



Depreciation Report

NWS 222 – Wiltshire House



Cover Letter

Absolute Building Science Strata
#408 - 4621 Canada Way
Burnaby, BC V5G 4X8

December 1, 2025

Strata Plan NWS 222
15265 Roper Avenue
White Rock, BC V4B 2E9

**RE: Depreciation Report for Strata Plan NWS 222
File No. NW222DR25**

Dear Sirs or Mesdames,

The subject of this depreciation report consists of “Wiltshire House”, a 18-unit apartment building constructed in 1974 and located at 15265 Roper Avenue in White Rock, BC. We are pleased to present you with the enclosed depreciation report, which we believe will serve as the basis of your reserve planning to help better equip your members for future expenditures.

The depreciation report (the “Report”) describes the common property condition and provides immediate and future replacement cost estimates. The replacement cost estimates serve as a basis for financial modeling and contingency reserve fund management. The Report is a document prepared based on on-site reviews and financial analyses. The replacement cost estimates herein apply solely to property defined as common property, unless otherwise noted. This Report is subject to the Assumptions and Limiting Conditions in Section 2.1 and to the Assumptions and Qualifications in Appendix C.

We have assessed the subject property and reviewed all documentations made available by the Strata Corporation. With extensive analyses performed in conjunction with all pertinent data, our cash flow models predict that the optimal reserve fund management includes the following:

- 1) Contributions of \$24,970 to the contingency reserve fund (CRF) in the upcoming fiscal year – Refer to Section 5 for recommendation details; and
- 2) An increase of monthly fee allocations to the CRF by \$64.68 per unit. (Note that this does not necessarily entail an increase in strata fees, but rather an increase in the allocations to the CRF within the annual budget.) – Refer to Section 3.3.2 for full 30-year scope details.

We are hereby delivering to you a report describing our study objectives, methods of research, results, and recommendations.



We appreciate the opportunity of compiling this depreciation report for you and would be honoured to provide you with reviews and updating services as required in the future. If you have any questions, please do not hesitate to contact the undersigned.

Respectfully yours,

Absolute Building Science Strata

Prepared by,

Phoenix Wolfe
Building Science Technologist

Reviewed by,

Diana Tarna-Bacosca, M.Eng.
Division Manager

Disclaimer: The work underlying this report was, by agreement with your strata council and in compliance with the provisions of the Act and Regulation, of limited scope. Given the constraints of the study, nature of building structures, future economic trends and a multitude of factors, there will always be uncertainty with respect to the assumptions underlying the remaining useful life of common property components, projected future expenditures, inflation and return on investments. This report cannot, and does not eliminate uncertainty regarding existing, or future defects in the common property, cost variations, unpredictable hazards, or losses in connection with the property. Neither physical testing nor verification of conformance with design parameters or building codes were performed, unless specifically noted. Given the limitations of the physical study undertaken, only conditions visibly apparent during examination of a representative sample of components have been considered in this report.



*NWS 222 – Wiltshire House
15265 Roper Avenue
White Rock, BC*



Executive Summary

Property Statistics			
Municipal Address	15265 Roper Avenue, White Rock, BC		
Registered Strata Plan	NWS 222		
Real Property Type	Wood-frame apartment building		
Number of Units	18		
Year of Construction*	Circa 1974		
Designated Land Use	Multifamily residential		
Reserve Fund Components	Total of 53 components: 3 Substructure, 17 Shell, 8 Interiors, 17 Services, 3 Equipment and furnishings, 5 Site improvements.		
Financial Statistics			
Date of Study	November 12th, 2025		
Critical Assumptions	The review is limited to readily accessible and visible building components and documents. Certain inaccessible, hidden problems may not be detected.		
Contingency Reserve Fund Balance (Opening amount of the current fiscal year)	\$45,500		
Future Replacement Costs	First 10 years: \$995,555 Final 20 years: \$2,179,720		
CRF Contributions and Financial Strength Over 30-year Projection		Contributions	Financial Strength
	Current investment schedule:	\$600,708	19%
	Early investment schedule:	\$3,438,018	100%
	Delayed investment schedule:	\$3,393,565	100%
	Capped increase schedule:	\$1,476,323	47%
	Capped special levies schedule:	\$1,882,903	60%

*For phased developments, the earliest completion year of all phases may be chosen.



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1. Introduction

1.1 Strata Development

A strata development divides land and buildings into parts for separate ownership with common features. The part of the property that an individual owns is known as the “strata lot”, whereas the remainder of the property is known as “common property”. Strata-titled properties, commonly known as condominiums, provide freehold ownership of a strata lot, together with the use of common property and facilities jointly owned with all strata units.

The strata development is administered by a Strata Corporation comprising of all owners within the strata development. The Strata Corporation is the decision-making body responsible for maintaining, managing, repairing, and insuring the common property and common assets. The Strata Corporation is also tasked with record-keeping responsibilities and must enforce its bylaws or rules.

The Strata Property Act¹ (the “Act”), bylaws, and Strata Plan of the corporation are the typical documents governing the operation of the Strata Corporation. They form the legal basis of the Strata Corporation and are generally enforceable in a court of law should the need arise.

As legislated within the Act, an executive body, known as a strata council, is elected annually by the strata owners to oversee the Strata Corporation during intervals between general meetings of all members. The strata council meets at regular intervals and makes decisions on behalf of and binding upon all owners for matters concerning the administration of the strata development that do not require the vote of the strata owners.

The strata council usually hires a strata manager or property manager for the management and maintenance of all common areas and facilities including the exterior of the building(s). The strata manager implements the decisions of the strata council, approves expenses, pays accounts according to the budget, administers the collection of monthly maintenance fees, and performs other like duties. In cases of self-managed stratas, the strata council directly oversees the management and maintenance of all common areas and facilities, assuming the duties of a strata manager.

¹ *Strata Property Act*, SBC 1998, c 43, as amended

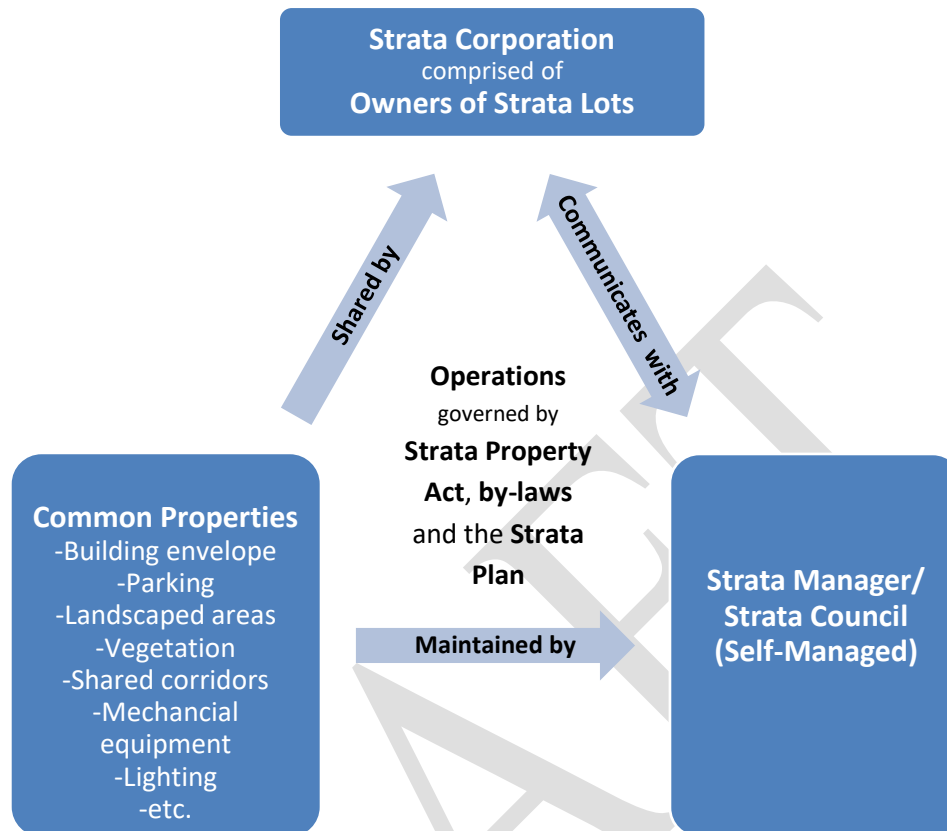


Figure 1: The strata community

1.2 Finances

In order to cover the costs of operating the strata, owners are assessed dues (termed maintenance fees or strata fees) for their proportionate share of the Strata Corporation's expenses based on their unit entitlement (a measure of the owner's allocated interest within the development). The strata fees are used to establish: 1) the operating fund, and 2) the contingency reserve fund.

1.2.1 Operating Fund

The operating fund is set up for expenses that relate to the common properties and common assets of the Strata Corporation that occurs at least once per year². These are normally recurring administrative expenses or costs that relate to the routine maintenance of the common properties. Operating expenses are not taken into consideration for the purposes of this report.

² *Ibid*

1.2.2 Contingency Reserve Fund

The contingency reserve fund (“CRF”) is a separate fund required by the Act to cover expenditures that occur less than once per year or do not usually occur³ (e.g., major repairs like roof repairs, machinery repairs, etc.). We also utilize a material threshold for common reserve expenditures targeted at \$5000. Repair/replacement cost typically estimated to be less than the material threshold may not be included in the asset renewal planning. However, in some cases, we may include an aggregate for an asset in the Report despite the individual components that form the assets having a repair/replacement cost less than the set material threshold. Budgeting for CRF expenditures and planning for adequate funding of the CRF is an important responsibility of the Strata Corporation. The CRF is required to be maintained in a separate account from the Operating Fund.

1.2.3 Special Levy

The Strata Corporation may raise money from the owners by means of a special levy for various reasons, the primary reason being that the CRF is insufficient to cover the Strata Corporation's existing or anticipated expenditures. A special levy must be approved by a resolution passed by a minimum 3/4 vote at an annual or special general meeting.

1.2.4 Legislation Governing the CRF

1.2.4.1 Contributions

Contributions to the CRF are approved in the annual budget by a majority vote of the owners and collected as a proportion of strata fees. Contributions to the CRF are not refundable to owners. Typically, the CRF may have contributions from current and previous strata lot owners. CRF contributions are based on the unit entitlement of each strata lot in the Strata Corporation.

Contributions to contingency reserve fund

Section 6.1 of the Strata Property Regulation (the "**Regulation**") establishes the minimum requirement for the purposes of determining the amount of the annual contribution to the CRF, as outlined below⁴:

- 6.1** (i) For the purposes of section 93 of the Act, the amount of the annual contribution to the contingency reserve fund for a fiscal year, other than the fiscal year following the first annual general meeting, must be determined

³ *Ibid*

⁴ *Strata Property Regulation*, BC Reg. 238/2011, s 6.1, as amended

after consideration of the most recent depreciation report, if any, obtained under section 94 of the Act.

(ii) The amount of the annual contribution to CRF must be at least 10% of the total amount budgeted for the contribution to the operating fund for the current fiscal year.

1.2.4.2 Expenditures

Expenditures from the CRF must be consistent with the purpose of the CRF. The expenditure can be approved by a majority vote if it is related to the repair, maintenance or replacement, as recommended by a depreciation report, of common property, common assets or portions of a strata lot for which the Strata Corporation has taken responsibility by bylaw. In almost all other expenditures, a $\frac{3}{4}$ vote is required for approval.

1.2.4.3 Investing the CRF

The CRF can be invested or held in insured accounts with savings institutions in British Columbia and in those investments permitted by Strata Property Regulation 6.11. The CRF must be accounted for separately from other monies held by the Strata Corporation or separate section and must include any interest or income earned on the CRF.

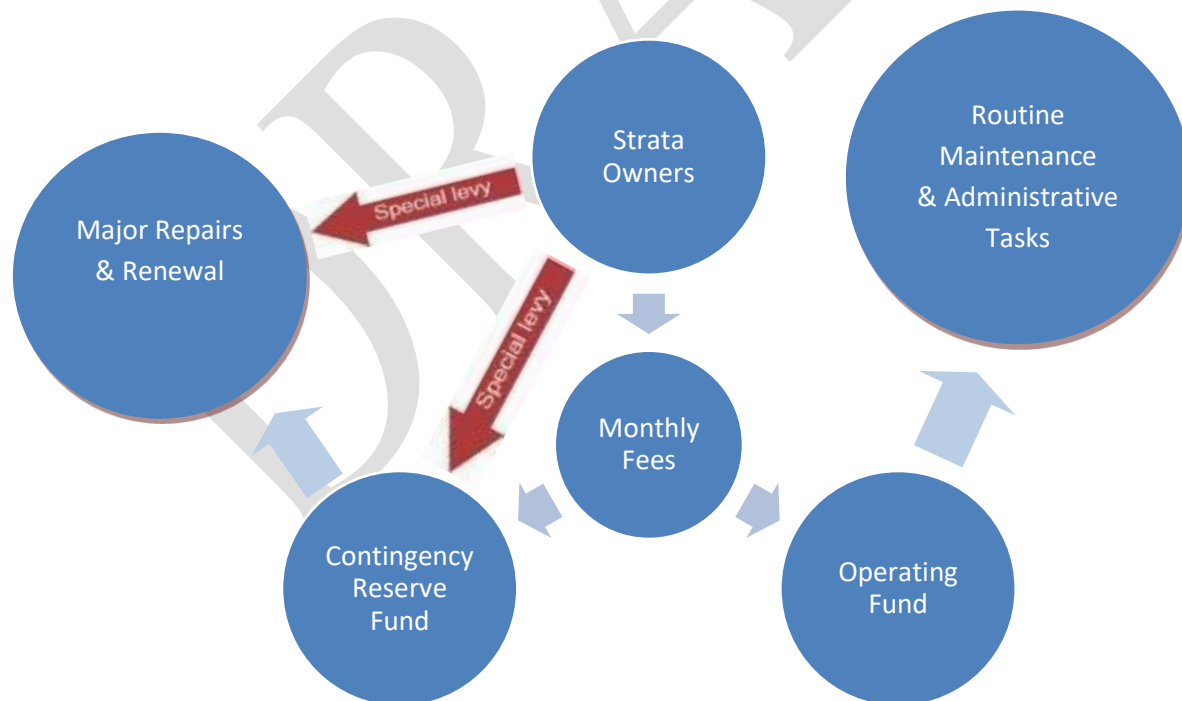


Figure 2: Financial structure of the strata community

1.3 Depreciation Reports

The depreciation report, also known as a reserve fund study, is a legislated planning requirement for Strata Corporations in British Columbia. Depreciation reports serve to guide and assist with long-term planning for CRF management. They are prepared after a thorough assessment of common properties and finances of the Strata Corporation, taking into account projected expenditures, replacement costs, and other factors.

Common properties for the purposes of a depreciation report include those items that comprise the common property, the common assets, the parts of a strata lot and/or limited common property that the Strata Corporation is responsible to maintain or repair under the Act⁵, and the Strata Corporation's bylaws or an agreement with an owner, including, but not limited to, the following items:

- the building's structure;
- the building's exterior, including roofs, roof decks, doors, windows and skylights;
- the building's systems, including the electrical, heating, plumbing, fire protection and security systems;
- common amenities and facilities;
- parking facilities and roadways;
- utilities, including water and sewage;
- landscaping, including paths, sidewalks, fencing and irrigation;
- common interior finishes, including floor covering and furnishings;
- green building components; and
- balconies and patios.

1.3.1 Benefits of a Depreciation Report

Some important benefits to a well-prepared depreciation report are listed as follows:

- A. A depreciation report may assist the Strata Corporation in ensuring that the Strata Corporation complies with the Act. As discussed earlier, the Regulation⁶ set out certain thresholds for the management of the CRF. The depreciation report recommends different cash-flow models that will balance expenditures and corresponding special levies to assist the Strata Corporation with maintaining such compliance.

⁵ *Strata Property Act*, *supra* note 1

⁶ *Strata Property Regulation*, *supra* note 3

- B. A depreciation report presents various analysis and models illustrating the concept of reserve fund planning. It aids the strata in prioritizing capital replacement and maintenance expenditures, which may in turn optimize strata investments over time. The models underlying the analyses reflected in the depreciation report incorporate assumptions on return on investments, inflation, the accumulation of strata fee contributions, the timing and amount of special levies relative to the projected timing and future costs of major repairs and replacements.
- C. A depreciation report provides a measure of a strata's "financial strength" in the form of a ratio of the CRF to projected expenditures. Lending institutions, owners and prospective buyers, may look to the depreciation report to evaluate the likelihood, over time, of strata fee increases and special levies. Therefore, a depreciation report may assist in establishing credit, in personal financial planning, in appraising the value of a Strata Lot and in the negotiation of the purchase price of a Strata Lot.
- D. A depreciation report may assist the Strata Corporation with the preservation of the common property value through establishing a timely major maintenance and replacement schedule. It identifies the condition of major items of the common property of a Strata Corporation and their estimated future maintenance/replacement costs. It also provides preventative maintenance recommendations, which can guide the strata council with respect to maintenance and repair which may extend the component's useful life.
- E. A depreciation report may also identify risks to Strata Corporations, and potential expenditures not previously recognized, allowing for better planning. Many Strata Councils and Owners assume that their budgeted CRF contributions will adequately cover future expenditures. However, original estimates may be outdated, or may not account for modifications made since the building was new.

1.3.2 Legislation Regarding the Depreciation Report

The depreciation report must be completed by a "qualified person" as defined in the Act⁷. It must be based upon on-site visual inspection, physical component inventory, summary of repairs and maintenance work on common property (for items that usually occur less than once per year or that do not usually occur), a financial forecasting section, and other information specified in the Regulation⁸. As of July 1, 2024, a depreciation report is legally required to be obtained every 5 years by Strata Corporations consisting of 5 or more lots. These details outlined within the Act⁹ can be found in Appendix A.

⁷ *Strata Property Act*, SBC 1998, c 43, s 94.1

⁸ *Strata Property Regulation*, BC Reg. 238/2011, s 6.2

⁹ *Strata Property Act*, SBC 1998, c 43, s 94

1.4 Objectives

This depreciation report can be used as a guide for establishing long term planning for management of common assets or properties listed in detail in Section 1.3. In this report, we describe the following:

- Common properties the Strata Corporation owns;
- Condition of common properties in the Strata Corporation;
- Projected timeline for replacement or major maintenance and repairs of components of the common property of the Strata Corporation.
- Opening balance and projected balances of the CRF at year ends on various assumptions as set out in the report.
- Estimated current cost and inflation-adjusted future cost of replacement or major repairs of common property components.
- Five cash flow models projecting year by year for 30 years the funds available in the CRF relative to the projected future costs on various assumptions with respect to strata fee contributions to the CRF and special levies.

1.5 Intended Use

This depreciation report has been completed for the exclusive use of the owners of the Strata Corporation, Strata Plan NWS 222. No other party may rely on the report without explicit written approval of Strata Engineering. This depreciation report may be attached to the “Form B: the information Certificate” in accordance with the Strata Property Act¹⁰. This depreciation report is subject to the assumptions and limiting conditions set out in Appendix C attached hereto.

¹⁰ *Strata Property Act*, SBC 1998, c 43, as amended

2. Methods

A physical assessment and a financial assessment were first performed, providing information regarding the current status of the property. After determining the common assets, the data were used to generate different strategic plans.

