

2024 BC Election - VISOA Strata Survey Responses

| Themes | Open questions: priorities, ideas, and concerns |
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| Accessibility | Will you provide information and support to strata owners in Punjabi? |
| Age Restriction Bylaws | Will you consider repealing the age restriction existing strata's? Some that were designed as adult only don't work well for families. |
| Age Restriction Bylaws | Will you go back to allowing stratas to set any age limit not just over 55 or none. Since our strata had to go from over 35 to over 55 so we wouldn't have to allow young children that our strata property was not suitable for the average age has increased and we are finding it increasingly difficult to find people able to serve on council or other boards |
| Age Restriction Bylaws | Can you be forced to make the building 55 years plus |
| Age Restriction Bylaws | Will you remove the 55+ age option for residing in a Strata and have the age as 19+. This lines up better with Stratas now allowing rentals. |
| Age Restriction Bylaws | Will you change the act with respect to the age restriction? Revert back to 19+? |
| Age Restriction Bylaws | Will you make it legal to set age restrictions? |
| Age Restriction Bylaws | Close the loopholes in 55+ scenario. |
| Age Restriction Bylaws | Seniors need quiet. Will you bring back 55 plus without the whole family able to live there. |
| Age Restriction Bylaws | Keep 65+ age restrictions in some buildings |
| Age Restriction Bylaws | Will you amend the Strata Property Act to again permit a 19+ age restriction? |
| Age Restriction Bylaws | What is your stand on stratas being able to decide for themselves any age restrictions they wish to enact? |
| Air Quality | What will you do to help ensure good air quality in stratas now that we have forest fires and extreme heat events regularly? |

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| Bare Land Stratas | Change small bare land strata to simple fee |
| Bare Land Stratas | Will the candidate support removing barriers for bareland moving to free holdstratas by |
| Building Code | <p>Could there be better building codes to mitigate water damage ? Soundproofing so people can live in peace without hearing everything your neighbor is doing ? So children can play without disturbing the neighbors.</p> <p>Council meeting minutes, AGM , SGM should be recorded so owners can obtain and listen in if they can't attend the meeting.</p> |
| Building Standards | Building standards are not being upheld. Since there isn't an owner to answer to. Strata members come and go and the construction trades gouge stratas for shoddy work. |
| Bullying | Provide mandatory government support to strata owners who experience bullying from certain individuals |
| Bullying | How can council handle owner's who harass and bully other owners |
| Bullying | What steps would you do to stop strata council bullying? |
| Bullying | How will the candidate deal with the growing bullying in Stratas? |
| Compliance / Regulator | Owners Ombudsman when the strata council doesn't follow the Strata Property Act. Ineligible people on council, no consequences for deceiving owners. More accountability regarding spending with the authorization by owners. The Civil Resolution Tribunal is ineffective. |
| Compliance / Regulator | How will you track compliance with Legislation |
| Compliance / Regulator | How will the candidate influence the government to set up a direct oversight of Strata Councils to ensure they are complying with BC Strata Act as there presently is no enforcing body? |
| Compliance / Regulator | Can strata fees be regulated |
| Compliance / Regulator | Financial penalties for council members when they is regard the Strata Property Act, employment laws, and human rights. Large fines and liens put on unit . |
| Compliance / Regulator | How can Owners be sure that the strata fees are meaningfully managed with responsibility and lawful accountability to those who manage owners funds? |
| Compliance / Regulator | When will the government stop councils from abusing owners with frivolous bylaw fines , added lawyers fees . |

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| Compliance / Regulator | No bylaws can be registered that contravene the SPA |
| Compliance / Regulator | Will you support required proof of compliance with SPA reports such as depreciation electrical etc by strata corporations |
| Compliance / Regulator | When will the government put teeth into the legislation to punish those who violate the SPA and stop letting volunteers off the hook for everything. |
| Compliance / Regulator | Will you impose fines for strata that breach the strata property act? |
| Compliance / Regulator | Will you make independent audits of Strata Corporations mandatory every three years? |
| Consumer Protection | How to protect owners from investors that could deny fee increases or levies |
| Consumer Protection | Changes to a sale of owners strata.. should have more checks and balances. |
| Consumer Protection | Real estate agents misleading strata info with potential buyers |
| Consumer Protection | Will there ever be an education program for realtors selling strata homes. New owners are, for the most part, uneducated about living in a strata. |
| Consumer Protection | How will you upport the rights of strata dwellers in attainibg prper dicmebtatuon from educated realtors? How will you hold lax realtors to legally inform buyers? What will you do to ensure that buyers know their rightsxandvlacknif rights in stratas? |
| Consumer Protection | What will you do to provide better education about strata living to British Columbians? |
| Consumer Protection | What are you going to do to protect strata owners? |
| Consumer Protection | The legislative purpose of the SPA is consumer protection. How is that meaningfully protected and achieved for strata owners, including in the legal system? |
| Consumer Protection | Ensure construction companies meet standards. Do not allow strata to waive inspectors due to costs. We need building standards upheld |
| Consumer Protection | Which Ministry will you establish and delegate strata owner and strata consumer protection to? What will be the mandate? |

