

Disclosure Documents

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**FirstService**  
RESIDENTIAL

PREPARED EXCLUSIVELY FOR:

**2703 - 1238 Melville St  
Vancouver, BC V6E 4**



Form B (Information Certificate)



**FirstService**  
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## Form B (Information Certificate) ONLY

BCV-A13073

**Strata Property Act  
FORM B  
INFORMATION CERTIFICATE**  
(Section 59)

The Owners, Strata Plan LMS2080 certify that the information contained in this certificate with respect to Strata Lot 0168 is correct as of the date of the certificate.

- (a) Strata fees payable to the owner of the Strata Lot described above is:  
**Locker applied Monthly in the amount of \$50.00**  
**Strata Fees applied Monthly in the amount of \$700.25**
- (b) Any amount owed to the Strata Corporation by the owner of the Strata Lot described above (other than an amount paid into court, or to the Strata Corporation in trust under section 114 of the Strata Property Act): **\$847.11**
- (c) Are there any agreements under which the owner of the Strata Lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property, or the common assets? **No**  
**(Since records may be unavailable or incomplete, the purchaser should request the seller to disclose any applicable agreements)**
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved:  
**Any special levy that has been approved is due and payable now by the current owner.**
- (e) Any amount by which the expenses of the Strata Corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year: **Final Expenses Are Undetermined**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund: **\$333,398.05** as of 7/31/22  
**(The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by the Council.)**
- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office? **No**
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the Land Title office but that have not yet been filed in the Land Title Office? **No**  
(h.1) Are there any winding-up resolutions that have been passed? **No**
- (i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% vote, or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? **No**
- (j) Is the Strata Corporation party to any court proceeding, arbitration, or tribunal proceeding, and/or are there any judgements or orders against the Strata Corporation? **No**
- (k) Have any notices or work orders been received by the Strata Corporation that remain outstanding for the strata lot, the common property or the common assets? **No**
- (l) Number of Strata lots in the Strata plan that are rented:  
**To the best of our knowledge, and as reported to us is: 98 as of 07/31/22**

## Form B (Information Certificate) ONLY (continued)

**BCV-A13073**

(m) Are there any parking stall(s) allocated to the strata lot? **Yes**

**Parking stall(s) number(s) 113,169 is/are Limited Common Property.**

**\* Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

**Disclaimer:**

**The parking stall number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.**

(n) Are there any storage locker(s) allocated to the strata lot? **No**

**No storage locker is available.**

**\* Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

**Disclaimer:**

**The storage locker number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.**

Required Attachments:

In addition to the attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- The rules of the Strata Corporation
- The current budget of the Strata Corporation
- The owner developer's Rental Disclosure Statment under section 139, **if any**; and
- The most recent depreciation report, **if any**, obtained by the Strata Corporation under section 94

Date: 8/10/22

*Iris Lee*

Signature of Strata Manager, as authorized by the Strata Corporation

Rental Disclosure Statement

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POINTE CLAIRE

CONDOMINIUM ACT  
(Section 31)

RENTAL DISCLOSURE STATEMENT

1. The proposed strata plan in respect of which this statement is made is described as Pointe Claire and is located on lands legally described as:

City of Vancouver  
Parcel Identifier 016-282-787  
Lot F  
Block 30  
District Lot 185  
Plan 22931

and will contain 196 residential strata lots.

2. The residential strata lots described below are under lease as of the date of this statement and the owner-developer intends to lease each strata lot until the date set out opposite its description.

Nil

3. The owner-developer intends to lease one strata lot to the caretaker(s) of the Pointe Claire strata development for an indefinite period.

4. The owner-developer reserves the right to itself and/or subsequent owners to lease any and all of the proposed strata lots for an indefinite period.

5. There is presently no bylaw of the strata corporation which limits the number of strata lots that may be leased by the owners.

DATED this 9<sup>th</sup> day of November, 1992.

For and on behalf of SPIRIT  
FIDELITY LIMITED in its capacity  
as trustee of THE MELVILLE  
STREET TRUST

Per: 



Budget



**FirstService**  
RESIDENTIAL



**LMS 2080 - POINTE CLAIRE**  
**Approved Annual Budget**  
**Dec 01, 2020 to Nov 30, 2021**

<u>A/C Description</u>	<u>Approved</u> <u>2020/2021</u> <u>Budget</u> <u>\$</u>
<b><u>INCOME</u></b>	
<b><u>STRATA FEES</u></b>	
4002 Operating Fund Contribution	1,237,741
4003 Contingency Fund Contribution	20,000
<b>TOTAL STRATA FEES</b>	<b>1,257,741</b>
4523 Bylaw / Late Payment Fine	--
4640 Interest Income	--
4682 Locker Income	25,000
4700 Miscellaneous Income	--
4702 Move In / Move Out Fee	--
4744 Rental Income / Amenity Room	--
4763 Security Card / Key Income	--
<b>TOTAL INCOME</b>	<b>1,282,741</b>
<b><u>EXPENSES</u></b>	
<b><u>GENERAL EXPENSES</u></b>	
5015 Audit	4,000
5222 Building Manager	68,250
6300 Insurance	382,630
6402 Janitorial Services	75,000
6504 Legal Fees	5,000
6700 Management Fees	52,163
6705 Miscellaneous	5,000
7025 Photocopy & Postage	10,000
<b>TOTAL GENERAL EXPENSES</b>	<b>602,043</b>
<b><u>BUILDING &amp; GROUND EXPENSES</u></b>	
5605 Dryer Duct Cleaning	14,000
5701 Electrical Repairs / Maintenance	13,000
5705 Electricity	63,600
5715 Elevator Maintenance	32,500
5909 Fire System	27,576
6001 Garbage Removal	37,000

**LMS 2080 - POINTE CLAIRE**  
**Approved Annual Budget**  
**Dec 01, 2020 to Nov 30, 2021**

<u>A/C Description</u>	<u>Approved</u> <u>2020/2021</u> <u>Budget</u> <u>\$</u>
6005 Gas	62,000
6204 HVAC Maintenance	30,000
6401 Janitorial Supplies	10,000
6511 Landscaping	15,000
7015 Pest Control	10,000
7031 Plumbing Repairs	40,000
7240 Repair and Maintenance	60,000
7246 Repair - Exterior	70,000
7403 Security / Enterphone System	1,500
7405 Security Services	184,500
7606 Telephone	6,100
7850 Water / Sewer	95,000
7855 Window Cleaning	10,000
<b>TOTAL BUILDING &amp; GROUND EXPENSES</b>	<b>781,776</b>
 <b><u>REC. CENTRE EXPENSES</u></b>	
7225 Recreation Facilities / Amenity - Repairs / Mainte	15,000
<b>TOTAL REC. CENTRE EXPENSES</b>	<b>15,000</b>
9010 Reserve - Contingency Fund	20,000
<b>TOTAL EXPENSES</b>	<b>1,418,819</b>
<b>CURRENT YR NET SURPLUS/(DEFICIT)</b>	<b>(136,078)</b>
9990 Operating Surplus (Deficit) Balance Forward	136,078
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>(0)</b>

Depreciation Report

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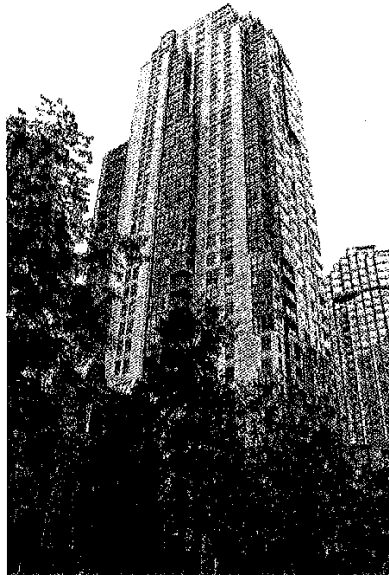
**Building Condition Report for Contingency Reserve  
Fund Calculator and Cashflow**

**On:**

**Pointe Claire  
1238 Melville Street  
Vancouver, B.C.**

**Prepared for:**

**The Owners Strata LMS 2080  
c/o Colyvan Pacific Real Estate Management Services Ltd.  
202 – 5704 Balsam Street  
Vancouver, BC  
V6M 4B9**



**By:**

***Butterfield Development Consultants Ltd.***

***May 2012***

May 17, 2012

The Owners of Strata LMS 2080  
c/o Colyvan Pacific Real Estate  
Management Services Ltd.  
202 - 5704 Balsam Street  
Vancouver, BC  
V6M 4B9

Via Mail and e-mail

**Attention: Mr. Ronald S. Roberts**

Dear Sir:

**RE: Pointe Claire, 1238 Melville Street, Vancouver, B.C.  
Contingency Reserve Fund Calculator**

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**Introduction:**

*Butterfield Development Consultants (BDC)* was commissioned to prepare and develop a detailed list of items that will likely require replacement within the next 30 years. On October 7, 2011, the building was visited. The building manager provided access to the parking garage, mechanical rooms, electrical rooms and common areas of the building. Following the site visit, measured quantities were taken off from plans available in the meeting room. These plans formed the basis for the quantity calculations for the replacement items. The inspection was visual in nature and did not involve destructive exploratory investigation to determine the state of concealed elements and systems.