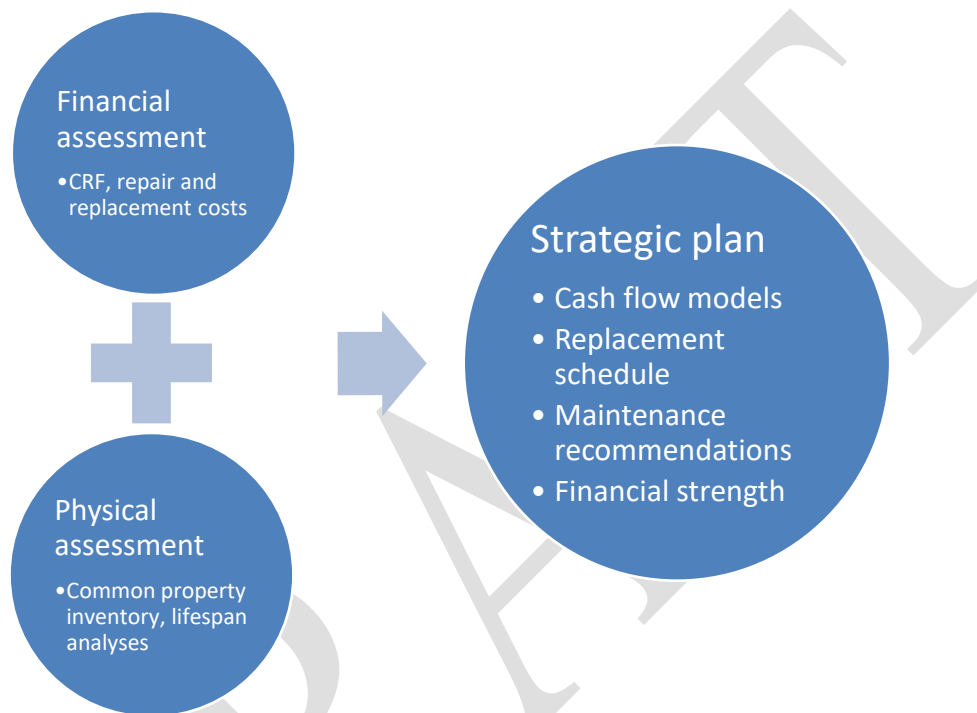


Figure 3: Formulation of the strategic plan

2.1 Assumptions and Limitations

This report contains recommendations based on information available for our review at the time of preparation. This is not a certification of compliance with past or present regulations. This depreciation report is to be read in its entirety and as a whole. No portion of this report can be severed or read independently of the other portions.

The work underlying this report was, by agreement with your strata council and in compliance with the provisions of the Act and Regulation, of limited scope. Given the constraints of the study, nature of building structures, future economic trends and a multitude of factors, there will always be uncertainty with respect to the assumptions underlying the remaining useful life of common property components, projected future expenditures, inflation and return on investments. This report cannot, and does not eliminate uncertainty regarding existing, or future defects in the common property, cost variations, unpredictable hazards, or losses in connection with the property.

Neither physical testing nor verification of conformance with design parameters or building codes were performed, unless specifically noted. Given the limitations of the physical study undertaken, only conditions visibly apparent during examination of a representative sample of components have been considered in this report.

Only specific information identified below has been reviewed. Absolute Building Science Strata Engineering (Strata Engineering) is not obligated to identify mistakes, or insufficiencies in the information obtained from the various sources or to verify the accuracy of the information.

The depreciation report estimates are subjective and are provided for approximate budgeting purposes only. The report should only be relied upon for general guidance and planning of the Strata Corporation. The figures are calculated based on our educated understanding of life cycle of building components and comparative analyses of similar properties over time. Accurate replacement costs for building components can only be obtained after proper design and tendering processes, with scopes of work established and contractors' obligations identified. The estimated time frame for undertaking replacement or maintenance work represents our opinion at the time of report preparation and may vary based on real-time conditions. Failure of an item, or an optimum repair or replacement process, may vary from our estimates. Additional engineering investigations are required for more certainty in establishing the scope of work and replacement requirements.

In issuing this report, Strata Engineering does not assume any of the duties, or liabilities of the original designers, builders or owners of the subject property. Owners, prospective purchasers, tenants, or others who use, or rely on the contents of this report, do so with the understanding that Strata Engineering cannot be held liable for damages which may be suffered with respect to the purchase, ownership, or use of the subject property.

2.2 Physical Assessment

2.2.1 Physical Inspection

A site visit was performed by Phoenix Wolfe of Strata Engineering on November 12th, 2025 at 15265 Roper Avenue in White Rock, BC.

2.2.2 Documentation Review

The following documents were reviewed upon availability from the Strata Corporation:

- Strata Plans
- Financial statement (April 2025) & approved budget (2025-2026)
- Annual general meeting minutes and council meeting minutes (2023-2025)
- Special general meeting minutes (2025)
- Strata Corporation Bylaws

2.2.3 Inspection of Common Properties

2.2.3.1 Common Property Classification

Within this report, we classified the common properties assets according to the Uniformat II¹¹ system, specified by the National Institute of Standards and Technology. The Uniformat II system is organized into seven major building component divisions, with a letter assigned to each specific division. The building components inspected are classified into the following divisions¹² (examples of such components are indicated below):

1. **Substructure:** Slab on grade, underground parking and basement structures etc.
2. **Shell:** Roof construction, exterior walls, exterior windows, balconies, decks etc.
3. **Interiors:** Common wall finishes, floor finishes, stairs, partitions etc.
4. **Services:** Elevators and lifts, heating ventilation & air conditioning, fire protection etc.
5. **Equipment and furnishings:** Commercial, institutional equipment, furniture etc.
6. **Special construction and demolition:** Special facilities, integrated construction etc.
7. **Site improvements:** Paving, landscaping, fencing, sewers etc.

2.2.3.2 Reserve Component Inventory

The reserve component inventory was compiled following the site visit and included in Section 3.2. It lists all common properties reviewed, along with their quantities and life cycle indices.

¹¹ ASTM Uniformat II for Building Elements (E1557-97)

¹² Components belonging to certain divisions may not be inspected due to accessibility issues.

2.2.4 Remaining Useful Life (RUL) Estimation

The method of estimating the remaining useful life of the components first necessitates the determination of their physical condition. The chronological age of any asset may not equate to its effective age. Some assets' lifetimes may have been prolonged by continued maintenance whereas others might have undergone rapid deterioration due to unforeseen circumstances or neglect.

In this Report, the effective age of a common property is estimated via documentation review, discussion with facility representatives, and visual examination. The total useful life is estimated based on industry standards of comparative improvements. Generally, the RUL is thus represented by the following equation:

$$\text{Remaining useful life(RUL)} = \text{Estimated useful life(EUL)} - \text{Effective age(EA)}$$

In cases where the component's RUL is labelled as "contingency", this simply means an allowance is include in the plan to address partial repairs and replacements of the assets described in the component as they are unlikely to fail all at the same time. The component as a whole does not have a definite remaining life span as the condition of the individual parts varies. Equivalently, the various assets that make up the component as a whole does not have a definite Estimated Useful Life "EUL" and therefore may also be listed as "**contingency**", "**various**", or "**building life**".

Please note that in the process of determining the remaining useful life of each component, no destructive testing was carried out on any of the common properties, nor were the common properties disassembled or subjected to confirmation of functionality.

2.3 Financial Assessment

Over the life of every building, owners contribute towards operating, maintenance, and renewal costs of capital assets. Occasionally, more comprehensive rehabilitation costs are also incurred.

The financial assessment identifies the following:

- The current replacement costs of the common properties and their future replacement costs;
- The status of the current CRF balance and how it is impacted by ongoing CRF requirements; and
- The ability of the current budget to meet major maintenance renewal needs.

This depreciation report is primarily concerned with costs of building upkeep. Expenditures such as legal consultation fees, warranty claims, investigative report fees, and unforeseen emergency expenses are not included.

2.3.1 Future Replacement Cost Estimation

The future replacement cost estimation is performed using the current replacement cost compounded by an average inflation rate across the remaining useful life of the components. Replacement costs were estimated based on the cost data service provided by RSMeans Online¹³, National Construction Estimator, Get-A-Quote, and our quotation database collected over time from contractors and supplier. Inflation measurement in this depreciation report is based on construction indices rather than the widely quoted Consumer Price Index (CPI), which measures consumer goods. An average inflation rate was calculated based on changes in construction price index over a period of 30 years from 1995 to 2025. From the analysis, the inflation rate was found to be **3.0%**.

2.3.2 Projected Cash Flow

The projected cash flow predicts how well the CRF would be able to cover necessary replacement costs over the next 30 years. There are five cash flow models presented here for your reference. Dollar amounts are indexed, based on today's costs.

Model 1 (Strata Property Act mandatory schedule): This model aligns with the regulatory requirement of the Strata Property Act, which mandates a minimum contribution of 10% of the operating budget to the CRF. This method has the effect of deferring the funding of replacement costs for your common properties to the date when such replacement is required, resulting in larger special levies and greater future financial burden.

Model 2 (Early investment schedule): This model increases current CRF contributions rapidly over the next three years, such that no special levies will be required over the 30-year projection. Depending on interest rates, this method potentially allows for the greatest investment returns, maximizing financial strength.

Model 3 (Delayed investment schedule): This model increases current CRF contributions over a period of five years, such that no special levies will be required over the 30-year projection. This method still allows for a reasonable return on investment while maintaining financial strength.

Model 4 (Partially funded investment schedule – capped increase): This model increases current CRF contributions by a maximum of 180% in the next year. For the remaining 30-year projection, CRF contributions are increased annually by the current inflation rate.

Model 5 (Partially funded investment schedule – capped special levies): This model increases current CRF contributions over the next three years, such that the sum of all

¹³ www.rsmeansonline.com

special levies for the 30-year projection is kept at \$1,500,000 or less. For the remaining 30-year projection, CRF contributions are increased annually by the current inflation rate.

2.3.2.1 Current CRF Levels

Current CRF level is defined as the opening balance of the reserve account beginning the year in which the study took place. In this case, it is \$45,500 beginning in April 2025. In cases where reserve accounts are unavailable, the current CRF level is calculated by summing the total amount of funds set aside for major replacement or repairs beginning the year during which the inspection is performed.

2.3.2.2 Special Levies

The Strata Corporation may raise money from the owners by means of a special levy for various reasons, the primary reason being that the CRF is insufficient to cover the Strata Corporation's existing or anticipated expenditures. A special levy must be approved by a resolution passed by a minimum 3/4 vote at an annual or special general meeting.

Within this report, special levies are calculated as the amount of money required to cover the shortfalls in the CRF after anticipated expenditures.

2.3.2.3 Investment Returns

For this report, the Strata Corporation's funds are placed within a savings account. Hence, investment returns are estimated to be **1.00%** based on historical rates and current rates. Actual rates of return will differ depending on minimum balances, terms, and financial instruments chosen.

2.3.2.4 CRF Contributions

CRF contributions with all our cash flow models except the current model (Model 1) are set based on different calculations tailored to different scenarios.

2.3.2.5 Calculations

The closing balance for a given year was calculated as follows:

Closing balance = (CRF opening balance + CRF contributions + investment returns + Special levies) – Replacement expense

2.3.3 Financial Strength

For this depreciation report, the analysis is performed primarily based upon the CRF of the Strata Corporation, and not accounting for operating expenses that are paid through the operating fund. Thus, the financial strength of the Strata Corporation is the proportion of replacement or maintenance expenses that can be covered by the CRF contributions and investment returns. The optimal CRF with maximized financial strength would be able to cover all expenses at any given time, resulting in no special levies over a specified period.

2.3.3.1 Reserve Requirements

Insufficiency in this depreciation report is determined by the percent of replacement expenses covered by special levies, given by the following formula:

$$\% \text{ Insufficiency} = \frac{\text{Special levies}}{\text{Replacement expenses}} \times 100\%$$

Financial strength in this depreciation report is expressed in the following formula:

$$\% \text{ Financial strength} = 100\% - \frac{\text{Total special levies}}{\text{Total replacement expenses}} \times 100\%$$

Hence, 100% strength means that no special levies are needed (insufficiency is 0%).

3. Results

3.1 Building Information

The property assessed was a 18-unit apartment building built in 1974 for multifamily residential purposes. The key statistics of the building are presented in Table 1 below.

Table 1: Property statistics

Wiltshire House	
Municipal Address	15265 Roper Avenue, White Rock, BC
Registered Strata Plan	NWS 222
Real property type	Wood-frame apartment building
Number of Units	18
Year of Construction*	Circa 1974
Designated land use	Multifamily residential
Reserve fund components	Total of 53 components: 3 Substructure, 17 Shell, 8 Interiors, 17 Services, 3 Equipment and furnishings, 5 Site improvements.

*For phased developments, the earliest completion year of all phases may be chosen.

3.2 Reserve Components Inventory

The identified components were grouped into major categories according to the Uniformat II system. The schedule of common property components can be found on the next page. Detailed descriptions can be found in Appendix B (reserve component data sheets) and the major replacement schedule regarding the components can be found in Appendix D. The reserve components included within this budget is listed in the following table. Due to varying factors such as usage and load, items listed as “contingency” are anticipated not to fail as a whole at the same time and as a result will likely see periodic partial replacements with an allocation of a contingency amount over the life of the property.

Table 2: Reserve Components

Components	Estimated Useful Life (years)	Effective Age (years)	Remaining Useful Life (years)
Suspended slab waterproofing	30	27	3
Underground parkade structure	Contingency	51	Contingency
Parkade roof deck	Contingency	51	Contingency
Patio flooring - Wood	Contingency	51	Contingency
Patio flooring - Concrete	Contingency	51	Contingency
Cladding - Brick	Contingency	51	Contingency
Cladding - Vinyl	50	41	9
Cladding - Concrete	Contingency	51	Contingency
Soffits	50	41	9
Exterior painting - Concrete wall	20	17	3
Exterior painting trims	20	18	2
Exterior wooden elements	25	23	2
Exterior windows	Contingency	51	Contingency
Caulking and weatherstripping	10	7	3
Main entrance doors	50	45	5
Egress and service doors	Contingency	51	Contingency
Garage doors	40	6	34
Patio doors	50	45	5
Roofing - Asphalt	Contingency	Various	Contingency
Roofing - SBS	25	5	20
Lobby	Contingency	51	Contingency
Amenity room	Contingency	51	Contingency
Storage room	Contingency	51	Contingency
Washroom	Contingency	51	Contingency
Laundry room	Contingency	51	Contingency
Unit entry doors	Contingency	51	Contingency
Wall and ceiling finishes	20	17	3
Carpeting	20	17	3
Elevator cab	35	30	5
Elevator machinery	35	30	5
Domestic water distribution system	Contingency	51	Contingency
Sanitary drainage system	Contingency	51	Contingency
Storm water drainage system	Contingency	51	Contingency
Sump pump	Contingency	51	Contingency
HVAC systems - MUA	25	20	5
HVAC systems - Large exhaust fans	30	1	29

Components	Estimated Useful Life (years)	Effective Age (years)	Remaining Useful Life (years)
HVAC systems - Small exhaust fans	Contingency	51	Contingency
Boiler	20	9	11
Hot water heater	20	5	15
Heating generating system	Contingency	51	Contingency
Wet and dry sprinkler systems	Contingency	51	Contingency
Electrical distribution	Contingency	51	Contingency
Access control system	25	20	5
Exit and emergency lights	Contingency	51	Contingency
Fire Protection and Security Systems	20	15	5
Lighting fixtures - Interior	Contingency	10	Contingency
Lighting fixtures - Parkade and service/storage rooms	Contingency	51	Contingency
Lighting fixtures - Exterior	Contingency	51	Contingency
Exterior paving	Contingency	51	Contingency
Exterior railings	Contingency	51	Contingency
Fencing	25	10	15
Fence painting	10	2	8
Landscaping	Contingency	51	Contingency

3.3 Thirty-Year Cash Flow Models

Cash flow models allow you to tailor your budget to suit your own needs or financial abilities. We have provided five distinct cash flow models for the estimation of CRF contributions and special levies not accounting for preventive maintenance. In each of these models, calculations are based on the April 2025 CRF opening balance of \$45,500. In order to satisfy legal requirements, annual CRF contributions are set to be at least 10% of the total amount budgeted for the contribution to the operating fund for the current fiscal year. Special levies are assessed to ensure the minimum closing balance of the CRF is 25% of the operating budget, or where there is a shortfall in covering replacement or repair expenses. In this case, the operating budget is \$120,342 for 2025-2026 and in each subsequent year, the operating budget is estimated to increase 3.0% to account for inflation.

3.3.1 Model 1: Strata Property Act (SPA) mandatory schedule

As per the Strata Property Act (SPA), a minimum contribution of 10% of the operating budget is mandated for the Contingency Reserve Fund (CRF). In this SPA-mandated schedule, with the anticipation of gradual rise in the operating budget due to current inflation rates, the CRF contributions will also see an increase over the next 30 years. However, in cases where the current CRF contributions are below 10%, our model incorporates an initial increment to ensure compliance with statutory requirements in the cashflow model. Over the 30-year projection, sixteen special levies, ranging from \$232 to \$677,226 are expected to be required. An investment return of \$16,224 is obtained.

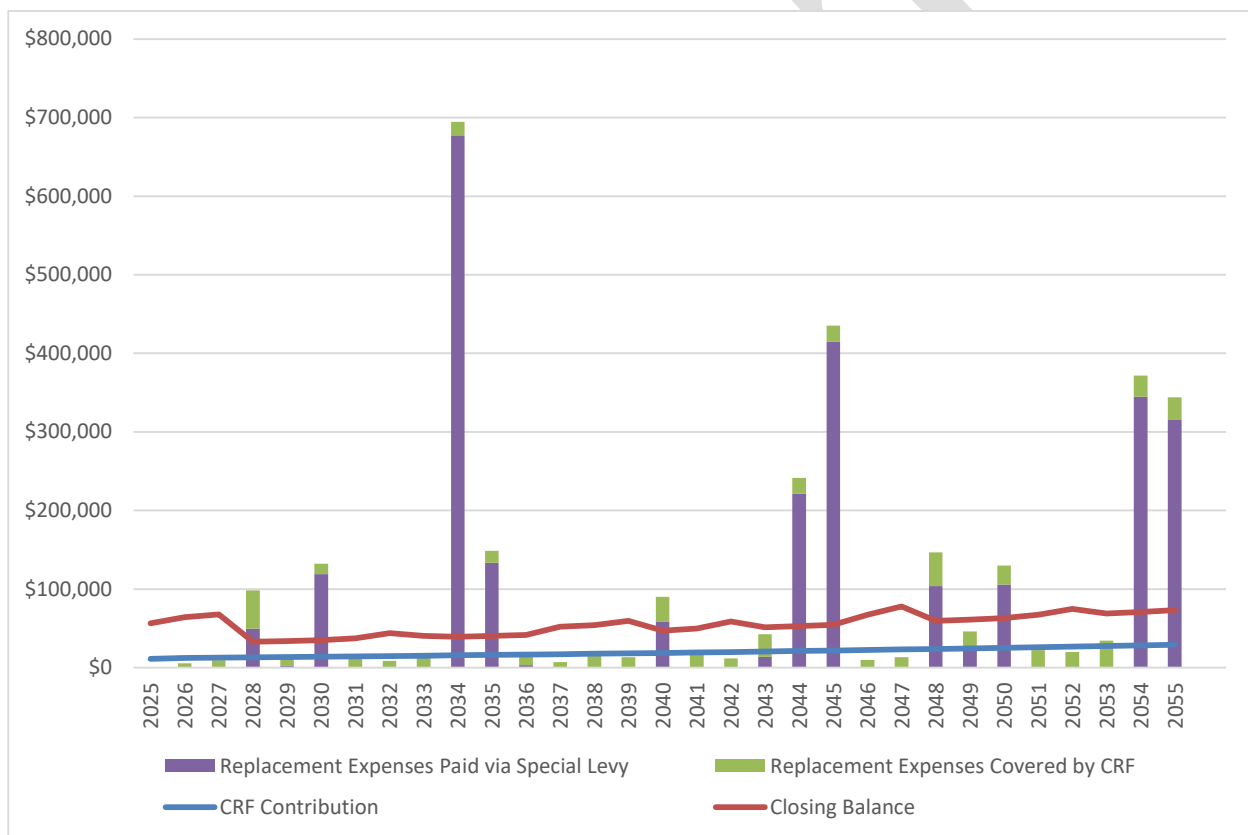


Figure 4: 30-year projection of CRF cash flow using Strata Property Act (SPA) mandatory schedule

Table 3: Model 1—Cash flow table for CRF with Strata Property Act (SPA) mandatory schedule