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| Consumer Protection | What will you do regarding the most needed full, transparent financial disclosure, preserving the CRF, consumer protection and meaningful auditing of strata accounts to protect owners money? |
| Council Training | What will you do to ensure elected strata council executive have the knowledge of the strata act and their own bylaws to succeed? |
| Council Training | When will government stop letting volunteer council members off the hook because they are volunteers? Volunteers should be required to understand the SPA they are required to follow. Specifically spending of the owners money and claiming emergency e. Mandatory training for strata council volunteers . |
| Council Training | Self managed stratas are often unaware of the details of the Strata Property Act. What will the candidate do to ensure that the members of the strata council have the knowledge and skills to participate in strata governance? |
| Council Training | Will you support changes to the SPA to mandate education for strata council members? |
| Council Training | Require councillors to take an online course on their primary duties. |
| Council Training | Legislate all council to take a basic course |
| Council Training | Can you make it a priority for Strata Council members to take CHOA seminars when they first joined Council even if they've been on for many years. |
| Council Training | Are you aware that many strata properties are self managed as the cost of Property Management is not feasible for the majority of Strata owners?How will you as a candidate provide training or assistance to strata council or executive is responsible for enforcing bylaws and rules. However without assistance it is often difficult for the volunteers elected to Executive to carry out enforcements with neighbors who do not comply with BC Strata regulations. |
| Council Training | What measures would you put in place to improve the knowledge and ability of strata owners to more competent and informed in their role as members of the Strata Corporation sharing equal rights and responsibilities? |
| Council Training | There is not enough support, resources and education for strata owners in BC. Strata council members do not have expertise . In my community many owners have had mental and physical health issues related to the stress of living in strata. They have been treated so poorly and there is no where to go for help. I have tried to help as much as I can but I get burned out. |
| Depreciation Reports | Will you reverse the requirement for stratas to have further depreciation reports even if the majority of owners would vote against having one? |

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| Depreciation Reports | Cancel depreciation report for bare land stratas |
| Depreciation Reports | <p>Why is a small less than 25 unit bare land strata with fees of \$200 per year required to have a depreciation report at the same level as a complex with elevators, pools and underground parking etc. The risk does not seem appropriate for bare land stratas.</p> <p>Regarding bareland stratas, my strata is 20 lots and the dues are \$200 per year. Total dues are \$4000 per year. There is minor common property, 1 short road and standard water/sewer pipes. The standard strata insurance is \$1,000. The new standard for depreciation report estimate is \$5000. While this may make sense for complex with elevators, pools, and significant shared property where fees are \$300 per month and total dues are \$180,000. However to a small bareland the cost of a depreciation report is excessive.</p> |
| Depreciation Reports | The province is requiring stratas to prepare depreciation and electrical planning reports which are a huge financial cost to stratas. Why isn't there financial assistance given to stratas to help with this legislative cost? |
| Depreciation Reports | Would you remove the requirement for Depreciation Reports for self-managed stratas that have developed their own Depreciation Report (i.e., repair and maintenance plans)? |
| Depreciation Reports | The Gov't has now made Depreciation Reports mandatory every 5 years. Will you ensure that measures are put in place to insure strata associations follow through with needed repairs, or will you continue to allow this to be a guaranteed income plan for those doing the reports? |
| Depreciation Reports | Specialty Reports (ie depreciation report) should not have to be updated every 3 years. They should be valid for a longer duration. |
| Depreciation Reports | Why should we spend \$5000 + every 3 years on a depreciation report update when we could better spend it on repairs to the building? Are you prepared to re-instate the provision that owners can postpone a depreciation report update with a ¾ vote at an AGM or SGM? |
| Electrical Planning Reports | Please stop all these extra charges from the gov. Stratas are not equipped (specially older stratas) to pay for all the unnecessary testing requirements for EVs and electrical capacity. |
| Electrical Planning Reports | Please grandfather older stratas (more than 30 years old) for these new laws imposed by current gov. [Evs and electrical capacity] |
| Electrical Planning Reports | How are we going to do the electricity usage survey. Will BC hydro start by telling our strata how much electricity we can safely draw from the grid |

