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LAW INSTITUTE STRATA PROPERTY LAW PROJECT—PHASE TWO

Media Release

BCLI recommends reforms to the Strata Property Act's legal framework for common property, land titles, and fundamental changes

for immediate release

Vancouver, 18 June 2019—In the *Report on Common Property, Land Titles, and Fundamental Changes for Stratas*, the British Columbia Law Institute's Strata Property Law Project Committee recommends amending the *Strata Property Act* and the *Strata Property Regulation* to shore up three key areas that help to define strata properties as interests in land.

"The committee decided that there is some room for improvement with how the act deals with some of the building blocks for the strata-property legal framework," explained committee chair Patrick Williams. "From the planning and conception of a strata property by its owner-developer through to the fundamental changes that strata-lot owners in a mature strata property may encounter, this report identifies a number of areas where the law may be changed for the better."

The report contains 25 recommendations for reform, which examine the following topics:

- **common property:** the definitions of *common property* and *limited common property*, long-term leases of common property, and amending a strata plan under section 258 of the act to designate parking spaces (and, as the report proposed, storage lockers) as limited common property;
- **land titles:** emerging issues in subdivision control, depicting common property on strata plans, and Certificates of Payment;
- **fundamental changes:** lowering the voting threshold for some fundamental changes from a unanimous vote to an 80-percent vote.

The report and two backgrounders are available at <https://www.bcli.org>.

BCLI strives to be a leader in law reform by carrying out the best in scholarly law-reform research and writing and the best in outreach relating to law reform.

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