Year	Opening balance	CRF contributions	Contribution changes	Investment returns	Replacement expenses	Special levies	Closing balance
2025	\$45,500	\$11,000				\$0	\$56,500
2026	\$56,500	\$12,395	12.7%	\$565	\$5,457	\$0	\$64,003
2027	\$64,003	\$12,767	3.0%	\$640	\$9,548	\$0	\$67,862
2028	\$67,862	\$13,150	3.0%	\$679	\$98,190	\$49,374	\$32,875
2029	\$32,875	\$13,545	3.0%	\$329	\$15,675	\$2,788	\$33,861
2030	\$33,861	\$13,951	3.0%	\$339	\$132,157	\$118,884	\$34,877
2031	\$34,877	\$14,369	3.0%	\$349	\$12,435	\$0	\$37,161
2032	\$37,161	\$14,801	3.0%	\$372	\$8,609	\$0	\$43,724
2033	\$43,724	\$15,245	3.0%	\$437	\$18,938	\$0	\$40,467
2034	\$40,467	\$15,702	3.0%	\$405	\$694,545	\$677,226	\$39,255
2035	\$39,255	\$16,173	3.0%	\$393	\$148,653	\$133,266	\$40,432
2036	\$40,432	\$16,658	3.0%	\$404	\$19,100	\$3,251	\$41,645
2037	\$41,645	\$17,158	3.0%	\$416	\$7,129	\$0	\$52,091
2038	\$52,091	\$17,673	3.0%	\$521	\$16,108	\$0	\$54,177
2039	\$54,177	\$18,203	3.0%	\$542	\$13,432	\$0	\$59,490
2040	\$59,490	\$18,749	3.0%	\$595	\$90,284	\$58,323	\$46,872
2041	\$46,872	\$19,311	3.0%	\$469	\$16,712	\$0	\$49,941
2042	\$49,941	\$19,891	3.0%	\$499	\$11,570	\$0	\$58,761
2043	\$58,761	\$20,487	3.0%	\$588	\$42,402	\$13,785	\$51,219
2044	\$51,219	\$21,102	3.0%	\$512	\$241,538	\$221,461	\$52,755
2045	\$52,755	\$21,735	3.0%	\$528	\$435,186	\$414,506	\$54,338
2046	\$54,338	\$22,387	3.0%	\$543	\$9,856	\$0	\$67,412
2047	\$67,412	\$23,059	3.0%	\$674	\$13,413	\$0	\$77,732
2048	\$77,732	\$23,751	3.0%	\$777	\$146,485	\$103,602	\$59,376
2049	\$59,376	\$24,463	3.0%	\$594	\$45,900	\$22,625	\$61,158
2050	\$61,158	\$25,197	3.0%	\$612	\$129,730	\$105,757	\$62,992
2051	\$62,992	\$25,953	3.0%	\$630	\$22,459	\$0	\$67,116
2052	\$67,116	\$26,731	3.0%	\$671	\$19,992	\$0	\$74,527
2053	\$74,527	\$27,533	3.0%	\$745	\$34,205	\$232	\$68,833
2054	\$68,833	\$28,359	3.0%	\$688	\$371,739	\$344,756	\$70,898
2055	\$70,898	\$29,210	3.0%	\$709	\$343,827	\$316,035	\$73,025

3.3.2 Model 2: Early Investment Schedule (Recommended)

In the early investment schedule, contributions to the initial opening balance in the CRF increase 127% per year over the next three years. However, most of the expenditures are projected between the year 2028 and 2035; therefore, after large expenditures of significant repairs and replacements, the CRF contribution is set to be reduced by 10% in 2036 to an optimized amount. Over the 30-year projection, no special levies are expected to be required. An investment return of \$134,584 is obtained.

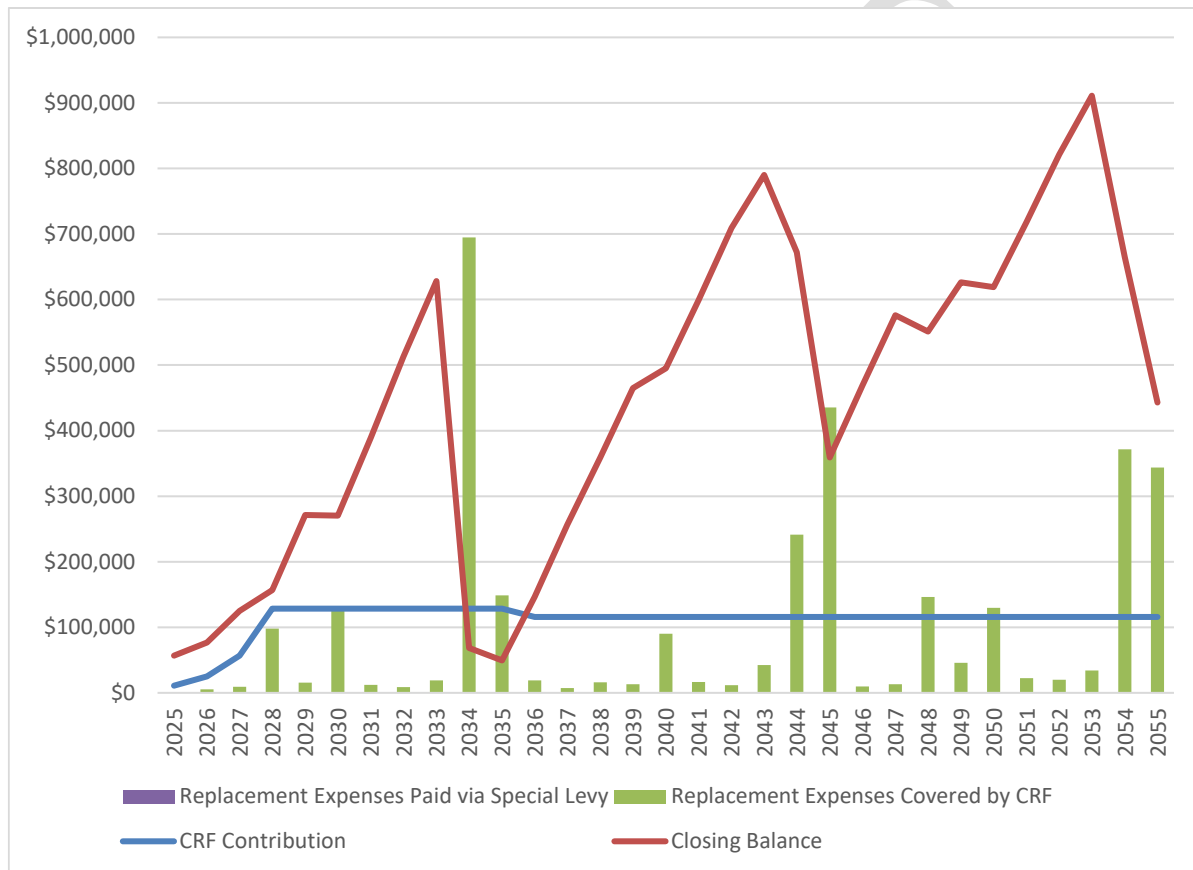


Figure 5: 30-year projection of CRF cash flow using early investment schedule

Table 4: Model 2—Cash flow table for CRF with early investment schedule

Year	Opening balance	CRF contributions	Contribution changes	Investment returns	Replacement expenses	Special levies	Closing balance
2025	\$45,500	\$11,000		\$455	\$0	\$0	\$56,955
2026	\$56,955	\$24,970	127%	\$570	\$5,457	\$0	\$77,037
2027	\$77,037	\$56,682	127%	\$770	\$9,548	\$0	\$124,941
2028	\$124,941	\$128,668	127%	\$1,249	\$98,190	\$0	\$156,669
2029	\$156,669	\$128,668	0%	\$1,567	\$15,675	\$0	\$271,228
2030	\$271,228	\$128,668	0%	\$2,712	\$132,157	\$0	\$270,451
2031	\$270,451	\$128,668	0%	\$2,705	\$12,435	\$0	\$389,389
2032	\$389,389	\$128,668	0%	\$3,894	\$8,609	\$0	\$513,341
2033	\$513,341	\$128,668	0%	\$5,133	\$18,938	\$0	\$628,204
2034	\$628,204	\$128,668	0%	\$6,282	\$694,545	\$0	\$68,609
2035	\$68,609	\$128,668	0%	\$686	\$148,653	\$0	\$49,310
2036	\$49,310	\$115,801	-10%	\$493	\$19,100	\$0	\$146,504
2037	\$146,504	\$115,801	0%	\$1,465	\$7,129	\$0	\$256,641
2038	\$256,641	\$115,801	0%	\$2,566	\$16,108	\$0	\$358,901
2039	\$358,901	\$115,801	0%	\$3,589	\$13,432	\$0	\$464,860
2040	\$464,860	\$115,801	0%	\$4,649	\$90,284	\$0	\$495,025
2041	\$495,025	\$115,801	0%	\$4,950	\$16,712	\$0	\$599,065
2042	\$599,065	\$115,801	0%	\$5,991	\$11,570	\$0	\$709,287
2043	\$709,287	\$115,801	0%	\$7,093	\$42,402	\$0	\$789,778
2044	\$789,778	\$115,801	0%	\$7,898	\$241,538	\$0	\$671,939
2045	\$671,939	\$115,801	0%	\$6,719	\$435,186	\$0	\$359,273
2046	\$359,273	\$115,801	0%	\$3,593	\$9,856	\$0	\$468,811
2047	\$468,811	\$115,801	0%	\$4,688	\$13,413	\$0	\$575,887
2048	\$575,887	\$115,801	0%	\$5,759	\$146,485	\$0	\$550,962
2049	\$550,962	\$115,801	0%	\$5,510	\$45,900	\$0	\$626,372
2050	\$626,372	\$115,801	0%	\$6,264	\$129,730	\$0	\$618,707
2051	\$618,707	\$115,801	0%	\$6,187	\$22,459	\$0	\$718,236
2052	\$718,236	\$115,801	0%	\$7,182	\$19,992	\$0	\$821,228
2053	\$821,228	\$115,801	0%	\$8,212	\$34,205	\$0	\$911,037
2054	\$911,037	\$115,801	0%	\$9,110	\$371,739	\$0	\$664,209
2055	\$664,209	\$115,801	0%	\$6,642	\$343,827	\$0	\$442,826

3.3.3 Model 3: Delayed Investment Schedule

In the delayed investment schedule, the CRF contributions to an initial opening balance of \$45,500 are phased in over a period of five years at increases of 70% per year. However, most of the expenditures are projected between the year 2028 and 2035; therefore, after large expenditures of significant repairs and replacements, the CRF contribution is set to be reduced by 28% in 2036 to an optimized amount. Over the 30-year projection, no special levies are expected to be required. An investment return of \$125,321 is obtained.



Figure 6: 30-year projection of CRF cash flow using delayed investment schedule

Table 5: Model 3—Cash flow table for CRF with delayed investment schedule

Year	Opening balance	CRF contributions	Contribution changes	Investment returns	Replacement expenses	Special levies	Closing balance
2025	\$45,500	\$11,000		\$455	\$0	\$0	\$56,955
2026	\$56,955	\$18,700	70%	\$570	\$5,457	\$0	\$70,767
2027	\$70,767	\$31,790	70%	\$708	\$9,548	\$0	\$93,717
2028	\$93,717	\$54,043	70%	\$937	\$98,190	\$0	\$50,507
2029	\$50,507	\$91,873	70%	\$505	\$15,675	\$0	\$127,210
2030	\$127,210	\$156,184	70%	\$1,272	\$132,157	\$0	\$152,509
2031	\$152,509	\$156,184	0%	\$1,525	\$12,435	\$0	\$297,783
2032	\$297,783	\$156,184	0%	\$2,978	\$8,609	\$0	\$448,336
2033	\$448,336	\$156,184	0%	\$4,483	\$18,938	\$0	\$590,066
2034	\$590,066	\$156,184	0%	\$5,901	\$694,545	\$0	\$57,606
2035	\$57,606	\$156,184	0%	\$576	\$148,653	\$0	\$65,713
2036	\$65,713	\$112,453	-28%	\$657	\$19,100	\$0	\$159,722
2037	\$159,722	\$112,453	0%	\$1,597	\$7,129	\$0	\$266,644
2038	\$266,644	\$112,453	0%	\$2,666	\$16,108	\$0	\$365,655
2039	\$365,655	\$112,453	0%	\$3,657	\$13,432	\$0	\$468,332
2040	\$468,332	\$112,453	0%	\$4,683	\$90,284	\$0	\$495,184
2041	\$495,184	\$112,453	0%	\$4,952	\$16,712	\$0	\$595,877
2042	\$595,877	\$112,453	0%	\$5,959	\$11,570	\$0	\$702,719
2043	\$702,719	\$112,453	0%	\$7,027	\$42,402	\$0	\$779,796
2044	\$779,796	\$112,453	0%	\$7,798	\$241,538	\$0	\$658,508
2045	\$658,508	\$112,453	0%	\$6,585	\$435,186	\$0	\$342,360
2046	\$342,360	\$112,453	0%	\$3,424	\$9,856	\$0	\$448,380
2047	\$448,380	\$112,453	0%	\$4,484	\$13,413	\$0	\$551,904
2048	\$551,904	\$112,453	0%	\$5,519	\$146,485	\$0	\$523,390
2049	\$523,390	\$112,453	0%	\$5,234	\$45,900	\$0	\$595,176
2050	\$595,176	\$112,453	0%	\$5,952	\$129,730	\$0	\$583,850
2051	\$583,850	\$112,453	0%	\$5,839	\$22,459	\$0	\$679,682
2052	\$679,682	\$112,453	0%	\$6,797	\$19,992	\$0	\$778,940
2053	\$778,940	\$112,453	0%	\$7,789	\$34,205	\$0	\$864,978
2054	\$864,978	\$112,453	0%	\$8,650	\$371,739	\$0	\$614,342
2055	\$614,342	\$112,453	0%	\$6,143	\$343,827	\$0	\$389,111

3.3.4 Model 4: Partially Funded Investment Schedule (Capped Increase)

In the capped increase investment schedule, contributions to the initial CRF opening balance are kept at a maximum increase of 180% over the next year, then increased by the current inflation rate for the remaining years. Over the 30-year projection, eight special levies, ranging from \$38,537 to \$586,649 are expected to be required. An investment return of \$29,436 is obtained.

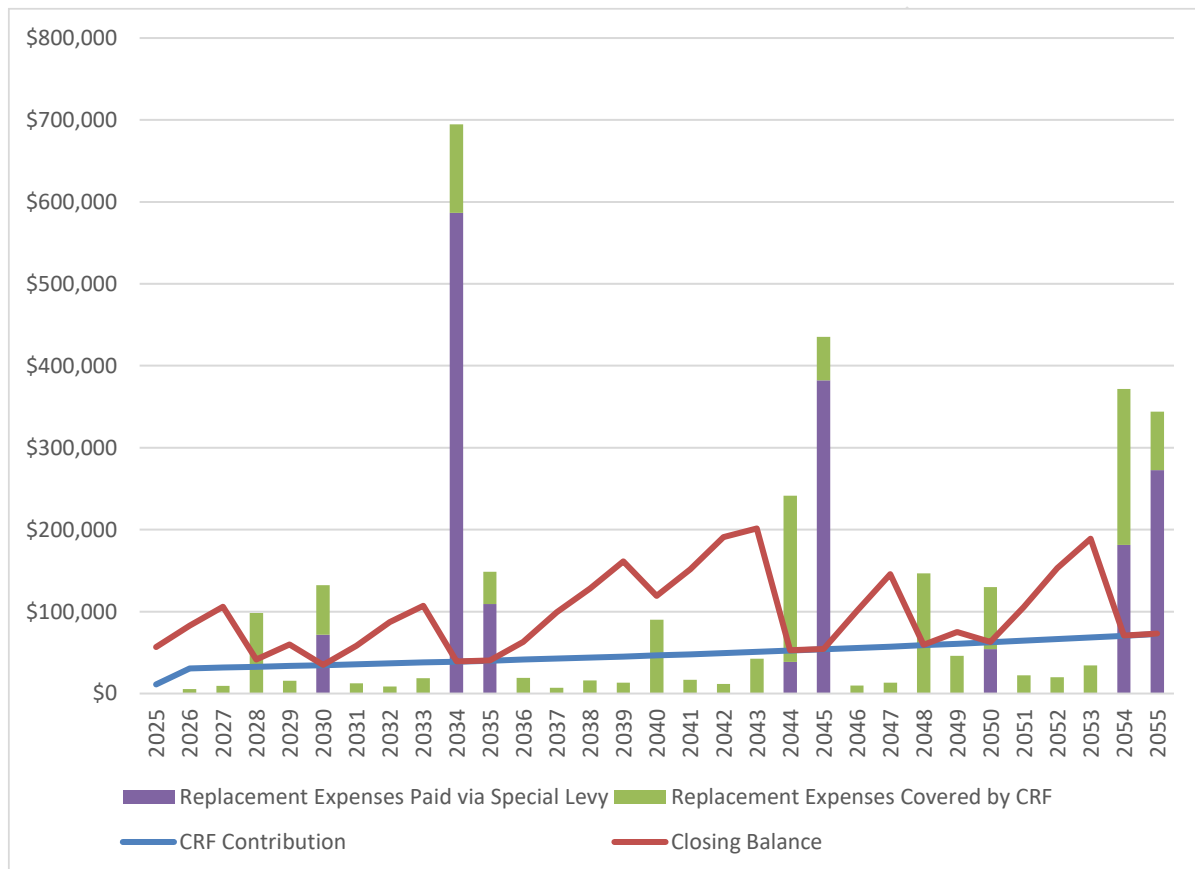


Figure 7: 30-year projection of CRF cash flow using capped increase investment schedule

Table 6: Model 4—Cash flow table for CRF with capped increase investment schedule

Year	Opening balance	CRF contributions	Contribution changes	Investment returns	Replacement expenses	Special levies	Closing balance
2025	\$45,500	\$11,000		\$455	\$0	\$0	\$56,955
2026	\$56,955	\$30,800	180.0%	\$570	\$5,457	\$0	\$82,867
2027	\$82,867	\$31,724	3.0%	\$829	\$9,548	\$0	\$105,872
2028	\$105,872	\$32,676	3.0%	\$1,059	\$98,190	\$0	\$41,416
2029	\$41,416	\$33,656	3.0%	\$414	\$15,675	\$0	\$59,811
2030	\$59,811	\$34,666	3.0%	\$598	\$132,157	\$71,960	\$34,877
2031	\$34,877	\$35,706	3.0%	\$349	\$12,435	\$0	\$58,497
2032	\$58,497	\$36,777	3.0%	\$585	\$8,609	\$0	\$87,249
2033	\$87,249	\$37,880	3.0%	\$872	\$18,938	\$0	\$107,064
2034	\$107,064	\$39,017	3.0%	\$1,071	\$694,545	\$586,649	\$39,255
2035	\$39,255	\$40,187	3.0%	\$393	\$148,653	\$109,251	\$40,432
2036	\$40,432	\$41,393	3.0%	\$404	\$19,100	\$0	\$63,129
2037	\$63,129	\$42,634	3.0%	\$631	\$7,129	\$0	\$99,266
2038	\$99,266	\$43,913	3.0%	\$993	\$16,108	\$0	\$128,065
2039	\$128,065	\$45,231	3.0%	\$1,281	\$13,432	\$0	\$161,144
2040	\$161,144	\$46,588	3.0%	\$1,611	\$90,284	\$0	\$119,059
2041	\$119,059	\$47,985	3.0%	\$1,191	\$16,712	\$0	\$151,524
2042	\$151,524	\$49,425	3.0%	\$1,515	\$11,570	\$0	\$190,894
2043	\$190,894	\$50,908	3.0%	\$1,909	\$42,402	\$0	\$201,308
2044	\$201,308	\$52,435	3.0%	\$2,013	\$241,538	\$38,537	\$52,755
2045	\$52,755	\$54,008	3.0%	\$528	\$435,186	\$382,233	\$54,338
2046	\$54,338	\$55,628	3.0%	\$543	\$9,856	\$0	\$100,653
2047	\$100,653	\$57,297	3.0%	\$1,007	\$13,413	\$0	\$145,544
2048	\$145,544	\$59,016	3.0%	\$1,455	\$146,485	\$0	\$59,530
2049	\$59,530	\$60,786	3.0%	\$595	\$45,900	\$0	\$75,011
2050	\$75,011	\$62,610	3.0%	\$750	\$129,730	\$54,351	\$62,992
2051	\$62,992	\$64,488	3.0%	\$630	\$22,459	\$0	\$105,652
2052	\$105,652	\$66,423	3.0%	\$1,057	\$19,992	\$0	\$153,140
2053	\$153,140	\$68,416	3.0%	\$1,531	\$34,205	\$0	\$188,882
2054	\$188,882	\$70,468	3.0%	\$1,889	\$371,739	\$181,398	\$70,898
2055	\$70,898	\$72,582	3.0%	\$709	\$343,827	\$272,663	\$73,025

3.3.5 Model 5: Partially Funded Investment Schedule (Capped Special Levies)

In the capped special levies investment schedule, contributions to the initial CRF opening balance are increased 57% over the next three years such that the sum of all special levies over the 30-year projection is kept at \$1,500,000 or less. For the remaining years, the annual CRF contributions are increased at the current inflation rate. Over the 30-year projection, seven special levies, ranging from \$24 to \$540,756 are expected to be required. An investment return of \$40,056 is obtained.

