

Strata Property Act

Form V

SCHEDULE OF UNIT ENTITLEMENT (*Sections 245 (a), 246, 264*)

Re: Strata Plan _____

being a strata plan of **PID: 006-327-711**

Lot 2, Block 17, Section 10, Esquimalt District, Plan 2546

STRATA PLAN CONSISTING OF ENTIRELY RESIDENTIAL STRATA LOTS

The unit entitlement for each residential strata lot is one of the following, as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

CERTIFICATE OF BRITISH COLUMBIA LAND SURVEYOR

I, Glen S. Mitchell, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: _____ (month, day, year)

Signature

OR

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

OR

- (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in square metres	Unit Entitlement	% of Total Unit Entitlement
1	2,3		1	50
2	2,3		1	50
Total Number of Strata lots: 2			Total Unit Entitlement 2	

Date: _____ (month, day, year)

AD Turner

Signature of Owner Developer

Shawn Abye

Signature of Owner Developer

EXAMPLE ONLY

Strata Property Act

Form Y

OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS

(Section 245(d) Regulations section 14.6(2))

Re: Strata Planbeing a strata plan of

PID: 006-327-711 LOT 2, BLOCK 17, SECTION 10, ESQUIMALT DISTRICT, PLAN 2546

The following or attached bylaws differ from the Standard Bylaws to the Strata Property Act, as permitted by section 120 of the Act:

1. Section 2 of the Standard Bylaws is amended by adding subsection 3 as follows:

Repair and maintenance of property by owner

2...

(3) An owner must repair and maintain the exterior walls and roofs which contain the owner's Strata Lot, and which are common property.

2. Section 8(b) of the Standard Bylaws is amended as follows:

Repair and maintenance of property by strata corporation

8 The strata corporation must repair and maintain all of the following:

...

(b) common property that has not been designated as limited common property except for

(i) the exterior walls and roofs that contain a Strata Lot;

Date:[month day, year].

..... Shawn Abye

Signature of Owner Developer