

Strata Property Act
FORM B INFORMATION CERTIFICATE Section 59

The Owners, Strata Plan BCS4010 [the registration number of the strata Plan] certify that the information contained in this certificate with respect to Strata Lot 6 [strata lot number as shown on strata plan] is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above \$218.42
- (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*) \$0
- (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 copies 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 \$0
The payment is to be made by na..... [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..... \$0
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$62,917.87
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
☒ no ☐ yes [attach copies 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 copies of all resolutions]
- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
☒ no ☐ yes [attach copies 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 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 [attach copies of all notices or work orders]
- (l) Number of strata lots in the strata plan that are rented. 15

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

(m)

☐ 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) 31 is/are 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:

[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.**

Are there any storage locker(s) allocated to the strata lot?

(n)

☒ 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) is/are limited common property
- ☐ Storage locker(s) number(s) 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) 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, 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 corporation
- ☒ the current budget of the corporation
- ☒ the owner developer's Rental Disclosure Statement under section 139, if any
- ☐ the most recent depreciation report, if any, obtained by the strata corporation under section 94

Date:March 25, 2015..... *[month, day, year]*.

Signature of council member

Signature of second council member

Or

Signature of Strata Manager, if authorized by strata corporation

Approved 2014 - 2015 Budget

Period = Jul 2014-Jun 2015

		Approved 2014/15 - Budget
4000	REVENUE	
4010	STRATA FEES	
4011	Operating Fund Contribution	78,050.00
4012	Contingency Reserve Fund Contribution	7,905.00
4019	TOTAL STRATA FEES	85,955.00
5000	EXPENSES	
5010	UTILITIES	
5015	Gas	9,000.00
5020	Hydro	12,000.00
5030	Telephone	2,200.00
5099	TOTAL UTILITIES	23,200.00
5200	CONTRACTS	
5205	Cleaning and Janitorial	11,500.00
5210	Elevator Maintenance	2,500.00
5220	Garbage and Recycling	4,200.00
5230	Landscaping Contract	2,000.00
5235	Snow Removal Contract	500.00
5240	Strata Management	9,500.00
5299	TOTAL CONTRACTS	30,200.00
5400	COMMON AREA REPAIRS AND MAINTENANCE	
5420	Doors & Locks	250.00
5450	Fire Equipment Repairs & Maintenance	2,000.00
5470	General Exterior	3,300.00
5480	General Interior	3,050.00
5699	TOTAL COMMON AREA REPAIRS AND MAINTENANCE	8,600.00
5700	INSURANCE	
5705	Insurance Premium	14,000.00
5799	TOTAL INSURANCE	14,000.00
5800	ADMINISTRATION	
5805	Accounting Fees	125.00
5810	Bank Charges	500.00
5825	General Meetings	100.00
5830	Legal Fees	125.00
5835	Meeting Expenses	300.00
5840	Office Expenses	800.00
5845	Bad Debt	100.00
5899	TOTAL ADMINISTRATION	2,050.00
7000	CONTINGENCY RESERVE FUND CONTRIBUTION	
7005	Contingency Reserve Fund Contribution	7,905.00
7099	TOTAL CONTINGENCY RESERVE FUND CONTRIBUTION	7,905.00
8999	TOTAL EXPENSES	85,955.00
9000	NET INCOME	0.00

EXHIBIT "F"

Strata Property Act

FORM J

RENTAL DISCLOSURE STATEMENT

(Section 139)

Re: PID: 027-534-723, Lot A, Block 21, District Lot 486, Group 1 New Westminster District, Plan BCP35162

- 1 The development described above includes 33 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.

Description of Strata Lot	Date Rental Period Expires
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 a further 33 residential strata lots, as described below, until the date set out opposite each strata lot's description.


Description of Strata Lot	Date Rental Period Expires
Strata Lots 1 to 33	Rental Period indefinite

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

Date: March 9, 2009

STUDIO SQ BY TIGERI LIMITED PARTNERSHIP
By its General Partner, Studio SQ by TiGERi Ltd.

Per:



Signature of Owner/Developer