

Strata Property Overview on Responsibilities

The *Strata Property Act* sets out how to create strata developments in British Columbia and provides the framework under which strata corporations must operate. The legislation requires strata corporations to operate, and make decisions, based on democratic principles.

To assist strata owners, residents and developers, the Superintendent of Real Estate has prepared 28 [guides](#) (numbered 2 through 29) to provide basic information about certain parts of the *Strata Property Act* and its Regulations. The guides were updated in June, 2010, by the Ministry of Housing and Social Development. The guides may be periodically reviewed and updated but do not cover all aspects of the Act and Regulations.

For questions about the Strata Property Act that are not answered by the guides, you may wish to contact a lawyer or one of the Strata Owners' Associations listed on our [contacts](#) page.

As of January 1, 2006, all persons who perform strata management services must be licensed or exempt under the *Real Estate Services Act*.