The unit rate costs are estimates only and in current May 2012 dollars. These rates are not only subject to the influences of cost inflation but also to changes in building codes and technologies. Allowances have been built into the rates to accommodate for soft costs such as design and permit fees. It should be noted that HST has been excluded from the unit prices.

**CRF Model:**

The cash flow and life-cycle model was taken over a 30 year period - 2012 through to 2042. The contingency fund balance of \$116,288, as of February 2012 was given. Four cashflow scenarios have been run to determine the level of Contingency Reserve Fund [CRF] to set aside for major capital improvements to the building.

**BASELINE CURRENT CONTRIBUTION:**

This tracks the current \$80,000 average annual contribution against the predicted costs and indicates that the CRF would be substantially underfunded resulting in special assessments required every year starting in 2014 through 2042, the range of this current cashflow.

**SCENARIO ONE:**

This model with a \$277,536 annual contribution ensures that the CRF is never in a deficit position and that envisaged capital improvements over the next 30 years are covered without having special assessments. The figure estimated in current April 2012 dollars is \$1,416 per Strata Unit [196 in total] per year. This equates to \$118 per month per unit.

This model tracks well above the cost/expense line and hence builds a CRF far in excess of what is needed. Essentially this model works for the initial three years and then could be reduced to match the cost/expense line with the \$198,940 annual contribution starting in 2015.

**SCENARIO TWO:**

This model creates a constant match line which balances the CRF over the next 30 years. This has a \$198,940 annual contribution however still results in 6 years where deficits are created. These are years 2014, 2015, 2021, 2028, 2036 and 2037. Special assessments would be required to balance the CRF starting with \$234,396 in 2014. The annual contribution would then need to be adjusted in 2015.

**SCENARIO THREE:**

This model assumes a doubling of the current \$80,000 contribution to \$160,000. Starting in 2014, this scenario is not sustainable and would result in annual special assessments for all future capital improvements over the next 28 years.

**Observations:**

As per our mandate, the inspection of the building was non obtrusive and did not involve the removal of walls or other such surfaces to view concealed elements and systems within the building. Furthermore, our mandate did not involve any material testing in order to determine its remaining useful life.

The condition, age and envisaged replacement years are based on visual observations, information from the building's maintenance manager as well as expected life-cycle information experience within the industry. The life expectancy of an element or system is dependent on numerous factors such as; maintenance practices, exposure to the elements, variations in pressure or voltage, exposure to corrosive environments to name just a few.

Overall the building appears to be well maintained and in a good state of repair. Based on our review of the exterior elements of the building (from the exterior), there does not appear to be any signs of water ingress although moss and algae build up around a roof/deck scupper on the east townhouse should be addressed as this could cause deterioration of the brick mortar joints as well as possible water ingress. The windows appear to be sound. There is some vegetation growth as

well as parapet wall moisture staining on the upper roofs which should be addressed as part of the regular maintenance.

Interior items noted that may need more immanent attention include;

- 1 – Corrosion around the main water entry manifold in the sprinkler/water pump room.
- 2 – Wear, oil and solvent deterioration of the traffic membrane to the parking garage.
- 3 – Hotwater storage tank ST-1 in parking L1 showing signs of corrosion.

*BDC* is a firm of Professional Quantity Surveyors that specialize in construction costing. The life-cycles for the various elements are estimated based on our experience in similar projects. We recommend that before pursuing major items of work, engineering as well as design advice be sought to determine the scope of work and best approach for executing the work.

Should you have any questions with regards to this report, please contact the undersigned.

Yours truly,

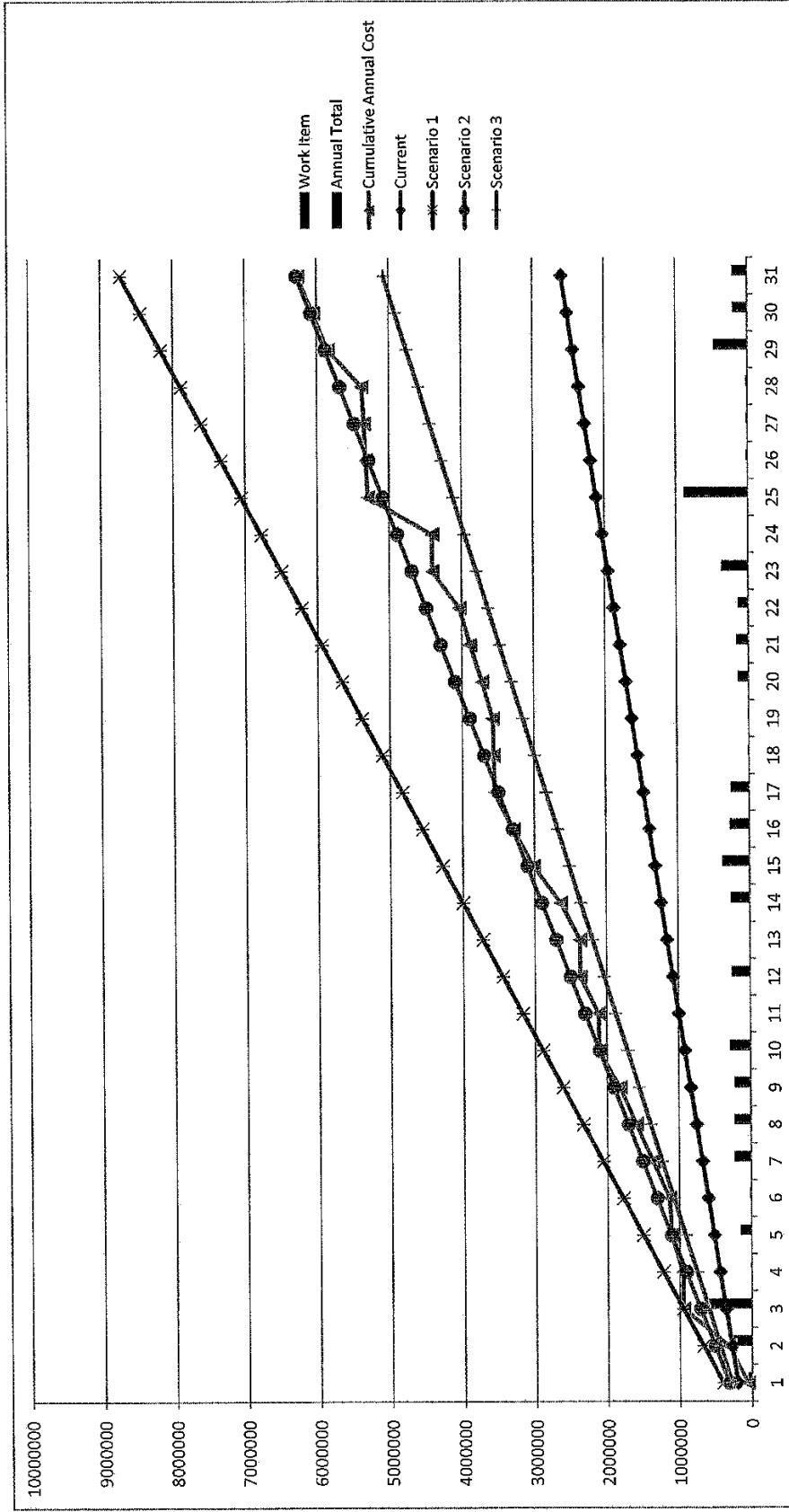
***Butterfield Development Consultants Ltd.***



