



**Agents for the Owners**

8<sup>th</sup> Floor – 1125 Howe Street  
Vancouver, British Columbia V6Z 2K8  
Phone: 604.684.4508  
[www.ranchovan.com](http://www.ranchovan.com)

# 1335 HOWE

REFINED RESIDENCES

## WELCOME TO ALL OWNERS!

Welcome to your new home at **1335 HOWE**. Getting started in your new home is exciting and to assist you with your new location, Rancho Management Services (B.C.) Ltd. has produced the attached package.

This package outlines various aspects of Strata-living, as well as information on **1335 HOWE**. You may wish to retain this package, as a reference tool from time to time.

We sincerely hope that you will enjoy your new home. If we can be of any assistance, please do not hesitate to call.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Joseph Tsang', is positioned above the printed name.

**Joseph Tsang**  
Senior Strata Agent

**RANCHO MANAGEMENT SERVICES (B.C.) LTD.**

**Agents for the Owners**

Direct Line: (604) 331-4253  
Tel: (604) 684-4508 Fax: (604) 684-1956  
Email: [josephtsang@ranchogroup.com](mailto:josephtsang@ranchogroup.com)  
[www.ranchovan.com](http://www.ranchovan.com)

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## PACKAGE CONTENTS

- **DEVELOPMENT INFORMATION** (Page 4)  
Civic information about the property.
- **QUICK NUMBERS** (Page 5)  
Telephone numbers for your easy reference.
- **STRATA'S INSURANCE/OWNER'S INSURANCE** (Pages 6-7)  
Includes information as to which items are covered by the Strata Corporation's insurance, and what the Owner's insurance should cover.
- **STRATA FEE SCHEDULE** (Page 8)  
Monthly strata fees are used to pay for the operation of the Strata Corporation. These fees are due and payable on or before the first of each month. Please note that monthly invoices will not be sent. Each Owner is responsible for making sure that the strata fee owing for his/her strata lot unit is paid on time.
- **STRATA WEBSITE** (Page 9)  
Please note that this internet service will only be available on the date your first Annual General Meeting notice is sent out. The web page is located at [www.ranchovan.com](http://www.ranchovan.com) under the Strata Members section.
- **RANCHO BENEFITS PROGRAM** (Page 10)
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## PACKAGE CONTENTS – CONT'D

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- **PRE-AUTHORIZED DEBIT PARTICIPATION AUTHORIZATION FORM (PAD) FORM** (Page 15)  
Your monthly strata fees will be debited off your account every 1<sup>st</sup> of the month. Please complete the form, attach a “Void” cheque, and return to Rancho Management.
- **EMERGENCY FORM** (Page 16)  
We request that all Owners complete the Emergency Form and return same to Rancho Management Services (B.C.) Ltd - The form is for the purpose of contacting you or your relatives in the event of an emergency.
- **FORM K** (Page 17)  
Owners who are renting their suite are required by The Strata Property Act to forward a Form K-Tenant’s Undertaking, executed by both the Owner(s) and tenant(s), to the property management company. This form is also required for all future tenants. Basically, it states that the tenant(s) have read, understood, and agree to comply with the bylaws of the Strata Corporation.
- **RSERVICE TENANT REGISTRATION FORM** (Page 18)  
We request that Owners get their tenant(s) to fill out the attached form to sign up for RService, wherein tenants are able to book elevators and any amenities online.
- **RENTAL SERVICES BY RANCHO MANAGEMENT** (Page 19)  
Rancho offers a special rate for rental management. Please see attached brochure for details.



