of insulation.
5. Sewer Back-Up.
6. Sprinkler heads (accidental discharge due to human error).
7. Failure of recirculation lines causing resulting water damage.
8. Accumulation of snow on roof melts and leaks into units (bad roof).
9. Flooding as a result of aging city underground water mains (bursting and back-up).
10. Burst pipes as a result of freezing.

“Maintenance and prevention can reduce the effects of water damage claims.”

The Importance of Water Damage Prevention

Maintenance and prevention can reduce the following effects of water damage claims:

- Insurance rate increases affecting the building operating cost.
- Increased water damage deductibles.
- Water damage affects the overall longevity of a building.
- Resale value of units in buildings that have a history of claims.
- Negative effect on unit owner moral (damage to contents & living disruption).
- Depletion of operating funds and reserve due to increased premiums and deductibles.
- Reduced capacity in the insurance market.

What can Councils and Owners do to prevent water damage?

- Check caulking around doors, windows, or other wall penetrations such as plumbing and air conditioning units. If the caulking has deteriorated (not a solid line) replace it.
- Sewer systems can become plugged causing a reduction in treatment. Drains are slow backing up or there is an unpleasant sewage odour. Consult a professional as soon as signs are noticed to help prevent major problems.
- Check the condition of all water seals and caulking in your kitchen and bathroom such as bathtub, faucets, showerhead, toilet, and dishwasher. Leaks around these fixtures can result in water damage to floors, walls and fixtures. Replace caulking seal as necessary.
- Know where shut off valves are for all major sources of water in your unit such as toilets and sinks. In an emergency, shut off valves allow you to turn off the water supply, thus minimizing the risk of water damage.
- Replace rubber hoses to washing machines every five years. Rubber hoses tend to deteriorate so it is recommended that newer reinforced and braided hoses are used as they are more durable. Reinforced braided hoses should be replaced every fifteen years.
- Visually inspect pipes and fixtures around your unit for rust or corrosion. If rust or corrosion is identified you should call a professional.
- Check eavestroughs for debris or blockage.

... continued on page 18

... continued from page 17

- Holidays – Turn off all the water at the main valve before you leave for a vacation. Arrange for a reliable relative or friend to check your unit to ensure the furnace hasn't shut off, which could cause the plumbing pipes to burst.
- Are individual unit hot water tanks placed in a drain pan with provisions for the safety valve line to drain without causing damage?

What should you do if you have water damage?

- Stop the water. Shut off the water supply to stop further damage.
- Safety. Depending on the circumstances you may have to turn off the electricity, but only if you can reach it safely.
- Prevent damage to your possessions. Move furniture, electronics and wood, paper or fabric items out of the path of the water.
- Contact your Property Manager as soon as possible. Your property manager will send out emergency contractors for clean-up and the drying process.
- Provide access for a contractor and/or adjuster to enter your unit to assess the damages.
- Provide access to contractors to facilitate repairs. ■

Paul Murcutt is an Insurance Broker working in the real estate sector. He began his insurance career at BFL in 2003 and has worked in various capacities. Today, Paul is a Vice President and Unit Leader in the Real Estate Division running a large team and book of business. His diversified role sees him working in both management and sales in the Property and Casualty insurance field ensuring the highest level of service and client satisfaction is achieved.

BFL Insurance

Paul Murcutt

Tel: 604-678-5454

www.bflcanada.ca

pmurcutt@bflcanada.ca

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By Guillaume Vadeboncoeur,
P.Eng, LEED® AP,
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BC'S WOOD-FRAMED BUILDING CONDO CRISIS: DO WE NEED "RAINSCREEN" ASSEMBLIES IN THE OKANAGAN AS WELL?