Euan McLean  
BSc ACIOB PQS

*Attachments*




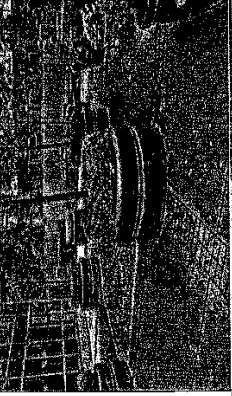
**Pointe Claire, 1238 Melville Street, Vancouver**  
 Life-Cycle Costing Model and Strata Contingency Fund Calculator (2012 to 2042)



Current annual Contribution to the Contingency Reserve Fund = \$ 80,000  
 Scenario 1 annual Contribution to the Contingency Reserve Fund = 277,536  
 Scenario 2 annual Contribution to the Contingency Reserve Fund = 198,940  
 Scenario 3 annual Contribution to the Contingency Reserve Fund = 160,001

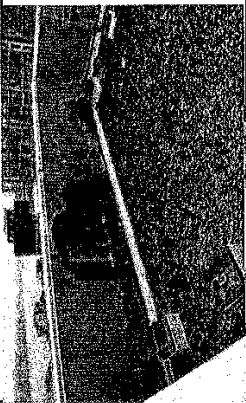
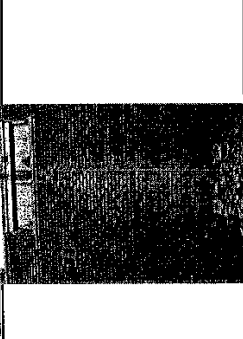
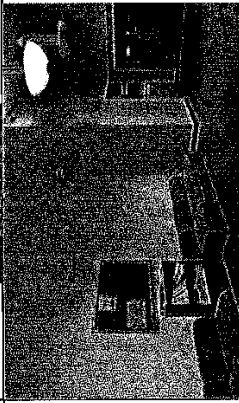
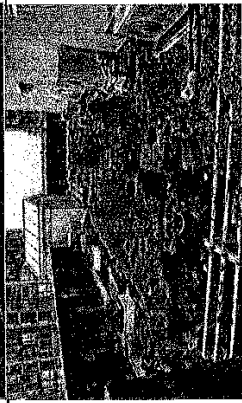
October 7, 2011

Pointe Claire, 1238 Melville Street, Vancouver

Items:	Condition [1 Poor to 10 Excellent]	Life Span Years	Replacement Year	Notes	
Remove and replace wood fencing at grade.	3	20	2016, 2036	Showing signs of deterioration and rot especially at close proximity to the ground	
Remove and replace wood gazebo and structures to east side courtyard and west side entrance to THs	8	25	2021	Overall in reasonable condition. Noted replacement in 2021.	
Replace trees, grass and plants removed for courtyard waterproofing replacement	8	40	2036	Overall in good condition. Noted replacement in 2036. This is major item of work and could be delayed by ensuring tree roots do not extend into the drainage layer or penetrate the root barriers.	
Replace concrete and brick paving to courtyards following membrane replacement.	8	40	2036	Overall in good condition. Noted replacement in 2036. This is major item of work and could be delayed by ensuring cracks are sealed and good drainage is maintained.	

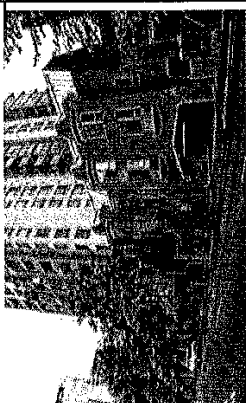

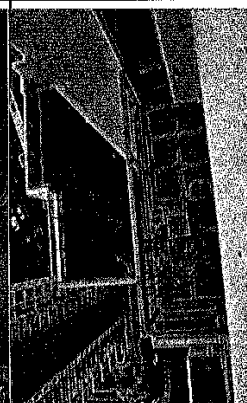
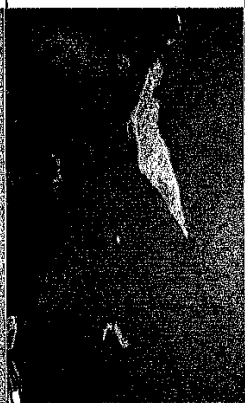
October 7, 2011

Pointe Claire, 1238 Melville Street, Vancouver

Items:	Condition [1 Poor to 10 Excellent]	Life Span Years	Replacement Year	Notes	Image
Misc. repairs to exposed concrete walls and parapets.	5	30	2026	Some cracks and associated moss and algae built-up developing on roof parapet walls. Should be pressure washed, cleaned and sealed.	
Misc. repointing to brick veneer to Townhouses and Tower elevations.	7	40	2036	Generally in good condition - noted for work being done in 2036. Areas at scuppers and downpipes should be addressed sooner and may just require a pressure wash.	
Remove and replace wood base and chair rail to common areas.	6	20	2014, 2034	Noted as being replaced in 2014 along with wall coverings and carpet.	
Replace tar and gravel roofing systems including replacing damaged and necessary flashings and deck pavers [Tower only]	4	27	2023	Noted for 2023 replacement as no water ingress noted. Moss and vegetation build-up should be removed ASAP as this may reduce the life of the roof.	

October 7, 2011

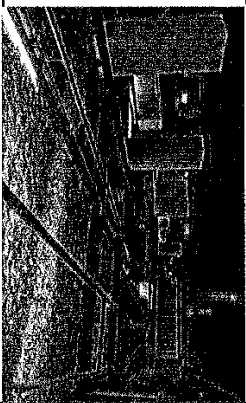
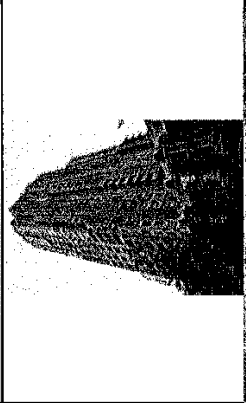
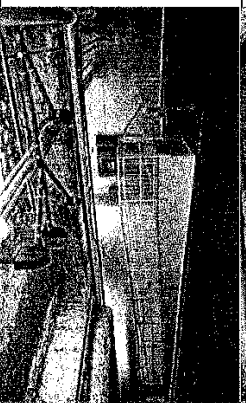
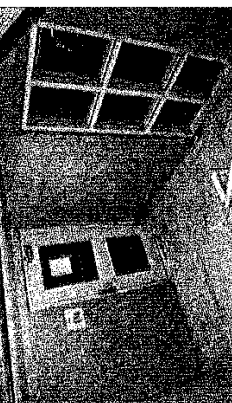
Pointe Claire, 1238 Melville Street, Vancouver

Items:	Condition [1 Poor to 10 Excellent]	Life Span Years	Replacement Year	Notes	Image
Remove and replace metal roofing and membrane system to Townhouses complete with flashings.	4	30	2013 to 2014	This is noted as being done in 2013 and 2014.	
Replace waterproof membrane following removal of exposed aggregate paving and prior to new finish being applied.	8	40	2036	No water ingress evident or mentioned by Maintenance Manager. Slated to be done with landscape and paving work as noted above.	
Apply new membrane coating to balconies and decks. [Premium for limited access]	7	25	2021	Noted for 2021 replacement. Some moss build-up noted which should be removed to ensure thorough drainage is maintained.	
Remove and apply new traffic membrane to parking garage suspended slabs	2	22	2018 to 2020 and 2040 to 2042	Noted to be done over 3 years starting in 2018. Showing wear in several areas from: vehicle fluid leaks, vehicle scapes as well as delamination from concrete slab.	



