



CHOAIR2022-01
July 5, 2022

1000 CONDO SMARTS COLUMN AND GROWING
Information Release

NEW WESTMINSTER: This week marks the 1000th Condo Smarts column written by Tony Gioventu. Published over the years in the Vancouver Sun, Province newspaper, Times Colonist and many local newspapers this column was first published November 2, 2002. As the column author, Tony has tackled both the common and obscure challenges associated with strata living. From bylaws to strata insurance, repair and maintenance, new strata legislation and dispute resolution there has never been a shortage of strata lot owners seeking assistance with their strata related questions.

“Over the years we have heard bizarre stories, stories of conflict, stories that are almost too unbelievable to be real, but what we remember the most are the heartwarming stories. The stories where strata communities have come together to help each other” says Tony Gioventu, CHOA’s executive director. “This was not only prevalent with leaky condos in the 90’s and covid these past few years but also over the last 20 years as we have worked strata corporations throughout BC to ensure the proper operation and administration of BC’s strata community”.

After 1,000 columns, there are a few common themes:

1. No single council member has any special authority. Decisions on construction, operations, bylaw enforcement and legal matters are made by a majority vote at a council meetings.
2. Your home is not your castle! This is a classic phrase to describe strata living. Regardless of the type of strata corporation you live in, what you do in your strata lot, will affect other strata lots. This is the reason for bylaws that regulate the use and enjoyment of all property.
3. “Keep strata fees low to make your strata lots easy to sell”. This statement is deadly for strata corporations. This results in lack of maintenance, planning and funding for annual and long term repairs, neglected property, emergency repairs, court actions, failed special levies, and court intervention for administration and repairs.

Finally “Thank you” to the readers and emailers who read the column week after week. Please continue to send in your questions. It has been my pleasure helping you with your questions week after week. It will be interesting to see what comes next” said Gioventu.

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