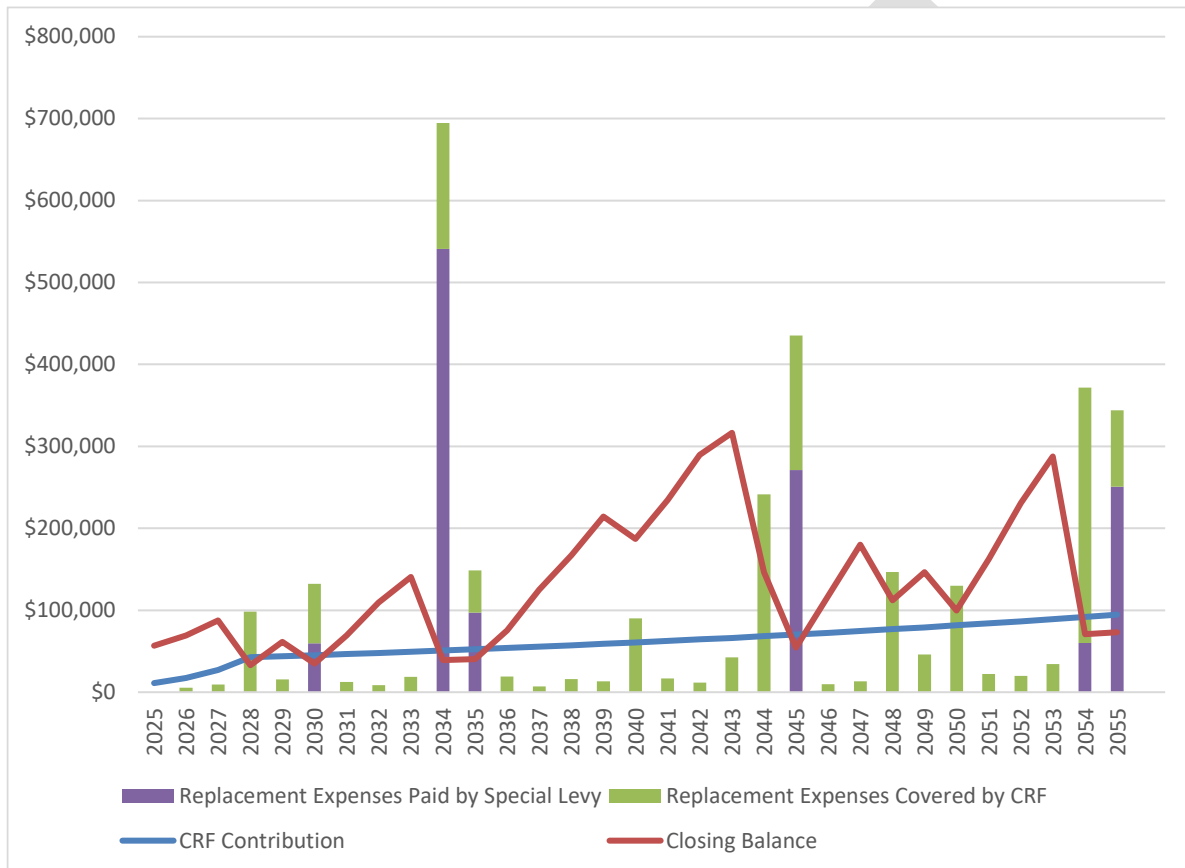


Figure 8: 30-year projection of CRF cash flow using capped special levies investment schedule

Table 7: Model 5—Cash flow table for CRF with partially funded investment schedule

Year	Opening balance	CRF contributions	Contribution changes	Investment returns	Replacement expenses	Special levies	Closing balance
2025	\$45,500	\$11,000		\$455	\$0	\$0	\$56,955
2026	\$56,955	\$17,270	57%	\$570	\$5,457	\$0	\$69,337
2027	\$69,337	\$27,114	57%	\$693	\$9,548	\$0	\$87,596
2028	\$87,596	\$42,569	57%	\$876	\$98,190	\$24	\$32,875
2029	\$32,875	\$43,846	3.0%	\$329	\$15,675	\$0	\$61,375
2030	\$61,375	\$45,161	3.0%	\$614	\$132,157	\$59,885	\$34,877
2031	\$34,877	\$46,516	3.0%	\$349	\$12,435	\$0	\$69,307
2032	\$69,307	\$47,912	3.0%	\$693	\$8,609	\$0	\$109,303
2033	\$109,303	\$49,349	3.0%	\$1,093	\$18,938	\$0	\$140,806
2034	\$140,806	\$50,829	3.0%	\$1,408	\$694,545	\$540,756	\$39,255
2035	\$39,255	\$52,354	3.0%	\$393	\$148,653	\$97,084	\$40,432
2036	\$40,432	\$53,925	3.0%	\$404	\$19,100	\$0	\$75,662
2037	\$75,662	\$55,543	3.0%	\$757	\$7,129	\$0	\$124,832
2038	\$124,832	\$57,209	3.0%	\$1,248	\$16,108	\$0	\$167,182
2039	\$167,182	\$58,925	3.0%	\$1,672	\$13,432	\$0	\$214,347
2040	\$214,347	\$60,693	3.0%	\$2,143	\$90,284	\$0	\$186,899
2041	\$186,899	\$62,514	3.0%	\$1,869	\$16,712	\$0	\$234,570
2042	\$234,570	\$64,389	3.0%	\$2,346	\$11,570	\$0	\$289,735
2043	\$289,735	\$66,321	3.0%	\$2,897	\$42,402	\$0	\$316,551
2044	\$316,551	\$68,310	3.0%	\$3,166	\$241,538	\$0	\$146,489
2045	\$146,489	\$70,360	3.0%	\$1,465	\$435,186	\$271,211	\$54,338
2046	\$54,338	\$72,471	3.0%	\$543	\$9,856	\$0	\$117,495
2047	\$117,495	\$74,645	3.0%	\$1,175	\$13,413	\$0	\$179,902
2048	\$179,902	\$76,884	3.0%	\$1,799	\$146,485	\$0	\$112,100
2049	\$112,100	\$79,191	3.0%	\$1,121	\$45,900	\$0	\$146,511
2050	\$146,511	\$81,566	3.0%	\$1,465	\$129,730	\$0	\$99,812
2051	\$99,812	\$84,013	3.0%	\$998	\$22,459	\$0	\$162,364
2052	\$162,364	\$86,534	3.0%	\$1,624	\$19,992	\$0	\$230,530
2053	\$230,530	\$89,130	3.0%	\$2,305	\$34,205	\$0	\$287,761
2054	\$287,761	\$91,804	3.0%	\$2,878	\$371,739	\$60,195	\$70,898
2055	\$70,898	\$94,558	3.0%	\$709	\$343,827	\$250,687	\$73,025

4. Analysis

4.1 Investment Schedule Comparison

Apart from the current investment schedule, all other cash flow models propose increases to the CRF contributions in the next few years (in addition to matching inflation), eliminating or reducing special levies. Model 2 (the early investment schedule) and Model 3 (the delayed investment schedule) distinguish themselves in that no special levies will be required over the 30-year projection due to larger increases in CRF contributions. The figure below illustrates the outcome of each investment schedule (without preventive maintenance), along with the changes in CRF contributions.

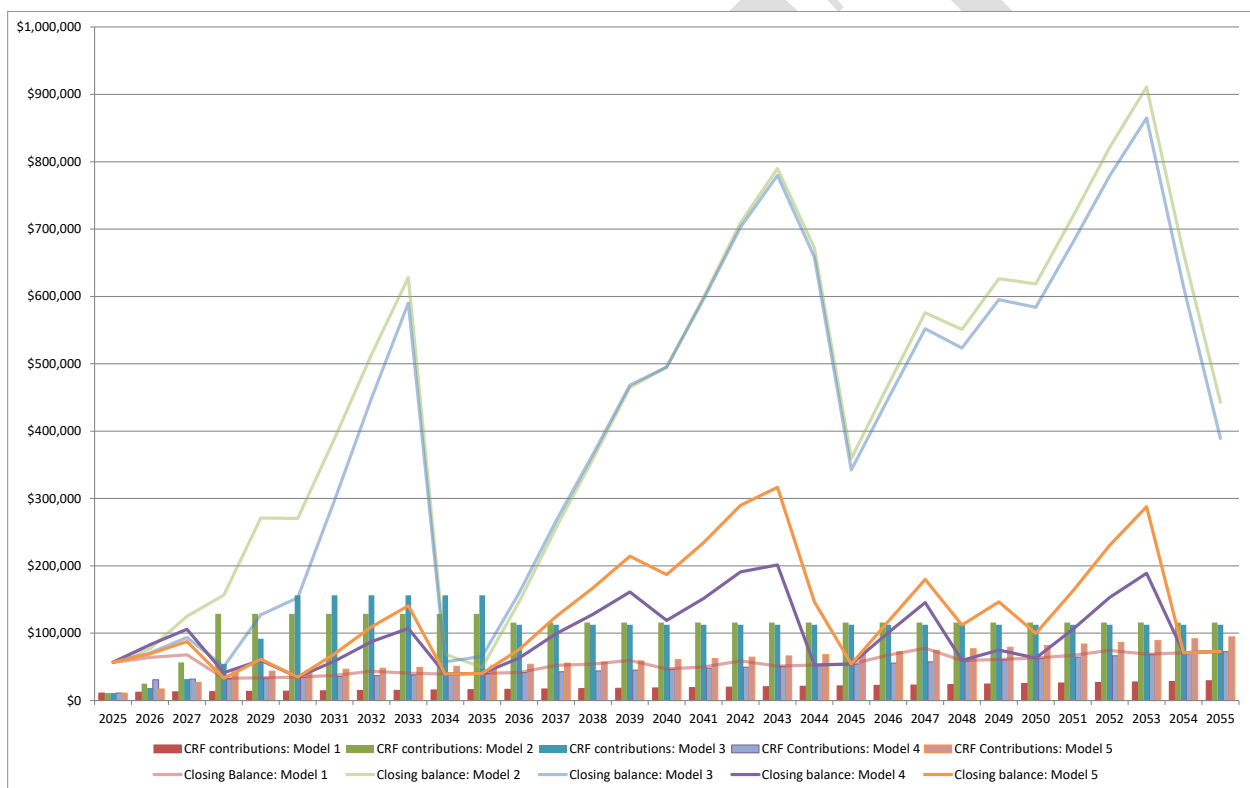
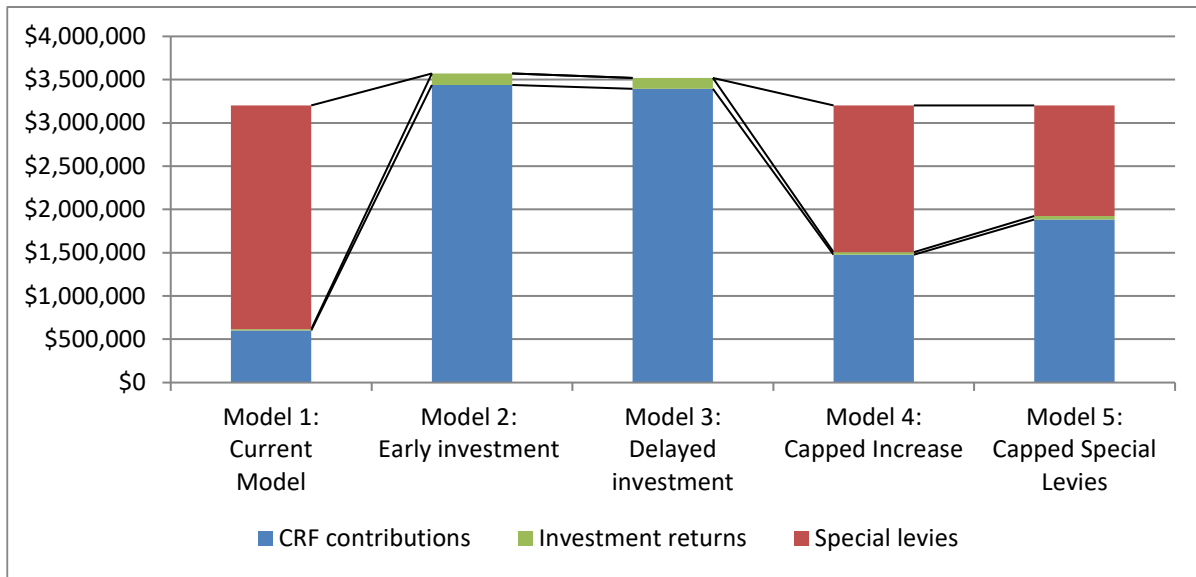


Figure 9: Comparison of CRF contributions and closing balances

Table 8: Summary of investment schedules



Comparison of financial models over 30-year projection

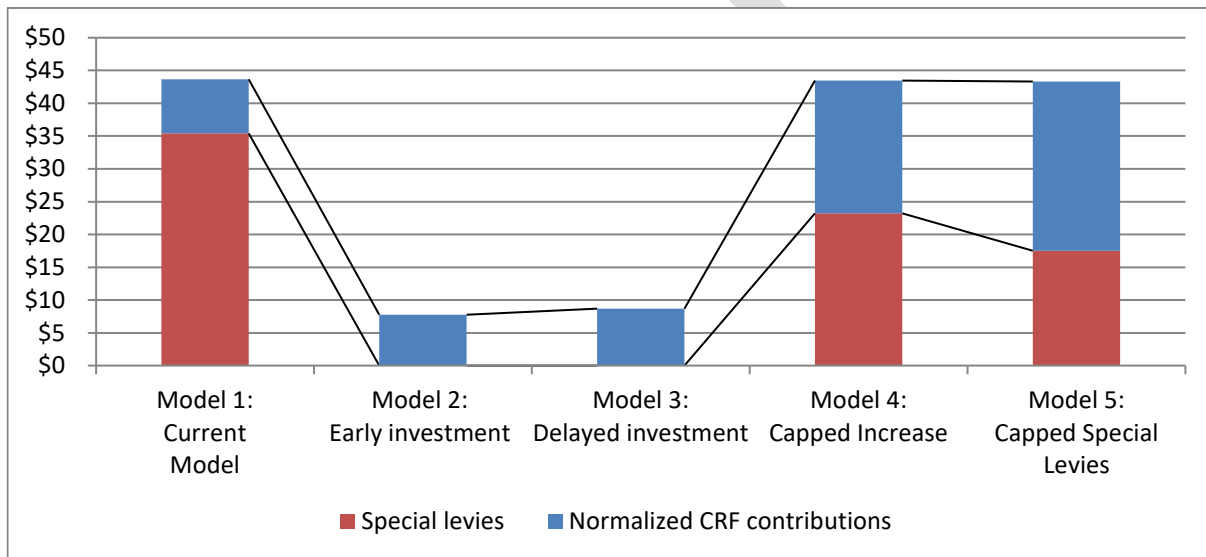


Figure 10: Normalized contributions

From Table 8 and Figures 9, 10, and 11 above, it is apparent that Model 2, the early investment schedule, has the highest rate of investment returns after the 30-year projection, at \$134,584. Though Model 2 requires a surge in CRF contributions over the next three years, the normalized contribution amount is still the lowest of all investment schedules (Figure 11). The normalized contribution expresses both CRF contributions and Special levies standardized with respect to their closing balance in 30 years.

5. Recommendations

Given the aforementioned scenarios, the adoption of Cash Flow Model 2, the early investment schedule, is recommended because it has the potential to lead to the greatest amount of investment returns. Investing in the CRF at the earliest possible time is recommended because a greater delay in investment may lead to lower potential income from investment returns.

However, depending on various characteristics of the Strata Corporation, the consideration of Cash Flow Model 2 may not be as viable. The inclusion of additional models allows for flexibility in planning, even as some may appear to forecast larger special levies with less drastic increases to CRF contributions. Although these investment models will potentially lead to lower investment returns compared to Model 2, they may be more viable in the near term.

All of the aforementioned models together illustrate the concept of reserve fund planning. Earlier investments in the CRF leads to greater offsets in replacement expenses due to the return on investment. Ultimately, CRF increases may need to be balanced against prospects of future levies due to practical considerations.

The analysis presented within a depreciation report accounts for the financial position of the Strata Corporation in isolation. The models are not intended to guide personal investment decisions and do not account for the financial circumstances of the owners. The models aim to bring greater predictability to the timing and cost for replacements such that the Strata Corporation may prioritize and prepare for the expenditures at that time.

If your Strata Corporation has any additional concerns about the investment schedule, please do not hesitate to contact Strata Engineering so that a more feasible and reasonable solution may be determined to suit your specific needs.

Appendix A – Strata Property Act & Amendment

[SBC 1998] CHAPTER 43

Part 6 — Finances

Division 1 — Operating Fund and Contingency Reserve Fund

Depreciation report

- 94** (1) In this section, "**qualified person**" has the meaning set out in the regulation.
- (2) Subject to subsection (3), a Strata Corporation must obtain from a qualified person, on or before the following dates, a depreciation report estimating the repair and replacement cost for major items in the Strata Corporation and the expected life of those items:
- (a) for the first time,
 - (i) December 14, 2013, in the case of a Strata Corporation that existed on December 14, 2011, or
 - (ii) the prescribed date, in all other cases;
 - (b) if the Strata Corporation has, before or after the coming into force of this section, obtained a depreciation report that complies with the requirements of this section, the date that is the prescribed period after the date on which that report was obtained;
 - (c) if the Strata Corporation has, under subsection (3) (a), waived the requirement under this subsection to obtain a depreciation report, the date that is the prescribed period after the date on which the resolution waiving the requirement was passed.
- (3) A Strata Corporation need not comply with the requirement under subsection (2) to obtain a depreciation report on or before a certain date if
- (a) the Strata Corporation, by a resolution passed by a 3/4 vote at an annual or special general meeting within the prescribed period, waives that requirement, or
 - (b) the Strata Corporation is a member of a prescribed class of Strata Corporations.
- (4) A depreciation report referred to in subsection (2) must contain the information set out in the regulation.

Strata Property Act

STRATA PROPERTY REGULATION

Part 6 — Finances

Contributions to contingency reserve fund

Section 6.1 of the Strata Property Regulation (the "**Regulation**") establishes the minimum requirement for the purposes of determining the amount of the annual contribution to the CRF, as outlined below¹⁴:

- 6.1**
- (i) For the purposes of section 93 of the Act, the amount of the annual contribution to the contingency reserve fund for a fiscal year, other than the fiscal year following the first annual general meeting, must be determined after consideration of the most recent depreciation report, if any, obtained under section 94 of the Act.
 - (ii) The amount of the annual contribution to CRF must be at least 10% of the total amount budgeted for the contribution to the operating fund for the current fiscal year.