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| Electrical Planning Reports | Strata corporations of fewer than 5 strata lots are not required to obtain an electrical planning report however all other strata corporations will soon be required to obtain an electrical planning report, regarding of the physical strata concept. There is no ability to waive or defer the requirement. 1) What is your position on this electrical planning report requirement? 2) What role should BC Hydro play as part of the electrical planning report requirement? 3) How will you ensure BC Hydro provides strata corporations with all of the information and property details they require so they can be informed customers when seeking price quotes from qualified persons? 4) How will you ensure the information gained from the electrical planning report is shared with BC Hydro for the benefit of improving the overall electrical grid? |
| Electrical Planning Reports | As an older building, we know that we will need to install a new substation if we are going to be able to provide EV charging. However, we want to make that very expensive decision on our own time and not be forced into it with a mandatory electrical planning report. Are you prepared to amend the Strata Act so that owners can choose to postpone an Electrical Planning report beyond the Dec 31 2028 deadline? |
| Energy Efficiency | Since most people live in apartments, how will they be helped to move to passive energy in housing and transportation? |
| EV Charging | What if no one in our strata is interested or wants EV charging? |
| EV Charging | Should strata owners be able to put charging stations on the outside of the buildings |
| Insurance | The proportion of a strata budget spent on insurance is rising exponentially. Are you prepared to work with Insurance companies to see how prices can be reduced? |
| Insurance | Strata corporations are facing increasing insurance premiums - even those with no claims - will your government look at a government-based insurance option - similar to ICBC? |
| Insurance | Insurance is a significant expense for strata corporations, regardless of a strata's physical attributes. What will you do to help reduce the costs associated with insuring strata corporations? How do you see the Insurance Corporation of British Columbia (ICBC) helping to provide insurance to BC stratas? |
| Insurance | <p>Can you force owners in stratas to have insurance, only renters are required to at this moment.</p> <p>I have been the victim of water damage caused by other units and it's not fair that my insurance has had to cover this. If another person causes damage they should be solely responsible for covering the costs of the fixes. I also now run the risk of not being able to be insured at my address because of multiple water issues caused by the upstairs neighbor who decided to do their own plumbing. It is not fair that the law doesn't punish the unit causing the damage more. The onus is on the victims insurance.</p> |

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| Insurance | Insurance costs for stratas have increased astronomically. What will the candidate do to ensure that stratas are assessed fairly for insurance needs? |
| Insurance | As the population ages, the volunteer pool is reduced particularly when Volunteer Insurance is only for those under 75 years. Are you prepared to request insurance companies to increase the age limit under in volunteer insurance policies? |
| Insurance | Will you pass a bill legislating the necessity of strata unit owners to have insurance? |
| Insurance | Do they understand that the Strata insurance is no longer used as an insurance are they aware that many owners insurances are now paying for the emergency call outs from common property leak? The strata deductible are so high, the common practise is for owners to cover all cost under their insurance. Will they look into the disjunction of the Strata insurance industry? |
| Insurance | The strata insurance crisis has not abated. Similar things have occurred in Florida, and the market for condo real estate collapsed due to exploitative insurance. Will you ensure the BC Government reports back to the public on the state of strata insurance, and what has and will be done? |
| Parking | Why are you reducing the number of parking spots for strata owners. Parking at strata's is becoming a nightmare.. |
| Pets | Pet height restrictions- keep & # of pets |
| Pets | Can the law be changed to allow pets (e.g., cats and dogs) to be allowed in a strata? |
| Pets | Will you consider legislation banning landlords disallowing pets? Pets should be allowed with a deposit. Would ease the strain on animal shelters! |
| Property Assessment | The property assessment process on Stratas is very problematic and opaque. Will you support a process review of Strata Property Assessment in BC? |
| Property Rights | Keep government out of our lives |
| Property Rights | Recent Strata Property Act changes impinge on the property rights of strata owners. Will you review and revoke recent changes? |
| Property Rights | Bring back the units to the owners. |
| Property Rights | Strata's are private property so will you pledge to have your government allow strata's to dictate who lives there? Quality of life. |

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| Property Rights | Will the Candidate and Government stop treating Strata Owners as second class citizens? What has happened under the current government with Strata owners would never be attempted with conventional home ownership. |
| Property Rights | Will the Candidate and Government stay out of Strata Operations? |
| Proxies | Stop proxy farming by certain individuals controlling the votes . |
| Proxies | Will you pass a law that limits the amount of proxies a person can hold. |
| Proxies | Will you disallow proxy farming so that voting in stratas reflects the owners more fully? |
| Proxies | Voting is the only way for strata owners to provide input into decisions that affect their home and their financial stake in the property. Proxy farming must be firmly regulated, and votes must be cast according to the wishes of each owner to prevent a single person (or group) from gathering multiple proxy forms in order to ensure the vote is decided in their own favour. |
| Proxies | Make a proxy have to be resigned each election. |
| Proxies | Proof of legitimate proxy. |
| Public Consultation | Being that owners associations do not represent strata property owners, have no means to reach them, how will you ensure owners are meaningfully consulted for meaningful strata reform? |
| Public Consultation | Stratas should be involved in any new laws being decided by gov's. We are just told what to do. |
| Public Consultation | Will your government consult strata property agents and brokers about legislative changes before moving forward? |
| Public Consultation | Since 2022 we've seen changes to the Strata Property Act driven by government policy. Will you commit to public consultation to learn what issues strata owners are facing and what legislative changes they need? |
| Rebates | Gov't is increasing costs for Strata corps/owners (ex. Energy Planning Report). What will candidate do to reduce these requirements and/or provide funds for smaller stratas to pay for these? |
| Rebates | Can you ensure that rebates to stratas (e.g., having to do EV Ready Plan) continue to be available? |
| Rebates | Will you promote financial support for Strata owners to install Heat Pumps in individual units? |

