



**Real Estate Council of Alberta (RECA)**  
**RE: RECA Residential Property Management Industry Council**

**September 5, 2025**

Dear colleagues,

My name is Anand Sharma, and it would be my honour and privilege to be elected as your industry council representative. I have been a condominium manager for the past 17 years. I own my own brokerage, 113 West Management which is a boutique management firm here in Edmonton. We currently service 17 condominium corporations in the capital region.

I did not wake up one morning and decide that I wanted to become a condominium manager. As many of you will have experienced, becoming a condominium manager happened through a series of life events and connections with others in this industry. My previous work at the Alberta legislature could not have been further from the work we do on a day-to-day basis, but I learned and adapted by challenging myself to try something completely different.

I have always gravitated towards leadership, whether it was as a student leader fighting tuition increases, or as a committed progressive activist for social justice in our communities, or as a condominium industry leader today. I have always believed that leadership matters.

That's why much of my life's work has been as a leader in the condominium community here in Alberta.

I have been actively involved as a volunteer in many industry related organizations for much of my career. Serving as a board member for organizations such as the Canadian Condominium Institute (15 years as board member and 12 leading as the North Alberta Chapter President), the Alberta Condominium Management Education Consortium, and the Alberta Real Estate Foundation to support positive change for our industry through education, grant making, and advocacy.

In 2024, I was selected to be a member of the RECA Hearing Panel Roster which has been a wonderful learning experience so far. I am very proud of my record of leadership in these organizations and the accomplishments achieved.

I have recently stepped back from some of my long-term volunteer commitments to make space for new energy and leadership in those organizations. Now, I'm ready to take on the important role of serving on our industry council.

With our industry's transition to licensing under RECA, I'm excited about the opportunity to help elevate condominium management into a more professional and respected field—both in the eyes of the public and within our community. I've never shied away from challenging ideas or advocating for stronger consumer protection, all while supporting industry members so they can thrive in their careers. I also deeply respect the accomplishments of the outgoing council members and hope to build upon the strong foundation they've created.

If elected, one of the key initiatives I hope to lead is to encourage the support and retention of condominium managers.

Our industry has both an opportunity and a responsibility to attract more people to the condominium management profession. Condominium ownership is growing in Alberta. As this type of housing is desirable for various age demographics, it's imperative we keep up with recruitment to prevent industry wide burnout.

Albertans deserve knowledgeable, capable condominium managers who can navigate the unique challenges of managing both a corporation and a community. . At the same time, our current industry members deserve to be treated with respect, and to be compensated for their expertise and knowledge. Achieving this will require a shift in how we approach management fees and how we support each other as a growing, essential industry in Alberta.

A second commitment I will make is to ensure any re-licensing requirements reflect our industry norms and practices, rather than a broader education on the real estate industry. I know how busy condominium managers are. Any educational requirements should not be burdensome, they should add value to the industry and to our clients.

My commitment to my fellow licensed members is to listen, engage, and to bring forward solutions that will help improve the consumer experience, as well as support the incredibly important work we do as associates and brokers.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Anand Sharma', with a stylized flourish at the end.

**Anand Sharma**

Condominium Manager and Broker  
113 West Management Ltd.