The premature building envelope failures of wood-framed buildings in the coastal climate of British Columbia have been well-documented. Numerous articles have been published explaining what has been often referred to as Vancouver's "condo crisis." However, the approach coastal BC took to moisture management and the level of attention to waterproofing details is not applied in all parts of the province. The Southern Interior of BC (particularly the Okanagan) is one of those locations. Understandably so, the Southern Interior of BC is often referred to as a desert. So one may ask, is moisture management needed there? Before looking ahead, it's important to begin by looking back at what happened in Vancouver and how it affected the codes and regulations for coastal BC.

BACKGROUND: RAINSCREEN ASSEMBLIES IN COASTAL BC

As a result of the building envelope failures that took place, especially in the Lower Mainland and on Vancouver Island, many manuals have been prepared showing how to properly detail and waterproof susceptible areas such as windows, wall transitions and balcony transitions. Codes and standards have also evolved with these construction methods and assemblies to manage moisture.

For example, it is now mandatory for these coastal regions in the 2006 BCBC ("British Columbia Building Code") that all "Part 9" (low-rise buildings) to have a minimum 3/8" capillary break between the cladding and sheathing to allow for drainage and drying within the wall assembly. To meet the code, architects and building envelope professionals must design the walls with a "cavity" to allow for drainage and drying in new construction and building envelope remediation projects in the coastal climate of BC.

Walls with this cavity between the framed wall and the exterior cladding are using what is commonly referred to as the "rainscreen" approach to moisture management. The rainscreen approach has been successful in managing moisture and in so doing, ensuring long-term performance of exterior walls. This type of wall assembly combined with a better understanding of waterproofing details for the various building envelope components (such as windows, doors, balconies, roofs) and transitions have steered the design and construction of the wood-framed buildings in a better direction since the "Vancouver condo crisis".

WHAT ABOUT "DESERT-LIKE" AREAS OF BC?

At WSP, we have seen many premature building envelope failures in the Southern Interior from Lake Country to Kelowna to Penticton to Osoyoos, which are all considered to be in dry climates. As with most premature building envelope failures, these could have been prevented. A proper design using proven wall assemblies and waterproofing details, which would have allowed for drainage and drying of the building envelope components, would likely have prevented these premature building envelope failures. Like all buildings, the quality of construction and workmanship, or lack thereof, also is a considerable factor in this equation.

The following photographs document some of the premature building envelope failures that we have observed in the last few years in the Southern Interior of BC.

... continued on page 20

Project 1 - A four-storey wood-framed building with stucco cladding. Water penetrated behind the stucco cladding through poor waterproofing details, mainly at the balconies causing decay to the wood-framing, leading to the premature failure of the building envelope. For this project, a better selection of materials to waterproof the balconies, along with better wall design and details at the wall and balcony transitions, would likely have prevented the premature building envelope failure.

Project 2 - Multi-residential wood-framed building with stucco cladding. Water penetrated behind the stucco cladding through poor waterproofing details and poorly sealed flashings causing decay to the wood-framing, leading to the premature failure of portions of the building envelope. Similar to Project 1, a wall assembly that would have allowed for drainage and drying along with better waterproofing details at the wall and balcony transition, would likely have prevented the premature building envelope failure.

Project 3 - Multi-residential wood-framed building with stucco cladding. Water penetrated behind the stucco cladding through poor waterproofing details and incorrectly installed building envelope components. As with the first two projects, a better selection of materials such as the type of glazing, the inclusion of a “rainscreen”-type wall assembly, and more robust details at the wall and glazing transitions, would likely have prevented the premature building envelope failure.

Project 4 - Multi-residential wood-framed building with stucco cladding. Water penetrated at the base of walls due to poorly installed suspended slab and roofing membrane. In this project, the improper installation of waterproofing materials and the possible lack of understanding in the installation of these materials led to the wood-framing decay at the base of wall.

CLOSING

The water related damage shown in these photos is very similar to the type of deterioration that was so prevalent during the numerous building envelope remediations in the coastal areas of British Columbia. With that said, we still believe the design of building envelopes should be customized based on the climate, location or exposure. It should also



Severe decay of the wood framing components at a balcony.