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| Rebates | The expense of obtaining an electrical planning report and later, an EV charging station, is unaffordable for my strata which is already in difficulty due to moisture infiltration. Will your government provide a subsidy or better yet, postpone the requirement tow time when there are more EV's on the road? |
| Rebates | Provide funding for EV charging and heatpumps to strata corps and owners |
| Rebates | Will the provincial government offer decent rebates to help recoup the new government requirements for strata corporations? |
| Rebates | Supply cooling equipment- yes |
| Rental and Age Restriction Bylaws | Will you pledge to reverse the recently implemented changes by the NDP? |
| Rental and Age Restriction Bylaws | Will you make it legal to ban rentals in stratas? David Eby's ban on age restrictions under the age of 55 and allowing rentals is ridiculous. We bought into our building because we knew there would be no rentals, meaning pride of ownership in maintaining the building, and nobody under 19 living here, keeping the noise level down. The current government changed the rules, the next one can change them back. Socialists need to stay in their lane. |
| Rental and Age Restriction Bylaws | Allow Strata owners to decide how to run their strata, ie allow rental and age restrictions again. |
| Rental Restriction Bylaws | How will the costs and hours incurred by the strata council involving enforced rentals be addressed/reimbursed?? |
| Rental Restriction Bylaws | Will you reverse the legislation that does not allow Rental Limits in Stratas. |
| Rental Restriction Bylaws | Repeal the new requirement to allow renting of strata units |
| Rental Restriction Bylaws | Forcing rentals on self managed strata's creates additional administrative concerns with problems tenants. Will you consider reversing this policy? |
| Rental Restriction Bylaws | Will they revert back and allow no rentals to older building or grandfather no rentals |
| Rental Restriction Bylaws | Will the Candidate and Government repeal the rental mandate that was recently imposed? |

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| Rental Restriction Bylaws | Will you amend the Strata Property Act to allow Stratas to restrict rentals with bylaws approved by 75%? |
| Rental Restriction Bylaws | What is your stand on stratas being able to control if or how many rental units are permitted? |
| Rental Restriction Bylaws | Will you revoke the ban on stratas to require leases for rentals? |
| Rental Restriction Bylaws | Would you reverse the requirement for all stratas to allow rentals? |
| Rental Restriction Bylaws | If you will not repeal that requirement [rentals] will you at least "grandfather " existing stratas which would have been the fair thing to do in the first place |
| Rental Restriction Bylaws | Will you Consider repealing the removal of rent restrictions For existing strata's? |
| Rental Restriction Bylaws | Do you support reinstating the right to strata owners to limit or restrict rentals within their strata corporation? |
| Repair and Maintenance | How would you strengthen legislation so that Strata Corporations have enforceable responsibility to take the building renewal actions, like condition assessments, in the Depreciation Report? |
| Repair and Maintenance | What will your government do to ensure that buildings are maintained and mold free? |
| Review CRT | With current CRT wait times of over one year, your party do to help resolve strata issues. |
| Review CRT / Insurance / Consumer Protection | <p>(Part 1 of 2) This survey has position a VISOA priority as a first question, which may distract from the much more grave and important issues needing attention and prioritizing.</p> <p>There is no BC Ministry with a mandate for strata property or strata owners, which is imperative given the state of the strata system.</p> <p>How will you report back on the strata insurance crisis, and meaningfully address it?</p> <p>Strata owners have no representative organization, because there is no central Registry or way to unify. There is no core association, legal defense fund or evidence-based central authority for which to inform laws or policies. Also, owners cannot gather to identify and advocate for imperative needs and are at the whim of powerful private industries they have no protections from. When will BC Registries be updated to provide equity with all other BC corporations, societies and co-ops?</p> |

