

Strata Property 2013 Update

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Strata Property 2013 Update



Welcome to the Paradise Park AGM



REGISTER TODAY for this comprehensive one-day seminar.

Thursday, April 18, 2013, 9:00 am – 4:30 pm
Pan Pacific Hotel, 999 Canada Place, VancouverTHE CONTINUING LEGAL
EDUCATION SOCIETY
OF BRITISH COLUMBIA

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Course fee is refundable (less \$50) if notice is received 5 business days (10 business days for Limited Enrolment courses) before the course. CLEBC reserves the right to cancel or reschedule courses, refuse admission, or change prices, speakers, location, or content. Books in new condition are returnable within 30 days of invoice date. HST# 122056716 RT (MAR13)

Strata Property 2013 Update

Welcome to the Paradise Park AGM

ONE-DAY SEMINAR

Thursday, April 18, 2013
9:00 am – 4:30 pm

LIVE COURSE

Pan Pacific Hotel
999 Canada Place, Vancouver

NOTE: Occasionally course details may change. You will receive an email approximately one day before the course date confirming final course details.

LIVE WEBINAR

WEBINAR ARCHIVE

Call to subscribe.

VIDEO REPEATS

May 14 Nanaimo, Penticton
May 16 Kamloops, Vernon
May 24 Courtenay,
Cranbrook,
Dawson Creek,
Duncan, Kelowna,
Prince George,
Surrey, Trail,
Victoria

COURSE MATERIALS

Registration includes course materials and a networking lunch.

NOTE: You will continue to receive a print copy of the materials at the course. **In addition,** you will receive an email with a link to the online version of the materials approximately one day before the course.

Can't make the course?
Order the course materials.

CLEBC PROGRAM LAWYER

Teresa M. Sheward
tsheward@cle.bc.ca

WHO SHOULD ATTEND: Lawyers advising and representing strata owners, strata corporations, strata councils, and strata developers, as well as those representing third parties such as lenders, tenants, and builders' lien claimants.

LEARNING LEVEL: Fundamental/Intermediate

The setting for this course is a mixed use strata corporation Annual General Meeting of "THE OWNERS, STRATA Plan BCS 000 - PARADISE PARK". Join us at this mock AGM, an interactive meeting where you, the attendees, will be owners! Working through the mock AGM agenda, the expert faculty will lead you through the practical complexities of strata property law. We will provide copies of bylaws, proposed budgets, ¾ vote resolutions, and voting cards. This essential update will prepare you for the many surprises you may encounter when dealing with strata corporations, occupants, and property managers.

The CLEBC book *British Columbia Strata Property Practice Manual* may be purchased separately. Order the book at the same time as you register for the course and **SAVE \$70**. See special pricing over. You are **NOT** required to bring your book to the course, as you will be receiving a binder of course materials.

Law Society of BC CPD Hours: 7.5 HOURS (a minimum of **1 HOUR** will involve aspects of professional responsibility and ethics, client care and relations, and/or practice management)

COURSE CHAIRS

Adrienne M. Murray — *Adrienne Murray Law Corporation, White Rock*
Patrick A. Williams — *Clark Wilson LLP, Vancouver*

PLANNING COMMITTEE

G. Stephen Hamilton — *Hammerberg Lawyers LLP, Vancouver*
Paul G. Mendes — *Lesperance Mendes, Vancouver*
Adrienne M. Murray — *Adrienne Murray Law Corporation, White Rock*
Patrick A. Williams — *Clark Wilson LLP, Vancouver*

FACULTY

David Albrice — *Principal, Building Asset Management Specialist, RDH Building Engineering Limited, Vancouver*
Matthew D. Fischer — *Fischer and Company, Kelowna*
Veronica P. Franco — *Clark Wilson LLP, Vancouver*
G. Stephen Hamilton — *Hammerberg Lawyers LLP, Vancouver*
Paul G. Mendes — *Lesperance Mendes, Vancouver*
Adrienne M. Murray — *Adrienne Murray Law Corporation, White Rock*
Jennifer Neville — *Hammerberg Lawyers LLP, Vancouver*
L. Michael Walker — *Miller Thomson LLP, Vancouver*
Patrick A. Williams — *Clark Wilson LLP, Vancouver*



AGENDA

Welcome and Introduction to "The Paradise Park AGM"

- review of Meeting Package

Procedural Meeting Matters

- voting and eligibility to vote
- proxies
- sign-ins
- approval of the agenda

Matthew D. Fischer — *Fischer and Company, Kelowna*

Adrienne M. Murray — *Adrienne Murray Law Corporation, White Rock*

Patrick A. Williams — *Clark Wilson LLP, Vancouver*

Insurance Report

- responsibility of strata corporation
- deductibles
- owner's obligation to insure
- case law update

G. Stephen Hamilton — *Hammerberg Lawyers LLP, Vancouver*

NETWORKING BREAK

Chairperson's Report: Real Estate Services Act

- application of *Real Estate Services Act* to management of sections
- need for separate contracts
- trust accounts

Adrienne M. Murray — *Adrienne Murray Law Corporation, White Rock*

NETWORKING LUNCH

Depreciation Reports

- content—what goes into your contract?
- waivers
- funding of the report

David Albrice — *Principal, Building Asset Management Specialist, RDH Building Engineering Limited, Vancouver*

Sections/Budgets

- budget content: excluded and included expenses
- approval process
- who collects the funds?

Veronica P. Franco — *Clark Wilson LLP, Vancouver*

Paul G. Mendes — *Lesperance Mendes, Vancouver*

Ethics

- who is your client?—getting instructions from the proper party
- strata corporation/management council—who has the ability to retain you?
- acting for sections and the strata corporation—is there a problem?

Matthew D. Fischer — *Fischer and Company, Kelowna*

Veronica P. Franco — *Clark Wilson LLP, Vancouver*

G. Stephen Hamilton — *Hammerberg Lawyers LLP, Vancouver*

Paul G. Mendes — *Lesperance Mendes, Vancouver*

NETWORKING BREAK

Loans

- form of security required by lenders
- owner approvals required
- what if not all owners want to participate?
- can a section borrow?

L. Michael Walker — *Miller Thomson LLP, Vancouver*

Bylaws

- rental restriction bylaw—short term accommodation rentals
- no smoking bylaw
- no grow-op bylaw

Jennifer Neville — *Hammerberg Lawyers LLP, Vancouver*

Patrick A. Williams — *Clark Wilson LLP, Vancouver*

Limitation Act and Collections

- application to collection of arrears
- challenges of the *Milligan* decision

Matthew D. Fischer — *Fischer and Company, Kelowna*

Questions and Discussion

SOON TO BE UPDATED!

British Columbia Strata Property Practice Manual

From the ground floor up

THIS BOOK IS ESSENTIAL FOR: lawyers acting for parties involved in strata matters, such as strata corporations, strata lot owners, strata managers, owner developers, and local government.

With our province continuing to undergo a high level of new strata construction and conversions, and with significant legislative amendments now in force as well as an active litigation environment, the *British Columbia Strata Property Practice Manual* is an essential practice tool for solicitors and litigators working in the field of strata property. The book is a winner of the **ACLEA Award for Professional Excellence in Publications!**

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