Severe decay to the wood framing at a stucco clad wall



View from the interior. Severe decay to the wood framing at a stucco clad wall. Water migrated in the wall assembly through poor detailing and poorly performing glazing units.



Water migrated at the base of the wall through a poorly detailed suspended slab to base of wall membrane detail/transition.

be noted that the Southern Interior has approximately three to four times less precipitation than Vancouver and some of that precipitation arrives as snow. However, our observations and the number of buildings that require repair due to building envelope failure suggests a need for change.

Some contractors, homeowners, developers, and designers may argue that integrating sound building envelope principles, such as adding “rainscreen” wall assemblies in exterior walls and more sophisticated waterproofing details are expensive. Yet, our experience demonstrates the difference in cost is not significant compared to the level of increased risk. Typically, including a “rainscreen” exterior wall assembly, either by installing wood strapping or by using a “rainscreen” product costs less than three to five per cent of the construction cost in building envelope remediation projects over one million dollars. In new construction, it would be safe to assume that the number would be less.

There are a number of challenges that remain for the architectural, construction and building envelope engineering industries in BC. These challenges will be ongoing and evolving based on our available resources and future needs. We should be able, however to integrate our hard learned lessons from the premature building envelope failures that we are still recovering from in the Lower Mainland to other regions of our province such as the Southern Interior of BC. ■

Guillaume Vadeboncoeur is a professional engineer with over 12 years of experience in building science. He has a mechanical engineering degree with a major in material properties. He is also a project manager and a project engineer who has managed building envelope remediations, building envelope condition assessments, roofing assessments, roofing replacement projects and wall monitoring and offers extensive knowledge in building envelope components, building science theories and ways to incorporate new technologies in construction.

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Guillaume Vadeboncoeur

Tel: 604-533-2992

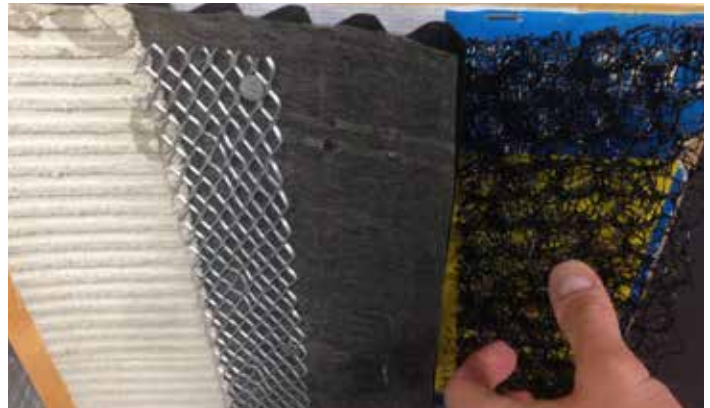
www.wspgroup.ca

Guillaume.Vadeboncoeur@wspgroup.com

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This wood strapping installation creates a “rainscreen” wall assembly in a building envelope project in the Okanagan Valley of BC.



A close-up of “rainscreen” products that can be used to create a “rainscreen” wall assembly. These products are similar to drain mats but are designed specifically for walls.



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British Columbia Association of the Appraisal Institute of Canada

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Darlene Kuik
2707 Progressive Way, Suite 102
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5155 Ladner Trunk Road, Unit 201
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Tel: 604-946-9910, Fax: 604-946-9914
Email: adminservices@aqua-coast.ca
Website: www.aqua-coast.ca

BC Building Science Ltd.

Jordana Collison
611 Bent Court
New Westminster, BC V3M 1V3
Tel: 604-520-6456, Fax: 604-520-6496
Email: info@bcbuildingscience.com
Website: www.bcbuildingscience.com

CCI Group Inc.

