

Bickerton Court

Self-managed strata

General Description

- Approximately 40 years old
- 96 suites – 48 single bedroom, 48 two-bedroom
- Concrete and steel building
- 10 minute walk from downtown & Dallas Road
- Immediately adjacent to Beacon Hill Park
- Part of James Bay community
- Owner occupied – very limited rental

Common property includes:

lobby	Stairways / hallways
elevators	entrances
office	Indoor & outdoor parking
Guest suite	Gardens (3)
library	Paved courtyard / barbeque area
Recreation room	workshop
Laundry room	View room

Council

- Chair
- Secretary
- Treasurer
- Building Maintenance
- Building Maintenance
- Housekeeping
- Committee Liaison

Chair

- Sets Meeting Agendas
- Chairs Meetings
- Represents Strata

Secretary

- Keeps Minutes
- Takes lead in correspondence
- Responsible for updating by-laws, house rules etc.

Building Maintenance

- Inspect all aspects of building (common property)
- Maintain liaison with service providers – electrical, plumbing etc.
- Contract with service providers
- Plan for future building maintenance projects

Housekeeping

- Oversees general aesthetic and condition of common areas of building
- Recommends to Council repairs/ redecoration/ cleaning etc. required in common areas

Committee Liaison

- Ensures that committees are operational
- Is liaison between committees and Council
- Assists committees in maintaining membership
- Assists committees in understanding their tasks

Committees at Bickerton

- Many people are engaged in volunteer efforts at Bickerton.
- Committees may range in size from one person to eight people – they have a great deal of autonomy over their activities. For instance, the garden committee may decide to do certain garden tasks themselves, ask others in the building to help, or use their budget to contract out other tasks)

Committees continued

- Committees exist in the following areas:
 - Laundry
 - Guest suite
 - Library
 - Garden
 - Parking
 - Workshop
 - Newsletter
 - Web-site
 - Social

Advantages of self management

- Active engagement of many owners
- Cost saving
- Increased sense of community
- Use internal expertise / resources
- Continuity of understanding of building
- Continuity of knowledge of community service providers
- In-house expertise available 24 hours

Problems of self-management

- Difficulty getting volunteers
- Lack of professional knowledge of building, regulations etc.
- Inconsistent record keeping
- High levels of responsibility on council members (+ time commitments)
- Fiscal knowledge / management may be limited

Where we are at:

- Changes in demographics
- Age of building (increased repair, replacement needs).
- Need for more advanced planning – Deficit Plan
- Burn-out by volunteers
- Limited involvement of absentee owners
- Need to move along the continuum:

Self
Management

Property
Management