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| Review CRT / Insurance / Consumer Protection | <p>(Part 2 of 2) Authorities have not yet addressed the strata insurance premiums crisis resulting from neglected SPA Part 9, particularly section 155 & 158.</p> <p>There is no legal defense fund for owners, and owner's interests as they've been neglected and stripped through the Civil Resolution Tribunal Act. The purpose of the SPA legislation - consumer protection - was not delegated and neither was SPA s. 33 (accountability).</p> <p>An Auditor General audit is needed of the strata property system, like Ontario has done and the reassessed (2020 and 2023). Similarly the CRT has not been impartially audited by an independent expert, and was not delegated the legal safeguards to ensure fairness. There is oversight, open court and procedural fairness inclusive of the Evidence Act. It established a two tiered legal system, and legal double standards.</p> <p>How can the CRT be meaningfully redesigned to comply with the findings of The Owners, Strata Plan NW 2575 v. Booth, 2020 BCCA 153 & 1028677 B.C. Ltd. v The Owners, Strata Plan LMS 1083, 2024 BCSC 578 ... or perhaps shutter it and fund the BCPC and small claims court with the funds being siphoned from the independent court system where laws and the administration of justice have been split and have different rules and rights.</p> <p>How will you stop the CRT from using compromised data as if it objective, as it measures for perceived things such as "fairness".</p> <p>BCFSA neglects strata licensee misconduct. How can this be meaningfully changed?</p> <p>How will the new Money Services Businesses Act meaningfully includes BCFSA strata brokerages, and protect strata owners from abusive strata volunteers who issue false fines and create records to substantiate non-existent infractions?</p> <p>How will meaningful oversight of the SPA system be established so fewer innocents are not victimized and victim blamed by bad faith actors?</p> <p>How will you stop BCFSA from enabling strata sales where buyers do not receive complete information that they are buying property in a corporation with unlimited liabilities, proxy farming, electoral abuse with no meaningful checks or accountability is now the normal?</p> |
| Review CRT | <p>How will you protect owners from forced and unnecessary CRT or Court claims that damage Owners financially and psychologically and their only purpose is to secure financial perpetuity to lawyers and PMs at the expense and financial extortion of owners funds?</p> |
| Review CRT | <p>CRT Strata issues should allow the matter to be discussed in person.</p> |

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| Review CRT | The CRT is equally unenforceable and promotes a bully culture by strata council members. Decisions tend to favour the strata council position because they hire lawyers. How will you make changes to the unfortunate governance by a volunteer administration group? |
| Short-term Rentals | Do you support the current provincial STR legislation? There is talk that some parties are suggesting that if they are elected, they will soften the current STR legislation. This could negatively affect housing availability. |
| Short-term Rentals | If not, how do you intend to change it? [current provincial STR legislation] |
| Short-term Rentals | If you do intend to change it, how do you think that will help the current shortage of homes in BC centres? [provincial STR legislation] |
| SPA Reform / Council Training | Will you advocate for changes to the SPA that encourages owners in strata's to be obligated to serve terms on their strata council? Many people buy into strata's and expect everyone else to do the council's work and all that it entails. There should be mandatory information/educational sessions and mandatory terms that owners share the council's responsibilities. |
| SPA Reform / Depreciation Reports | How will you improve the Strata Property Act, Schedule of Standard Bylaws of the Act, Strata Property Regulation, the Bare Land Strata Regulations and accompanying legislation to: 1) Reduce the costs associated with living in a strata property? 2) Make them easy-to-understand without special training or costly legal professionals? 3) Clearly recognize & distinguish requirements & responsibilities by each physical strata concept (i.e. separate what applies to all stratas vs. condominium apartment-building stratas vs. duplexes vs. townhouses vs. fractional vacation property stratas vs. bare land stratas with only single-family homes vs. vs. bare land strata with single-family homes with shared amenity facilities (such as pools, clubhouses, etc.) vs. land-only stratas, etc.)? 4) Provide a set of legally vetted optional bylaws (with fill-in the blank options) that can be easily added to a strata's bylaws and registered at the Land Titles Office without a legal professional's assistance for common strata issues such as interest charges for overdue payments, parking, pets, smoking, short-term vacation rentals, waste management? 5) Revise Depreciation Report requirements and frequency to take into consideration the physical strata concept type, the value of the common property assets, and the number of strata lots? 6) Reflect today's technological advances and society's expectations of living in a shared community? |
| SPA Reform | (Part 1 of 2) No other province permits the strata titling of duplexes and small townhouse units, compelling owners to collectively manage all property. Strata titling seems to be the norm in most new developments, even for properties that could and should be considered freehold, single-family homes. The next government needs to discourage the establishment of bare land stratas with single-family homes with no shared amenity facilities (such as pools, clubhouses, etc.) and stratas in "missing middle" developments. |

