

# \*RePlan Strata Leaseholder Bargaining Agency

## Bargaining Agency Launch

Thank you to the leaseholders who attended information sessions on September 19th and 22nd and to those who submitted an interest survey regarding a bargaining agency. 178 of the 669 residential leasehold strata units in False Creek South were represented at the sessions and 232 units submitted the interest survey. For the survey, 78% expressed interest-in-principle in joining the bargaining agency, with 13% unsure, and 9% not interested. The show of hands of support of agency participation at the sessions was equally positive.

### WHERE CAN I LEARN MORE?

For those that were unable to attend a session or wish to review the information presented again, the bargaining agency overview, information fact sheet, and presentation with audio will be available online. Thanks to those that submitted questions or comments by email, as part of the survey, or at the sessions. More resources can be found online at: <http://www.falsecreeksouth.org/resources/agency>.

### WHAT ARE THE ISSUES?

Discussions with City staff over the past 6 months dealt with issues related to Harbour Terrace and proposals to, in the City's view, assist with financing of substantial building repairs. The discussions have raised significant issues of concern to all False Creek South strata leaseholders. In the meanwhile, there have been no meaningful discussions with City staff regarding long-term lease renewal.

Issues that have emerged from the Harbour Terrace offers include lease renewal pre-payment terms that require a leaseholder to: agree to a modification to their lease related to the method of determining the value of the leaseholder's interest in the strata lot (i.e., the buyout value at the end of the lease); and, agree to an alternative dispute resolution mechanism for lease-end buy out valuation instead of the current arbitration process.

The proposed method would likely negatively affect strata value immediately, yield a lease end value significantly lower than expectations of receiving fair market value as if the lease did not expire or terminate and would take away a leaseholder's rights to arbitration for lease end value.

The City's proposed method for determining lease end value, in the absence of a comprehensive long-term modification of leases regarding term extension, future renewals, payment options, leaseholder involvement in redevelopment and other important community issues is unacceptable.

There is a clear need to prevent acceptance as it would set a precedent for all leasehold stratas in False Creek South, effectively ending any comprehensive discussion with the City as the City would have gained what it wants.

The City's persistent take it or leave it attitude, limited view of the opportunity to discuss issues and options for long term lease renewal and continued press to have leaseholders surrender their expectations of lease end value demonstrate the need and urgency to form a bargaining agency. City staff are not listening, are not engaged and are simply moving forward on a predetermined path to address the City's concerns with the strata leases without, in any way, addressing leaseholder's needs and concerns.

### WHAT'S HAPPENS NEXT?

The Strata Leaseholder Subcommittee formed a bargaining agency, the \*RePlan Strata Leaseholders Society. The Agency Agreement and Bylaws you will want to review to make your decision to join will be provided by email and will be available at open houses. Drop in open houses will be held on October 10th, 13th and 17th to answer questions and for you to pick up, drop off or sign the agreement.

For strata enclaves where at least 30% of the owners join the bargaining agency, the participating leaseholders at that strata will be called on to name a director and an alternate director for the bargaining agency.

We have set a preliminary 2019 budget for the bargaining agency based on a contribution of \$200 per strata unit.

We continue, as part of \*RePlan, interviewing the candidates for Mayor and Council that are the main contenders for the municipal election. Our questions focus on the community's future and lease renewal. A summary of the interviews will be posted on the \*RePlan website prior to the opening of advanced voting.

### WHAT CAN A LEASEHOLDER DO?

The strength of the bargaining agency is directly related to the number of strata leaseholders who sign on to participate. Please encourage your neighbours to learn about the agency (i.e. review the online materials, attend an open house). Plan on attending an open house session and make your own decision to join the bargaining agency. Review the election information before voting and be sure to vote.