Depreciation report

- 6.2**
- (1) For the purposes of section 94 of the Act, a depreciation report must include all of the following:
 - (a) a physical component inventory and evaluation that complies with subsection(2)
 - (b) a summary of repairs and maintenance work for common expenses respecting the items listed in subsection (2) (b) that usually occur less often than once a year or that do not usually occur;
 - (c) a financial forecasting section that complies with subsection (3);
 - (d) the name of the person from whom the depreciation report was obtained and a description of
 - (i) that person's qualifications,
 - (ii) the error and omission insurance, if any, carried by that person, and
 - (iii) the relationship between that person and the Strata Corporation;
 - (e) the date of the report;

¹⁴ *Strata Property Regulation*, BC Reg. 238/2011, s 6.1, as amended

(f) any other information or analysis that the Strata Corporation or the person providing the depreciation report considers appropriate.

(2) For the purposes of subsection (1) (a) and (b) of this section, the physical component inventory and evaluation must

(a) be based on an on-site visual inspection of the site and, where practicable, of the items listed in paragraph (b) conducted by the person preparing the depreciation report,

(b) include a description and estimated service life over 30 years of those items that comprise the common property, the common assets and those parts of a strata lot or limited common property, or both, that the Strata Corporation is responsible to maintain or repair under the **Act**, the Strata Corporation's bylaws or an agreement with an owner, including, but not limited to, the following items:

- (i) the building's structure;
- (ii) the building's exterior, including roofs, roof decks, doors, windows and skylights;
- (iii) the building's systems, including the electrical, heating, plumbing, fire protection and security systems;
- (iv) common amenities and facilities;
- (v) parking facilities and roadways;
- (vi) utilities, including water and sewage;
- (vii) landscaping, including paths, sidewalks, fencing and irrigation;
- (viii) interior finishes, including floor covering and furnishings;
- (ix) green building components;
- (x) balconies and patios, and

(c) identify common property and limited common property that the strata lot owner, and not the Strata Corporation, is responsible to maintain and repair.

(3) For the purposes of subsection (1) (c), the financial forecasting section must include

(a) the anticipated maintenance, repair and replacement costs for common expenses that usually occur less often than once a year or that do not usually occur, projected over 30 years, beginning with the current or previous fiscal year of the Strata Corporation, of the items listed in subsection (2) (b),

(b) a description of the factors and assumptions, including interest rates and rates of inflation, used to calculate the costs referred to in paragraph (a),

(c) a description of how the contingency reserve fund is currently being funded,

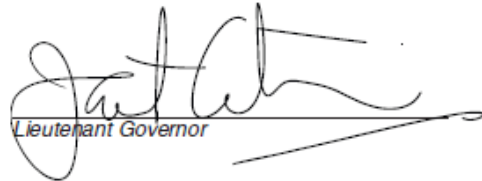
- (d) the current balance of the contingency reserve fund minus any expenditures that have been approved but not yet taken from the fund, and
 - (e) at least 3 cash-flow funding models for the contingency reserve fund relating to the maintenance, repair and replacement over 30 years, beginning with the current or previous fiscal year of the Strata Corporation, of the items listed in subsection (2) (b).
- (4) For the purposes of subsection (3) (e), the cash-flow funding models may include any one or more of the following:
- (a) balances of, contributions to and withdrawals from the contingency reserve fund;
 - (b) special levies;
 - (c) borrowings.
- (5) If a Strata Corporation contributes to the contingency reserve fund based on a depreciation report, the contributions in respect of an item become part of the contingency reserve fund and may be spent for any purpose permitted under section 96 of the **Act**.
- (6) For the purposes of section 94 (1) of the **Act**, "**qualified person**" means any person who has the knowledge and expertise to understand the individual components, scope and complexity of the Strata Corporation's common property, common assets and those parts of a strata lot or limited common property, or both, that the Strata Corporation is responsible to maintain or repair under the **Act**, the Strata Corporation's bylaws or an agreement with an owner and to prepare a depreciation report that complies with subsections (1) to (4).
- (7) The following periods are prescribed:
- (a) for the purposes of section 94 (2) (b) of the **Act**, 3 years;
 - (b) for the purposes of section 94 (2) (c) of the **Act**, 18 months;
 - (c) for the purposes of section 94 (3) (a) of the **Act**, the one year period immediately preceding the date on or before which the depreciation report is required to be obtained.
- (8) A Strata Corporation is prescribed for the purposes of section 94 (3) (b) of the **Act** if and for so long as there are fewer than 5 strata lots in the strata plan.

[en. B.C. Reg. 238/2011, Sch. 1, s. 2.]

PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 204

, Approved and Ordered April 22, 2024


Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that, effective July 1, 2024,

- (a) sections 4 and 12 of the *Municipal Affairs and Housing Statutes Amendment Act (No. 2)*, 2020, S.B.C. 2020, c. 16, are brought into force, and
- (b) the Strata Property Regulation, B.C. Reg. 43/2000, is amended as set out in the attached Schedule.

DEPOSITED

April 22, 2024

B.C. REG. 88/2024



Minister of Housing

Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Municipal Affairs and Housing Statutes Amendment Act (No. 2)*, 2020, S.B.C. 2020, c. 16, s. 17
Strata Property Act, S.B.C. 1998, c. 43, s. 292

Other: OIC 130/2000

R10752311

SCHEDULE

1 *Section 4.1 (2) of the Strata Property Regulation, B.C. Reg. 43/2000, is amended by striking out “(h) and (n.1)” and substituting “(h), (n.1), (n.3) and (n.4)”.*

2 *Section 6.2 is amended*

(a) by adding the following subsection:

(0.1) For the purposes of section 94 (1) of the Act, “qualified person” means a person who

- (a) has the knowledge and expertise to understand the individual components, scope and complexity of the strata corporation’s common property, common assets and those parts of a strata lot or limited common property, or both, that the strata corporation is responsible to maintain or repair, and

(b) in respect of a depreciation report obtained on or after July 1, 2025, is one of the following:

- (i) a professional engineer registered as a member in good standing with the Association of Professional Engineers and Geoscientists of the Province of British Columbia;
- (ii) a person registered as an architect with the Architectural Institute of British Columbia;
- (iii) a person registered as an applied science technologist under the Professional Governance Act;
- (iv) a person designated Accredited Appraiser Canadian Institute by the Appraisal Institute of Canada;
- (v) a certified reserve planner accredited by the Real Estate Institute of Canada;
- (vi) a person designated Professional Quantity Surveyor by the Canadian Institute of Quantity Surveyors. ,

(b) in subsection (1) by adding the following paragraph:

- (g) an executive summary. ,

(c) in subsection (2) (b) (iii) by adding “ventilation, air conditioning,” after “heating,” and

(d) by repealing subsections (6), (6.1), (6.2), (7) and (8).

3 *The following sections are added:*

When depreciation report must be obtained

6.21 (1) In this section, “specified area” means any of the following:

- (a) the Capital Regional District, other than an island within the Capital Regional District that is accessible only by air or boat;
- (b) the Fraser Valley Regional District;

- (c) the Metro Vancouver Regional District, other than an island that is accessible only by air or boat.
- (2) Subject to subsections (3) to (5), a strata corporation must obtain a new depreciation report at least once every 5 years.
- (3) A strata corporation established before July 1, 2024 that has not obtained a depreciation report since December 31, 2020 must obtain a depreciation report
 - (a) before July 1, 2026, in the case of a strata corporation located wholly or partially in a specified area, or
 - (b) before July 1, 2027, in the case of a strata corporation located wholly outside of a specified area.
- (4) A strata corporation established on or after July 1, 2024 but before July 1, 2027 must obtain its first depreciation report no later than 2 years after the date of the strata corporation's first annual general meeting.
- (5) A strata corporation established on or after July 1, 2027 must obtain its first depreciation report no later than 18 months after the date of the strata corporation's first annual general meeting.

Exemption from requirement to obtain depreciation report

- 6.22** Section 94 (2) of the Act does not apply in relation to a strata corporation if and for so long as there are fewer than 5 strata lots in the strata plan.

Owner developer must make payment into contingency reserve fund

- 6.23** (1) If a strata corporation is established on or after July 1, 2027, the owner developer must, in respect of the strata corporation's obligation to obtain its first depreciation report, pay into the contingency reserve fund the lesser of the following amounts:
- (a) \$5 000, plus an additional \$200 multiplied by the number of strata lots in the strata corporation;
 - (b) \$30 000.
- (2) The owner developer must pay the amount set out in subsection (1) no later than the date of the strata corporation's first annual general meeting.

Appendix B – Component Data Sheets

List of Abbreviations	
DOI	Date of Installation
CA	Chronological Age
EUL	Estimated Useful Life
EA	Effective Age
RUL	Remaining Useful Life
CGN	Contingency
VAR	Various
BL	Building Life

Overall Component Condition Rating System	
GOOD	Minor to no deterioration or deficiencies: The building component is performing its intended function and is in good condition. Ongoing maintenance work is all that is required
FAIR	Basically, sound but signs of distress may be present: The building component is performing its intended function and will continue to do so, however, some remedial work or upgrade may be warranted within the next 2-5 years. The system or building element has reached more than half of its service lifespan.
POOR	Near end of service life / Needs significant attention: Major remedial work is required in the near future, usually within 1 to 2 years. The building component is barely performing its intended function, further deterioration will likely result in serious problems.

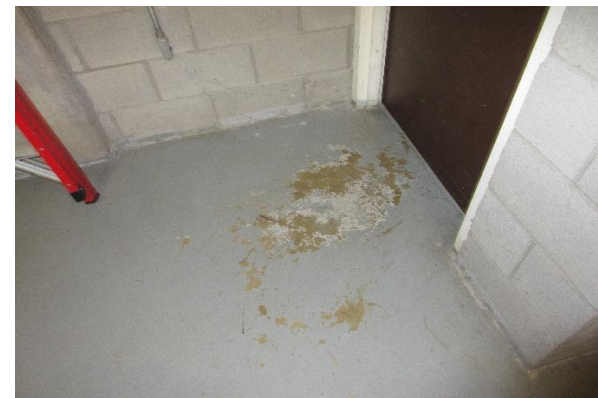


Reserve Component	Suspended slab waterproofing				
A10100402					
Properties	Traffic coating				
Potential Deterioration	Constant vehicle traffic causes wear of waterproofing coating between parkade levels. Water brought by vehicles enters suspended concrete slab, which might lead to the corrosion of the reinforcing steel. The corroding steel expands and causes concrete delamination, spalling, and dislodging.				
Condition Analysis	Deterioration	Stained and peeling traffic coating in laundry room, boiler room and electrical room was observed in various locations.			
	Overall Condition	Poor.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	30 years	27 years	3 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2028	\$5,678		\$6,204	
Funding Method	Budget for full replacement.				
Preventative Maintenance	In parking garages, where the weight and movement of vehicles can put a lot of pressure on the waterproofing membrane, it’s critical to watch for signs of deterioration and to resurface in a timely manner.				
Remarks	This component has exceeded its typical average lifespan and it is recommended to plan for full replacement in the near future.				

Pictures



Stained traffic coating



Peeling traffic coating



Reserve Component	Underground parkade structure				
A10100403					
Properties	Walls, suspended slabs, floor slab, columns				
Potential Deterioration	Settlement and seismic movement induce cracks into the concrete foundation. Water may infiltrate and its flow through the concrete leads to the corrosion of the reinforcing steel. The corrosion expands and causes concrete delamination, spalling, and dislodging.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2035	\$44,114		\$59,286	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	It's critical to watch for degradations on parkade structure and to repair them in a timely manner. Annual reviews for water ingress, which can be managed locally by sealing the leaking cracks. Repair and patch areas of delaminated or spalled concrete on floors and ceilings, sealing joints and cracks in floors, and apply and maintain a protective coating on floors.				
Remarks	None.				

Pictures



Foundation walls



Parkade slab-on-grade



Reserve Component	Parkade roof deck				
A10100502					
Properties	Waterproofing or damp proofing membrane				
Potential Deterioration	Over the life of a building, settlement, seismic movement, and corrosion will act to induce cracks in the concrete structure. These cracks may sometimes extend up to through the membrane and allow water ingress. In addition, aging and action of the overburden materials may cause the waterproofing properties to be compromised. Over time, cracks may appear due to expansion and contraction under temperature fluctuations.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	A damaged diverter parkade water leak was fixed in 2024.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2035	\$39,081		\$52,522	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Inspect annually and repair/replace any damaged areas. Periodic injection of waterproofing material into cracks at the underside of the exposed parkade roof deck can also be completed to mitigate water infiltration. The injections may help to defer replacement of the waterproofing membrane, but are not a permanent solution.				
Remarks	None.				

Pictures



Parkade roof deck



Parkade roof deck



Reserve Component	Patio flooring - Wood				
B10100706					
Properties	Wooden decking				
Potential Deterioration	Wooden decking may rot after prolonged exposure to moisture. Excessive loading or prolonged wear and tear may lead to cracks.				
Condition Analysis	Deterioration	Peeling paint on wooden patio decking was observed in isolated locations.			
	Overall Condition	Good.			
Repair History	Partial replacements to the wooden patio decking has been conducted in 2025.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2035	\$2,796		\$3,757	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Inspect every two years, repair as needed.				
Remarks	None.				

Pictures



Peeling paint on wooden patio decking



Wooden patio decking



Reserve Component B10100709	Patio flooring - Concrete				
Properties	Cast in place concrete				
Potential Deterioration	Failure of the concrete pavement such as: cracking, faulting, mud pumping, polished aggregate, etc. may occur over time due to repeat traffic, moisture (with its associated freeze/thaw cycles), as well as settlement of the underlayment.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2035	\$20,661		\$27,767	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Stresses producing minor defects are constantly at work. Early detection and repair (patching, crack sealing, etc.) of minor defects is essential before they deteriorate into pavement failures requiring major repair expenditures.				
Remarks	None.				

Pictures



Concrete patio flooring



Concrete patio flooring

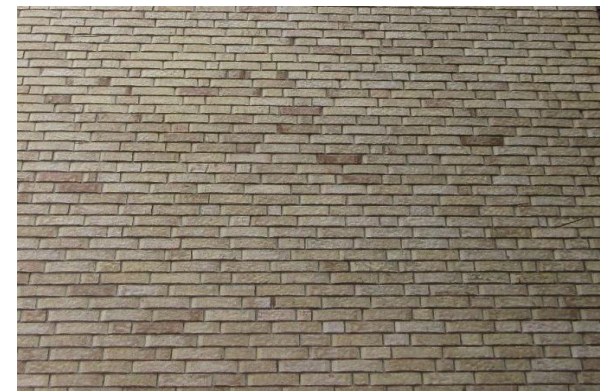


Reserve Component	Cladding - Brick				
B20100103					
Properties	Brick veneer				
Potential Deterioration	Moisture absorption may lead to cracking, spalling, and flaking. Bowing, sweeping (horizontally bulging), leaning, may occur from settlement and seismic movement. Joint mortar may fail in areas of excessive moisture, e.g. near leaking downspouts, below windows, etc. Metal component such as reinforcement, ties, or anchors are also susceptible to corrosion.				
Condition Analysis	Deterioration	Cracks in brick veneer mortar joints and brick units were observed in various locations.			
	Overall Condition	Fair.			
Repair History	Partial repairs to the brick veneer cladding were conducted in 2002.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2028	\$6,200		\$6,774	
Funding Method	Budget for contingency allowance every 15 years.				
Preventative Maintenance	Clean surfaces with water or cleaning solutions, every 5 years (use non-pressurized water). Review masonry for cracking, spalling, and loose units and repair as needed. Mortar joints may be repaired by re-pointing or "tuck pointing".				
Remarks	None.				

Pictures



Cracks in brick veneer mortar joints and units



Brick veneer cladding



Reserve Component	Cladding - Vinyl				
B20100110					
Properties	Vinyl siding				
Potential Deterioration	Oxidation may occur over time and may cause a white dusting on the surface, particularly in wet, cloudy climates. In addition, vinyl siding can be physically damaged by windblown debris, ladders or anything else harder than the vinyl.				
Condition Analysis	Deterioration	Crack in vinyl lapboard siding was observed at one location at the rooftop level.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	50 years	41 years	9 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2034	\$187,865		\$245,121	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Damaged or very loose siding should be replaced/refastened to prevent further damage to the siding and to prevent the entry of water into the wall cavity.				
Remarks	None.				

Pictures



Vinyl siding



Crack in vinyl lapboard siding



Reserve Component	Cladding - Concrete				
B20100114					
Properties	Exposed concrete elements				
Potential Deterioration	The most common issue is weathering from exposure to wind, rain, snow, and salt water or spray. Weathering appears as erosion of the cement paste.				
Condition Analysis	Deterioration	Cracks in concrete walls were observed in isolated locations.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2028	\$3,757		\$4,106	
Funding Method	Budget for contingency allowance every 15 years.				
Preventative Maintenance	Power wash every 4-6 years. If a sealer or concrete coating has been used for aesthetics or to minimize moisture penetration, the sealer or coating will require reapplication every 8 years.				
Remarks	None.				

Pictures



Concrete wall



Cracks in concrete wall at the cold joint



Reserve Component	Soffits				
B20100601					
Properties	Aluminum soffits				
Potential Deterioration	Soffits typically suffer little deterioration. However, they may become deformed or damaged due to high winds and mechanical impact. Unprotected gaps in soffit area may lead to pest infestation.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	50 years	41 years	9 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2029	\$3,047		\$3,430	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Inspect and clean as needed.				
Remarks	None.				

Pictures



Aluminum soffits



Reserve Component B20100801	Exterior painting - Concrete wall				
Properties	Acrylic paint				
Potential Deterioration	Over prolonged exposure to the elements, fading, yellowing, blistering, or peeling typically occur. Rusting of metal components on surface may lead to stains.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	Unknown	Unknown	20 years	17 years	3 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2028	\$5,368		\$5,865	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Clean annually. Remove the deteriorated paint and re-paint locally.				
Remarks	None.				

Pictures



Paint on concrete wall below wooden fencing



Paint on concrete wall below wooden fencing



Reserve Component B20100802	Exterior painting trims				
Properties	Acrylic paint				
Potential Deterioration	Over prolonged exposure to the elements, the paint may peel or fade. Rusting of metal components on surface may lead to stains.				
Condition Analysis	Deterioration	Peeling paint on wooden fascia boards was observed in various locations at the rooftop level.			
	Overall Condition	Poor.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	Unknown	Unknown	20 years	18 years	2 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2027	\$2,000		\$2,122	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Inspect annually and repaint periodically.				
Remarks	The next replacement of this component is planned to occur in conjunction with the exterior wooden elements replacement project to minimize cost and disruption to the Strata.				

Pictures



Peeling paint on wooden fascia boards



Peeling paint on wooden fascia boards



Reserve Component B20100806	Exterior wooden elements				
Properties	Trims and fascia boards				
Potential Deterioration	Prolonged exposure to the weather elements may cause paint to fade, and wood to deteriorate over time.				
Condition Analysis	Deterioration	Warped and separated wooden fascia boards were observed in isolated locations at the rooftop level.			
	Overall Condition	Fair.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	Unknown	Unknown	25 years	23 years	2 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2027	\$2,000		\$2,122	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Inspect annually and touch up as needed.				
Remarks	None.				

Pictures



Warped and separated wooden fascia boards



Exterior wooden fascia board



Reserve Component	Exterior windows				
B20200111					
Properties	Aluminum framed windows				
Potential Deterioration	Failure of window hardware, such as hinges or hinge connections to frame may occur over time, leading to difficulty in opening and closing. Condensation may occur on the window frame due to the thermal bridging of the frame (for metal-framed windows) or due to air leakage through the cavity between the rough wall opening and the window frame. Mould and mildew may also grow be present on the frame due to poor air circulation around the window or air leakage through the window.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Patial window replacements have been conducted throughout the buildings lifetime.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2034	\$75,146		\$98,048	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Clean windows regularly to prevent corrosive substances from damaging the glass and the frame. Operable windows may require replacement of hardware after many operating cycles. Make sure the drain holes in the metal frame are clear of dirt and able to carry water away.				
Remarks	None.				

