

2024 Strata Platform: Candidate Responses

WHO IS THIS FORM FOR?

This form is available to any candidate in the 2024 BC Election to state your position on matters of interest to BC strata owners and strata corporations.

PURPOSE OF SURVEY:

The Vancouver Island Strata Owners Association (VISOA) collected responses from the public throughout BC in August 2024 asking, "If you had 2 minutes in an elevator with a candidate in your riding, what would you ask them to help you decide if you want to vote for them?" The questions in this form are representative of themes in the survey

results. See all responses: https://visoa.bc.ca/wp-content/uploads/2024/09/2024-BC-Election_strata-survey-responses.pdf

DEADLINE

Responses received by October 7, 2024 will be made publicly available on VISOA's website at: <https://visoa.bc.ca/bc-election-2024-lets-talk-strata/>

CONSENT

By completing this form, the candidate authorizes VISOA to publish the responses on VISOA's website. The responses will be provided as entered. VISOA will not alter the responses in any way. The candidate is responsible for any inaccuracies, spelling mistakes, etc.

ABOUT VISOA

The Vancouver Island Strata Owners Association is an independent, non-profit society that provides education and support to strata owners and strata corporations throughout BC. Formed in 1973, is the longest-running organization of its kind in Canada. As part of our mandate, we meet with local and provincial governments and industry associations, and sit on advisory panels to advocate for the issues and concerns of BC strata owners and strata corporations.

CONTACT:

If you have any questions, please contact us by sending an email to president@visoa.bc.ca

*A Google account is not required to complete this survey.

Email *

media@conservativebc.ca

Candidate Information

Name of candidate *

John Rustad

Electoral District *

Nechako Lakes

Affiliation *

BC Green Party

BC NDP

Conservative Party

Independent

Unaffiliated

Other:

Candidate's website *

www.conservativebc.ca

Questions from VISOA

Please state your position on the following matters. To learn more about any of these topics please see [all responses to the survey](#) or contact president@visoa.bc.ca

Will you pledge to seek equity for strata owners by ensuring that provincial rebate programs for energy retrofits and cooling equipment are available to all strata corporations?

We are committed to ensuring that all provincial rebate programs for energy retrofits and cooling equipment are available to strata corporations. Strata owners should not be left behind in benefiting from policies designed to make homes more energy-efficient and affordable.

With construction of 2-6 unit multiplexes the number of strata corporations in BC will double within 10 years. Will you reform the Strata Property Act to resolve issues for small stratas?

With the projected increase in smaller strata corporations, particularly as a result of multiplex developments, we support reforms to the Strata Property Act to resolve issues specific to small stratas. Ensuring these strata corporations are supported and well-regulated is essential for future housing development in BC.

What support will you give to the Housing Policy Branch so it has the resources it needs to handle the increasing volume of work needed to support the growing number of strata owners and strata corporations? (E.g., Will you commit to forming a Strata Housing branch within the Ministry of Housing?)

We recognize that the growing number of strata corporations places additional pressure on the Housing Policy Branch. To address this, we are prepared to explore the creation of a dedicated Strata Housing Branch within the Ministry of Housing. This would ensure strata owners receive the focused attention and support they require.

New strata owners are often not aware of what buying a strata lot means. Stratas of less than 5 units don't receive a marketing disclosure statement to inform them of the budget, strata fees, and responsibility for insurance and repairs. How will you support consumer protection and education in the purchase and sale process?

Educating new strata owners is vital to ensure informed decision-making. We would support strengthening consumer protection measures, particularly for small strata corporations where marketing disclosure statements may be lacking. We will explore ways to enhance transparency in the purchase and sale process.

Questions from the public

Please state your position on the following matters. To learn more about any of these topics please see [all responses to the survey](#).

Do you support a comprehensive review of the Strata Property Act with a view to making it work better for strata owners?

With the projected increase in smaller strata corporations, particularly as a result of multiplex developments, we support reforms to the Strata Property Act to resolve issues specific to small stratas. Ensuring these strata corporations are supported and well-regulated is essential for future housing development in BC.

What will you do to improve consumer protection for strata owners?

Educating new strata owners is vital to ensure informed decision-making. We would support strengthening consumer protection measures, particularly for small strata corporations where marketing disclosure statements may be lacking. We will explore ways to enhance transparency in the purchase and sale process.

How will you address the high cost of strata insurance?

We will make sure that strata insurance rates charged to BC homeowners are based on the risks to property in BC, not the United States. If necessary to ensure a fair and competitive market, a publicly-owned option will be studied.

Do you support a review of the efficiency, effectiveness, and fairness of the Civil Resolution Tribunal in resolving strata disputes?

We are open to reviewing the efficiency and fairness of the Civil Resolution Tribunal, as we believe that it must function effectively for strata owners to resolve disputes in a timely and equitable manner.

What is your position on allowing strata corporations to have bylaws that restrict rentals and ages other than 55 plus?

Our party supports the right of strata corporations to have bylaws that reflect the needs of their communities, including restrictions on rentals and age, with a focus on preserving the integrity of housing for seniors and families.

This form was created inside of Visoa.bc.ca.

Google Forms