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| SPA Reform | (Part 2 of 2) They also need to compel municipalities to take over the ownership of the common property of bare land stratas with single-family homes with no shared amenity facilities when requested to do so by the strata owners. BC's strata legislation needs to be revamped to take into account the many different physical types of strata concepts in existence in today's British Columbia. Doing so will make it easier for existing and future strata lot owners and stakeholders to understand the special rules and responsibilities of this housing ownership concept. |
| SPA Reform | Are you going to support strata owners upgrading to heat pumps? Strata Corps will not let owners put heat pumps, chargers, or similar devices on common property, or outside walls. Will there be changes to the strata act to allow this to happen if it is justified? |
| SPA Reform | The SPA needs a comprehensive review that identifies the greatest irritants of strata ownership and makes legislative and regulatory changes that address them in order to make strata housing more liveable. This will never happen without an organization advocating for strata owners and at least one MLA who champions the rights of strata owners. CHOA is not an advocate as it is a business that provides strata education and, at times, has been an impediment to strata legislation reform. |
| SPA Reform | Will you as a representative of OWNERS ensure the scope SPA ss. 35 & 36 is added to & that as in Florida's new law all records must be made easily & freely available to owners on a secure portal that the strata provides? added to |
| SPA Reform | Currently, the SPA names no standards and the CRT & courts allow the corp to revert to the vague standard of reasonableness. Will you, as a representative of OWNERS advocate for the inclusion of standards such as ASHRAE, Health Canada, CSA, etc. to be named in the ACT? |
| SPA Reform | Will you as a representative of owners advocate for standard bylaw 8 to be moved to the SPA & added to S.72 as was recommended by BCLI strata law reform committee many years ago, this to prevent the worst practice of many to most stratas, of instead transferring CP repairs to owners by changing bylaw 8 (even though changes are not enforceable as the provision is dependent on a regulation that doesn't and never should exist)? OWNERS need to be able to count on their strata to provide CP repairs promptly & to standards that ensure quality? |
| Data | Being that owners associations are ill equipped and ill informed on strata owner and proeprty issues, and operate with undeclared conflicts, how will you secure objective evidence-based data and information about stratas? |

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SPA Reform

(Part 1 of 2) The Province needs to provide a commission, an open in-person forum to hear from individual owners in ALL TYPES of stratas NOT JUST SMALL STRATAS. first and foremost, the legislation needs to allow for different schemes for different types of stratas, to ensure any version of consumer protection for individual owners. Other countries are doing this, including Australia As an example. They're also needs to be an intermediary to reduce the number and need for CRT applications. In several Australian states a government agency provides real mediation Adding a step, but reducing the likelihood of a need for an application to the tribunal. The tribunal simply seems to deal with the same issues over and over and over again and nothing changes. Also, It is simply not meeting its mandate. It is now about two years before anyone gets a decision. It is not flexible. It is not economical especially not if precious time and life are even given any remote value. Also owners enter alone and very unaware and uninformed of what they're in for the odds are stacked against them from the outside. Meanwhile, their strata corporation has all the money and all the power, it is a whole team against, when that very team is supposed to be advocating for minority rights including individual rights if we are democracy. In the first place owners are going to the CRT often about access to records or about the need for attention to neglected CP repairs.... They are not going because Strata hasn't bought them a free lunch. Meanwhile, Strada is using resources to which they have contributed and has all the legal resources in the world and its packing, still, it uses delay tactics to an extreme to add to the injustice. The problems with the CRT are too many to discuss here, but individual owners should be able to present to a commission an open form like the open form that was held for reducing healthcare cost costs, Form that is led by judges, or retired judges. Strata law reform should not be left to private committees with representatives from industry, insiders, making huge profits ultimately at the costs of individual owners who are not represented at all or who are not well represented.

Another very important consideration for the legislature needs to be consideration of the eligibility criteria in the strata property act for council members. As Stands there's nothing to prevent even an owner with dementia from being on council or an owner who had been convicted of crime or money laundering. The only criteria is to be an owner. This is very unfair.

The other related problem is that elections are typically very unfair and there is tremendous social pressure at them. We need proper elections and we need the strata property act to provide much more clear criteria for the election of chairperson for AGM for the certification of proxies as there currently are no criteria, and none met. The act should require that elections are run much the same way as any provincial or municipal election.

Perhaps the highest of all priorities is the reality that council members are not expected to be accountable other than to the corporation. The only access to Justice is the CRT, which is very strata biased as few will disagree. Council members are supposedly elected by the owners however, there are many problems beginning with the fact that we are electing people who are not accountable to us. Section 31 no longer means anything, not even in court. The courts & the CRT say that elected representatives are accountable ONLY to the zombie strata corporation, so why have elections at all? The Strata corporation owns nothing as the courts have stated many times.

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| SPA Reform | <p>(Part 2 of 2) We, the owners, own all of the common property and common assets and should be able to expect accountability and when it doesn't happen, we need the justice system to assist us In a much more fulsome way than it currently is.</p> <p>Voting by proxy means corruption by definition. This should not be permitted at all instead it should be replaced with modern day options for remote voting and for voting earlier all by secure methods. that way, no one will be denied their right to vote and voting will be much more secure using digital technology. Currently voting is very often rigged and a big part of the rigging often involves property managers and perhaps one or a few long-term council veterans, with much invested in who is elected. democracy is just not available in strata corporations and Instead, most are run, like dictatorships or some communist or feudal version of governance. This is no secret. We all know it and the BC government has already received thousands of letters from individual owners and from groups of owners across mini stratus yet nothing changes. Owner associations must put the needs of individual owners first and be less dependent on the advertising and other goodies from private Enterprise the scales of Justice tipped way too far in the direction of those making a profit at our expense and in the direction of collective rights at the TOTAL loss of individual rights.</p> <p>Individual owners and potential new purchases need much more information and it shouldn't be the type of information that says this is what you're getting into you are signing off, signing away, all individual property and many human rights. Unfortunately, that is the only honest advice they can be given and so the best advice right now to give potential purchases is that they shouldn't buy at all until the system is fixed And a very big fix is needed! Even my lengthy response, barely skirts on the issues. For example, I'm not even going to get into discussing insurance issues because that would require an hour of dictating and I'm just not up to it.</p> <p>Most "must" and "shall" provisions in the strata property act have been attenuated badly by the court, and by the CRT. In all other legislation, those words mean what the interpretation act says they mean, They are imperatives! The interpretation says that when a party must or shall do something they have no discretion not to. For reasons that are entirely unclear to most individual owners, such provisions in the strata property act no longer have any teeth and something needs to be done about that, or yet again there is no consumer protection!</p> |
| SPA Reform | <p>Given that the major expenditures of strata corporations aren't related to the sizes of strata lots, will you make strata fees and levies identical for all owners?</p> |

