Strata Property Act

FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **EPS7127** certify that the information contained in this certificate with respect to Strata Lot **57** is correct as of the date of this certificate.

(a)	Monthly strata fees payable by the owner of the strata lot described above.	**$539.31**
(b)	Any amount owing to the Strata Corporation by the owner of the strata lot described above (other than an amount paid into court, or to the Strata Corporation in trust under Section 114 of the *Strata Property Act*).	**$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? *(if Yes, attach copy of all agreements).* ***Note: Previous owner should be consulted regarding possible agreements or previous alterations to their strata lot.***	☐ Yes ☑ No
(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.	**$Nil**
(e)	Any amount by which the expenses of the Strata Corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year.	**$Unknown**
(f)	Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. (June 30, 2024)	**$304,393.95**
(g)	Are there any amendments to the bylaws that are not yet filed in the land title office? *(if Yes, attach copy of all amendments)*	☐ Yes ☑ No
(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? *(if Yes, attach copy of all resolutions)*	☐ Yes ☑ No
(h.1)	Are there any winding-up resolutions that have been passed?	☐ Yes ☑ No
(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? *(if Yes, attach copy of all notices)*	☐ Yes ☑ No
(j)	Is the Strata Corporation party to any court proceeding or arbitration or tribunal proceeding, and /or are there any judgments or orders against the Strata Corporation? *(if Yes, attach details)*	☐ Yes ☑ No
(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? *(if Yes, attach copies of all notices or work orders)*	☐ Yes ☑ No
(l)	Repealed. [B.C. Reg.6/2023,s.6(a).]	

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(m)	Are there any parking stall(s) allocated to the strata lot? ☑ Yes ☐ No	
	(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) ~~P2-241~~ _____ is/are limited common property ☑ Parking stall(s) number(s) P1-16 & P1-17 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) P1-16 & P1-17 may have been allocated by owner developer assignment

Details:_____

_____

_____

[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, and may therefore be subject to change in the future.**

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(n)	Are there any storage locker(s) allocated to the strata lot? ☑ Yes ☐ No	
	(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 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) See Details 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) _____ 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) See Details may have been allocated by owner developer assignment

Details: Bicycle locker P153-105

[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, and may therefore be subject to change in the future.**

(o) a summary of the strata corporation's insurance coverage (see attached)

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 most recent Depreciation Report, if any, obtained by the strata corporation under section 94.

Date: **September 18, 2024**

Gordana Djuric

Gordana Djuric
Strata Manager, as authorized by the Strata Corporation

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