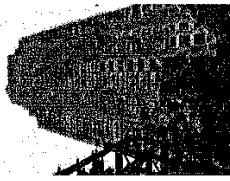
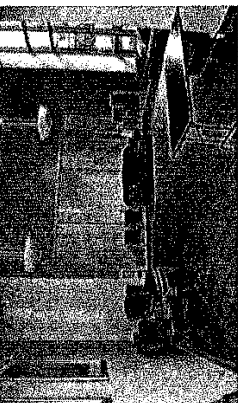
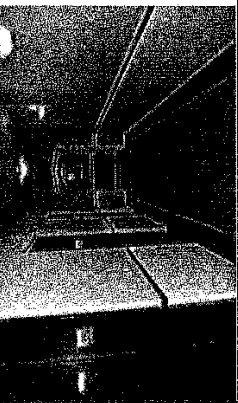
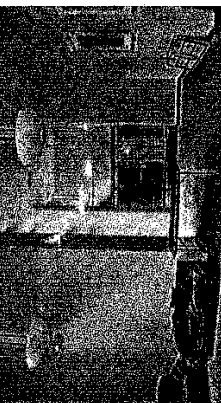
Pointe Claire, 1238 Melville Street, Vancouver

October 7, 2011

Items:	Condition [1 Poor to 10 Excellent]	Life Span Years	Replacement Year	Notes	
Remove and respray insulation to soffit of parking garage.	7	25	2021	Noted as being replaced in 2021. Generally in good condition although. Performance life may be longer however replacement of extra spray done to enhance light levels as the material absorbs air-bourne dust.	
Caulking to windows and exterior joints.	7	20	2016, 2036	Notes as being done in 2016. Work usually done on a time and material basis and hence cost relates directly to scope. Recommend a specialist Envelope Engineer review the current exterior condition.	
Replace electric door strike mechanisms.	7	20	2016, 2036	Noted for 2016 - life-span can vary as it is a mechanical item with high usage.	
Replace door hardware.	8	25	2021	Noted for 2021 replacement however work could be staggered or delayed or scope may be for only doors in high use areas.	

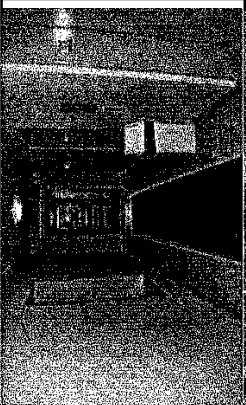

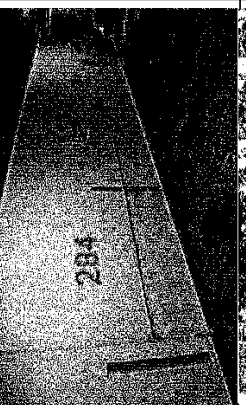
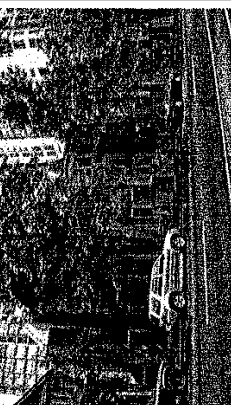
Pointe Claire, 1238 Melville Street, Vancouver

October 7, 2011

Items:	Condition [1 Poor to 10 Excellent]	Life Span Years	Replacement Year	Notes	
Repaint Exterior Stucco.	8	15	2025, 2040	Generally in good condition - noted for work being done in 2025.	
Repaint Interior (Common Areas).	8	12	2020, 2032	Generally in good condition - noted for work being done in 2020.	
Remove and replace vinyl wall coverings to common areas.	6	20	2014, 2034	Noted for 2014 replacement as part of common area redecoration.	
Remove and replace carpet to common areas.	7	20	2014, 2034	Noted for 2014 replacement as part of common area redecoration.	

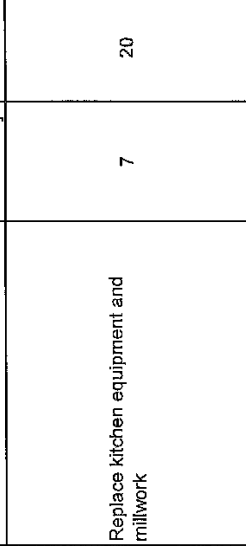
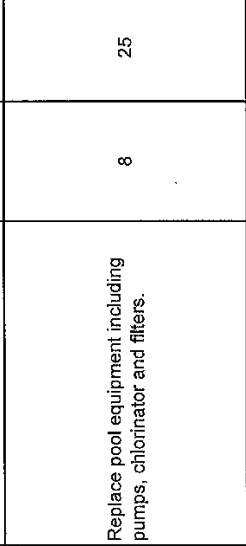
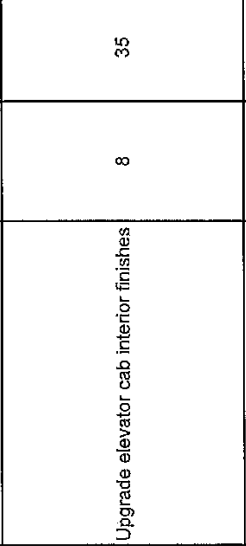
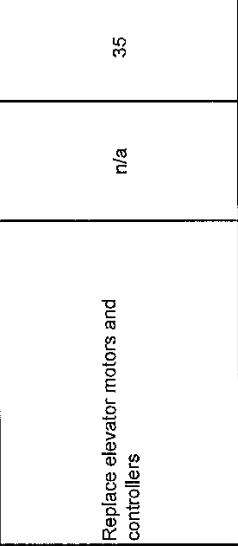
Pointe Claire, 1238 Melville Street, Vancouver

October 7, 2011

Items:	Condition [1 Poor to 10 Excellent]	Life Span Years	Replacement Year	Notes	
Remove and replace tile to common areas.	7	30	2026	Generally in good condition - replacement noted for 2026 more for decorative reasons.	
Remove and replace fitness room flooring.	7	20	2016, 2036	Generally in good condition - replacement noted for 2016 more for decorative reasons.	
Repaint Lines & Stall Numbers (Parking Garage)	7	22	2018 to 2020 and 2040 to 2042	To coincide with traffic membrane replacement.	
Pressure wash exterior envelope	7	10	2016, 2026, 2036	Noted for 2016 following caulking work. Work to concentrate on north facing elements and areas with visible dirt or moss/algae growth.	

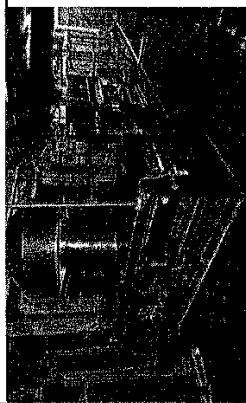
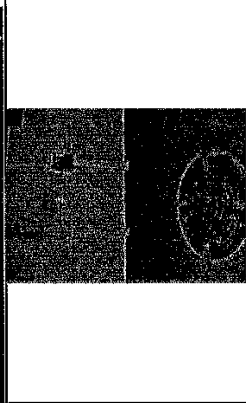
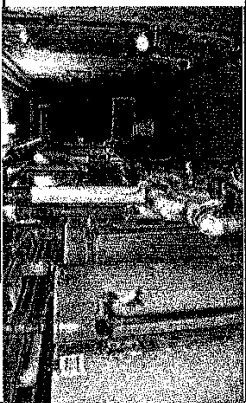

October 7, 2011

Pointe Claire, 1238 Melville Street, Vancouver

Items:	Condition [1 Poor to 10 Excellent]	Life Span Years	Replacement Year	Notes	Image
Replace kitchen equipment and millwork	7	20	2016, 2036	Reception counter millwork shown - noted for 2016 replacement	
Replace pool equipment including pumps, chlorinator and filters.	8	25	2021	Noted for 2021 replacement. Pool and spa in good condition and appears well maintained	
Upgrade elevator cab interior finishes	8	35	2031 to 2033	Noted for 2031 replacement when major work envisaged for motor and control work to elevators.	
Replace elevator motors and controllers	n/a	35	2031 to 2033	No access available to elevator machine rooms.	

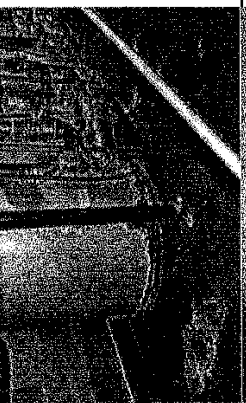

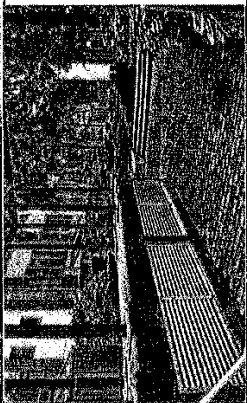
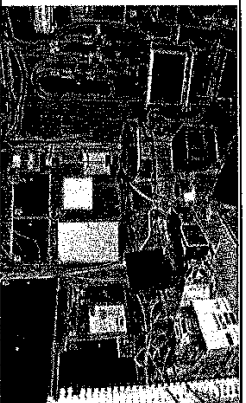
Pointe Claire, 1238 Melville Street, Vancouver

October 7, 2011

Items:	Condition [1 Poor to 10 Excellent]	Life Span Years	Replacement Year	Notes	
Replace boilers and circulation pumps.	2 to 7	20	2016 to 2019 and 2036 to 2039	Several of the original boilers have been replaced. Further replacements scheduled to start 2016 over a 4 year period.	
Replace sump pumps.	4	15	2012, 2027	Noted for 2012 replacement. Life expectancy dependent on migration of dirt and corrosive material through the sump.	
Replace domestic hot water risers c/w pipe insulation and valves.	7	30	2026 to 2028	Bulk of the piping concealed in risers and runs through the building. Where visible, condition appears sound. Noted for a 3 year replacement starting 2026.	
Replace water intake manifold	1	30	2012	Large amount of corrosion which may result in failure of the flange connections. Noted for 2012 replacement. Need to resolve future corrosion issues.	