Pictures



Aluminum framed window



Aluminum framed window



Reserve Component B20200402	Caulking and weatherstripping				
Properties	Polyurethane caulking				
Potential Deterioration	Common causes of sealant failures are loss of adhesion and cohesion, mostly due to imperfections of the material and application methods. Sealant subjected to prolonged exposure to ultra violet rays, moisture or cyclic movement will lose its elastic properties, dry out, crack, chalk and fail (reversion, fatigue, UV degradation). Various sealants are more or less resistant to these weathering phenomena. The failure of the sealant contributes to water penetration.				
Condition Analysis	Deterioration	Failed polyurethane caulking was observed in isolated locations.			
	Overall Condition	Fair.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	Unknown	Unknown	10 years	7 years	3 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2028	\$10,969		\$11,986	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Inspect, clean and properly replace deteriorated sealant based on manufacturer's instructions.				
Remarks	None.				

Pictures



Failed caulking at vent penetration



Polyurethane caulking



Reserve Component B20300101	Main entrance doors				
Properties	Aluminum glass swinging entrance doors				
Potential Deterioration	Drafts may occur due to loose or worn weatherstripping around doors. The operation of the locking system may deteriorate due to the failure of mechanical components. Hardware failure and poor latching may result from distortions in the door frame or loosening of the striker plate.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	50 years	45 years	5 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$6,000		\$6,956	
Funding Method	Budget for full replacement.				
Preventative Maintenance	A general visual inspection of the door and frame finish should be periodically conducted. Check all devices for loose attaching screws, hinge pin wear, lockets latch wear, or other notable defects.				
Remarks	This component has exceeded its typical average lifespan and it is recommended to plan for full replacement in the near future.				

Pictures



Aluminum glass swinging main entrance door



Reserve Component	Egress and service doors				
B20300103					
Properties	Metal doors				
Potential Deterioration	Deterioration mostly concerns loss of aesthetic appeal. Striker plate may come loose, affecting the closing of the door. Distortions of the door frame may also lead to difficulties closing.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2029	\$4,560		\$5,132	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	A general visual inspection of the door and frame finish should be periodically conducted. Check all closing devices for loose attaching screws, hinge pin wear, locksets, latch wear, or other notable defects.				
Remarks	None.				

Pictures



Metal egress door



Metal service doors



Reserve Component B20300402	Garage doors				
Properties	Metal overhead garage door				
Potential Deterioration	Mechanical and electrical components of the garage door may fail, leading to difficulty opening. Metallic components of garage door may also be prone to corrosion.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	The metal overhead garage door was replaced in 2019.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	2019	6 years	40 years	6 years	34 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
Funding Method	Excluded from plan as RUL is beyond the scope of this DR.				
Preventative Maintenance	Annual inspection and lubrication. Repainting may be required to prevent corrosion and to maintain aesthetic appeal.				
Remarks	None.				

Pictures



Metal overhead garage door



Garage door opener



Reserve Component	Patio doors				
B20300501					
Properties	Aluminum slider doors with tempered glass				
Potential Deterioration	Door hardware such as rollers and locks may fail over time. Depending on the material, rollers may be subject to deterioration such as corrosion or breakage. Tracks may become misaligned, bent or worn. Roller and track deterioration are the most common factors leading to difficulties in operating the sliding doors.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	50 years	45 years	5 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$15,000		\$17,389	
Funding Method	Budget for full replacement.				
Preventative Maintenance	A general visual inspection of the door and frame finish should be periodically conducted. If the door doesn't slide smoothly, the rollers under the door either need adjusting or are shot. Scrub caked dirt and grime out of the track.				
Remarks	None.				

Pictures



Aluminum slider doors with tempered glass



Aluminum slider doors with tempered glass



Reserve Component	Roofing - Asphalt				
B30100110					
Properties	Asphalt shingles				
Potential Deterioration	The mineral surface may be wearing off causing cracking in shingles, allowing water intrusion. Lack of ventilation will overheat the shingles, causing the oils to deplete in the asphalt. Strong winds may break or uplift or even remove shingles. Over time, nails may come loose or pop up, leading to shingles and/or flashing to uplift.				
Condition Analysis	Deterioration	Moss growth on asphalt shingle roofing was observed at one location at egress door overhang.			
	Overall Condition	Good.			
Repair History	Replacements to the asphalt shingle roofing was done in 2006 and 2017.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	Various	Various	Contingency	Various	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2031	\$10,414		\$12,435	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Inspect twice a year (spring and fall) and repair/replace any damage. Moss on the sloped roofs can be prevented by installing a zinc strip at its peak.				
Remarks	The next replacement of this component is planned to occur in conjunction with the SBS roofing membrane replacement project to minimize cost and disruption to the Strata.				

Pictures



Moss growth on asphalt shingle overhang



Asphalt shingle roofing



Reserve Component	Roofing - SBS				
B30100117					
Properties	SBS membrane				
Potential Deterioration	The membrane roof is constantly exposed to the elements. Over time, cracks may appear due to expansion and contraction under temperature fluctuations. Furthermore, torch-down roofing with large number of seams has a higher risk of failure and water penetration.				
Condition Analysis	Deterioration	Moss growth on SBS membrane roofing was observed in isolated locations.			
	Overall Condition	Good.			
Repair History	The SBS roofing membrane was replaced in 2022.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	2020	5 years	25 years	5 years	20 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2045	\$134,300		\$242,561	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Inspect twice a year (spring and fall) and repair/replace any damage. Clear away any debris or dirt, ensuring that drainage is clear.				
Remarks	None.				

Pictures



Moss growth on SBS membrane roofing



SBS membrane roofing



Reserve Component	Lobby				
C10100101					
Properties	Interior finishes, furnishings, and lighting				
Potential Deterioration	Partial replacement and renovations in lobby areas, including interior finishes, furnishings, and lighting are generally subject to aesthetic considerations. Wear and tear due to aging are natural, and some components may last up to 30-35 years before the first signs of deterioration are evident.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$10,000		\$11,593	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Periodic inspections and repairs/replacements as needed.				
Remarks	None.				

Pictures



Lobby



Mailboxes



Reserve Component	Amenity room				
C10100102					
Properties	Interior finishes, furnishing, plumbing fixtures, and lighting				
Potential Deterioration	Partial replacement and renovations in the amenity room including interior finishes, furnishings, cabinetry, plumbing fixtures, and lighting are generally subject to functionality considerations. Wear and tear due to aging are natural, and some components may last up to 30-35 years before the first signs of deterioration are evident.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$5,000		\$5,796	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Periodic inspections and repairs/replacements as needed.				
Remarks	None.				

Pictures



Amenity room



Amenity room

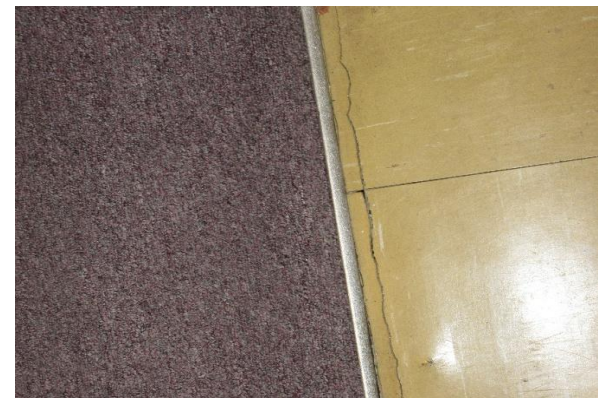


Reserve Component	Storage room				
C10100103					
Properties	Interior finishes, storage cages, and lighting				
Potential Deterioration	Typically the interior finishes are limited, with little aesthetic impact. Storage cages, shelves, racks and other components may be damaged mostly due to mechanical impacts.				
Condition Analysis	Deterioration	Cracks in vinyl storage room flooring was observed in one location at floor 3.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$4,000		\$4,637	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Periodic inspections and repairs/replacements as needed.				
Remarks	None.				

Pictures



Storage room finishes



Cracks in storage room flooring



Reserve Component	Washroom				
C10100104					
Properties	Interior finishes, furnishing, plumbing fixtures, and lighting				
Potential Deterioration	Partial replacement and renovations in the washroom areas, including interior finishes, furnishings, vanities, plumbing fixtures, and lighting are generally subject to aesthetic and/or functionality consideration. Wear and tear due to aging are natural, and some components may last up to 30-35 years before the first signs of deterioration are evident.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$5,000		\$5,796	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Periodic inspections and repairs/replacements as needed.				
Remarks	None.				

Pictures



Washroom



Reserve Component C10100106	Laundry room				
Properties	Interior finishes, electrical, plumbing fixtures, lighting, appliances				
Potential Deterioration	Partial replacement and renovations in the laundry room, including interior finishes, furnishings, cabinetry, plumbing fixtures, and lighting are generally subject to functionality considerations. Wear and tear due to aging are natural, and some components may last up to 30-35 years before the first signs of deterioration are evident.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	The laundry room faucet was replaced in 2025.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$5,000		\$5,796	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Periodic inspections and repairs/replacements as needed.				
Remarks	None.				

Pictures



Laundry room



Washing and drying machines



Reserve Component	Unit entry doors				
C10200102					
Properties	Wooden doors				
Potential Deterioration	Common deterioration for frames may include: bent or damaged sections, staining, oxidation/rusting or pitting, or loose anchorage system. Doors may become warped or bent, and may exhibit rust on metal. Hinges may become broken or bent, latch, lock and bolt may be damaged and no longer functional.				
Condition Analysis	Deterioration	Peeling paint on wooden unit entry doors was observed in isolated locations.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2029	\$4,320		\$4,862	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	A general visual inspection of the door and frame finish should be periodically conducted. Check all closing devices for loose attaching screws, hinge pin wear, locksets, latch wear, or other notable defects.				
Remarks	None.				

Pictures



Wooden unit entry door

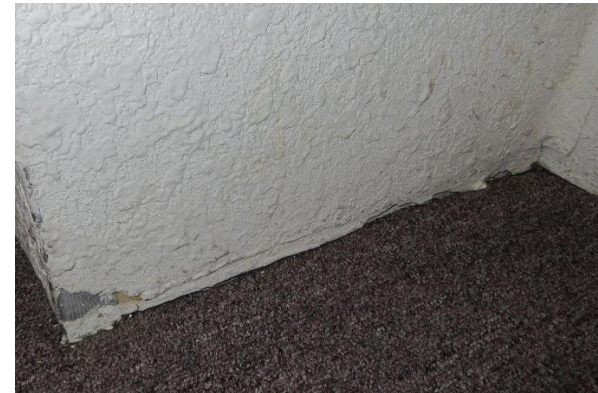


Peeling paint on wooden unit entry door



Reserve Component	Wall and ceiling finishes				
C30100201					
Properties	Interior acrylic paint				
Potential Deterioration	Paint may fade or peel over long periods of time. Cracking in the paint may be due to framing distortion, structural movement, inadequate support, etc. Severe cracks will require further investigation.				
Condition Analysis	Deterioration	Cracks and chips in interior wall and ceiling finishes were observed in various locations.			
	Overall Condition	Poor.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	Unknown	Unknown	20 years	17 years	3 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2028	\$36,695		\$40,098	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Inspect every 3 years and spot paint badly stained areas. Gently wash the painted surfaces with a mild soap or detergent solution.				
Remarks	None.				

Pictures



Cracks and chips in wall finishes



Cracks in wall finishes



Reserve Component	Carpeting				
C30200501					
Properties	Carpet flooring				
Potential Deterioration	Ripples and worn areas may appear in carpet due to wear on high traffic areas. Carpet can stretch due to high heat or humidity and may lift along a room perimeter if the tack strip holding the carpet is no longer holding the carpet backing adequately. Filtration soiling may appear as dark or grayish lines on carpet along walls or stairways, around vents, and under doors. It is caused by airflow over and through the carpet that allows fine, airborne particles to settle on the carpet surface. Poor maintenance will also lead to other deterioration such as staining.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Fair.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	Unknown	Unknown	20 years	17 years	3 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2028	\$21,192		\$23,157	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Always treat the affected area immediately. The longer the spill sits there, the harder it'll be to remove the stain. Vacuum regularly to prevent soil from embedding itself in the pile. Consider professional cleaning every 12 to 18 months. Patch or replace damaged areas.				
Remarks	The next replacement of this component is planned to occur in conjunction with the wall and ceiling finishes replacement project to minimize cost and disruption to the Strata.				

Pictures



Carpet flooring



Carpet flooring

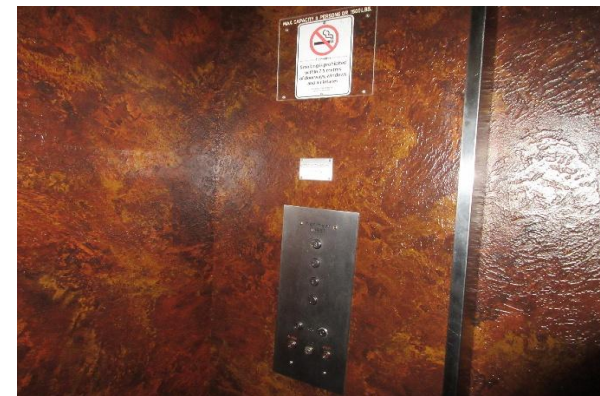


Reserve Component	Elevator cab				
D10100101					
Properties	Cab interiors with decorated panels				
Potential Deterioration	Elevator cab may be damaged by moving large objects in and out. Vandalism and wear and tear are the main causes for deterioration for the elevator cab.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Door operator fixes and pit sealing was conducted in 2025.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	35 years	30 years	5 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2034	\$15,000		\$19,572	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Regular cleaning.				
Remarks	The next replacement of this component is planned to occur in conjunction with the elevator machinery replacement project to minimize cost and disruption to the Strata.				

Pictures



Elevator cab finishes



Elevator control panel



Reserve Component	Elevator machinery				
D10100102					
Properties	Hydraulic elevator				
Potential Deterioration	Hydraulic elevators are best suited for low-speed and light-duty applications, mostly used in buildings with four floors or less. The service life is 20-30 years, depending on the level of use. The most common defects include the following: cylinder damage, excessive creep, leaks.				
Condition Analysis	Deterioration	Harsh stopping and going at floor to floor stops was observed.			
	Overall Condition	Fair.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	35 years	30 years	5 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2034	\$180,000		\$234,859	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Rough operation is an indication of problems within the electric equipment or control system. As elevator ages, it will require more corrective maintenance. A sharp increase in maintenance requirements is an indication that the control system is approaching the end of its service life. Decision of system upgrade/refurbishment is generally determined by its impact on safety reliability, performance, and cost savings.				
Remarks	This component has exceeded its typical average lifespan and it is recommended to plan for full replacement in the near future.				

Pictures



Hydraulic elevator machinery



Elevator controls



Reserve Component D20100101	Domestic water distribution system				
Properties	Piping, valves, PRV's, backflow preventers				
Potential Deterioration	Over time, as the building ages, there could be seizing and leakage of valves. Impurities in the water and currents may lead to corrosion, pitting and erosion and/or embrittlement of piping. The piping is exposed to erosion due to water, both entrained in steam flow and also as non-discharged condensate traveling at high speeds in piping.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	A domestic hose bibb was repaired in 2024.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2034	\$43,200		\$56,366	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Inspect piping annually for leaks, and for deterioration of water meter and gauges. Every 5 years, inspect to evaluate the condition and adjust performance life based on findings. Periodic repairs/replacements as needed. Ensure insulation is secured around heated piping to minimize heat loss.				
Remarks	None.				

Pictures



Hose bibb



Domestic piping



Reserve Component D20100201	Sanitary drainage system				
Properties	Piping, cleanouts, manholes				
Potential Deterioration	Fats, Oil, and Grease (FOGs) from kitchen sinks cause most drain lines to clog. Non-organic material can become imbedded or attached to the FOG build-up inside the pipes, causing further blockage and back-up problems. Underground piping of the water mains may break due to settlement and movement. Valves can malfunction over time.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	The sanitary drainage cleanouts and manholes were cleaned in 2025.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2034	\$8,100		\$10,569	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	System should be routinely cleaned and repaired. Proper drainage can be checked by filling sinks and observing the speed at which the water drains. If sinks drain slowly, the trap underneath can usually be opened for cleaning. If toilets drain slowly, a plunger or snake can be used to clear the obstruction.				
Remarks	None.				

Pictures



Sanitary manhole cover



Sanitary piping



Reserve Component	Storm water drainage system				
D20100301					
Properties	Drains, piping, catch basins, manholes				
Potential Deterioration	Catch basins and storm drains that become clogged due to accumulated debris and sediment or due to collapsing because of settlement, can cause flooding and safety issues.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2034	\$6,300		\$8,220	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Visual inspections at regular intervals. Sump pumps, if any, should be annually inspected and may include: flushing and pumping out the pit, inspection and lubrication of motors, inspection of check valves.				
Remarks	None.				

Pictures



Storm manhole cover



Storm catch basins



Reserve Component	Sump pump				
D20400301					
Properties	Sump tanks and covers				
Potential Deterioration	Because they work in a damp environment, sump pumps will gradually wear out over time and become less effective and more prone to failure. A common cause of sump pump failure is motor burn out, when the sump pump is being overworked. A failed motor bearing, cracks in the casing, debris in the impeller or a broken impeller can cause the casing to overheat. The float can get stuck due to debris in the sump basin.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	The sump pump tanks were cleaned and repaired in 2025 and 2024.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2034	\$5,000		\$6,524	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	It is recommended for the pump to be run every 2-3 months. Check the operation of the float to make sure it is not restricted. The pump, its check valve, activation switch and basin need to be cleaned as part of a regular maintenance program.				
Remarks	None.				

Pictures



Sump pump



Sump tank cover



Reserve Component D30100101	HVAC systems - MUA				
Properties	Make-up air unit (MUA) without heating				
Potential Deterioration	Common issues with the make-up air unit may include: malfunctioning of the blower motor, failing ignition, tripped pressure switches, broken belt, control malfunctioning.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	Unknown	Unknown	25 years	20 years	5 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$15,000		\$17,389	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Annual maintenance is provided by specialized personnel and should include: checking fan blades and dumpers for dirt accumulation and cleaning if necessary, checking fan bearing collar set screws for tightness, checking damper actuators for proper operation, checking belts for wear and adjusting tension or alignment, lubrication of bearings, checking and adjusting controls.				
Remarks	None.				

Pictures



Make-up air unit



Reserve Component	HVAC systems - Large exhaust fans				
D30100201					
Properties	Exhaust fans, including related ductwork, in parkade				
Potential Deterioration	Typically, the malfunctioning and failures are caused by dirt accumulation. Over time, the exhaust fan may experience electrical motor breakdowns, or loose or defective components.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	The large parkade exhaust fan and housing was replaced in 2024.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	2024	1 year	30 years	1 year	29 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2054	\$20,000		\$47,131	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Annual maintenance may include: checking blades for dust buildup and clean if necessary, checking fan RPM to design specifications, checking belt tension, wear and alignment, bearing collar set screws to make sure that they are tight, lubricate fan bearings and motor. Measure motor amperage using a C clamp amprobe. Increased current flow may indicate that bearings are seizing.				
Remarks	None.				

Pictures



Parkade exhaust fan housing



Parkade exhaust fan



Reserve Component	HVAC systems - Small exhaust fans				
D30100202					
Properties	Exhaust fans with related ductwork in service/storage rooms				
Potential Deterioration	Typically, the malfunctioning and failures are caused by dirt accumulation. Over time, the exhaust fan may experience electrical motor breakdowns, or loose or defective components.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	A laundry room and storage room exhaust fan was replaced in 2025 and 2024.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2035	\$3,960		\$5,322	
Funding Method	Budget for contingency allowance every 15 years.				
Preventative Maintenance	Check cleanliness of the fan, switch operation. Repair as required. Check fan belt tension, wear and alignment. Replace if necessary to ensure proper operation. Check and adjust the controls.				
Remarks	None.				

Pictures



Storage room exhaust fan



Storage room exhaust fan



Reserve Component	Boiler				
D30200101					
Properties	Gas boiler				
Potential Deterioration	Boiler interior components are prone to corrosion and other forms of deterioration due to the high temperatures and impurities in the water. Heat exchangers, tubes and pipes may also suffer cracking, erosion or clogging due to deposits in the water accumulating over long periods of time. Vents may also corrode with the passage of moist air.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	The gas boilers was serviced and flushed in 2025. The gas boiler was replaced in 2016.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	2016	9 years	20 years	9 years	11 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2036	\$8,500		\$11,766	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Water treatment to remove impurities is necessary. The interlocking system of controls and safety devices should be regularly inspected, cleaned, tested, and adjusted by a specialized, licensed contractor.				
Remarks	None.				

