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Sent: January-15-15 9:18 AM
To: Paul Conway
Cc: Wendy Hassen
Subject: FW: Passage of Bill 9 amending the Condominium Property Act

FYI

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From: Mark Seville [mailto:Mark.Seville@gov.ab.ca]
Sent: Wednesday, January 14, 2015 9:37 AM
Cc: Kelly Refah; Beth Jenkins; Brendan Guhl; George Yates; Rob Phillips; Colin Lloyd; Robert Whittaker
Subject: Passage of Bill 9 amending the Condominium Property Act

Please accept my thanks and appreciation on behalf of the *Condominium Property Act* (CPA) review team for the time and the expertise you have contributed to identifying issues and refining options for the CPA.

On December 17, 2014, Bill 9: the *Condominium Property Amendment Act, 2014* was given Royal Assent. These amendments create important new protections for owners and improve consumer confidence in the condominium market while establishing reasonable and fair obligations on developers and condominium managers.

Amendments to the Act were first tabled in the spring of 2014 through Bill 13 and stakeholders were invited to review and provide input on the proposed changes. Refinements contained in Bill 9 are based largely on the input received. Where stakeholders were divided on specific issues, Service Alberta sought a balance among various points of view and considered research results when making policy decisions.

The changes in Bill 9 serve to:

- Improve protection for purchasers;
- Improve protection for existing owners;
- Enhance board transparency and accountability;
- Allow for efficient governance;
- Raise standards in Alberta's condominium management sector; and
- Enhance dispute resolution.

Many of the new amendments will require a transitional period to allow stakeholders to become familiar with the new rules and adjust their operational activities to reflect them. This could involve new forms and contracts, new procedures, changes to bylaws, system changes and training of employees.

Work will soon begin on the Regulations, including details for the workings of the dispute tribunal, clarification of insurance obligations of corporations and owners and consultations on standards for condominium managers, which will be led by the Real Estate Council of Alberta. This work will provide additional opportunity for input to the condominium legislative framework. We will connect in early 2015 with more detail on how the regulations are being developed, and about opportunities for your organizations to become involved.

Attached is an article prepared by Service Alberta that may be used in your organization's newsletter or to inform clients and other contacts about the changes to the legislation. For further updates on the CPA and regulations, I encourage you to monitor our website at www.servicealberta.gov.ab.ca/2068.cfm.

Thank you again for your extensive contributions to this important project.

Sincerely,

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