October 7, 2011

Pointe Claire, 1238 Melville Street, Vancouver

Items:	Condition [1 Poor to 10 Excellent]	Life Span Years	Replacement Year	Notes	
Replace hotwater tanks	1 to 6	15	2012 to 2015 and 2027 to 2030	Several of the original tanks have been replaced. Further replacements scheduled to start 2012 over a 4 year period.	
Replace HVAC units to main roof as well as penthouse units c/w ductwork	3	27	2023	Work noted for 2023 replacement. Need to consider temporary paint protection to the corroded rooftop ducts.	
Replace exhaust fans to parking garage.	7	25	2021	Budgeted for 2021. Could occur within a 5 year range either side.	
Misc. panel replacement	7	25	2021	Budgeted for 2021. Could occur within a 5 year range either side.	

**Pointe Claire, 1238 Melville Street, Vancouver**  
**Life-Cycle Costing Model and Strata Contingency Fund Calculator (2012 to 2042)**

May 2012

List:	Items:	Life Span Years	Costs in May 2012 Dollars				Notes
			Qty	Unit	Rate	\$	
Div 2	1 Remove and replace wood fencing at grade.	20	120	Lf	\$ 86.25	10,360	
	2 Remove and replace wood gazebo and structures to east side courtyard and west side entrance to THs	25	Lump Sum			60,000	
	3 Replace trees, grass and plants removed for courtyard waterproofing replacement	40	Lump Sum			150,000	To follow waterproof membrane replacement
	4 Replace concrete and brick paving to courtyards following membrane replacement.	40	13,088	Sf	\$ 25.00	327,208	
Div 3	5 Misc. repairs to exposed concrete walls and parapets.	30	Lump Sum			30,000	
Div 4	6 Misc. repointing to brick veneer to Townhouses and Tower elevations.	40	11,805	Sf	\$ 8.63	101,816	To be carried out prior to exterior caulking work commencing.
Div 6	7 Remove and replace wood base and chair rail to common areas.	20	6,188	Lf	\$ 17.25	106,743	To coincide with common area redecoration - see Div 9
Div 7	8 Replace tar and gravel roofing systems including replacing damaged and necessary flashings and deck pavers [Tower only]	27	9,053	Sf	\$ 24.00	217,260	Present roof 15 years old
	9 Remove and replace metal roofing and membrane system to Townhouses complete with flashings.	30	Lump Sum			500,000	Approx 6,030 metal + 5,930 flat - work over 2 years
	10 Replace waterproof membrane following removal of exposed aggregate paving and prior to new finish being applied.	40	13,088	Sf	\$ 12.50	163,603	
	11 Apply new membrane coating to balconies and decks. [Premium for limited access]	25	5,422	Sf	\$ 11.40	61,811	Roof decks incl in Item #8 above
	12 Remove and apply new traffic membrane to parking garage suspended slabs	22	66,517	Sf	\$ 9.00	598,655	Stagger repairs over 3 years
	13 Remove and respray insulation to soffit of parking garage.	25	16,470	Sf	\$ 2.40	39,528	
	14 Caulking to windows and exterior joints.	20	Lump Sum			55,000	To be done at same time as stucco and brick repair work
Div 8	15 Replace electric door strike mechanisms.	20	1	No	\$ 1,000.00	1,000	
	16 Replace door hardware.	25	Lump Sum			55,000	Openers, locks & passage sets
Div 9	17 Repaint Exterior Stucco.	15	54,633	Sf	\$ 4.89	267,016	Done in 2010
	18 Repaint Interior (Common Areas).	12	Lump Sum			22,500	Service rooms, parking garage etc.
	19 Remove and replace vinyl wall coverings to common areas.	20	49,504	Sf	\$ 3.90	193,066	
	20 Remove and replace carpet to common areas.	20	1,582	Sy	\$ 45.00	71,195	
	21 Remove and replace tile to common areas.	30	2,357	Sf	\$ 27.50	64,813	
	22 Remove and replace fitness room flooring.	20	480	Sf	\$ 15.00	7,200	
	23 Repaint Lines & Stall Numbers (Parking Garage)	22	Lump Sum			10,000	To coincide with traffic membrane replacement
	24 Pressure wash exterior envelope	10	Lump Sum			35,000	
Div 11	25 Replace kitchen equipment and millwork	20	Lump Sum			15,000	
Div 13	26 Replace pool equipment including pumps, chlorinator and filters.	25	Lump Sum			35,000	
Div 14	27 Upgrade elevator cab interior finishes	35	Lump Sum			75,000	Stagger over 3 years
	28 Replace elevator motors and controllers	35	Lump Sum			360,000	Stagger over 3 years
Div 15	29 Replace boilers and circulation pumps.	20	4	No	\$ 27,500.00	110,000	Stagger over 4 years
	30 Replace sump pumps.	15	Lump Sum			17,500	
	31 Replace domestic hot water risers c/w pipe insulation and valves.	30	Lump Sum			750,000	Stagger over 3 years
	32 Replace water intake manifold	30	Lump Sum			27,500	Premature corrosion
	33 Replace hotwater tanks	15	10	No	\$ 4,200.00	42,000	Stagger over 4 years
	34 Replace HVAC units to main roof as well as penthouse units c/w ductwork	27	3	No	\$ 12,500.00	37,500	To coincide with main roof replacement
	35 Replace exhaust fans to parking garage.	25	Lump Sum			25,000	
Div 16	36 Misc. panel replacement	25	Lump Sum			25,000	

Notes:

- 1 Costs in current May 2012 dollars
- 2 Costs exclude HST
- 3 Permits and design/engineering cost allowances included
- 4 Regular maintenance items have been excluded

Prepared by **BDC**

**Pointe Claire, 1238 Melville Street, Vancouver**  
**Life-Cycle Costing Model and Strata Contingency Fund Calculator (2012 to 2042)**

Work Item	Costs at Year						
	2012	2013	2014	2015	2016	2017	2018
1 Remove and replace wood fencing at grade.					10,350		
2 Remove and replace wood gazebo and structures to east side courtyard and west side entrance to THs							
3 Replace trees, grass and plants removed for courtyard waterproofing replacement							
4 Replace concrete and brick paving to courtyards following membrane replacement.							
5 Misc. repairs to exposed concrete walls and parapets.							
6 Misc. repointing to brick veneer to Townhouses and Tower elevations.							
7 Remove and replace wood base and chair rail to common areas.			106,743				
8 Replace tar and gravel roofing systems including replacing damaged and necessary flashings and deck pavers [Tower only]							
9 Remove and replace metal roofing and membrane system to Townhouses complete with flashings.		250,000	250,000				
10 Replace waterproof membrane following removal of exposed aggregate paving and prior to new finish being applied.							
11 Apply new membrane coating to balconies and decks. [Premium for limited access]							
12 Remove and apply new traffic membrane to parking garage suspended slabs							199,552
13 Remove and respray insulation to soffit of parking garage.							
14 Caulking to windows and exterior joints.					55,000		
15 Replace electric door strike mechanisms.					1,000		
16 Replace door hardware.							
17 Repaint Exterior Stucco.							
18 Repaint Interior (Common Areas).							
19 Remove and replace vinyl wall coverings to common areas.			193,066				
20 Remove and replace carpet to common areas.			71,195				
21 Remove and replace tile to common areas.							
22 Remove and replace fitness room flooring.					7,200		
23 Repaint Lines & Stall Numbers (Parking Garage)							3,333
24 Pressure wash exterior envelope					35,000		
25 Replace kitchen equipment and millwork					15,000		
26 Replace pool equipment including pumps, chlorinator and filters.							
27 Upgrade elevator cab interior finishes							
28 Replace elevator motors and controllers							
29 Replace boilers and circulation pumps.					27,500	27,500	27,500
30 Replace sump pumps.	17,500						
31 Replace domestic hot water risers c/w pipe insulation and valves.							
32 Replace water intake manifold	27,500						
33 Replace hotwater tanks	10,500	10,500	10,500	10,500			
34 Replace HVAC units to main roof as well as penthouse units c/w ductwork							
35 Replace exhaust fans to parking garage.							
36 Misc. panel replacement							
<b>Annual Total</b>	<b>55,500</b>	<b>260,500</b>	<b>631,504</b>	<b>10,500</b>	<b>151,050</b>	<b>27,500</b>	<b>230,385</b>
<b>Cumulative Annual Cost</b>	<b>55,500</b>	<b>316,000</b>	<b>947,504</b>	<b>958,004</b>	<b>1,109,054</b>	<b>1,136,554</b>	<b>1,366,939</b>