Doru Cornescu
1003 Brunette Avenue
Coquitlam, BC V3K 6Z5
Tel: 604-553-4774, Fax: 604-553-4773
Email: doruc@ccigroupinc.ca
Website: www.ccigroupinc.ca

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New Westminster, BC V3L 3H7
Tel: 604-524-2502
Email: glenn@glennduxbury-inspections.com
Website: www.glennduxbury-inspections.com

Normac

Cameron Carter
788 Beatty, Suite 308
Vancouver, BC V6B 2M1
Tel: 604-221-8258
Email: cameron@normac.ca
Website: www.normac.ca

Engineering & Engineering Consultants, Depreciation Reports

Morrison Hershfield

Jacquelyn White
4321 Still Creek, Suite 310
Burnaby, BC V5C 6S7
Tel: 604-454-0402, Fax: 604-454-0403
Email: jwhite@morrisonhershfield.com
Website: www.morrisonhershfield.com

RDH Building Engineering Ltd.

Paul Kernan
224 West 8th Avenue
Vancouver, BC V5Y 1N5
Tel: 604-873-1181, Fax: 604-873-0933
Email: pkernan@rdh.com
Website: www.rdh.com

Sense Engineering Ltd.

Ted Denniston
3035 Crescentview Drive
North Vancouver, BC V7R 2V2
Tel: 778-869-3035
Email: ted@senseengineering.com
Website: www.senseengineering.com

WSP Group

Kevin Grasty
930 West 1st Street, Suite 112
North Vancouver, BC V7P 3N4
Tel: 604-973-0038, Fax: 604-924-5573
Email: kevin.grasty@wspgroup.com
Website: www.wspgroup.ca

Business Partner and Professional Members Directory

Engineering Consulting

RDH Building Science Inc.

Laureen Stokes
224 West 8th Avenue
Vancouver, BC V5Y 1N5
Tel: 604-873-1181, Fax: 604-873-0933
Email: lstokes@rdh.com
Website: www.rdh.com

Exterior Renovation/Restoration

Peak Installations Inc.

Jim Gibb
11782 Hammersmith Way, Suite 203
Richmond, BC V7A 5E2
Tel: 604-448-8000, #2210, Fax: 604-448-8100
Email: jim.gibb@peakinstallations.com
Website: www.peakinstallations.com

Financial & Accounting

CWB Maxium Financial Services

Paul & Kelly McFadyen
5725 Owl Court
North Vancouver, BC V7R 4V1
Tel: 1-888-1077, Fax: 1-888-735-2851
Email: paul.mcfadyen@cwbmixmap.com
kelly.mcfadyen@cwbmixmap.com
Website: www.cwbmixmap.com

Dong Russell & Company Inc.

Stanley Dong
2443 Alder Street
Vancouver, BC V6H 4A4
Tel: 604-730-7472, Fax: 604-730-7459
Email: sdong@dr CPA.com
Website: www.dr CPA.com

RHN Chartered Professional Accountants (Richmond)

Venus Duplin
13900 Maycrest Way, Suite 105
Richmond, BC V6V 3E2
Tel: 604-273-9338, Fax: 604-273-9390
Email: vduplin@rhncpa.com
Website: www.rhncga.com

VersaBank

Karl Neufeld
40733 Perth Drive, PO Box 2000
Garibaldi Highlands, BC V0N 1T0
Tel: 604-984-7564, Fax: 604-898-3442
Email: karln@versabank.com
Website: www.versabank.com

Insurance

BFL Canada Insurance Services Inc.

Paul Murcutt
1177 West Hastings, Suite 200
Vancouver, BC V6E 2K3
Tel: 604-678-5454, Fax: 604-683-9316
Email: pmurcutt@bflcanada.ca
Website: www.bflcanada.ca

HUB International Insurance Brokers

Sarah Thompson
400-4350 Still Creek Drive
Burnaby, BC V5C0G5
Tel: 604-937-1732, Fax: 604-937-1734
Email: coastal@hubinternational.com
Website: www.hubinternational.com

Landscape Maintenance

Premier Landscaping Inc.

