



VANCOUVER CONDOMINIUM SERVICES LTD.

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February 1, 2010

MEMO TO: Council Members

FROM: Vancouver Condominium

RE: Minutes Blurb

As you know, each month it is our practice to include an information item as a blurb at the conclusion of council meeting minutes.

Our blurb dealing with earthquake preparedness (“You Are On Your Own”) is normally scheduled for use in August and March and, with recent very tragic events in the world, we felt that this would be a good opportunity to remind your owners that they need to be cognizant of their vulnerability in such disaster. VCS remains concerned that most owners are somehow under the impression that council and VCS will take care of them in the event of a serious calamity such as an earthquake when, in fact, that is simply not the case. The attached bulletin hopefully dispels such notions.

Accordingly, we will use this bulletin as the minutes blurb in February/March. If you have any objections, please advise.

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WHAT YOU NEED TO KNOW ABOUT AN EARTHQUAKE

We recognize that this is a sensitive topic due to the recent devastating earthquake in Haiti; however, it is imperative that we all understand the reality of dealing with the aftermath of a major earthquake ...

1. You are on your own. Do not count on your strata council or management company for assistance.
2. There is not a supply of food, water, blankets or other survival provisions stored anywhere on the property. You are on your own and need to prepare accordingly.
3. If there is natural gas service to your strata corporation there is no plan for shutting off the gas supply.
4. There are no arrangements for alternate living quarters if you are unable to return to your strata lot. You are on your own.
5. Depending on the severity of the earthquake, you may not be able to telephone/email the management company for assistance.
6. The contents of your strata lot, your automobile(s) and other personal property are not insured by the strata corporation. If you have made improvements to your strata lot, such improvements or betterments are not insured by the strata corporation either.
7. The strata corporation is insured for earthquake damage; HOWEVER, there is a deductible which means that there is no coverage for damages within that deductible. Generally the deductible is 10% of the value of the strata corporation although in some instances (ie. Richmond) the deductible could be 15% or 20% of the value of the property. In most cases this will amount to millions of dollars. Your strata corporation does not have reserve funds available to meet such a huge deductible. Repairs will have to be funded by one or more special levies. These could be substantial.
8. There is NO government plan or fund to assist either you or your strata corporation. You are on your own.

While it would be nice to hear that there are plans and that there is a safety net, your strata council and VCS bring you the above information in an effort to alert you to the reality of an earthquake scenario. The Government of Canada advises you should be prepared to be self sufficient for at least 72 hours. Accordingly, you need to develop your own personal plans for survival. Like many people, you will not be adequately prepared and that is "human nature". Please remember, however, that "You are on your own" is the hard truth and the only rule that counts.

For further information, please visit the following websites:

Ministry of Public Safety & Solicitor General
http://www.pep.bc.ca/hazard_preparedness/earthquake_preparedness.html

City of Vancouver Earthquake Preparedness Tips
<http://vancouver.ca/emerg/prepyourself/earthquaketips.htm>

Public Safety Canada - What To Do during an Earthquake
<http://www.preparez-vous.ca/fl/earthquakes-what-to-do-eng.pdf>