

Strata Living

Headline: Who has access to the records of the Strata Corporation?

Topic: Access

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Dear Tony: We sold our strata lot in May. We waited for the end of a long construction project, that resulted in a small refund to the owners before we sold. We have now discovered that the strata corporation did not fully disclose the full amount of the surplus. In addition to interest earned on the project, and a small legal settlement, each strata lot is getting about \$5,000 depending on their size. We contacted the strata corporation and requested copies of the bank statements for the levy period, but they told us because we are no longer owners they did not have to provide this information. Is there some other possible method of accessing the records?

A. Carter, Coquitlam

Dear AC: In the fall of 2011, Bill 8 introduced a number of changes to the Strata Property Act and Regulations, one of which included who was entitled to access records and for what time periods. An owner or tenant is now entitled to request copies of records for the period that they were an owner or tenant of the property. The same conditions still apply when requesting copies of information, which include

copies of bank statements, cancelled cheques and books of deposit. The strata corporation must provide copies of the records to the owner or tenant requesting the information within 14 days of the request. The strata corporation is permitted to charge a person requesting the documents. The maximum charge that may be imposed for a copy of a record or document that is required to be retained under section 35 of the Act is .25cents per page per copy. The strata corporation is also permitted to with hold the documents until the person has paid for the amount owing. It is important to have a record of your requests with the strata council, so the best method of communication with the strata corporation or their agent is in writing. In the event the strata corporation does not comply with the request, you will have a record of the request as evidence.

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