Shannon Mitchell
17530 - 56A Avenue, Suite 4
Surrey, BC V3S 1G3
Tel: 604-576-5764, Fax: 604-909-2929
Email: office@premierlandscapingbc.com
Website: www.premierlandscapingbc.com

Legal & Dispute Resolution

Access Law Group

Jamie Bleay
1185 West Georgia Street, Suite 1700
Vancouver, BC V6E 4E6
Tel: 604-689-8000, Fax: 604-689-8835
Email: jbleay@accesslaw.ca
Website: www.accesslaw.ca
Professional & Business Partner Member

Access Law Group

Phil Dougan
1185 West Georgia Street, Suite 1700
Vancouver, BC V6E 4E6
Tel: 604-689-8000
Email: pdougan@accesslaw.ca
Website: www.accesslaw.ca

Cleveland Doan LLP

Shawn M. Smith
1321 Johnston Road
White Rock, BC V4B 3Z3
Tel: 604-536-5002, Fax: 604-536-7002
Email: shawn@clevelanddoan.com
Website: www.clevelanddoan.com

Gowling WLG (Canada) LLP

Lisa Frey
550 Burrard Street, Suite 2300
Vancouver, BC V6C 2B5
Tel: 604-683-6498, Fax: 604-683-3558
Email: lisa.frey@gowlingwlg.com
Website: www.gowlingwlg.com

High Clouds Incorporated

Deborah Howes
3438 - 78 Avenue
Edmonton, AB T6B 2X9
Tel: 780-466-8250, Fax: 780-466-8015
Email: dhowes@highclouds.ca
Website: www.highclouds.ca

Jamie A. Bleay Law Corporation

Silvano Todesco
1185 West Georgia Street, Suite 1700
Vancouver, BC V6E 4E6
Tel: 604-235-4667, Fax: 604-689-5535
Email: stodesco@accesslaw.ca
Website: www.accesslaw.ca

Lesperance Mendes

Paul Mendes
900 Howe Street, Suite 550
Vancouver, BC V6Z 2M4
Tel: 604-685-3567, Fax: 604-685-7505
Email: pgm@lmlaw.ca
Website: www.lmlaw.ca

Wilson McCormack Law Group (Nanaimo Office)

Cora D. Wilson
630 Terminal Avenue North
Nanaimo, BC V9S 4K2
Tel: 250-741-1400, Fax: 250-741-1441
Email: cora@wmlg.ca
Website: www.wmlg.ca

Lighting

Lumenix Inc.

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

Painting & Restoration

Remdal Painting & Restoration

Dan Schmidt
17619 - 96th Avenue, Suite 201
Surrey, BC V4N 4A9
Tel: 648-882-5155
Email: dans@remdal.com
Website: www.remdal.com

Business Partner and Professional Members Directory

... continued from page 23

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
Website: www.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: ltompson@servicemaster.bc.ca
Website: www.svmvancouver.ca

Superior Flood and Fire Restoration Inc.

Mayank Anand
1066 West Hastings Street, 20th Floor
Vancouver, BC V6E 3X2
Tel: 604-773-5511
Fax: 604-773-5563
Email: mayank@superiorrestoration.ca
Website: www.superiorrestoration.ca

Strata Management & Real Estate

All Property Consulting Inc.

Kevin O'Donnell
PO Box 45694, Sunnyside Mall
Surrey, BC V4A 9N3
Tel: 778-323-7335
Email: kevin@allpropconsulting.com
Website: www.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
Website: www.ascentpm.com

Assertive Northwest Management Group Inc.

