

Strata Property Act

Form B

INFORMATION CERTIFICATE

[am. B.C. Regs. 238/2011, Schs. 2 and 3; 172/2016, s. (b); 206/2016, Sch. 1, s. 1.]
(section 59)

The Owners of Strata Plan LMS2284 certify that the information contained in this certificate with respect to Strata Lot 19 is correct as of the date of this certificate.

Attach a separate sheet if the space on this form is insufficient

(a) Monthly strata fees payable by the owner of the strata lot described above ( the GST is included with the fee's). \$ 218.67

(b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the Strata Property Act) \$ 0.00

(c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets? YES NO X If "yes" attach a copy of all agreements.

(d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved. The payment is to be made by date listed below. \$ 0.00 Month Day Year

(e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year. \$ 0.00

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. \$ 228,128.89

(g) Are there any amendments to the bylaws that are not yet filed in the land title office? YES NO X If "yes" attach a copy of all amendments.

(h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office? YES NO X If "yes" attach a copy of all resolutions.

(h.1) Are there any winding-up resolutions that have been passed? YES NO X If "yes" attach a copy of all resolutions

(i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? YES NO X If "yes" attach a copy of all notices.

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(j) Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?  
 If "yes" attach details

YES NO  
 X

(k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?  
 Attach details copies of all notices and work orders

YES NO  
 X

(l) Number of strata lots in the strata plan that are rented. 15

(m) Are there any parking stall(s) allocated to the strata lot?  
 YES NO  
 X

i. If "NO", complete the following by checking the correct box

No parking stall is available \_\_\_\_\_

No parking stall is allocated to the strata lot but parking stall(s) within common property might be available \_\_\_\_\_

ii. If "YES", complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply

	Parking stall(s) number(s) _____ is/are part of the strata lot
	Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot _____ for each parking stall strata lot number(s), if known
X	Parking stall(s) number(s) <u>19</u> is/are limited common property
	Parking stall(s) number(s) _____ is/are common property

iii. For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

	Parking stall(s) number(s) _____ is/are allocated with strata council approval*
	Parking stall(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*

Parking stall(s) number(s) \_\_\_\_\_ may have been allocated by owner developer assignment

Details:

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Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.

**\*Note:** The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

(n) Are there any storage locker(s) allocated to the strata lot?

YES  
X NO

(i) If "NO", complete the following

No storage locker is available

No storage locker is allocated to the strata lot but storage locker(s) within common property might be available.

(ii) If "YES", complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

Storage locker(s) number(s) \_\_\_\_\_ is/are part of the strata lot.

Storage locker(s) number(s) \_\_\_\_\_ is/are separate strata lot(s) or

part(s) of a separate strata lot \_\_\_\_\_ [strata lot number(s), if known, for each

locker that is a separate strata lot or part of a separate strata lot]

Storage locker(s) number(s) \_\_\_\_\_ is/are limited common property

Storage locker(s) number(s) 216 is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

Storage locker(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval\*

Storage locker(s) number(s) \_\_\_\_\_ is/are allocated with strata council

approval and rented at \$ \_\_\_\_\_ per month\*

Storage locker(s) number(s) \_\_\_\_\_ may have been allocated by owner developer assignment.

Details:

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Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.

**\*Note:** The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

**Required Attachments:** In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | The rules of the strata corporation;  |
| <input checked="" type="checkbox"/> | The current budget of the strata corporation;   |
| <input checked="" type="checkbox"/> | The owner developer's Rental Disclosure Statement under section 139, if any; and                  |
| <input checked="" type="checkbox"/> | The most recent depreciation report, if any, obtained by the strata corporation under section 94. |

DATE:           Month         June         Day         6         Year         2018        

Signature of Council Member: \_\_\_\_\_

Signature of Second Council Member  
(not required if council consists of only one member) \_\_\_\_\_

OR

Signature of Strata Manager, if authorized by strata corporation.  \_\_\_\_\_

**Additional Note:**  
In regards to all items above: The brokerage has relied upon the records supplied by the developer and the strata corporation to produce this form. If it is found that any portion of that information is inaccurate, the current strata management company cannot be held liable.

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