

# 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](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](mailto:president@visoa.bc.ca)

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

Email \*

questionnaires@bcndp.ca

## Candidate Information

Name of candidate \*

Collaborative response from all BC NDP Candidates

Electoral District \*

N/A - province-wide

Affiliation \*

BC Green Party

BC NDP

Conservative Party

Independent

Unaffiliated

Other: .....

Candidate's website \*

bcndp.ca/actionplan

## 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](mailto: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?

BC is a great place to live, but it's expensive and people are feeling the squeeze. We want BC to be a place where you can get ahead, where your paycheck stretches further, and where you can save a little each month.

Energy efficiency benefits everyone – you save money on energy and heating costs while our province reduces harmful emissions. In September, we announced energy retrofit rebate programs will be available for building owners, strata councils, and equity co-op boards via the CleanBC Multi-Unit Residential Building Retrofit Program. Originally, rebates were only available to individuals on an income-tested basis, but the BC NDP is supportive of the move to expand eligibility. This is happening iteratively and may include individual strata owners at some point in the future.

If elected, the BC NDP will go further by implementing an approach that is working well in the European Union: We'll purchase heat pumps in bulk, and pass the savings on to you. We'll help you and your family be part of generating the clean energy BC Needs. This includes rebates on solar panels and home solar batteries to help buildings create and store their own energy.

We're concerned about what a Rustad Conservative government would look like for energy efficiency. We can't trust a man that doesn't believe climate change is influenced by humans to deliver the clean energy solutions this province needs. Unlike Rustad, David Eby and the BC NDP know that cost savings and environmental sustainability can happen at the same time.

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?

Doubling the number of small-scale multi-unit homes in our province would be a good thing. Our population is growing at the fastest rate we've seen in 50 years, and we need to be prepared.

Last year we introduced legislation to encourage more homes by enabling up to 4 units to be built on lots previously restricted to single family homes, with up to 6 units around key areas near public transit. These changes are still new, and we expect that there will be opportunities along the way to refine policy and legislation to ensure they deliver the maximum benefits to British Columbians.

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're in a time of growth and change across Canada and BC has fared better than most provinces in response to the many global challenges that we've weathered over the past several years – however, there's more work to do to make our government systems as efficient and effective as possible.

We're starting in the areas that face the most strain on resources right now – by streamlining permitting and making the Residential Tenancy Branch more efficient, for example. The BC NDP will also ensure that we are able to accommodate growth and change.

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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?

It's important that buyers go into home purchase decisions fully informed – this is why, for example, we are moving to eliminate blind bidding during home purchases. Information about strata is usually provided through the buyer's Real Estate Agent, Real Estate Attorney, and lender. We need to hold private professionals accountable to ensure they provide a consistently thorough level of buyer education.

We undertook a major push to provide online educational resources across a variety of ministries during the past term. If elected, adding educational content on small-scale strata management aligns with the priorities outlined in our platform, such as informed decision-making during purchase and efficient and effective government.

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## 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?

We anticipate that the number of strata properties will need to greatly increase over the next 5-10 years to accommodate a rapidly growing population and low vacancy rates across the province. The BC NDP is supportive of measures to ensure legislation is working the way it should. If review and reform are needed, we don't shy away from change.

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

BC Housing currently offers a consumer protection guide for home buyers, which is accessible on their website. The landscape has changed for homebuyers since this guide was produced; an NDP government would be open to encouraging BC Housing to update and promote this guide so that homebuyers can make better use of it.

How will you address the high cost of strata insurance?

The Province is in the process of engagement with the strata community and insurance providers to address the high cost of strata insurance. In addition to the matter of cost, here are some examples of questions that are being considered:

- How can we help strata councils and owners make informed decisions on insurance policies?
- Which party should pay for the strata insurance deductible if the strata owner was legally responsible for a loss or damage, but it occurred through no fault of their own?
- Are there circumstances when strata corporations are not required to get full replacement value insurance coverage? If so, what would this look like?
- Now that strata corporations cannot defer depreciation reporting, is there anything else needed to encourage ongoing proactive assessments?

Strata owners and managers can subscribe for updates on legislative changes in this area by visiting the following link: <https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/more-help-and-support/subscribing-for-updates#updates>

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

We would be open to hearing more about this idea to understand if it's necessary. It's customary for legislation and major process changes to undergo a review at the five-year mark. The CRT was examined in 2022, finding that a significant majority of people (approximately 85%) who had used the CRT to resolve disputes were happy with the process and outcomes. If there are areas where the CRT process needs to be improved to resolve strata disputes, this is something we can unpack further if elected.

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

The BC NDP is committed to doing our part to help people in BC thrive, despite the extreme pressures we face due to the global housing crisis.

The BC NDP does not support bylaws that put age restrictions on rentals, unless these are to encourage more housing supply for seniors (55+).

We were deeply concerned to hear from young families that found themselves without a home because they'd recently had a baby or had a child unexpectedly brought into their homes because a friend or sibling had passed away. We can improve children's lives by making it easier for families to find suitable and secure housing that they can grow up in.

Children and young people keep our neighbourhoods vibrant, and represent the next generation of service providers, taxpayers, and community leaders.

We updated the regulations so people would not be disadvantaged by age or family status when seeking a home. The BC NDP will continue to invest in people, families, and communities, to ensure a better future for us all.

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