Jim Allison
3847 B Hastings
Burnaby, BC V5C 2H7
Tel: 604-253-5224
Email: jim@assertivenorthwest.com
Website: www.assertivenorthwest.com
Professional & Business Partner Member

Associa British Columbia

Berit Hansen
13468 - 77th Avenue
Surrey, BC V3W 6Y3
Tel: 604-595-2789, Fax: 604-592-3685
Email: Berit.Hansen@associa.ca
Website: www.associaonline.com

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
Website: www.blueprintstrata.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
Website: www.citybase.ca

Dynamic Property Management

Mike Young
37885 Second Avenue
Squamish, BC V8B 0R2
Tel: 604-815-4654, Fax: 604-815-4653
Email: myoung@dynamicpm.ca
Website: www.dynamicpm.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
Website: www.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
Website: www.gatewaypm.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@hgpmc.com
Website: www.hgpmc.com

Obsidian Property Management

Sean Michaels
7495 - 132nd Street, Suite 2005
Surrey, BC V3W 1J8
Tel: 604-757-3151, Fax: 604-503-3457
Email: askme@opml.ca
Website: www.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
Website: www.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
Website: www.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
Website: www.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
Website: www.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
Website: www.wmcanada.com

STRATA OF THE YEAR AWARD

***DO YOU KNOW OF A WELL-MANAGED STRATA THAT DESERVES TO BE RECOGNIZED
AND REWARDED FOR THEIR ACHIEVEMENTS?***

NO MATTER HOW SMALL THE ACHIEVEMENT, EVERY EFFORT FOR IMPROVEMENT COUNTS!

HELP US RECOGNIZE AND CELEBRATE SUCCESS.

*By sharing the stories of challenges faced and how these stratas have successfully overcome them,
let us inspire other stratas with the goal of betterment of strata communities in BC.*

YOUR STRATA COULD BE THE NEXT WINNER

WHO CAN BE NOMINATED? Any strata corporation of any size in BC can be nominated if they are a member of CCI Vancouver

IF SELECTED CCI VANCOUVER WILL:

- ▶ Send a writer and photographer to interview the Council and Manager (if professionally managed) and will prepare an article for the Condo News magazine after the Chapter's Fall AGM
- ▶ Feature the winning strata as a News Item on the CCI Vancouver website as well as in the e-Newsletter and throughout CCI Vancouver's social media
- ▶ Award the strata complimentary CCI Vancouver membership and all council members complimentary attendance at CCI Vancouver seminars throughout the year

We encourage strata council members to think about the following Strata of the Year Nomination questions in relation to their own strata and try to answer them even if they do not intend to submit a nomination for the CCI Vancouver Strata of the Year Award. The questions can be used internally for discussion at council meetings to evaluate how their strata is doing and how, and in what areas, there can be improvement. AND, of course, we would love for them to share their success stories with us and other council members, no matter how small the achievement.

The strata corporation is worthy of the Strata of the Year Award for the following reasons:

▶ **Engagement**

- Reaching Quorum at AGM
- Participation of council and non-council members in governance (ie. committees, events)
- Cutting edge strata website/web portal or other innovative way of communicating to owners
- Other

... continued on page 26

► **Education**

- *Having owners' education as part of the AGM agenda each year*
- *Investing in council member education*
- *Council members regularly attend education seminars held by various strata organizations and/or associations*
- *Council members read, follow and/or subscribe to strata related publications, resources, websites, social media, e-newsletters etc.*
- *Other*

► **Strata Community Building**

- *Community events such as annual barbeque, picnic, socials*
- *Strata-wide participation in community events such as food drive, clothing drive etc.*
- *Unique examples of dispute resolutions between neighbours*
- *Other*

► **Astute Financial Planning**

- *Multiple years without a special levy*
- *Innovative sources of strata income or cost-savings for strata*
- *Strong incorporation of the depreciation report into the future*
- *Other*

► **Physical Property Management**

- *The grounds are maintained at or better than the condition of the original construction*
- *The depreciation report repair schedule is being followed properly (repairs and upgrades are not being avoided)*
- *Other*

► **Conservation**

- *Implementation of new energy or water saving measures, green technology etc.*
- *Successful reduction in waste, implementation of recycling, food scrap program etc.*
- *Planting of gardens/green spaces etc.*
- *Other*

► **Overcoming Challenges**

- *The strata has worked together to deal with and overcome unique or challenging circumstances with good cooperation and support from residents, strata council members and management*

► **What is unique or outstanding about this Strata Community?**

WHO CAN SUBMIT A NOMINATION? Anyone can nominate a strata corporation: council members, owners, strata managers or strata service providers can nominate their client. Other associations that serve the strata industry such as CHOA or VISOA are also welcome to nominate their strata corporation members.

