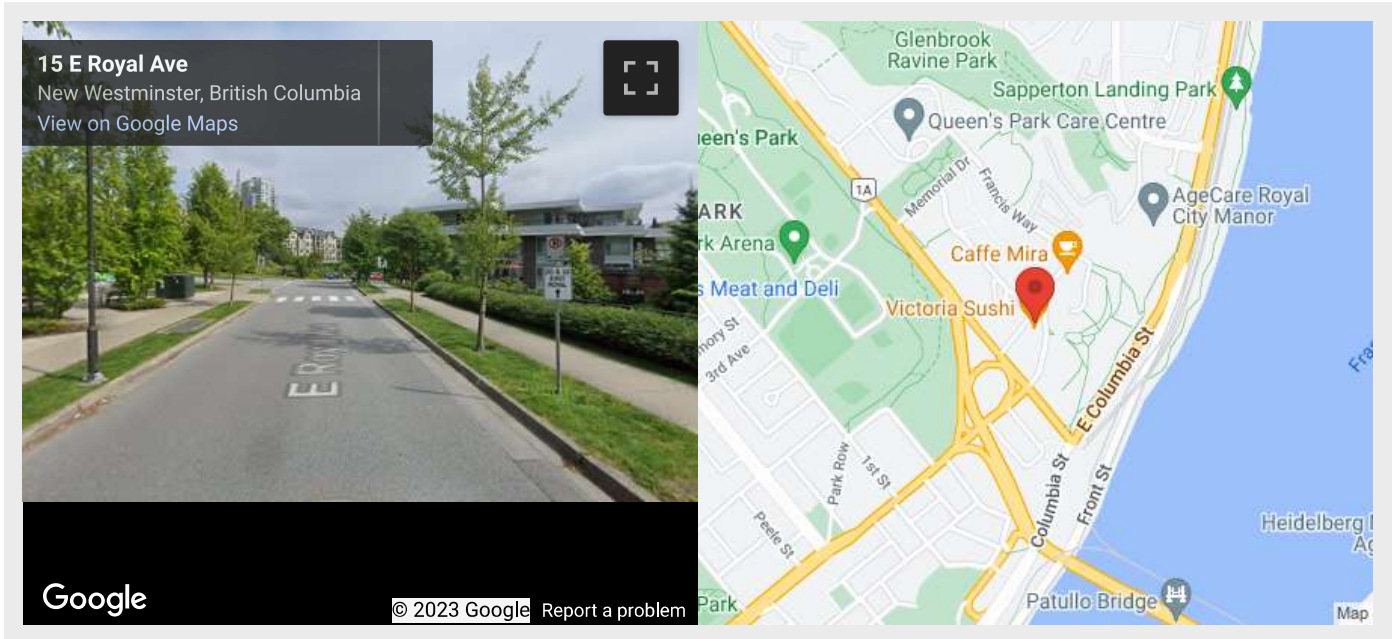


Eli Report

15 E Royal Ave
New Westminster, BC V3L0C2

Strata Plan Number
BCS2450



Strata Overview & Insurance



Victoria Hill

184 Units 20 Floors

Built in 2007 Highrise

Insurance benchmarks are based on the most current strata corporation policy uploaded.





Rules & Bylaw Restrictions



Rental Restrictions

24



Smoking Restrictions

13



Pet Restrictions

11



BBQ Restrictions

1



Age Restrictions

3



Move In/Out Fees & Procedures

12





Strata Corp - Financial Information

Annual 2022

- ⓘ Total Budget
\$1,288,909

- ⓘ Repair & Maintenance
Budget
\$498,590

- ⓘ Insurance Budget
\$345,418

- ⓘ Utilities Budget
\$290,000

- ⓘ Management Fee
Budget
\$56,860

- ⓘ Cash Reserve
Contribution
\$60,000

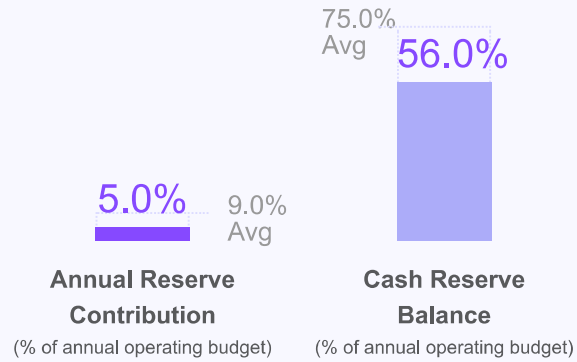
As of Oct 14th, 2022

- ⓘ Building Cash Reserve
Balance
\$685,549

Eli looks at key building financials on a per square foot basis. That is, building financial data against total building square footage. This allows Eli to benchmark any building against a number of other buildings in our database of a similar age and size.


Strata Corp - Cash Reserve

VS Industry Average / VS Strata Property Act Requirement



1. Annual operating budget is a figure defined in the Strata Property Act, and equals the Annual Budget less the Annual Reserve Contribution

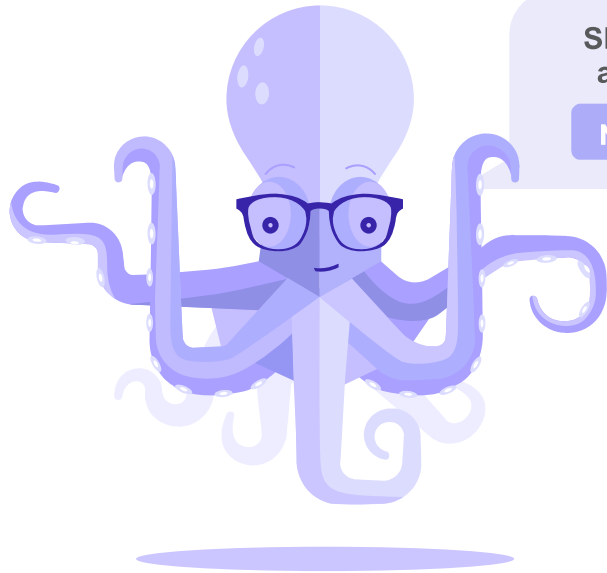
2. The Strata Property Act requires that each strata maintain a Cash Reserve Balance of at least 25% of its annual operating budget. If cash reserves fall below 25%, it must allocate at least 10% of its annual operating budget as an Annual Reserve Contribution.

 Warning - Annual Reserve Contributions (5.0%) are below 10% of annual operating budget.



Minutes - Key Points

	Strata Fee Increases	18	▼
	Deficiencies	16	▼
	Depreciation Report - Update Waiver	6	▼
	Elevator	4	▼
	Building Envelope/ Exterior	21	▼
	Leaks	19	▼
	Mold	None Identified	
	Legal & Civil Resolution Tribunal	8	▼
	Insurance/ Warranty	29	▼
	Membrane	6	▼
	Plumbing	16	▼
	Roof	17	▼
	Building Security	10	▼
	Special Levy/ Assessment	20	▼



You should always discuss the contents of an Eli Report with your licensed real estate professional. Eli Report does not provide you or any other person or third party with any advice or representation whatsoever relating to a purchase

decision for a real estate transaction. Please read our [Terms of Service](#).