

STRATHCONA COUNTY CONDOMINIUM ASSOCIATION

PRESENTATION TO STRATHCONA COUNTY COUNCIL

April 11, 2017

WHO ARE WE ?

- * Strathcona County Association of:

- * Condo owners
- * Condo Board members
- * Prospective Owners
- * Property Managers
- * Service/professional companies

- * Purpose

- * Education of Condo Owners
- * Share Best Practices
- * Network of Condominium Associations
- * Advocate for condominium lifestyle changes and improvements

- * Incorporated as a Society –September 2016

Condominium Lifestyle

- * Nearly 25% of Alberta home owners live in condominiums
- * 1/3 urban owners - 1/5 rural owners
- * Types of Condominiums
 - * Apartment
 - * Multi-unit complexes
 - * Town houses
 - * Bungalow/duplex
- * Ownership
 - * Traditional
 - * Bareland
 - * Hybrid Bareland
- * Regional Intensity

Issue

- * Hydrant Inspection and Maintenance Fees for Condominium Residential Properties versus Private Residential Properties

Considerations

- * FIRE PROTECTION is an ESSENTIAL EMERGENCY SERVICE the County is required to provide
- * Hydrants are necessary for Fire Protection of all properties
- * County currently inspects ALL hydrants
- * All residents expect to receive fair treatment concerning all services from the County

WHERE IS THE INEQUITY

SINGLE FAMILY RESIDENTIAL “PRIVATE PROPERTY DWELLINGS”

- * Water metered rates through monthly utilities bill which **INCLUDES:** water meter, monthly billing, inspection, maintenance, repair and replacement of public fire hydrants

CONDOMINIUM RESIDENTIAL “PRIVATE PROPERTY DWELLINGS”

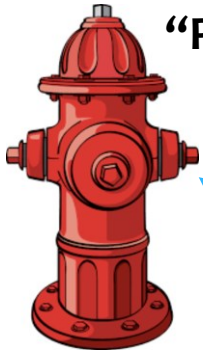
- * Water metered rates through monthly utility bills **at the same rate as Single Family Dwellings**

IN ADDITION Condominium Corporations are required to pay:

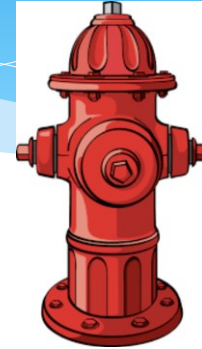
- * Annual County Inspection Fee \$80 /hydrant
- * Annual Inspection as required by 2006 Fire Code (cost dependent on private contractor)
- * Maintenance/Repair/Replacement as determined by Annual Inspections by either the County or Fire Inspector can be very expensive:
 - * Flushing – covered in annual inspection by County
 - * Replacing Seals - can be as much as \$ 5000
 - * Complete replacement would be excessive

HOW TO REMEDY THE INEQUITY?

**SINGLE FAMILY RESIDENTIAL
“Private Property” DWELLINGS:**



VS



**CONDOMINIUM RESIDENTIAL
“Private Property” DWELLINGS:**



Manages and Services ESSENTIAL SERVICES (Fire Protection) and charges all residential applications appropriately through same fixed rate or flow rate utility charges

Proposed Solution

- * Amend Bylaw

- * Discontinue levy of inspection and maintenance fees for Multi- **Residential** Fire Hydrants

- * Result – Fairness and Equity for all homeowners



THANK YOU

Strathcona County Condominium Association
Working for Condo Owners