NOMINATIONS WILL BE ACCEPTED FROM JULY 1ST UNTIL THE JUNE 30TH DEADLINE

Finalists will be selected in July and the winner will be awarded at the CCI Vancouver AGM in the fall.

Nomination forms can be downloaded from the CCI Vancouver website and submitted to:

Canadian Condominium Institute - Vancouver Chapter
PO Box 17577 RPO The Ritz, Vancouver BC V6E 0B2



Condo 101

Your Strata Connection to Education

Condo 101 Course for Council Members

Through our **NEW Condo 101** course, CCI Vancouver is committed to providing a friendly, supportive educational environment to help Strata Council members become better equipped to perform their duties.

Taught by Strata Lawyers, this course provides information on the duties, obligations and procedures that all strata council members, or those who would like to join the council, should know. Topics include legal elements of Stratas, discerning various responsibilities of Stratas, administration, finance, insurance, and procedures of Strata Corporation meetings.

This is a complimentary course available to the council members of Strata Corporations with active CCI Vancouver memberships. Owners who would like to join their council in the future are also welcome to register for this course. The registration fee for non-members is \$150. Participants will receive a Condo 101 package including course materials, handouts and a certificate of completion.

Tuesday, October 17th

5:30 pm - 9:00 pm

(Coffee and sandwiches included)

UBC Robson Square

C680 (HSBC Hall)

800 Robson Square, Vancouver BC

Presenters:

Sat Harwood, Lesperance Mendes, Alex Chang, Lesperance Mendes, Lisa Frey, Gowling WLG



Syllabus Content Includes:

- Council Member Basics
- Getting Started as a Council Member
- Council's Responsibilities and Governance - *The Act, Strata Plan, By-laws and Rules*
- Property Management
- Planning, Financial and Other Responsibilities - *The Annual Plan, Financial Responsibilities, Money and Banking, Contingency Reserve Funds, Insurance*
- Legislation That Affects Strata Corporations

- ▶ To register for the course fill out the **form on the CCI website** and send it to us at contact@ccivancouver.ca
- ▶ If you are not a member, to be eligible for **FREE** registration for Condo 101 have your strata council fill out the "Condominium Corporation Membership" category at the top of the first page of the **Membership Application Form** and return it to us at contact@ccivancouver.ca
- ▶ For the benefit of your strata community, please encourage your fellow strata council members and owners to **Subscribe to CCI Vancouver E-News** at our website to be notified of all Strata educational opportunities offered by CCI Vancouver.

Sponsorship Opportunities are available to Business Partner Members* for Condo 101 Sessions

- ▶ To become a Condo 101 sponsor, **fill out the form on the CCI website** and send it to us at contact@ccivancouver.ca
- ▶ If you are not yet a member of CCI Vancouver, fill out the "Business Partner Membership" category on the second page of the **Membership Application Form** and return it to us at contact@ccivancouver.ca

*Strata Management Company Business Partner Members are not eligible.

How Becoming a Member of CCI Vancouver Can Benefit You

Find the category of Membership that is applicable to you:

■ Condominium Corporation Membership Category:

Under this membership category, all owners and strata council members of the strata corporation member will benefit from special members' rate for **Strata Educational Seminars** and **Lunch & Learns**, and strata council members can register for **FREE** for strata courses such as **Condo 101** and **CondoSTRENGTH** program which are specifically designed for council members. In addition, the strata corporation member can be nominated for the **CCI Vancouver Strata of the Year Award** by owners, council members, service providers or strata managers.