Opening Balance in Fund 118,288



**Pointe Claire, 1238 Melville Street, Vancouver**  
**Life-Cycle Costing Model and Strata Contingency Fund**

Work Item						
	2019	2020	2021	2022	2023	2024
1 Remove and replace wood fencing at grade.						
2 Remove and replace wood gazebo and structures to east side courtyard and west side entrance to THs			50,000			
3 Replace trees, grass and plants removed for courtyard waterproofing replacement						
4 Replace concrete and brick paving to courtyards following membrane replacement.						
5 Misc. repairs to exposed concrete walls and parapets.						
6 Misc. repointing to brick veneer to Townhouses and Tower elevations.						
7 Remove and replace wood base and chair rail to common areas.						
8 Replace tar and gravel roofing systems including replacing damaged and necessary flashings and deck pavers [Tower only]					217,260	
9 Remove and replace metal roofing and membrane system to Townhouses complete with flashings.						
10 Replace waterproof membrane following removal of exposed aggregate paving and prior to new finish being applied.						
11 Apply new membrane coating to balconies and decks. [Premium for limited access]			61,811			
12 Remove and apply new traffic membrane to parking garage suspended slabs	199,552	199,552				
13 Remove and respray insulation to soffit of parking garage.			39,528			
14 Caulking to windows and exterior joints.						
15 Replace electric door strike mechanisms.						
16 Replace door hardware.			55,000			
17 Repaint Exterior Stucco.						
18 Repaint Interior (Common Areas).		22,500				
19 Remove and replace vinyl wall coverings to common areas.						
20 Remove and replace carpet to common areas.						
21 Remove and replace tile to common areas.						
22 Remove and replace fitness room flooring.						
23 Repaint Lines & Stall Numbers (Parking Garage)	3,333	3,333				
24 Pressure wash exterior envelope						
25 Replace kitchen equipment and millwork						
26 Replace pool equipment including pumps, chlorinator and filters.			35,000			
27 Upgrade elevator cab interior finishes						
28 Replace elevator motors and controllers						
29 Replace boilers and circulation pumps.	27,500					
30 Replace sump pumps.						
31 Replace domestic hot water risers c/w pipe insulation and valves.						
32 Replace water intake manifold						
33 Replace hotwater tanks						
34 Replace HVAC units to main roof as well as penthouse units c/w ductwork					37,500	
35 Replace exhaust fans to parking garage.			25,000			
36 Misc. panel replacement			25,000			
Annual Total	230,385	225,385	291,339	-	254,760	-
Cumulative Annual Cost	1,597,323	1,822,708	2,114,047	2,114,047	2,368,807	2,368,807

Opening Balance in Fund

**Pointe Claire, 1238 Melville Street, Van**  
**Life-Cycle Costing Model and Strata Contingency Fund**

Work Item	2025	2026	2027	2028	2029	2030
	1 Remove and replace wood fencing at grade.					
2 Remove and replace wood gazebo and structures to east side courtyard and west side entrance to THs						
3 Replace trees, grass and plants removed for courtyard waterproofing replacement						
4 Replace concrete and brick paving to courtyards following membrane replacement.						
5 Misc. repairs to exposed concrete walls and parapets.		30,000				
6 Misc. repointing to brick veneer to Townhouses and Tower elevations.						
7 Remove and replace wood base and chair rail to common areas.						
8 Replace tar and gravel roofing systems including replacing damaged and necessary flashings and deck pavers [Tower only]						
9 Remove and replace metal roofing and membrane system to Townhouses complete with flashings.						
10 Replace waterproof membrane following removal of exposed aggregate paving and prior to new finish being applied.						
11 Apply new membrane coating to balconies and decks. [Premium for limited access]						
12 Remove and apply new traffic membrane to parking garage suspended slabs						
13 Remove and respray insulation to soffit of parking garage.						
14 Caulking to windows and exterior joints.						
15 Replace electric door strike mechanisms.						
16 Replace door hardware.						
17 Repaint Exterior Stucco.	267,016					
18 Repaint Interior (Common Areas).						
19 Remove and replace vinyl wall coverings to common areas.						
20 Remove and replace carpet to common areas.						
21 Remove and replace tile to common areas.		64,818				
22 Remove and replace fitness room flooring.						
23 Repaint Lines & Stall Numbers (Parking Garage)						
24 Pressure wash exterior envelope		35,000				
25 Replace kitchen equipment and millwork						
26 Replace pool equipment including pumps, chlorinator and filters.						
27 Upgrade elevator cab interior finishes						
28 Replace elevator motors and controllers						
29 Replace boilers and circulation pumps.						
30 Replace sump pumps.			17,500			
31 Replace domestic hot water risers c/w pipe insulation and valves.		250,000	250,000	250,000		
32 Replace water intake manifold						
33 Replace hotwater tanks			10,500	10,500	10,500	10,500
34 Replace HVAC units to main roof as well as penthouse units c/w ductwork						
35 Replace exhaust fans to parking garage.						
36 Misc. panel replacement						
<b>Annual Total</b>	<b>267,016</b>	<b>379,818</b>	<b>278,000</b>	<b>260,500</b>	<b>10,500</b>	<b>10,500</b>
<b>Cumulative Annual Cost</b>	<b>2,635,824</b>	<b>3,015,641</b>	<b>3,293,641</b>	<b>3,554,141</b>	<b>3,564,641</b>	<b>3,575,141</b>

Opening Balance in Fund

**Pointe Claire, 1238 Melville Street, Van**  
**Life-Cycle Costing Model and Strata Contingency Fund**

Work Item						
	2031	2032	2033	2034	2035	2036
1 Remove and replace wood fencing at grade.						10,350
2 Remove and replace wood gazebo and structures to east side courtyard and west side entrance to THs						
3 Replace trees, grass and plants removed for courtyard waterproofing replacement						150,000
4 Replace concrete and brick paving to courtyards following membrane replacement.						327,206
5 Misc. repairs to exposed concrete walls and parapets.						
6 Misc. repointing to brick veneer to Townhouses and Tower elevations.						101,816
7 Remove and replace wood base and chair rail to common areas.				106,743		
8 Replace tar and gravel roofing systems including replacing damaged and necessary flashings and deck pavers [Tower only]						
9 Remove and replace metal roofing and membrane system to Townhouses complete with flashings.						
10 Replace waterproof membrane following removal of exposed aggregate paving and prior to new finish being applied.						163,603
11 Apply new membrane coating to balconies and decks. [Premium for limited access]						
12 Remove and apply new traffic membrane to parking garage suspended slabs						
13 Remove and respray insulation to soffit of parking garage.						
14 Caulking to windows and exterior joints.						55,000
15 Replace electric door strike mechanisms.						1,000
16 Replace door hardware.						
17 Repaint Exterior Stucco.						
18 Repaint Interior (Common Areas).		22,500				
19 Remove and replace vinyl wall coverings to common areas.				193,066		
20 Remove and replace carpet to common areas.				71,195		
21 Remove and replace tile to common areas.						
22 Remove and replace fitness room flooring.						7,200
23 Repaint Lines & Stall Numbers (Parking Garage)						
24 Pressure wash exterior envelope						35,000
25 Replace kitchen equipment and millwork						15,000
26 Replace pool equipment including pumps, chlorinator and filters.						
27 Upgrade elevator cab interior finishes	25,000	25,000	25,000			
28 Replace elevator motors and controllers	120,000	120,000	120,000			
29 Replace boilers and circulation pumps.						27,500
30 Replace sump pumps.						
31 Replace domestic hot water risers c/w pipe insulation and valves.						
32 Replace water intake manifold						
33 Replace hotwater tanks						
34 Replace HVAC units to main roof as well as penthouse units c/w ductwork						
35 Replace exhaust fans to parking garage.						
36 Misc. panel replacement						
<b>Annual Total</b>	<b>145,000</b>	<b>167,500</b>	<b>145,000</b>	<b>371,004</b>	<b>-</b>	<b>893,675</b>
<b>Cumulative Annual Cost</b>	<b>3,720,141</b>	<b>3,887,641</b>	<b>4,032,641</b>	<b>4,403,645</b>	<b>4,403,645</b>	<b>5,297,320</b>