Pictures



Gas boiler



Specifications label

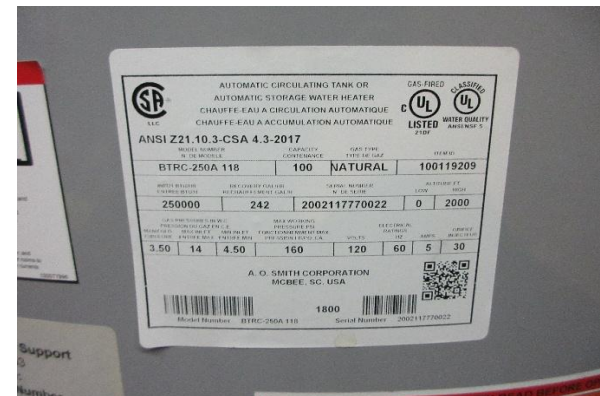


Reserve Component	Hot water heater				
D30200106					
Properties	A.O. Smith				
Potential Deterioration	Boiler interior components are prone to corrosion and other forms of deterioration due to the high temperatures and impurities in the water. Heat exchangers, tubes and pipes may also suffer cracking, erosion or clogging due to deposits in the water accumulating over long periods of time. Vents may also corrode with the passage of moist air.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	The hot water heater was replaced in 2020.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	2020	5 years	20 years	5 years	15 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2040	\$5,000		\$7,790	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Annual inspection.				
Remarks	None.				

Pictures



Hot water heater



Specifications label

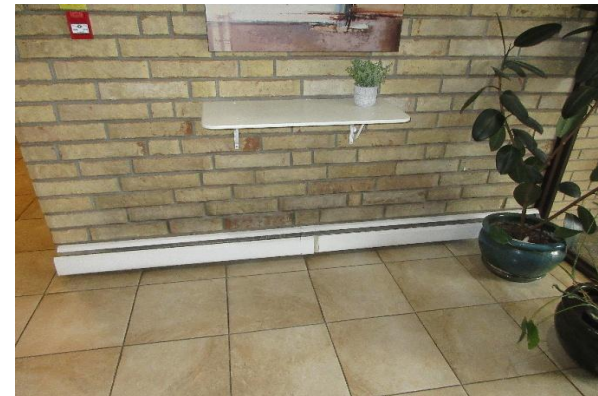


Reserve Component	Heating generating system				
D30200108					
Properties	Electric baseboard heaters				
Potential Deterioration	Dust and debris can prevent electric baseboard heaters from working optimally, and in some cases will cause soot, smoke and the smell of burning. Loose wire connections, faulty thermostats, or other electrical faults in the systems may impair their functionality.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2032	\$2,000		\$2,460	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Vacuum the fins or vents once a year prior to the heating season. Electric baseboards with corroded, overheated connections or burnt-out elements should be replaced. Repair/replace faulty thermostats as needed.				
Remarks	None.				

Pictures



Electric baseboard heater



Electric baseboard heater



Reserve Component	Wet and dry sprinkler systems				
D40100201					
Properties	Typical sprinkler system				
Potential Deterioration	Sprinklers must be inspected and maintained on a regular basis. There may be leaks and occasional fluctuations in pressures that may need to be monitored.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2034	\$6,300		\$8,220	
Funding Method	Budget for contingency allowance every 15 years.				
Preventative Maintenance	Annual inspection.				
Remarks	None.				

Pictures



Sprinkler head



Typical sprinkler system



Reserve Component	Electrical distribution				
D50100101					
Properties	Typical electrical distribution components				
Potential Deterioration	Electric distribution components experience mechanical, electrical and thermal stress which may lead to its failure. Bolts and connecting devices may corrode or overheat. Insulating deposits may built up on the energized contacts, leading to arcing and power disruption. Also, the devices may exhibit signs of corona, tracking, and thermal or physical damages.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2034	\$5,400		\$7,046	
Funding Method	Budget for contingency allowance every 15 years.				
Preventative Maintenance	Preventive maintenance and testing are recommended every 3 years, performed by specialized personnel. Electrical rooms or vaults should be kept cleaned of dirt, and examined for water seepage, especially at the top of electrical equipment enclosures. Prior to the planned maintenance, an infrared survey should be conducted to help identify areas that need specific and immediate attention. Ensure electrical room is kept clean and free of clutter.				
Remarks	None.				

Pictures



Electrical meters



Electrical switches and panels



Reserve Component	Access control system				
D50300202					
Properties	Intercom panel and wiring				
Potential Deterioration	The frequency of breakdowns may increase toward the end of its expected useful life, increasing the maintenance costs. The system may also become obsolete over time.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	25 years	20 years	5 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$20,000		\$23,185	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Regular maintenance by a qualified technician.				
Remarks	None.				

Pictures



Access control panel



Reserve Component	Exit and emergency lights				
D50900203					
Properties	Typical emergency light units				
Potential Deterioration	The emergency lighting and exit signs may become obsolete and no longer meet the code requirements. Emergency lighting needs to be tested annually and batteries should be replaced as needed.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$2,000		\$2,319	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Annual inspections and testing as required, performed by a licensed contractor, including but not limited to inspect for structural defects and deposits, pushing test button and observing light operation.				
Remarks	None.				

Pictures



Emergency light with battery pack



Exit sign



Reserve Component	Fire Protection and Security Systems				
D90100101					
Properties	Fire panel, annunciator, monitoring devices, pull stations, etc.				
Potential Deterioration	Increased frequency of failures while performing the tests may signal the necessity of replacement or upgrading.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	Unknown	Unknown	20 years	15 years	5 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$20,000		\$23,185	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Annual inspections and testing as required, performed by a certified contractor.				
Remarks	The Strata Council is seeking quotes for a full replacement in the near future.				

Pictures



Pull station



Fire alarm system



Reserve Component E10100101	Lighting fixtures - Interior				
Properties	Light fixtures on corridors and stairwells				
Potential Deterioration	Interior lighting is generally replaced based on aesthetic and energy saving considerations or for better illumination of the areas served. Over time the corrosion may occur on the casing or discoloring and yellowing may occur on the lens.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	The interior lighting fixtures were replaced in 2015 and 2016.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	2015	10 years	Contingency	10 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$2,000		\$2,319	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Maintenance service should be performed annually and typically include: removing of old lamps and cleaning the fixtures, inspecting wiring, contacts, terminals and sockets, installation of new lamps, putting back into service and testing the operation.				
Remarks	None.				

Pictures



Interior ceiling-mounted light fixture



Interior ceiling-mounted light fixture



Reserve Component E10100102	Lighting fixtures - Parkade and service/storage rooms				
Properties	Light fixtures in parkade area and service/storage rooms				
Potential Deterioration	Lighting in parkade areas and service/storage rooms is generally replaced based on energy saving considerations or for better illumination. Over time the corrosion may occur on the casing.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$2,000		\$2,319	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Maintenance service should be performed annually and typically include: removing of old lamps and cleaning the fixtures, inspecting wiring, contacts, terminals and sockets, installation of new lamps, putting back into service and testing the operation.				
Remarks	None.				

Pictures



Parkade light fixture



Service room light fixture



Reserve Component	Lighting fixtures - Exterior				
E10100201					
Properties	Light fixtures on building facades				
Potential Deterioration	Wall and soffit lighting is generally replaced based on aesthetic and energy saving considerations and/or for better illumination of the areas served. Over time the corrosion may occur on the casing or discoloring and yellowing may occur on the lens.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2030	\$3,000		\$3,478	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Maintenance service should be performed annually and typically include: removing of old lamps and cleaning the fixtures, inspecting wiring, contacts, terminals and sockets, installation of new lamps, putting back into service and testing the operation.				
Remarks	None.				

Pictures



Exterior soffit-mounted light fixture



Exterior facade-mounted light fixture



Reserve Component G20100204	Exterior paving				
Properties	Concrete paving				
Potential Deterioration	Failure of the concrete pavement such as: cracking, faulting, mud pumping, polished aggregate, etc. may occur over time due to repeat traffic, moisture (with its associated freeze/thaw cycles), as well as settlement of the underlayment.				
Condition Analysis	Deterioration	Cracks in concrete paving was observed in isolated locations.			
	Overall Condition	Fair.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2026	\$5,298		\$5,457	
Funding Method	Budget for contingency allowance every 10 years.				
Preventative Maintenance	Stresses producing minor defects are constantly at work. Early detection and repair (patching, crack sealing, etc.) of minor defects is essential before they deteriorate into pavement failures requiring major repair expenditures.				
Remarks	None.				

Pictures



Cracks in concrete paving



Exterior concrete paving



Reserve Component	Exterior railings				
G20400104					
Properties	Aluminum railings				
Potential Deterioration	Deterioration mostly concerns loss of aesthetic appeal. Corroded fasteners may cause railings to become unstable. Also, settlement and mechanical impacts may lead to leaning or detachment.				
Condition Analysis	Deterioration	Corrosion on exterior aluminum railings was observed in isolated locations.			
	Overall Condition	Fair.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2029	\$2,000		\$2,251	
Funding Method	Budget for contingency allowance every 20 years.				
Preventative Maintenance	Inspect periodically; repair as needed.				
Remarks	It is recommended to clean and paint the exterior aluminum railings to prevent possible corrosion build-up.				

Pictures



Corrosion on exterior aluminum railings



Reserve Component G20400106	Fencing				
Properties	Wooden fencing				
Potential Deterioration	Wooden fencing may rot after prolonged exposure to moisture. Also, settlement and mechanical impacts may lead to leaning or detachment.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	It was reported that the wooden fencing was replaced in 2014.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	2014	11 years	25 years	10 years	15 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2040	\$14,950		\$23,292	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Inspect periodically for mold and mildew stains, fasteners, gate locks, hinges, cracking, warping, splintering. Check posts for stability, soil erosion, etc. Repair/replace as needed. Apply clear wood preservative/sealer/paint periodically.				
Remarks	None.				

Pictures



Wooden fencing



Wooden fencing



Reserve Component	Fence painting				
G20400110					
Properties	Wood stain				
Potential Deterioration	Paint may peel or crack over long periods of time.				
Condition Analysis	Deterioration	Fading wood stain on wooden fencing was observed in isolated locations.			
	Overall Condition	Fair.			
Repair History	It was reported that the wood stain on wooden fencing was redone in 2024.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	2024	1 year	10 years	2 years	8 years
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2033	\$14,950		\$18,938	
Funding Method	Budget for full replacement.				
Preventative Maintenance	Regular cleaning and inspection.				
Remarks	None.				

Pictures



Fading wood stain



Fading wood stain



Reserve Component	Landscaping				
G20500501					
Properties	Plants and irrigation systems				
Potential Deterioration	Wooden installations may be prone to rot and distortion due to weathering. Irrigation systems may fail due to wear. Due to vegetative growth, the landscaping should be periodically redesigned to integrate resource efficiency, site functionality, and aesthetics.				
Condition Analysis	Deterioration	None observed.			
	Overall Condition	Good.			
Repair History	Not available.				
Life Cycle Analysis	DOI	CA	EUL	EA	RUL
	1974	51 years	Contingency	51 years	Contingency
Cost Estimates	Starting Year	Current Cost		Future Cost	
	2027	\$5,000		\$5,305	
Funding Method	Budget for contingency allowance every 5 years.				
Preventative Maintenance	Plants will need regular pruning and maintenance. Maintain the existing elements by keeping plants healthy and preventing deterioration due to weather, damage and normal usage. Mechanical equipment such as irrigation systems will need regular servicing.				
Remarks	None.				

Pictures



Plants



Plants



Appendix C – Assumptions and Qualifications

Preamble

This report is subject to the assumptions and qualifications outlined below and otherwise set out elsewhere in this report. Use of this report by any reader constitutes acceptance of these assumptions, qualification and the conditions outlined below and elsewhere in this report. The acceptance of this report also constitutes acceptance of responsibility for payment of the fee balance and any due costs to Strata Engineering.

Common Property Conditions

The determination of the physical condition of the common properties is solely based on a visual review of a representative sampling of all common properties in readily accessible locations after discussion with Strata Corporation representatives and a review of documentation provided by the Strata Corporation. No invasive testing or excavations were carried out on the site for the purposes of this report. Similarly, none of the equipment is disassembled, operated or subjected to any sort of functional testing. The physical inspection does not constitute a "technical audit" since extensive, comprehensive testing was not included in the scope of work. Unless proven otherwise, the subject Strata is assumed to take pride in their property and will continue to proactively address maintenance items on an ongoing basis with due diligence.

Building Codes

The visual reviews were not conducted to determine whether common property construction meets or exceeds building code requirements and thus this depreciation report is exempt from all recommendations regarding build code requirements.

Cost Estimation for Common Properties

All cost estimates are **Class D (Indicative) Estimates (±50%)** performed in future year dollars. The estimates indicate the approximate magnitude of cost and are solely intended for budgetary or planning purposes and not accounting for tender use. Actual costs will vary depending on a variety of factors. Most importantly, the estimates assume economies of scale and small operations will incur higher costs when performed individually. Miscellaneous costs such as consulting services and certain contingency allowances unrelated to building components are not included in the budget estimates. Cost estimates for actual projects should be developed in greater detail, accounting for owner contingency, permit fees, engineering fees etc. Construction costs may fluctuate, varying based on the time of year, contractor availability and other factors. These cost estimates must be updated over time and confirmed by competitive tender before any contracts are awarded. The cost estimates do not include allowances for site-specific access requirements or



environmental concerns. Generally, replacement costs are based on like-for-like with a similar component except in face of building code modifications or external obsolescence.

Remaining Useful Life of Common Properties

Determination of the remaining useful life is based on the condition of the common properties assessed through a visual review and on the average lifespan of the same component by industry standards. Poor maintenance, insurable losses such as earthquakes, fires and floods can shorten the life of an asset. These unforeseen events are not accounted for in our calculation.

Funding Models

The funding models for this depreciation report are calculated based on a 30-year horizon, beginning within the current year. For instance, a report performed in 2020 projects funding until 2050. The projected period is stationary and does not shift. Hence, in year 1, 2021, the projections will be valid for 29 years. The funding projections do not extend past 30 years and accuracy is only estimated by a +/- 30% error within the prescribed period of 30 years. Renewals and major maintenance projects occurring beyond the 30-year projection time frame are not considered in the given funding models.

Services Not Included

The agreed compensation for services rendered in preparing this report does not include fees for follow-up consultations and/or attendances to arbitrations or mediations, other than those outlined at the time of the acceptance of the given quote. Additional fees will have to be negotiated if personal appearances are required in connection with this report after its acceptance.

Services Included

Limited consulting or clarification regarding the content of this report or requested modifications shall be provided at no additional charge within one year of the completion of the draft report. Attendance of a final meeting with the strata council to clarify ramifications and concerns regarding the report will also be provided at no extra charge.

Currency and Taxes

Unless otherwise noted, all estimates are expressed in Canadian currency. All repair and replacement cost estimates in our planning include federal and provincial taxes, where applicable. Properties located in B.C. includes Goods and Services Tax ("GST") and Provincial Sales Tax ("PST").

Report Distribution, Third Party Liability

This report is intended sole and exclusive use of the Strata Corporation. Possession of a copy of the report shall not authorize use of the report for any purpose other than that noted in the



agreement and/or report. This report shall not be distributed or communicated to unauthorized third parties in whole or in part without prior written consent of representative of the client as noted herein. Any liability, if any, of Strata Engineering is limited to the Strata Corporation only. Notwithstanding anything herein to the contrary, the Strata Corporation will forever indemnify and hold Strata Engineering along with its employees harmless from any claims by third parties related in any way to this report.

Information Provided by Third Parties

This report, its analysis and conclusions required information from various sources. Such information was believed to be reasonably reliable, accurate, and true. Strata Engineering shall not be responsible for the accuracy of any information used in this report that has been obtained from any source. No independent verification of factual data presented to Strata Engineering has been undertaken by Strata Engineering.

Modifications

Strata Engineering reserves the right at any time to alter statements, analyses, conclusions or value estimates, if additional facts pertinent to this report are discovered at any time. Strata Engineering is not responsible for any unauthorized alterations or distributions to the report. The report must not be abstracted and must be used in its entirety.

Measurements and Exhibits

The sketches, maps and photographs in the report are included solely for the purpose of assisting the reader in visualizing the assets and may not be to scale. All components assessed herein are assumed to be completed according to the architectural, structural, mechanical, electrical plans provided, unless otherwise noted. Any variation in land or building areas from those considered in the depreciation report may alter the estimates and in turn, the required funding. No legal survey, soil tests, engineering investigations, detailed quantity survey compilations, nor exhaustive physical examinations have been made. Accordingly, no responsibility is assumed concerning these matters or other technical and engineering techniques, which would be required to discover any inherent or hidden condition of the property.

Legal Concerns

The author is highly qualified in matters concerning the depreciation report itself but otherwise not qualified in legal affairs and does not purport to give legal advice. It is assumed that:

- 1) The legal description as well as the registered survey as stated herein is that which is recorded by the Registrar of the requisite Land Titles Office and are assumed correct.
- 2) Title to the property is good and marketable; and
- 3) Rights-of-way, easements or encroachments over other real property, are legally enforceable.



The distribution of cost and other estimates in this report apply only under the programme of utilization as identified in this report. The estimates herein must not be used in conjunction with any other forms of valuation or depreciation reports and may be invalid if so used.

The report is based, unless otherwise stated, on there being full compliance with all applicable federal, provincial and local environmental regulations, laws and restrictions. Moreover, it is assumed that all required permits have been or can be obtained or renewed for any use considered herein. It is also assumed that the subject property is maintained and managed pursuant to prudent and competent ownership and management.

We have no current or prospective interest in the management of the property or its ownership. Our engagement in preparing this report and the compensation received is not contingent on the value of the estimates stated in the Report.

Environmental Concerns

Strata Engineering personnel are not qualified in aspects of surveying and environmental assessment. Unless otherwise stated in the report, it is assumed that the subject assets are not affected in any way by any adverse environmental conditions. Strata Engineering personnel are not qualified to detect potentially hazardous materials and/or substances which may adversely affect the value of the property. Hence, Strata Engineering shall not be held responsible for past or present, legal or physical deficiencies that may be found.

Furthermore, Strata Engineering personnel are not qualified to comment on environmental issues that may affect the market value of the property. These environmental issues include but are not limited to, the pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants including, but not limited to, moulds or mildews or the conditions that might give rise to either. Strata Engineering and its assignees expressly deny any legal liability relating to the effect of environmental issues on the market value of the property assessed.

Physical Concerns

Strata Engineering shall not be held responsible for any costs incurred to investigate or correct any deficiencies of any type, which may be present in the real estate and/or real property described herein. It is assumed that there are no patent or latent defects in the subject improvements, that no objectionable materials are present and that the improvements are structurally, mechanically and electrically adequate and in need of no immediate repairs unless expressly noted within this report.



Team Biographies and Qualifications (Provided as Required by the Strata Property Act)

Yang Fei, B.Sc., CRP

Principal, Operations Manager

As the operations manager, Yang ensures that Strata Engineering delivers quality services, guaranteeing client satisfaction. Yang brings extensive project management and leadership experience, cultivating new services and diverse teams. He has overseen the delivery of large projects involving interdisciplinary teams and has extensive experience working with lawyers, insurers, developers, and scientists. Yang studied at the University of British Columbia and has served on the Board of the Real Estate Institute of Vancouver. He also sits on two strata councils, serving more than 500-unit owner properties.

Diana Tarna-Bacosca, M.Eng.

Division Manager

Diana is a civil engineering graduate and has a wealth of experience in architectural, engineering, and construction environments. Her work experience has included a wide range of projects including warranty reviews, depreciation reports, insurance claims and building enclosure condition assessments. She has worked on both residential and commercial buildings, and on low-rise to high-rise as well as townhomes and provides clients with high-level reports based on site and record assessments. Her diligence provides Strata Engineering's clients with the information they need to make informed decisions for their properties.

