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STRATA PROPERTY LAW PROJECT—PHASE TWO

Media Release

BCLI welcomes reforms to rules on terminating a strata

for immediate release

Vancouver, 8 October 2015—Bill 40, which was introduced today in the Legislative Assembly of British Columbia, contains proposed amendments to the *Strata Property Act* that will improve the rules governing termination of a strata corporation. The proposed changes are based on recommendations found in BCLI's *Report on Terminating a Strata*, which is the first report issued in BCLI's Strata Property Law Project—Phase Two.

"As strata buildings in British Columbia age," said Patrick Williams, chair of BCLI's Strata Property Law (Phase Two) Project Committee, "more and more strata owners will be confronted with the difficult decision of whether to renew or terminate their stratas. On behalf of the committee, I applaud this bill, which acts on the committee's recommendations and, if enacted, will give strata owners a more realistic framework for considering termination."

The key provisions of the bill reduce the voting threshold for authorizing termination from the unanimous consent of owners to the approval of 80 percent of all owners and set out a process for confirming the decision to terminate by the British Columbia Supreme Court.

BCLI's Strata Property Law—Phase Two Project has been made possible by funding from the Real Estate Foundation of British Columbia, the Notary Foundation of British Columbia, the Ministry of Natural Gas Development and Responsible for Housing for British Columbia, Strata Property Agents of British Columbia, the Real Estate Council of British Columbia, the Real Estate Institute of British Columbia, the Association of British Columbia Land Surveyors, the Vancouver Island Strata Owners Association, and the Condominium Home Owners Association.

The British Columbia Law Institute 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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