Opening Balance in Fund

**Pointe Claire, 1238 Melville Street, Van**  
**Life-Cycle Costing Model and Strata Contingency Fund**

Work Item						
	2037	2038	2039	2040	2041	2042
1 Remove and replace wood fencing at grade.						
2 Remove and replace wood gazebo and structures to east side courtyard and west side entrance to THs						
3 Replace trees, grass and plants removed for courtyard waterproofing replacement						
4 Replace concrete and brick paving to courtyards following membrane replacement.						
5 Misc. repairs to exposed concrete walls and parapets.						
6 Misc. repointing to brick veneer to Townhouses and Tower elevations.						
7 Remove and replace wood base and chair rail to common areas.						
8 Replace tar and gravel roofing systems including replacing damaged and necessary flashings and deck pavers [Tower only]						
9 Remove and replace metal roofing and membrane system to Townhouses complete with flashings.						
10 Replace waterproof membrane following removal of exposed aggregate paving and prior to new finish being applied.						
11 Apply new membrane coating to balconies and decks. [Premium for limited access]						
12 Remove and apply new traffic membrane to parking garage suspended slabs				199,552	199,552	199,552
13 Remove and respray insulation to soffit of parking garage.						
14 Caulking to windows and exterior joints.						
15 Replace electric door strike mechanisms.						
16 Replace door hardware.						
17 Repaint Exterior Stucco.				267,016		
18 Repaint Interior (Common Areas).						
19 Remove and replace vinyl wall coverings to common areas.						
20 Remove and replace carpet to common areas.						
21 Remove and replace tile to common areas.						
22 Remove and replace fitness room flooring.						
23 Repaint Lines & Stall Numbers (Parking Garage)				3,333	3,333	3,333
24 Pressure wash exterior envelope						
25 Replace kitchen equipment and millwork						
26 Replace pool equipment including pumps, chlorinator and filters.						
27 Upgrade elevator cab interior finishes						
28 Replace elevator motors and controllers						
29 Replace boilers and circulation pumps.	27,500	27,500	27,500			
30 Replace sump pumps.						
31 Replace domestic hot water risers c/w pipe insulation and valves.						
32 Replace water intake manifold						
33 Replace hotwater tanks						10,500
34 Replace HVAC units to main roof as well as penthouse units c/w ductwork						
35 Replace exhaust fans to parking garage.						
36 Misc. panel replacement						
<b>Annual Total</b>	<b>27,500</b>	<b>27,500</b>	<b>27,500</b>	<b>469,901</b>	<b>202,885</b>	<b>213,385</b>
<b>Cumulative Annual Cost</b>	<b>5,324,820</b>	<b>5,352,320</b>	<b>5,379,820</b>	<b>5,849,721</b>	<b>6,052,606</b>	<b>6,265,991</b>

Opening Balance in Fund

**Pointe Claire, 1238 Melville Street, Vancouver**  
**Life-Cycle Costing Model and Strata Contingency Fund Calculator (2012 to 2042)**

<b>CURRENT CONTRIBUTION</b>	2012	2013	2014	2015	2016	2017	2018
\$408 Avg annual Contribution per Unit with no special assessments							
Annual Contribution to Fund	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Cumulative Contribution to Fund	196,288	276,289	356,289	436,289	516,290	596,290	676,290
Cumulative Balance in Fund	\$196,288	\$15,789	(\$535,715)	(\$466,214)	(\$537,264)	(\$484,764)	(\$635,148)

<b>SCENARIO ONE</b>							
\$1,416 Avg annual Contribution							
Annual Contribution to Fund	277,536	277,536	277,536	277,536	277,536	277,536	277,536
Cumulative Contribution to Fund	393,824	671,360	948,896	1,226,432	1,503,968	1,781,504	2,059,040
Cumulative Balance in Fund	\$338,324	\$355,360	\$1,392	\$268,428	\$394,914	\$644,950	\$692,101

<b>SCENARIO TWO</b>	72% of Scenario One						
\$1,015 Avg annual Contribution							
Annual Contribution to Fund	198,940	198,940	198,940	198,940	198,940	198,940	198,940
Cumulative Contribution to Fund	315,228	514,168	713,108	912,048	1,110,988	1,309,928	1,508,868
Cumulative Balance in Fund	\$259,728	\$198,168	(\$234,396)	(\$45,956)	\$1,934	\$173,374	\$141,929

<b>SCENARIO THREE</b>	Twice the current contribution						
\$816 Avg annual Contribution							
Annual Contribution to Fund	160,001	160,001	160,001	160,001	160,001	160,001	160,001
Cumulative Contribution to Fund	276,289	436,289	596,290	756,291	916,291	1,076,292	1,236,293
Cumulative Balance in Fund	\$220,789	\$120,289	(\$351,214)	(\$201,713)	(\$192,762)	(\$60,262)	(\$130,646)

**Pointe Claire, 1238 Melville Street, Van**  
**Life-Cycle Costing Model and Strata Contingency Fund**

<b>CURRENT CONTRIBUTION</b>	2019	2020	2021	2022	2023	2024
\$408						
Annual Contribution to Fund	80,000	80,000	80,000	80,000	80,000	80,000
Cumulative Contribution to Fund	756,291	836,291	916,291	996,292	1,076,292	1,156,292
Cumulative Balance in Fund	(\$785,533)	(\$930,917)	(\$1,142,256)	(\$1,062,256)	(\$1,237,015)	(\$1,157,015)

<b>SCENARIO ONE</b>						
\$1,416						
Annual Contribution to Fund	277,536	277,536	277,536	277,536	277,536	277,536
Cumulative Contribution to Fund	2,336,576	2,614,112	2,891,648	3,169,184	3,446,720	3,724,256
Cumulative Balance in Fund	\$739,253	\$791,404	\$777,601	\$1,055,137	\$1,077,913	\$1,355,449

<b>SCENARIO TWO</b>						
\$1,015						
Annual Contribution to Fund	198,940	198,940	198,940	198,940	198,940	198,940
Cumulative Contribution to Fund	1,707,808	1,906,748	2,105,688	2,304,628	2,503,568	2,702,508
Cumulative Balance in Fund	\$110,485	\$84,040	(\$8,359)	\$190,581	\$134,761	\$333,701

<b>SCENARIO THREE</b>						
\$816						
Annual Contribution to Fund	160,001	160,001	160,001	160,001	160,001	160,001
Cumulative Contribution to Fund	1,396,293	1,556,294	1,716,295	1,876,295	2,036,296	2,196,297
Cumulative Balance in Fund	(\$201,030)	(\$266,414)	(\$397,753)	(\$237,752)	(\$332,511)	(\$172,511)

**Pointe Claire, 1238 Melville Street, Van**  
**Life-Cycle Costing Model and Strata Contingency Fund**

<b>CURRENT CONTRIBUTION</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
\$408						
Annual Contribution to Fund	80,000	80,000	80,000	80,000	80,000	80,000
Cumulative Contribution to Fund	1,236,293	1,316,293	1,396,293	1,476,294	1,556,294	1,636,294
Cumulative Balance in Fund	(\$1,344,031)	(\$1,643,848)	(\$1,841,848)	(\$2,022,347)	(\$1,952,847)	(\$1,883,347)

**SCENARIO ONE**

\$1,416						
Annual Contribution to Fund	277,536	277,536	277,536	277,536	277,536	277,536
Cumulative Contribution to Fund	4,001,792	4,279,328	4,556,864	4,834,400	5,111,936	5,389,472
Cumulative Balance in Fund	\$1,365,968	\$1,263,687	\$1,263,223	\$1,280,259	\$1,547,295	\$1,814,331

