

# TYPES OF MEMBERSHIPS

## Corporate Membership

This membership is for stratas who want all of their owners to be members and to avail themselves of all services.

## Individual Membership

This membership is for individual owners who want to join on their own. Assistance to individual members is limited and does not include assistance with Strata Council issues.

## Business Membership

The aim of the business membership classification is to inform owners and strata corporations about businesses that can offer quality goods and services.

## Application for Membership

**For information on fees and to obtain an application form you can:**

- ▶ Visit [www.visoa.bc.ca](http://www.visoa.bc.ca)
- ▶ Email [membership@visoa.bc.ca](mailto:membership@visoa.bc.ca)
- ▶ Phone (250) 920-0222 or toll free 1-877-33-VISOA (877-338-4762)

# VISOA THE ORGANIZATION

## Purpose

VISOA is a Vancouver Island based organization of strata corporations and strata owners. It was founded in 1973 with assistance from a provincial grant. It is now supported solely by members' dues. Its purpose is to provide Island strata owners with local access to strata information and a forum in which to present their views to the provincial, regional and municipal governments.

## Governance

VISOA has a Board of Directors made up of nine volunteers who manage the day-to-day operations of VISOA's business. The VISOA membership meets each February for the Annual General Meeting. Seminars and workshops are held during the year throughout the Island.



*Strata Owners  
Helping Strata Owners*

## SERVICES TO MEMBERS

- Bulletins
- Seminars
- Phone Help Line
- Email Help Line
- Website
- Information Publications

Vancouver Island  
Strata Owners Association  
Box 601, 185 - 911 Yates Street  
Victoria, BC V8V 4Y9

## STRATA CORPORATION AS AN ADDITIONAL LEVEL OF GOVERNMENT

The legislative framework for strata corporations in BC is the Strata Property Act which makes the strata corporation in effect, an additional layer of government. Enforcement of the act and bylaws is left to strata owners themselves with no guidance from any provincial agency. When the Strata Property Act is violated, the only recourse is the courts.

VISOA provides educational seminars and a help line to provide information to Island strata owners to help them comply with the Strata Property Act.

## BENEFITS OF MEMBERSHIP

### **VISOA provides the following services:**

- ▶ Information: Telephone & Email Help lines
- ▶ VISOA Bulletin: Five information packed issues per year
- ▶ Free seminars
- ▶ Website for reference and links to information sources
- ▶ Visits by a VISOA board member in certain circumstances when requested.

## STRATAS AND CONDOMINIUMS

The words strata and condominium are synonymous and used interchangeably. All stratas are condominiums and all condominiums are stratas. The three basic elements of a strata are individually owned units, common property, and common assets.

### **Types of stratas include:**

- ▶ Apartment Blocks
- ▶ Townhouses
- ▶ Mixed Use Residential & Commercial
- ▶ Duplex/Triplex/Quadruplex
- ▶ Bare Land Stratas

## INFORMATION PUBLICATIONS

### **The following publications are currently available from VISOA:**

- ▶ Strata Property Act - Instruction Guides
- ▶ Democratic Rules of Order by Peg Francis
- ▶ What Every Strata Owner Should Know About the Strata Property Act, Regulations, and Standard Bylaws
- ▶ Sample Strata Residents' Manual (includes CD)
- ▶ A Practical Guide to Budgeting & Financial Reporting For Residential Strata Corporations
- ▶ You Asked (A Series of VISOA Bulletin Columns)
- ▶ Strata Insurance

## VISOA - GIVING EVERYONE THE SAME OPPORTUNITIES

Strata property development is an industry where developers, builders, realtors and strata management companies operate businesses with each group being represented by its professional association. However, strata property developments are intended to be communities where people live and are interested in the enjoyment of their property. Their interests are not the same as those of developers, builders, realtors and strata management companies. Furthermore, their limited knowledge of strata matters places them at a disadvantage when dealing with these firms.

VISOA's aim is to level this playing field through its program of educational seminars, publications, website, and help line service for its members and by being a clear strong voice for Island strata owners.



*May 2009*