Doug Sokolowski, B.Sc., EIT

Building Science Technologist, Team Lead

Doug is a Building Science Technologist with a background in Mechanical Engineering. He has experience in mechanical system design, project management and technical analysis. Doug specializes in preparing Depreciation Reports, conducting site assessments, and analyzing building components to help clients make informed decisions about their properties. His technical expertise and attention to detail ensure thorough and accurate evaluations of building systems and long-term maintenance planning.

Rahnuma Hossen, B.A.Sc., EIT

Building Science Technologist

Rahnuma is a Building Science Technologist with a background in Environmental and Civil Engineering. A graduate of the University of British Columbia's Integrated Engineering program, Rahnuma has experience working on depreciation reports for residential low-rise to high-rise buildings, and townhomes, and has a strong understanding of long-term asset management and building performance.

Bhargav Patel, M.Eng., EIT

Building Science Technologist

Bhargav holds a Master of Engineering in Mechanical Engineering from the University of British Columbia. He brings experience in mechanical system design and technical documentation. Bhargav specializes in preparing depreciation reports and developing financial planning strategies to help strata corporations make informed maintenance decisions for both commercial and



residential properties. His knowledge of budget forecasting and engineering analysis supports delivering comprehensive assessments that help clients manage their reserve funds effectively.

Fan Yang, M.Eng., EIT

Building Science Technologist

Fan Yang is a Building Science Technologist with a background in Environmental and Civil Engineering, specializing in building envelope systems. He has experience in the design and assessment of building envelopes for both single-family and multi-family developments. He is also involved in preparing depreciation reports and conducting warranty reviews for residential and commercial properties, with additional expertise in long-term financial planning.

David Tang, M.Arch.

Building Science Technologist

David is a Building Science Technologist with a background in Architectural Design, Urban Design and Urban Planning. David studied at the University of Southern California for his Bachelor of Architecture and at Meiji University in Tokyo, Japan for his Master of Architecture; he now combines his educational background with practical knowledge about building components to prepare Depreciation Reports for properties of all sizes and ages.

Harold Zhang, M.Eng.

Building Science Technologist

Harold Zhang is a Building Science Technologist with expertise in mechanical systems and building assessments. He specializes in depreciation reports and financial planning for townhouse complexes and apartment buildings. With a background in project engineering, facility commissioning, and lifecycle cost management, Harold provides practical strategies that enhance building performance, durability, and long-term value for strata councils and property managers.

Qiu hao Zheng, B.Sc., EIT

Building Science Technologist

Qiu hao is a Building Science Technologist with a background in Mechanical Engineering. He has experience conducting site inspections and resolving field issues in building mechanical systems, including piping, HVAC, and sprinkler systems. He prepares depreciation reports for apartment buildings and townhouse complexes, applying his technical knowledge to ensure accurate assessments and provide maintenance recommendations.

Phoenix Wolfe

Building Science Technologist

Phoenix is a Building Science Technologist with a background in Architectural Design. A graduate of the Architectural and Building Technology program at the British Columbia Institute of Technology, he specializes in preparing Depreciation Reports and developing long-term financial planning strategies for residential and commercial properties, including townhome complexes and apartment buildings. Phoenix's attention to detail and understanding of building components helps clients make informed decisions about maintenance and planning.



Appendix D – Replacement Schedule

The following table notes the recommended years of replacement or major repairs for each component over the 30-year period. Please note that the years listed below may differ from the replacement years in Appendix B in order to optimize the financial models. The costs listed are the future replacement costs as determined by the inflation rates noted in Section 2.3.1.

DRAFT

Component	Current Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Suspended slab waterproofing	\$ 5,678	-	-	-	\$ 6,204	-	-	-	-	-	-	-	-	-	-
Underground parkade structure	\$ 44,114	-	-	-	-	-	-	-	-	-	-	\$ 59,286	-	-	-
Parkade roof deck	\$ 39,081	-	-	-	-	-	-	-	-	-	-	\$ 52,522	-	-	-
Patio flooring - Wood	\$ 2,796	-	-	-	-	-	-	-	-	-	-	\$ 3,757	-	-	-
Patio flooring - Concrete	\$ 20,661	-	-	-	-	-	-	-	-	-	-	\$ 27,767	-	-	-
Cladding - Brick	\$ 6,200	-	-	-	\$ 6,774	-	-	-	-	-	-	-	-	-	-
Cladding - Vinyl	\$ 187,865	-	-	-	-	-	-	-	-	-	\$ 245,121	-	-	-	-
Cladding - Concrete	\$ 3,757	-	-	-	\$ 4,106	-	-	-	-	-	-	-	-	-	-
Soffits	\$ 3,047	-	-	-	-	\$ 3,430	-	-	-	-	-	-	-	-	-
Exterior painting - Concrete wall	\$ 5,368	-	-	-	\$ 5,865	-	-	-	-	-	-	-	-	-	-
Exterior painting trims	\$ 2,000	-	-	\$ 2,122	-	-	-	-	-	-	-	-	-	-	-
Exterior wooden elements	\$ 2,000	-	-	\$ 2,122	-	-	-	-	-	-	-	-	-	-	-
Exterior windows	\$ 75,146	-	-	-	-	-	-	-	-	-	\$ 98,048	-	-	-	-
Caulking and weatherstripping	\$ 10,969	-	-	-	\$ 11,986	-	-	-	-	-	-	-	-	-	\$ 16,108
Main entrance doors	\$ 6,000	-	-	-	-	-	\$ 6,956	-	-	-	-	-	-	-	-
Egress and service doors	\$ 4,560	-	-	-	-	\$ 5,132	-	-	-	-	-	-	-	-	-
Garage doors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Patio doors	\$ 15,000	-	-	-	-	-	\$ 17,389	-	-	-	-	-	-	-	-
Roofing - Asphalt	\$ 10,414	-	-	-	-	-	-	\$ 12,435	-	-	-	-	-	-	-
Roofing - SBS	\$ 134,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lobby	\$ 10,000	-	-	-	-	-	\$ 11,593	-	-	-	-	-	-	-	-
Amenity room	\$ 5,000	-	-	-	-	-	\$ 5,796	-	-	-	-	-	-	-	-
Storage room	\$ 4,000	-	-	-	-	-	\$ 4,637	-	-	-	-	-	-	-	-
Washroom	\$ 5,000	-	-	-	-	-	\$ 5,796	-	-	-	-	-	-	-	-
Laundry room	\$ 5,000	-	-	-	-	-	\$ 5,796	-	-	-	-	-	-	-	-
Unit entry doors	\$ 4,320	-	-	-	-	\$ 4,862	-	-	-	-	-	-	-	-	-
Wall and ceiling finishes	\$ 36,695	-	-	-	\$ 40,098	-	-	-	-	-	-	-	-	-	-
Carpeting	\$ 21,192	-	-	-	\$ 23,157	-	-	-	-	-	-	-	-	-	-
Elevator cab	\$ 15,000	-	-	-	-	-	-	-	-	-	\$ 19,572	-	-	-	-
Elevator machinery	\$ 180,000	-	-	-	-	-	-	-	-	-	\$ 234,859	-	-	-	-
Domestic water distribution system	\$ 43,200	-	-	-	-	-	-	-	-	-	\$ 56,366	-	-	-	-
Sanitary drainage system	\$ 8,100	-	-	-	-	-	-	-	-	-	\$ 10,569	-	-	-	-
Storm water drainage system	\$ 6,300	-	-	-	-	-	-	-	-	-	\$ 8,220	-	-	-	-
Sump pump	\$ 5,000	-	-	-	-	-	-	-	-	-	\$ 6,524	-	-	-	-
HVAC systems - MUA	\$ 15,000	-	-	-	-	-	\$ 17,389	-	-	-	-	-	-	-	-
HVAC systems - Large exhaust fans	\$ 20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC systems - Small exhaust fans	\$ 3,960	-	-	-	-	-	-	-	-	-	-	\$ 5,322	-	-	-
Boiler	\$ 8,500	-	-	-	-	-	-	-	-	-	-	-	\$ 11,766	-	-
Hot water heater	\$ 5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heating generating system	\$ 2,000	-	-	-	-	-	-	-	\$ 2,460	-	-	-	-	-	-
Wet and dry sprinkler systems	\$ 6,300	-	-	-	-	-	-	-	-	-	\$ 8,220	-	-	-	-
Electrical distribution	\$ 5,400	-	-	-	-	-	-	-	-	-	\$ 7,046	-	-	-	-
Access control system	\$ 20,000	-	-	-	-	-	\$ 23,185	-	-	-	-	-	-	-	-
Exit and emergency lights	\$ 2,000	-	-	-	-	-	\$ 2,319	-	-	-	-	-	-	-	-
Fire Protection and Security Systems	\$ 20,000	-	-	-	-	-	\$ 23,185	-	-	-	-	-	-	-	-
Lighting fixtures - Interior	\$ 2,000	-	-	-	-	-	\$ 2,319	-	-	-	-	-	-	-	-
Lighting fixtures - Parkade and service/storage rooms	\$ 2,000	-	-	-	-	-	\$ 2,319	-	-	-	-	-	-	-	-
Lighting fixtures - Exterior	\$ 3,000	-	-	-	-	-	\$ 3,478	-	-	-	-	-	-	-	-
Exterior paving	\$ 5,298	-	\$ 5,457	-	-	-	-	-	-	-	-	-	\$ 7,334	-	-
Exterior railings	\$ 2,000	-	-	-	-	\$ 2,251	-	-	-	-	-	-	-	-	-
Fencing	\$ 14,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fence painting	\$ 14,950	-	-	-	-	-	-	-	-	\$ 18,938	-	-	-	-	-
Landscaping	\$ 5,000	-	-	\$ 5,305	-	-	-	-	\$ 6,149	-	-	-	-	\$ 7,129	-
Total	-	-	\$ 5,457	\$ 9,548	\$ 98,190	\$ 15,675	\$ 132,157	\$ 12,435	\$ 8,609	\$ 18,938	\$ 694,545	\$ 148,653	\$ 19,100	\$ 7,129	\$ 16,108

Component	Current Cost	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Suspended slab waterproofing	\$ 5,678	-	-	-	-	-	-	-	-	-	-	-	-
Underground parkade structure	\$ 44,114	-	-	-	-	-	-	\$ 79,675	-	-	-	-	-
Parkade roof deck	\$ 39,081	-	-	-	-	-	-	\$ 70,585	-	-	-	-	-
Patio flooring - Wood	\$ 2,796	-	-	-	-	-	-	\$ 5,049	-	-	-	-	-
Patio flooring - Concrete	\$ 20,661	-	-	-	-	-	-	\$ 37,316	-	-	-	-	-
Cladding - Brick	\$ 6,200	-	-	-	-	\$ 10,554	-	-	-	-	-	-	-
Cladding - Vinyl	\$ 187,865	-	-	-	-	-	-	-	-	-	-	-	-
Cladding - Concrete	\$ 3,757	-	-	-	-	\$ 6,397	-	-	-	-	-	-	-
Soffits	\$ 3,047	-	-	-	-	-	-	-	-	-	-	-	-
Exterior painting - Concrete wall	\$ 5,368	-	-	-	-	-	-	-	-	-	\$ 10,593	-	-
Exterior painting trims	\$ 2,000	-	-	-	-	-	-	-	-	\$ 3,832	-	-	-
Exterior wooden elements	\$ 2,000	-	-	-	-	-	-	-	-	-	-	-	-
Exterior windows	\$ 75,146	-	-	-	-	-	\$ 131,769	-	-	-	-	-	-
Caulking and weatherstripping	\$ 10,969	-	-	-	-	-	-	-	-	-	\$ 21,647	-	-
Main entrance doors	\$ 6,000	-	-	-	-	-	-	-	-	-	-	-	-
Egress and service doors	\$ 4,560	\$ 6,897	-	-	-	-	-	-	-	-	-	\$ 9,270	-
Garage doors	-	-	-	-	-	-	-	-	-	-	-	-	-
Patio doors	\$ 15,000	-	-	-	-	-	-	-	-	-	-	-	-
Roofing - Asphalt	\$ 10,414	-	-	\$ 16,712	-	-	-	-	-	-	-	-	-
Roofing - SBS	\$ 134,300	-	-	-	-	-	-	\$ 242,561	-	-	-	-	-
Lobby	\$ 10,000	-	\$ 15,580	-	-	-	-	-	-	-	-	-	\$ 20,938
Amenity room	\$ 5,000	-	\$ 7,790	-	-	-	-	-	-	-	-	-	\$ 10,469
Storage room	\$ 4,000	-	\$ 6,232	-	-	-	-	-	-	-	-	-	\$ 8,375
Washroom	\$ 5,000	-	\$ 7,790	-	-	-	-	-	-	-	-	-	\$ 10,469
Laundry room	\$ 5,000	-	\$ 7,790	-	-	-	-	-	-	-	-	-	\$ 10,469
Unit entry doors	\$ 4,320	\$ 6,534	-	-	-	-	-	-	-	-	-	\$ 8,782	-
Wall and ceiling finishes	\$ 36,695	-	-	-	-	-	-	-	-	-	\$ 72,421	-	-
Carpeting	\$ 21,192	-	-	-	-	-	-	-	-	-	\$ 41,824	-	-
Elevator cab	\$ 15,000	-	-	-	-	-	-	-	-	-	-	-	-
Elevator machinery	\$ 180,000	-	-	-	-	-	-	-	-	-	-	-	-
Domestic water distribution system	\$ 43,200	-	-	-	-	-	\$ 75,751	-	-	-	-	-	-
Sanitary drainage system	\$ 8,100	-	-	-	-	-	\$ 14,203	-	-	-	-	-	-
Storm water drainage system	\$ 6,300	-	-	-	-	-	\$ 11,047	-	-	-	-	-	-
Sump pump	\$ 5,000	-	-	-	-	-	\$ 8,768	-	-	-	-	-	-
HVAC systems - MUA	\$ 15,000	-	-	-	-	-	-	-	-	-	-	-	-
HVAC systems - Large exhaust fans	\$ 20,000	-	-	-	-	-	-	-	-	-	-	-	-
HVAC systems - Small exhaust fans	\$ 3,960	-	-	-	-	-	-	-	-	-	-	-	\$ 8,291
Boiler	\$ 8,500	-	-	-	-	-	-	-	-	-	-	-	-
Hot water heater	\$ 5,000	-	\$ 7,790	-	-	-	-	-	-	-	-	-	-
Heating generating system	\$ 2,000	-	-	-	\$ 3,306	-	-	-	-	-	-	-	-
Wet and dry sprinkler systems	\$ 6,300	-	-	-	-	-	-	-	-	-	-	\$ 12,807	-
Electrical distribution	\$ 5,400	-	-	-	-	-	-	-	-	-	-	\$ 10,977	-
Access control system	\$ 20,000	-	-	-	-	-	-	-	-	-	-	-	-
Exit and emergency lights	\$ 2,000	-	\$ 3,116	-	-	-	-	-	-	-	-	-	\$ 4,188
Fire Protection and Security Systems	\$ 20,000	-	-	-	-	-	-	-	-	-	-	-	\$ 41,876
Lighting fixtures - Interior	\$ 2,000	-	\$ 3,116	-	-	-	-	-	-	-	-	-	\$ 4,188
Lighting fixtures - Parkade and service/storage rooms	\$ 2,000	-	\$ 3,116	-	-	-	-	-	-	-	-	-	\$ 4,188
Lighting fixtures - Exterior	\$ 3,000	-	\$ 4,674	-	-	-	-	-	-	-	-	-	\$ 6,281
Exterior paving	\$ 5,298	-	-	-	-	-	-	-	\$ 9,856	-	-	-	-
Exterior railings	\$ 2,000	-	-	-	-	-	-	-	-	-	-	\$ 4,066	-
Fencing	\$ 14,950	-	\$ 23,292	-	-	-	-	-	-	-	-	-	-
Fence painting	\$ 14,950	-	-	-	-	\$ 25,451	-	-	-	-	-	-	-
Landscaping	\$ 5,000	-	-	-	\$ 8,264	-	-	-	-	\$ 9,581	-	-	-
Total	-	\$ 13,432	\$ 90,284	\$ 16,712	\$ 11,570	\$ 42,402	\$ 241,538	\$ 435,186	\$ 9,856	\$ 13,413	\$ 146,485	\$ 45,900	\$ 129,730

Component	Current Cost	2051	2052	2053	2054	2055
Suspended slab waterproofing	\$ 5,678	-	-	-	-	-
Underground parkade structure	\$ 44,114	-	-	-	-	\$ 107,076
Parkade roof deck	\$ 39,081	-	-	-	-	\$ 94,861
Patio flooring - Wood	\$ 2,796	-	-	-	-	\$ 6,786
Patio flooring - Concrete	\$ 20,661	-	-	-	-	\$ 50,149
Cladding - Brick	\$ 6,200	-	-	-	-	-
Cladding - Vinyl	\$ 187,865	-	-	-	-	-
Cladding - Concrete	\$ 3,757	-	-	-	-	-
Soffits	\$ 3,047	-	-	-	-	-
Exterior painting - Concrete wall	\$ 5,368	-	-	-	-	-
Exterior painting trims	\$ 2,000	-	-	-	-	-
Exterior wooden elements	\$ 2,000	-	\$ 4,443	-	-	-
Exterior windows	\$ 75,146	-	-	-	\$ 177,086	-
Caulking and weatherstripping	\$ 10,969	-	-	-	-	-
Main entrance doors	\$ 6,000	-	-	-	-	-
Egress and service doors	\$ 4,560	-	-	-	-	-
Garage doors	-	-	-	-	-	-
Patio doors	\$ 15,000	-	-	-	-	-
Roofing - Asphalt	\$ 10,414	\$ 22,459	-	-	-	-
Roofing - SBS	\$ 134,300	-	-	-	-	-
Lobby	\$ 10,000	-	-	-	-	-
Amenity room	\$ 5,000	-	-	-	-	-
Storage room	\$ 4,000	-	-	-	-	-
Washroom	\$ 5,000	-	-	-	-	-
Laundry room	\$ 5,000	-	-	-	-	-
Unit entry doors	\$ 4,320	-	-	-	-	-
Wall and ceiling finishes	\$ 36,695	-	-	-	-	-
Carpeting	\$ 21,192	-	-	-	-	-
Elevator cab	\$ 15,000	-	-	-	-	-
Elevator machinery	\$ 180,000	-	-	-	-	-
Domestic water distribution system	\$ 43,200	-	-	-	\$ 101,804	-
Sanitary drainage system	\$ 8,100	-	-	-	\$ 19,088	-
Storm water drainage system	\$ 6,300	-	-	-	\$ 14,846	-
Sump pump	\$ 5,000	-	-	-	\$ 11,783	-
HVAC systems - MUA	\$ 15,000	-	-	-	-	\$ 36,409
HVAC systems - Large exhaust fans	\$ 20,000	-	-	-	\$ 47,131	-
HVAC systems - Small exhaust fans	\$ 3,960	-	-	-	-	-
Boiler	\$ 8,500	-	-	-	-	-
Hot water heater	\$ 5,000	-	-	-	-	-
Heating generating system	\$ 2,000	-	\$ 4,443	-	-	-
Wet and dry sprinkler systems	\$ 6,300	-	-	-	-	-
Electrical distribution	\$ 5,400	-	-	-	-	-
Access control system	\$ 20,000	-	-	-	-	\$ 48,545
Exit and emergency lights	\$ 2,000	-	-	-	-	-
Fire Protection and Security Systems	\$ 20,000	-	-	-	-	-
Lighting fixtures - Interior	\$ 2,000	-	-	-	-	-
Lighting fixtures - Parkade and service/storage rooms	\$ 2,000	-	-	-	-	-
Lighting fixtures - Exterior	\$ 3,000	-	-	-	-	-
Exterior paving	\$ 5,298	-	-	-	-	-
Exterior railings	\$ 2,000	-	-	-	-	-
Fencing	\$ 14,950	-	-	-	-	-
Fence painting	\$ 14,950	-	-	\$ 34,205	-	-
Landscaping	\$ 5,000	-	\$ 11,106	-	-	-
Total	-	\$ 22,459	\$ 19,992	\$ 34,205	\$ 371,739	\$ 343,827