**SCENARIO TWO**

\$1,015						
Annual Contribution to Fund	198,940	198,940	198,940	198,940	198,940	198,940
Cumulative Contribution to Fund	2,901,448	3,100,388	3,299,328	3,498,268	3,697,208	3,896,148
Cumulative Balance in Fund	\$265,624	\$84,747	\$5,687	(\$55,873)	\$132,567	\$321,007

**SCENARIO THREE**

\$816						
Annual Contribution to Fund	160,001	160,001	160,001	160,001	160,001	160,001
Cumulative Contribution to Fund	2,356,298	2,516,298	2,676,299	2,836,300	2,996,300	3,156,301
Cumulative Balance in Fund	(\$279,526)	(\$499,343)	(\$617,342)	(\$717,842)	(\$568,341)	(\$418,840)

**Pointe Claire, 1238 Melville Street, Van**  
**Life-Cycle Costing Model and Strata Contingency Fund**

<b>CURRENT CONTRIBUTION</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
\$408						
Annual Contribution to Fund	80,000	80,000	80,000	80,000	80,000	80,000
Cumulative Contribution to Fund	1,716,295	1,796,295	1,876,295	1,956,296	2,036,296	2,116,297
Cumulative Balance in Fund	(\$1,948,346)	(\$2,035,846)	(\$2,100,846)	(\$2,391,849)	(\$2,311,849)	(\$3,125,523)

**SCENARIO ONE**

\$1,416						
Annual Contribution to Fund	277,536	277,536	277,536	277,536	277,536	277,536
Cumulative Contribution to Fund	5,667,008	5,944,544	6,222,080	6,499,616	6,777,152	7,054,688
Cumulative Balance in Fund	\$1,946,867	\$2,056,903	\$2,189,439	\$2,095,971	\$2,373,507	\$1,757,368

**SCENARIO TWO**

\$1,015						
Annual Contribution to Fund	198,940	198,940	198,940	198,940	198,940	198,940
Cumulative Contribution to Fund	4,095,088	4,294,028	4,492,968	4,691,908	4,890,848	5,089,788
Cumulative Balance in Fund	\$374,947	\$406,387	\$460,327	\$288,263	\$487,203	(\$207,532)

**SCENARIO THREE**

\$816						
Annual Contribution to Fund	160,001	160,001	160,001	160,001	160,001	160,001
Cumulative Contribution to Fund	3,316,302	3,476,302	3,636,303	3,796,304	3,956,304	4,116,305
Cumulative Balance in Fund	(\$403,840)	(\$411,339)	(\$396,338)	(\$607,341)	(\$447,341)	(\$1,181,015)



**Pointe Claire, 1238 Melville Street, Van**  
**Life-Cycle Costing Model and Strata Contingency Fund**

<b>CURRENT CONTRIBUTION</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
\$408						
Annual Contribution to Fund	80,000	80,000	80,000	80,000	80,000	80,000
Cumulative Contribution to Fund	2,196,297	2,276,297	2,356,298	2,436,298	2,516,298	2,596,299
Cumulative Balance in Fund	(\$3,073,023)	(\$3,020,523)	(\$2,968,022)	(\$3,357,923)	(\$3,480,808)	(\$3,614,192)

<b>SCENARIO ONE</b>						
\$1,416						
Annual Contribution to Fund	277,536	277,536	277,536	277,536	277,536	277,536
Cumulative Contribution to Fund	7,332,224	7,609,760	7,887,296	8,164,832	8,442,368	8,719,904
Cumulative Balance in Fund	\$2,007,404	\$2,257,440	\$2,507,476	\$2,315,111	\$2,389,762	\$2,453,913

<b>SCENARIO TWO</b>						
\$1,015						
Annual Contribution to Fund	198,940	198,940	198,940	198,940	198,940	198,940
Cumulative Contribution to Fund	5,288,728	5,487,668	5,686,608	5,885,548	6,084,488	6,283,428
Cumulative Balance in Fund	(\$36,092)	\$135,348	\$306,788	\$35,827	\$31,882	\$17,437

<b>SCENARIO THREE</b>						
\$816						
Annual Contribution to Fund	160,001	160,001	160,001	160,001	160,001	160,001
Cumulative Contribution to Fund	4,276,306	4,436,306	4,596,307	4,756,308	4,916,308	5,076,309
Cumulative Balance in Fund	(\$1,048,514)	(\$916,013)	(\$783,513)	(\$1,093,413)	(\$1,136,298)	(\$1,189,682)



Rules



**FirstService**  
RESIDENTIAL





**STRATA PLAN LMS 2080  
POINTE CLAIRE**

**RULES**

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**POINTE CLAIRE  
STRATA PLAN LMS 2080**

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**APPROVED RULES**

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**COMMON AREAS**

1. Smoking is absolutely prohibited in all common areas of the property.
2. Balconies shall not be used as a storage area. They are to be kept clean and tidy so as not to offend owners.
3. Storage lockers shall be kept free of hazardous, flammable materials. It should also be noted that articles stored in the locker rooms are done so at the owner's risk.
4. Bicycles may only be taken in the elevators in a bike bag. Under no circumstances are they to be taken through the lobby.
5. Roller blade type skates and roller skates are not allowed to be worn in

**PARKADE**

1. Residents may not park in visitor stalls.
2. Designated parking spaces shall be kept clean and free of hazardous material. Any oil spots on the floor shall be cleaned by the owner.
3. Vehicles stored, or parked in assigned areas are done so at the owner's risk.
4. Owners, tenants, occupants, visitors and contractors are required to wait after entering or exiting the parkade or the occupant parking area until the gates fully close.

**BUILDING SECURITY**

1. No one shall leave open or unlock any outside entrance or fire escape unless he is in constant supervision of that entrance.
2. No one shall let another person into the building or parking facility when entering, unless that person is known to him. This particularly applies to persons claiming to be tradesmen or delivery men.
3. No one, except authorized personnel, is permitted in the common areas of the Strata Corporation which are restricted, such as the Roof, Machine Room, Electrical Room, and Elevator Room.

## **MOVE IN / MOVE OUT**

1. All moves must be scheduled in advance with the Concierge.
2. The Concierge has the right to refuse any move due to a heavy schedule or Holiday seasons.
3. Residents or owners will be charged for the repair of any damage to the common areas resulting from the move.

## **ENTERTAINMENT ROOM & CONFERENCE ROOM**

1. Both facilities must be reserved by registered residents only.
2. A refundable security deposit of \$200.00 (cash or certified cheque) per each room must be placed with the Building Manager for events that do not involve food or alcohol. For events involving food or alcohol, the security deposit will be increased to \$400.00 for each room. This deposit will be returned if the facility is clean and without damage after each use.
3. For events involving alcohol, a security guard must be hired for the entire duration of the event at the user's expense. This payment is due for the event based on estimated hours. Arrangements must be with the Property Manager for approval of guard.
4. No events can continue beyond 11:00pm.
5. An agreement must be signed at the time of booking whereby all responsibility and liability be assumed by the signer.
6. No stereos or amplified music is permitted in the exercise room or pool area.
7. Residents may use headphones if they wish to listen to music while using the common facilities.

## **PETS**

1. Dogs must be kept on a leash at all times everywhere on the common property.
2. Mandatory dog registration with front desk. All dogs must be registered.
3. No animal excrement or cat litter should be disposed in the garbage chute. Dispose on the third floor garbage room.
4. If a dog has an accident, the owner must clean up the mess and then inform security to do a more thorough clean.

## **FIRE PREVENTION**

1. No Owner or guests shall do anything or permit anything to be done that will increase the risk of insurance or any building or part thereof.

### **QUIET TIME**

1. No noise may be created between 11:00PM and 7:00AM, which may be heard by the resident of any suite (other than the suite occupied by the noise making individual).

### **EXERCISE ROOM**

1. No food or drink is allowed in the pool area.

### **OWNER'S RESPONSIBILITY FOR TENANTS**

1. Fines levied for any infraction of the above Rules will be charged to the owner of the suite in which the offending resident or invitee is associated with.

### **BUILDING STAFF**

1. Aggressive behaviour, including verbal or physical abuse or intimidation, in or about Pointe Claire by residents towards security and building management people and other residents is not acceptable and will not be tolerated.

## **INFRACTIONS OF RULES ARE SUBJECT TO A \$50.00 FINE**