



**BCrea**  
British Columbia  
Real Estate Association

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Kevin Zakreski  
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Vancouver, BC V6T 1Z1

Submitted by email: [kzakreski@bcli.org](mailto:kzakreski@bcli.org)

Dear Mr. Zakreski,

**RE: BCLI Consultation Paper on Common Property, Land Titles and Fundamental Changes for Stratas**

The British Columbia Real Estate Association (BCREA) has reviewed the BCLI consultation paper on common property, land titles and fundamental changes for stratas, and we agree with all 25 tentative recommendations. In addition to that agreement, we have comments on three specific tentative recommendations.

*6. The Strata Property Act should provide that any lease or licence of a parking stall or storage locker entered into before or after the deposit of a strata plan by the owner-developer is void.*

To be absolutely clear, we agree that leasing can be problematic, but do not want to lose the ability to allocate parking stalls by designating them as limited common property for the exclusive use of a strata lot.

*7. Section 258 of the Strata Property Act should be amended by: (a) striking out the words "first annual general meeting" wherever they appear and replacing them with "third annual general meeting"; (b) adding a new subsection that reads "This section only applies when the owner-developer has not conveyed all the strata lots"; and (c) amending subsection (6) to read "A designation of parking stalls under subsections (1) or (3): (a) does not require approval by a resolution at an annual general meeting or*

*special general meeting; (b) the owner-developer must give the strata corporation written notice of an amendment of the strata plan.”*

We support this tentative recommendation, as long as the extended period applies only to as-yet-unallocated parking stalls.

*12. The Strata Property Act should expressly require a strata plan to include a depiction of common property.*

In addition to depicting common property, we believe a strata plan should also depict limited common property.

BCREA thanks BCLI and the Strata Property Law (Phase Two) Project Committee for this detailed, important work. Thank you for the opportunity to comment on these tentative recommendations, and we look forward to the results of your consultation.

BCREA is the professional association for about 23,000 REALTORS® in BC, focusing on provincial issues that impact real estate. Working with the province's 11 real estate boards, BCREA provides continuing professional education, advocacy, economic research and standard forms to help REALTORS® provide value for their clients.

Sincerely,

Norma Miller  
Senior Policy Analyst