



# Condo Connection

Wilson, Blanchard Management Inc. – *Condominium Management with Experience and Integrity*  
[www.wilsonblanchard.com](http://www.wilsonblanchard.com)

The WB Condo Connection highlights Ontario condominium related articles and educational items that may be of interest to Boards of Directors and condo owners. It is published online and available on our website ([www.wilsonblanchard.com](http://www.wilsonblanchard.com)) as well as in hard copy format to each of the members of our Boards of Directors.

We hope you enjoy this edition and we welcome your comments, suggestions or article topic requests by email to [newsletter.editor@wilsonblanchard.com](mailto:newsletter.editor@wilsonblanchard.com) or by mail to:

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## Superintendent Suite Tax Appeal

By Mike Mullen, RCM, BA  
Director of Property Management – Hamilton

On March 15<sup>th</sup> 2013 the Assessment Review Board ruled that Superintendent Units in a Condominium Corporation should be assessed, for taxation purposes, at a nominal rate of nine dollars. The result of this assessment is that the taxes owing are essentially eliminated.

This decision not only applies to just Superintendent units but to other service units such as parking units, guest suites, gatehouses, security units and other recreational or other units owned by Condominium Corporations that provide some services to the unit holders.

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The reason for the ruling was that the market value of the Superintendent unit is minimal and already being considered and reflected in the value of the owner’s residential, parking and locker units. In essence the values of the Superintendent units and other amenities mentioned above were already reflected in the property values for the individual units owned by the owners.

The original ruling applied to forty participating supers’ units that appealed. Many Condominium Corporations are now joining in this tax savings as a result of the ruling and have contacted legal representation to have their individual cases heard.

The decision was based on the analysis of the nature of service easement aspects which merge Section 12 of the Condominium Act with Section 9 of the Assessment Act to enable an exemption from the full current value concept which otherwise governs assessment of realty parcels.

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The decision reached by the Assessment Review Board can be reviewed by researching file no. WR 117983. Of the forty Corporations that participated in the appeal the values of the Superintendents units ranged in value from \$49,500.00 to a high of \$446,000.00. All forty assessments are now valued at \$9.00.

## Yardi Upgrade

By: Jeff Lack, BAcc, CGA  
Manager of Financial Reporting

It is with great anticipation that we announce the pending upgrade of our Yardi Voyager software during the month of May 2013. We have worked closely with Yardi over the past several months to plan and prepare for this major implementation which will take approximately 2 weeks, including a full week of accounting staff training time, during mid-May.

After conducting extensive market research and comparing all of the top property management software platforms available in Ontario, including performing test trials on two of the leading competitors systems, it became clear to Wilson, Blanchard that Yardi remains the clear leader in the property management software industry.

Making the move to Yardi's most current version of their preeminent product, Yardi Voyager version 7s, will ensure that Wilson, Blanchard Management is able to continue

providing our clients with the most respected and effective property management software available.

All of our property managers will be receiving training related to the formatting of the new Financial Statement reports during our monthly managers meeting in June so that they will be able to address any of your related questions when you receive the first set of Financial Statements from the new system.

We thank you for your patience as we go through this transition which will allow us to continue providing you with the best tools available to manage your property.

## Condominium Legislation Review

By: Tracy Brisco RCM  
Property Manager

The report from Canada's Public Policy Forum on the findings of Stage One of the Ontario Condominium Act review was recently released. The report can be viewed at [HTTP://WWW.SSE.GOV.ON.CA/MCS/EN/PAGES/CONDO\\_REV.ASPX](http://www.sse.gov.on.ca/mcs/en/pages/condo_rev.aspx).

This report was compiled using feedback from public meetings, resident panels, emails and letters received from the public. This process has now moved onto Stage Two whereas experts in the condominium industry are reviewing the findings of this report and will make recommendations to the government on the issues and present potential changes to the current legislation.

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As anticipated one of the key issues that was identified was the qualifications and oversight of the Property Management Industry. Our previous issue of Condo Connection contained an article about licensing Property Managers, and we continue to support this effort with ACMO.

The other key issues identified are;

**GOVERNANCE:** It was felt that there was a need for a better support system for the Boards of Directors, especially those who are serving for the first time. A Board of Directors need to be able to educate and inform their owners, as well as act in an open and transparent manner, consistent with the Corporation's documents. There will also be discussion on how to engage owners more and have them accept more responsibility in the management of their communities.

**DISPUTE RESOLUTION:** Many expressed distrust of the current system, which can be adversarial, and suggested that an independent agency or organization is needed to oversee the development and implementation of a new system of dispute resolution.

**FINANCIAL MANAGEMENT:** Reserve funds are already required to be adequately funded, but it was suggested that the use of operating funds should be reviewed so that unit owners are more aware of how common fees are set, and the processes involved.

The information provided should be timely and reliable to keep owners more informed on how and when the funds are used.

**CONSUMER PROTECTION:** There was discussion relating to ensuring disclosure documents are clear and concise and provide enough information that the consumer is well aware of the product being purchased as well as the ongoing costs involved.

**ISSUES OUTSIDE THE CONDOMINIUM ACT:** Issues not a part of the Condominium Act that were brought forward included concerns about property taxes, condominium conversions, insurance rates set for condominiums, and tenant rights and responsibilities while living in a condominium. Each of these issues are covered by other pieces of legislation but may be reviewed for recommendations to the government.

The Stage Two report is due in the summer of 2013, and we will continue to provide updates on these important issues and how they may impact you as a Board member and condominium owner.



## Announcements

- Congratulations to Jessica Hooiveld, Paula Davis, Colin Bullock, Madhu Malhotra and Jackey Kilpatrick who have all successfully completed the RCM exam and have received their designations at the recent ACMO luncheon and annual general meeting.
- Waterloo Regional office opened on April 22, 2013. Take note of the change of address and telephone numbers down below.

## Welcome!

Wilson, Blanchard would like to welcome our newest managed properties.

- BCC 15
- BCC 19
- HCC 276
- HVLCC 407
- HCECC 589
- NSSCC 119
- PCC 426
- TCECC 2018
- WSCC 459
- YCC 397
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