

STRATUM LEGAL

&



LookUpStrata

Approvals for renovations

Michael Kleinschmidt

YOU ALWAYS REMEMBER YOUR FIRST TIME



How preparing for a renovation proposal in advance, will ensure that your first time will go smoother, for everyone

SO, WHAT DO WE HAVE HERE?



Getting into the detail of what is proposed, including understanding the detail you need and the detail you have

MY 2-YEAR-OLD CAN DRAW WITHIN THE LINES, WHY CAN'T THIS ARCHITECT?



Is this the renovation of a lot, or does it include common property or even, someone else's lot!

**I Have No Idea What I'm Doing,
But I know I'm Doing It Really Really Well**

peacock

KATSIWHAT?



The yin and yang of
renovations involving
common property, approval
to build and approval to stay

GLAD TO BE OF SERVICE



Why statutory easements, including utility infrastructure easements, can be your friend

'ACT'ING OUT



Does the Act, or a Module, regulate elements of the proposal and if so, what level of approval is required?

LET'S IMPOSE A \$50,000 PERFORMANCE BOND



**YOUR PERFORMANCE
HAS BEEN ADEQUATE**

What your by-laws actually
say, as opposed to what
you think they say

HUNTING WABBITS



Taking a shotgun approach to your by-laws can help you land more 'game'

FUNCTIONS AND RELATIONS



Is giving approval by motion alone enough, or should you consider a deed?

RESPECT MY AUTHORITY



Responsibility does not end with approval, it ends when the job is done, right

Questions...?



STRATUM LEGAL



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