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## DEVELOPMENT INFORMATION

Civic Address:

**1335 HOWE**  
1335 Howe Street  
Vancouver, B.C.  
V6Z 0H1

Legal:

*PID: \_\_\_-\_\_\_-\_\_\_*

*Strata Lot \_\_\_*

*New Westminster District*

*Strata Plan EPS8387*

*\*Make sure you include your suite number*

To obtain warranty repairs during the warranty period, please refer to your Homeowners Manual provided by the Developer, or contact the following:

[customercare@onni.com](mailto:customercare@onni.com)

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## QUICK NUMBERS

The Strata management company for **1335 HOWE** is Rancho Management Services (B.C.) Ltd. Rancho is an independently-operated firm, which was assigned to manage the strata corporation based on its expertise, knowledge, resources and professionalism in handling large condominium developments. The management company is directed by the Strata Council and provides an array of services. The following are a few examples:

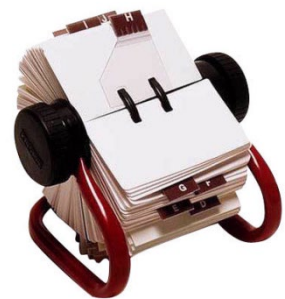
- Maintaining all records and building information;
- Keeping complete financial records, such as: monthly financial statements, payables, a list of owners' accounts, and banking information for the operation of the Strata Corporation;
- Attending Strata Council meetings, Annual Meetings and General Meetings, giving a full recording of minutes for distribution to all owners;
- Negotiating with and providing trades-people for work in and around the building;
- Providing experience and guidance in decision-making for the Strata Council, based on years of condominium management;
- Managing all the common areas; and,
- Responding to all emergencies (i.e. fire, flood, etc.).

Location: 8th Floor– 1125 Howe Street  
Vancouver, BC V6Z 2K8

Contact: Joseph Tsang, Senior Strata Agent  
Email: [josephsang@ranchogroup.com](mailto:josephsang@ranchogroup.com)  
Direct Line: 604-331-4253

Head Office Phone: (604) 684-4508 (24 hours)  
Fax: (604) 684-1956  
Hours: 8:30 a.m. - 5:00 p.m. (Plus 24-hour answering service)

Non-Emergency: 604-717-3321  
Emergency: 911



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# 1335 HOWE

REFINED RESIDENCES

## STRATA'S INSURANCE / OWNER'S INSURANCE

The Strata Corporation's insurance covers the common property, common assets, buildings shown on the strata plan and fixtures built or installed on a strata lot, assuming that the fixtures are built or installed by the owner/developer as part of the original construction on the strata lot (please refer to section 149 of the Strata Property Act for greater detail.)



Owners should have their own in-suite insurance coverage for their personal items. If modifications or improvements are made to a strata lot, improvements and betterments coverage should be obtained from the owner's insurance company to provide adequate protection.

For example, hardwood floors installed by the Vendor, are covered by the Strata's insurance. Hardwood floors installed by an owner, after the time of purchase, are not covered by the Strata's insurance policy. In the event of an insurance claim, the insurance policy will cover repairs which will restore the unit to its original condition. All improvements made to the unit are not covered under the Strata's insurance policy.

In order to ensure that you are covered, ask your insurance provider the following questions:

1. Am I covered if the Strata Corporation charges my Strata Lot an amount below the insurance deductible (i.e. water deductible is \$50,000.00).
2. I have made upgrades to my suite. What additional coverage do I need? (betterment coverage)
3. I have tenants living in my suite. What coverage do I need? (loss of rent & liability)

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REFINED RESIDENCES

## STRATA'S INSURANCE / OWNER'S INSURANCE – CONT'D

The following is a list of insurance providers. Please feel free to contact them for quotes:

BFL Canada	604-669-9600	<a href="mailto:jocampo@bflcanada.ca">jocampo@bflcanada.ca</a>
Capri CMW	604-294-3301	<a href="mailto:GLI@capricmw.ca">GLI@capricmw.ca</a>
Johnston Meier Insurance Agencies Group	604-736-4574	<a href="mailto:Evelyn.Chin@jmins.com">Evelyn.Chin@jmins.com</a> <a href="mailto:westbroadway@jmins.com">westbroadway@jmins.com</a>
TXL Insurance Agency	604-875-6122	<a href="mailto:info@txl-insurance.com">info@txl-insurance.com</a>
The Cooperators	1-800-265-2662	<a href="mailto:client_service_support@cooperators.ca">client_service_support@cooperators.ca</a>
Alpine Insurance	604-533-0654	<a href="mailto:bhupi@alpineins.ca">bhupi@alpineins.ca</a>
Jack Chow Insurance	604-669-7777	<a href="mailto:sylvia@jackchow.com">sylvia@jackchow.com</a>
Square One Insurance	1-855-331-6933	<a href="mailto:customer.support@squareoneinsurance.com">customer.support@squareoneinsurance.com</a>
Westview	604-988-8399	<a href="mailto:laila@insurebc.ca">laila@insurebc.ca</a>
BCAA	1-888-268-2222	<a href="https://www.bcaa.com/contact-us">https://www.bcaa.com/contact-us</a>