| Themes | Open questions: priorities, ideas, and concerns |
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| SPA Reform / Supporting Stratas | <p>The BC Law Institute and stakeholders including Housing Policy Branch spent 6 years on the Strata Property Law Project. There are over 100 drafted changes to the Strata Property Act ready to go. They have been sitting there since 2017 and 2019. Will you commit to actioning these much needed reforms to the Strata Property Act?</p> <p>The Residential Tenancy Branch has received a lot of funding but it appears that the Ministry doesn't notice strata housing. The ministry's page doesn't even mention stratas. https://www2.gov.bc.ca/gov/content/governments/organizational-structure/ministries-organizations/ministries/housing</p> <p>i want to know whether the candidates realize how many strata owners there are in BC and will they recognize that it is an important part of our housing system. Do they realize that about 25% of strata units house seniors and that 25% of seniors have an income of less than \$23K per year? Will they commit to listening to the needs of this sector and provide the Human Resources necessary for the Ministry to address the legislative changes needed to help strata corporations function in an increasingly complex legal landscape? It all starts with acknowledging this sector is not necessarily made up of wealthy people. Many strata residents are vulnerable. They are seniors, persons on disability, young families, single parents. Strata homes need to be part of the homes for people discussion.</p> |
| SPA Reform | How will the candidate enhance the SPA for more efficient council operations considering modern software innovations? |
| SPA Reform | The SPA needs major reform...how will you do this? |
| SPA Reform | Please update the strata act to tighten up the roles of councils and property managers. |
| SPA Reform | The SPA should be clarified so that all stratas operate within clearly defined responsibilities of the strata council vs the property management. |
| SPA Reform | Will there be a pricing review on the actual costs for providing strata documents and certificates to Realtors and Lawyers? |
| SPA Reform | Do you support the use of "simple " language in Strata Act description(s) etc, Avoid legalize where possible |
| SPA Reform | <p>Council members must meet to make decisions no email voting unless it's an emergency decision.</p> <p>No approvals to alter common property or use exclusively by an owner . Common property belongs to all the owners and it should remain as registered.</p> |
| SPA Reform | Will you pursue change to SPA to remove ambiguous language around responsibility and accountability of council members |

| Themes | Open questions: priorities, ideas, and concerns |
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| SPA Reform | How will the candidate influence future government changes to the BC Strata Act to ensure self managed Properties of less than 12 units are supported? |
| SPA Reform | Work with Strata Associations to update SPA |
| SPA Reform | Review the strata to get rid of ambiguity especially in bylaws related to finances |
| SPA Reform | Will you work to get the default, standard strata bylaws to be completely smoke free instead of only smoke free in common areas? |
| SPA Reform | How would you strengthen legislation to more clearly articulate the actual role of Strata Councils - not with the power to be substitute decision makers for owners, but working on behalf of owners to give them the information, choices and options they need to know to decide what is in the best interests of the Strata Corporation? |
| SPA Reform | Make all records easily available to owners . Mandatory monthly financials. |
| SPA Reform | Non smoking, all strata's should be non smoking, no bylaws required. |
| SPA Reform | There should be differing rules for different sized/style of stratas. Will you pledge to differentiate between stratas of 35 or less units and 36 or more units. |
| SPA Reform | Will you clarify in legislation that stratas are only responsible to insure common property/assets and not original fixtures? |
| SPA Reform | The Strata Property Act is very vague, no where in the should the words "at the discretion of council" appear. Our council is not honest, fair, or act in the best interest of the strata corporation (the owners). |
| SPA Reform | Update legislation so all council sign conflict of interest disclosures. |
| SPA Reform | Do you support a comprehensive review of the SPA with a view to making it work better for strata owners rather than tenants and the real estate industry? |
| SPA Reform | Standard bylaws that apply to all strata's , no adding and registration of new ones . |
| SPA Reform | Clear guidelines who pays for water damage caused. Stop this nonsense anything under the strata deductible isn't insured nor paid for by ALL the owners. Innocent victims of damage to their strata lots shouldn't be responsible to repair their strata lots. |
| SPA Reform | To pass a law to audit strata finances on a yearly basis - to make it mandatory |

