

**Strata Property Act**  
**Form B – Information Certificate**  
*(Section 59)*

The Owners, Strata Plan **VR 1360** certify that the information contained in this certificate with respect to Strata Lot **8** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above: **\$424.37**.
- (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*): **\$424.37**
- (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** [*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: **\$NIL**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund: **\$5,762.81** as of **January 5, 2015**.
- (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  $\frac{3}{4}$  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*]
- (i) Has notice been given for any resolutions, requiring a  $\frac{3}{4}$  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 or arbitration, and/or are there any judgments or orders against the strata corporation?  
 no       yes [*attach details*]
- (k) Have any notices of work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?  
 no       yes [*attach copies of all notices or work orders*]
- (l) Number of strata lots in the strata plan that are rented: **1** to the best of our knowledge.

**\*Note: Form B is amended B.C. Reg. 238/2011, Shed. 3 (to come into force on January 1, 2014) by repealing everything after paragraph (l) and substituting the following:**

- (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 parts 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/are limited common property
- Parking stall(s) number(s) **8** 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) **8** 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, any 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 check(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 parts of a 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) **8** 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) **8** 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:

.....  
[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, any 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.

Date: January 5, 2015

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Strata Manager

**URBAN PROPERTIES LTD.**

Managing on behalf of Strata Corporation VR 1360

**STRATA PLAN VR-1360****APPROVED 2014-2015 BUDGET****31-May****Yr to date****Approved****O/B 2014-15**

	Approved Budget June 1 - May 31 2014	Current Yr to Date Expenses	Proposed Budget June 1 - May 31, 2015
<b>REVENUE</b>			
5080 Strata Fees	\$ 55,105.08	\$55,105.08	\$ 55,105.08
5050 Interest Income		175.97	
5020 Special Levy	\$ -	17,000.00	\$ -
5030 Fines/Penalty Income		0.00	
Prior Year's Surplus			\$ -
<b>Total Revenue</b>	<b>\$ 55,105.08</b>	<b>\$72,281.05</b>	<b>\$ 55,105.08</b>
<b>EXPENSES</b>			
<b>ADMINISTRATION</b>			
6150 Profession / Legal Fees	\$ 1,475.04	\$458.54	\$ 1,400.00
6160 Management Fees	\$ 10,080.00	8,898.75	\$ 7,940.00
6180 Administration (postage/copies/bank charges)	\$ 1,030.00	1,348.77	\$ 670.00
6035 Trust Account Review	\$ -	0.00	\$ 262.00
<b>Total Admin Expenses</b>	<b>\$ 12,585.04</b>	<b>\$10,706.06</b>	<b>\$ 10,272.00</b>
<b>INSURANCE</b>			
6115 Appraisal	\$ -		\$ 700.00
6110 Insurance	\$ 11,814.96	11,816.96	\$ 9,000.00
<b>Total Insurance Expenses</b>	<b>\$ 11,814.96</b>	<b>\$11,816.96</b>	<b>\$ 9,700.00</b>
<b>UTILITIES</b>			
9410 Utilities - Electric	\$ 1,800.00	\$1,201.39	\$ 1,400.00
9470 Utilities - Water & Sewer	\$ 3,500.04	2,652.18	\$ 3,000.00
9440 Gas	\$ 3,000.00	2,600.71	\$ 3,000.00
9430 Waste Removal	\$ 2,199.96	2,108.41	\$ 2,400.00
<b>Total Utilities</b>	<b>\$ 10,500.00</b>	<b>\$8,562.69</b>	<b>\$ 9,800.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>			
8065 Building Repairs & Maintenance	\$ 6,605.04	\$3,454.23	\$ 6,633.08
8090 Capital Projects - re Levy		\$18,370.80	\$ 7,000.00
8076 Window & Door Replacements	\$ 1,400.04	\$988.05	\$ 1,400.00
8100 Janitorial Services	\$ 3,200.00	3,252.20	\$ 3,500.00
8050 Fire System Annual Inspection	\$ 900.00	428.86	\$ 900.00
8200 Roof Repairs	\$ -		\$ 400.00
9040 Landscape Maintenance	\$ 4,500.00	5,322.10	\$ 5,500.00
9450 Previous Year Deficit	\$ 3,600.00	4,606.96	\$ -
<b>Total Repairs &amp; Maintenance</b>	<b>\$ 20,205.08</b>	<b>36,423.20</b>	<b>\$ 25,333.08</b>
<b>CRF Contribution</b>			
6260 CRF Contribution	\$ -	0.00	\$ -
850.1 Capital Fund Contribution	\$ -		\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 55,105.08</b>	<b>\$67,508.91</b>	<b>\$ 55,105.08</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$ -</b>	<b>\$4,772.14</b>	<b>\$ -</b>