

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

To obtain an application form you can:

- ▶ Download one from www.visoa.bc.ca
- ▶ Email information@visoa.bc.ca
- ▶ Phone (250) 920-0688 or toll free 1-855-38-VISOA (855-388-4762)

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 strata owners with 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 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 throughout the year.



*Strata Owners
Helping Strata Owners*

SERVICES TO MEMBERS

- ☑ **Bulletins**
- ☑ **Seminars**
- ☑ **Phone Help Line**
- ☑ **Email Help Line**
- ☑ **Website**
- ☑ **Information Publications**
- ☑ **Workshops**

Vancouver Island
Strata Owners Association
306 - 620 View Street
Victoria, BC V8W 1J6
www.visoa.bc.ca



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 level of government. Enforcement of the act and bylaws is left to strata owners themselves with little guidance from any provincial agency.

VISOA provides educational seminars and a help line to provide guidance to 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: Four 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/Quadraplex
- ▶ Bare Land Stratas

INFORMATION PUBLICATIONS

Publications available from VISOA.
Purchase online or by phone.

- ▶ 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
- ▶ A Practical Guide to Budgeting & Financial Reporting For Residential Strata Corporations
- ▶ Management of the Contingency Reserve Fund
- ▶ 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 strata owners.

