

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, Strata Plan EPS 773 certify that the information contained in this certificate with respect to Strata Lot 5 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above
\$307.67
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than annual amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*)
Nil
- (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?
 no yes *[attach 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
NIL
The payment is to be made by N/A
- (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
NIL
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund
\$20,175.23 As of December 31st, 2018, with an additional \$637.49 allocated for a depreciation report, and \$4,500 allocated for fence repairs.
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 no yes *[attach 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?
 no yes *[attach copy of all resolutions]*
- (h.1) Are there any winding-up resolutions that have been passed?
 no yes *[attach 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?
 no yes *[attach copy of all notices]*
- (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?
 no yes *[attach details]*
- (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?
 no yes
- (l) Number of strata lots in the strata plan that are rented: 1

(m) Are there any parking stall(s) allocated to the strata lot?

no yes

(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 part(s) of a strata lot [strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]

Parking stall(s) number(s) is 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: Parking is in the garage, which is part of the strata lot.

***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?

no yes

(i) If no, complete the following by checking the correct box.

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) 4th floor - Attic is/are limited common property

Storage locker(s) number(s) is 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 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: Storage is available in the fourth floor/attic, which is limited common property.

***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:

- The rules of the strata corporation;
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any; and
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Note on attachments, if any: There is not currently a Depreciation Report

Insurance information: HUB International
Expiry: June 1, 2019
Insurance Contact Telephone: (250) 385 - 6313

Date: January 18th, 2019



.....
Jen Pearson
South Island Property Management Ltd.

Signature of Strata Manager, if authorized by strata corporation

INCOME STATEMENT

For the 3 Months Ending December 31, 2018

1240 ID Fairfield Farm Estates, Strata Plan EPS773

Budget Comparison to Original Budget

	Account #	Actual YTD	Budget YTD	Variance
REVENUE				
Strata Assessments	4100	5,403.94	22,147.50	(16,743.56)
Previous Year Surplus	4800	0.00	1,500.00	(1,500.00)
Interest - Contingency Account	4900	116.32	250.00	(133.68)
Interest - Operating	4940	23.96	60.00	(36.04)
TOTAL REVENUE		5,544.22	23,957.50	(18,413.28)
EXPENSES				
Hydro	5550	150.00	650.00	500.00
Water\Sewer	5900	0.00	4,500.00	4,500.00
Drains\Gutters	6210	0.00	800.00	800.00
Fire & Safety R\M\Equipment	6550	0.00	500.00	500.00
General R\M	6700	0.00	450.00	450.00
GST - Management Fees	6750	39.36	157.50	118.14
Insurance	6820	0.00	5,000.00	5,000.00
Landscaping Contract	7050	472.50	2,500.00	2,027.50
Landscaping Irrigaton	7060	78.75	200.00	121.25
Landscaping Supplies\Other	7080	0.00	100.00	100.00
Lighting	7150	0.00	50.00	50.00
Pest Control	7290	0.00	150.00	150.00
Storm Water Disposal	7665	223.22	200.00	(23.22)
Window Cleaning	7750	0.00	1,100.00	1,100.00
Bank Charges - Operating Acct	8030	47.10	250.00	202.90
Management Fees	8250	787.50	3,150.00	2,362.50
Legal\Accounting	9100	6.30	100.00	93.70
Postage\Stationery	9400	50.29	250.00	199.71
Trs Interest to Contingency	9750	116.32	250.00	133.68
Trs Funds to Contingency	9800	900.00	3,600.00	2,700.00
TOTAL OPERATING EXPENSES		2,871.34	23,957.50	21,086.16
NET INCOME <LOSS>		2,672.88	0.00	2,672.88

South Island Property Management Ltd
BALANCE SHEET
For the 3 Months Ending December 31, 2018
1240 ID Fairfield Farm Estates, Strata Plan EPS773

January 23, 2019 2:32 PM

Page 1

	Account #	YTD Actual
ASSETS:		
TD Operating Bank Acct	1210	5,139.00
TD Contingency Bank Acct	1220	25,312.72
Accounts Receivable	1600	33.88
		<hr/>
TOTAL ASSETS		30,485.60
		<hr/> <hr/>
LIABILITIES:		
EQUITY		
Contingency Funds	3080	20,175.23
Depreciation Report Paperwrk\Cont	3145	637.49
Fence Repair\Replace\Cont	3300	4,500.00
Operating Surplus	3600	1,000.00
Retained Earnings	3710	1,500.00
Current Year Income		2,672.88
		<hr/>
TOTAL EQUITY		30,485.60
		<hr/> <hr/>
TOTAL LIABILITIES & EQUITY		30,485.60
		<hr/> <hr/>

Strata Property Act

FORM J

RENTAL DISCLOSURE STATEMENT

(Section 139)

Re: Strata Plan _____ being a Strata Plan of:

PID 008-293-571 Lot 4, Block 3, Fairfield Farm Estate, Victoria City, Plan 823

1. The development described above includes 6 residential strata lots.
2. The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

[Describe all strata lots rented out by owner developer as of the date of this statement.]

Description of Strata Lot <i>[strata lot number as shown on strata plan]</i>	Date Rental Period Expires <i>[month, day, year]</i>
NIL	N/A

- 3 In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out all of the residential strata lots, as described below, until the date set out opposite each strata lot's description.

[Describe all strata lots intended to be rented out by the owner developer.]

Description of Strata Lot <i>[strata lot number as shown on strata plan]</i>	Date Rental Period Expires <i>[month, day, year]</i>
Strata Lots 1 to 6	DOES NOT EXPIRE

- 4 There is no bylaw of the strata corporation that restricts the rental of strata lots.

Date: _____, 2009

Signature of Owner/Developer