| Themes | Open questions: priorities, ideas, and concerns |
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| SPA Reform / Council Training | <p>Are they aware of the Strata Property act as law?</p> <p>The province needs to change the SPA so that the Strata corporations act under the act. We currently have volunteers who may have criminal backgrounds, have bankruptcy in the their past. We need a bylaw in place to not allow those volunteering to not have these- such as like the Charities act. The province needs to protect owners from unenforceable strata bylaws ie like chargebacks for limited common property and common property repairs, when the strata has not done their duty in maintaining and repairing lcp and cp. Change the strata act from "as soon as feasible" in a few of the strata sections. What does that mean? My council thinks that means when they feel like or NOT. We have a right to know when our council meetings are and we need to know when the AGM minutes will be published-how do we know of increases to are strata fees are being approved if we don't get the minutes for 3 months? How about putting in place a mandatory Council 101 course - volunteers who can't balance a bank account are now managing millions of strata dollars. Strata Property managers don't follow the SPA there needs to be consequences in not providing profession advice to council on how they should follow the act. We have no strata police or oversight for strata property managers, yet owners are taken to task, warned and heavily fined or chargeback without following the proper SPA procedure.</p> |
| SPA Reform / Review CRT | <p>Replace CRT. Not realistic and extremely difficult to use. Rewrite Strata Property act similar to Ontario. Give owners some rights we are not tenants. Corrupt Councils and Strata Managers rampant in the Strata world.</p> <p>Rules of conduct and expecting or Strata Managers and Councils.</p> |
| Strata Management Companies / SPA Reform | <p>How to ensure property managers uphold law instead of allowing strata councils to evade law. Amend SPA and PM training</p> |
| Strata Management Companies | <p>Cities are now required by the province to have thousands of new units built. With the shortage of property managers, how are new strata going to find one?</p> |
| Strata Management Companies | <p>Will you place a limit on the numbers of properties that a Strata manager is assigned?</p> |
| Strata Management Companies | <p>strats need to be run by property managers that are directed by council. Will you consider this? Our investment (home) is governed by volunteers</p> |
| Strata Management Companies | <p>How would you address strata manager accountability</p> |
| Strata Management Companies | <p>Property managers need to be accountable to the SPA often the abuse starts with them.</p> |

| Themes | Open questions: priorities, ideas, and concerns |
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| Strata Management Companies | What will you do to encourage more strata management licensees? There is a shortage of strata management brokerages and managers |
| Strata Management Companies | Will you further expose the use of kickbacks between management companies and others who may use them to illegally benefit from strata business, such as insurance, repairs, and legal work. |
| Strata Management Companies | With more and more BC residents living in stratas, more strata property managers will be required and already there is a shortage. How do you propose to remedy this situation? |
| Strata Management Companies | Licensed strata management companies are taking on too many clients, and not enough licensed strata managers to cover this work. What will you do to help? |
| Strata Management Companies | Property managers not insured by the strata corporation for errors and omissions coverage. Property managers must refuse to take direction from a strata council not following the SPA . |
| Supporting Stratas | In recent years there has been an increased reporting burden imposed on Strata councils. Will you review and lessen this burden? |
| Supporting Stratas | What help will you give to self managed stratas to enable them to make decisions and weigh the pros and cons of remaining self managed?s |
| Supporting Stratas | How to you see your role in supporting stratas? |
| Supporting Stratas | We now have a Ministry of Housing but there is no department dedicated to strata housing which represents over 25% of housing in BC. Will you commit to forming a Strata Housing branch within the Ministry of Housing? |
| Water Billing | Change the collective water utility to individual reasings and billings |
| Other | What is your opinion of the changes David Eby made to the BC Strata Act and will you reverse these changes? |
| Other | It feels as though the housing initiatives have been put on the backs of strata owners, while wealthy home owners do not have the same constraints. When and how do you see these home owners also be part of the solution? these home owners |
| Other | Can a business/strata have a vote in municiple elections |
| Other | See first question |
| Other | Will the candidate reform tariffs in the Supreme Court to deal with Strata cases where the value of the amounts recovered do not cover the legal expenses, especially for collections? |

| Themes | Open questions: priorities, ideas, and concerns |
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| Other | will you stop interfering in local Councils rules for density and height restrictions |
| Other | Can a in-house strata be made to use a company off the premises |
| Other | Do your plans for dealing with our homeless and drug issues include setting up addiction treatment centers |
| Other | Will the candidate address high proprty tax rates for pensioners? |
| Other | 12 story wood frame construction with one staircase is an extreme fire and safety hazard. Would you agree? |
| Other | As density increases, will you work with the municipalities to increase public transportation, preferably electric? |