■ Business Partner Membership Category:

Companies that provide services to strata corporations can become a Business Partner member. Under this membership category, companies can **sponsor** strata educational seminars, Lunch & Learns and the Condo 101 course. They can **advertise** in the CCI Vancouver quarterly publication, **Condo News**, and can **submit educational-only articles**, useful for strata council members, to be published in **Condo News**. All employees of the company, can attend the **strata educational seminars and Lunch & Learns** at the members' rate.

■ Professional Membership Category:

A Professional Member is an individual who participates professionally in a field or endeavour related to Strata Corporations. Professional members can **submit educational-only articles**, useful for strata council members to be published in **Condo News**. They can also attend the **strata educational seminars and Lunch & Learns** at the members' rate.

■ Individual Membership Category:

This classification of membership is devoted to those individuals who live in a strata corporation and wish to become personally involved in CCI. It is not a replacement for strata corporation or professional membership. Individual members can attend the **strata educational seminars and Lunch & Learns** at the members' rate.

■ STRATA EDUCATION SEMINARS (Members Discount)

■ CONDO 101 COURSE (FREE for Members)

■ CondoSTRENGTH PROGRAM (Members Only)

■ STRATA OF THE YEAR AWARD (Members Only)

■ SEMINAR SPONSORSHIP OPPORTUNITIES

■ CONDO 101 COURSE SPONSORSHIP

■ CONDO NEWS ADVERTISING OPPORTUNITIES

■ SUBMIT EDUCATIONAL ARTICLES

All Members and Non-Members who subscribe to CCI Vancouver e-News will be notified about upcoming Strata Education Seminars, Condo 101 courses, the CondoSTRENGTH program and will receive the electronic version of this quarterly Condo News publication. Print versions of Condo News are available at seminars, courses and program sessions or by request at contact@ccivancouver.ca.

TO **BECOME A MEMBER** OR LEARN MORE ABOUT CCI VANCOUVER VISIT OUR WEBSITE: ccivancouver.ca

CCI Vancouver Chapter Upcoming Events:

- | | |
|-----------------|--|
| ▶ August 14th | Lunch & Learn |
| ▶ September 9th | Half-day Seminar and AGM, Financial Management |
| ▶ October 17th | Condo 101 Course, UBC Robson Square |
| ▶ November 16th | Evening Seminar, Disaster Planning |

▶ To receive issues of Condo News by email and be notified of upcoming CCI-Vancouver Strata Educational Seminars and Courses:

Subscribe to
CCI Vancouver E-Newsletter



CCI Vancouver Chapter

JOIN



Membership Benefit from educational and networking opportunities as well as the experiences of hundreds of other strata council members and industry professionals.

LEARN



Condo 101 Course

Through our **NEW Condo 101** course, taught by Strata Lawyers, CCI Vancouver is committed to providing a friendly, supportive, educational environment to help Strata Council members or those considering joining their council to become better equipped to perform their duties. **Condo 101** will be offered on:

October 17th

SUPPORT



CondoSTRENGTH Program

You Are Not Alone.

Other strata council members out there can relate to your challenges.

- ▶ This **NEW** program offers strata council members the opportunity to draw on one another's wealth of knowledge, experience and support helping each other to build better strata communities. By sharing ideas and finding solutions council members will achieve both success and recognition.

RECOGNITION



Strata of the Year Award

Your Strata Could Be The Next Winner!

- ▶ An opportunity for well managed stratas to be recognized and rewarded for their achievements.
- ▶ Nominations accepted from July 1st, 2016 until the June 30, 2017 deadline.
- ▶ Finalists selected in July 2017 and the winner will be awarded at the CCI Vancouver Chapter's AGM in the fall of 2017

Any **CCI Vancouver Strata Corporation Members** can be nominated