

# Condominium Management and Legislative Scope

**Purpose:** To explain the obligations of a condominium manager to follow all applicable legislation when providing condominium management services.

**This Information Bulletin applies to condominium manager brokers, associate brokers, and associates.**

Condominium managers must abide by the various legislation, regulations, rules, and bylaws that apply to providing condominium management services to condominium corporations. The provision of condominium management services by condominium managers requires knowledge of legislation from many different areas that connect to condominium corporations.

This Information Bulletin is a general overview of the most common legislation that condominium managers must be conversant with.

## INFORMATION BULLETINS

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### *Real Estate Act and the Real Estate Act Rules*

Condominium managers must comply with requirements under the *Real Estate Act* and Rules. The Standards of Practice within the Rules contain specific rules regarding providing services to condominium corporations.

### *Condominium Property Act (CPA) and Regulations*

Condominium managers are expected to be able to advise condominium boards and unit owners on issues related to the operation of the condominium corporation and issues related to unit owners. Condominium managers are expected to have extensive knowledge of the *CPA* and its Regulations. How condominium corporations are governed and administered is set in detail in these two pieces of legislation.

Condominium managers cannot pick and choose when to follow the legislation. They must apply it consistently and uniformly.

### *Bylaws of the Condominium Corporation*

The bylaws of the condominium corporation are the governing document specific to a condominium corporation. If a condominium corporation has not established its own version of the bylaws, the standard bylaw included in the *CPA* Regulation applies.

Condominium managers are expected to apply the corporation's bylaws when providing management services to the corporation. Condominium managers cannot pick and choose when to follow the bylaws. They must apply it consistently and uniformly.

### Other Legislation

There are many different pieces of legislation that are within the scope of providing condominium management services. Condominium managers are expected to be knowledgeable of the various legislation and apply it when appropriate. The legislation includes, but is not limited to:

- [Personal Information Protection Act \(PIPA\)](#)
- [Occupational Health and Safety Act \(OHSA\)](#)
- [Residential Tenancies Act](#)
- [New Home Warranty](#)
- [Human Rights](#)
- [Employment Standards Code & Regulations](#)

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### Related Information

- *Real Estate Act*
- *Real Estate Act Rules*
- *Condominium Property Act (CPA)*
- *Condominium Property Regulation*
- *Bylaws specific to condominium corporations being managed*