

NEWS RELEASE

CANADIAN CONDOMINIUM INSTITUTE WELCOMES BILL 106

TORONTO, ON – JUNE 24, 2015 – Condominium owners across Ontario are rejoicing and they are not alone!

The Canadian Condominium Institute (CCI) is also celebrating Bill 106, the Protecting Condominium Owners Act, which the Ontario government tabled on May 27. Positive changes in Bill 106 include establishing mandatory licensing of condo managers and strengthening financial management rules for condo corporations to help prevent fraud and mismanagement.

The Ontario Caucus of CCI, a national, independent, non-profit body dealing exclusively with condominium issues, has been among those pushing for legislative reform in Ontario for more than a decade. CCI members played an active role in the broad-based public consultations and various working panels over the past two-and-a-half years. Thus, it was an exciting day when the Minister of Government and Consumer Services, David Orazietti, introduced the Bill and it was given First Reading and passed.

The proposed legislation includes mandatory education for condominium directors. Tania Haluk, the current Chair of the CCI Ontario Caucus states “The Canadian Condominium Institute has been front and centre in providing director education since 1982 and we anticipate, that despite mandatory education being offered through a newly formed Condo Authority, CCI will continue to be a long term source of ongoing training for directors”.

The CCI Ontario Caucus appreciates the government did not introduce a new Condominium Act, but rather aims to amend the present one. It welcomes the changes which are extensive and significant. Among them, notice of off-budget spending whereby a condominium board would have to notify owners if it proposed an expense exceeding the budgeted amount by more than a set margin. CCI believes transparent financial management is the foundation of a successful condominium corporation and community.

Bill 106 also calls for the establishment of a Condo Authority to oversee the education of owners and directors and to provide a dispute resolution service. It also creates a second and distinct authority to oversee the licensing, discipline and regulation of condo property managers and management companies.

The Canadian Condominium Institute looks forward to Bill 106 receiving Second Reading then going to Committee Hearings where CCI will offer more input and feedback. Once the Bill passes the Third Reading by the Ontario Legislature and receives Royal Assent from the Lieutenant Governor, it will become law.

CCI has numerous resources and expert members across the province available, who are able to provide more information and perspectives to the media regarding the proposed new Act.

Ontario currently has approximately 700,000 condo units and 10,000 condo corporations. About 1.3 million Ontarians live in a condo and more than half of new homes under construction in the province are condos, according to the Ministry of Government and Consumer Services.

ABOUT CCI

The Canadian Condominium Institute is the Voice of Condominium in Canada. It is a national, independent, non-profit organization dealing exclusively with condominium issues. Formed in 1982, CCI represents all participants in the condominium community. CCI is comprised of a variety of interested groups, including condominium directors, all working together toward one common goal -- creating a successful and viable condominium communities across Canada. For more information, visit www.cci.ca.

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