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## STRATA FEE SCHEDULE

Strata fees are due on the first of every month. Monthly invoices are not sent by the management company. A copy of the strata fee schedule will be sent to you attached to the Annual General Meeting minutes.

The PRE-AUTHORIZED DEBIT (PAD) Plan has been implemented by Rancho for paying your strata fees. Attached at the end of this welcome package is the PAP form for you

to fill out. Please complete the enclosed form and include a VOID cheque along with one cheque for the next month. This cheque will be used as your first strata fee payment. After the first cheque is used, the Pre-Authorized Payment Program will commence the following month.



PLEASE REMEMBER THAT IF YOU DO NOT PAY YOUR FEES, THE STRATA CORPORATION CANNOT PAY ITS BILLS. ALSO, WE DO NOT INVOICE YOU FOR FEES. THIS NOTICE WILL BE THE ONLY NOTICE THAT YOU RECEIVE FOR PAYMENT. ONCE PER YEAR, THE STRATA CORPORATION WILL SET A NEW BUDGET AND AT THAT TIME THE FEES MAY CHANGE.





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## STRATA WEBSITE

Rancho offers a convenient way for Owners to access Strata-related documents (such as minutes, bylaws, memo, insurance certificate, etc.) through myRanchoStrata at [www.ranchovan.com](http://www.ranchovan.com). Rancho also allows for Residents of **1335 HOWE** (owner-occupants and tenants only) to book elevators and amenities online, as well as receive email notification for packages through RService at [www.rservice.ca](http://www.rservice.ca).

Owners are encouraged to register to myRanchoStrata by visiting our website at [www.ranchovan.com](http://www.ranchovan.com) after the completion date. Once registered and approved, Owners will receive an email from Rancho with their log-in information. Owner-occupants may use the same log-in for Rservice. Please note that Investor-owners do not get access to Rservice.

Tenants, on the other hand, can sign up for RService by filling out the RService Tenant Registration Form attached to this Welcome Package. Please note that Tenants must be registered on the Form K on file in order to be registered.



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## RANCHO BENEFITS PROGRAM

As a benefit of living in a Rancho-managed building, Rancho has launched the Rancho Benefits Program. With the Rancho Benefits Program, Owners and Tenants of a Rancho-managed strata may now enjoy discounts and special deals.



To start taking advantage of these offers, please visit our website at [www.ranchovan.com](http://www.ranchovan.com) and sign up for myRanchoStrata or RService! If you have any questions about this program, please do not hesitate to email [ranchobenefits@ranchogroup.com](mailto:ranchobenefits@ranchogroup.com).

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# 1335 HOWE

REFINED RESIDENCES

## MOVING IN PROCEDURE

If you or your tenants are moving in to **1335 HOWE**, please contact Rancho's office to make PRIOR appointment.

Please have tenants file a Form K with the Strata Corporation within two (2) weeks of moving in.

For moving information and to submit a Form K, please contact Kristen McManus:

- Email: [kmcmamus@ranchogroup.com](mailto:kmcmamus@ranchogroup.com)
- Direct Line: (604) 331-4246



Resident(s) who show up without an appointment will be fined accordingly.

**THANK YOU FOR YOUR COOPERATION!**

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## GARBAGE AND RECYCLING



Moving in to a new home means lots of garbage and empty cardboard boxes once all settled in. Please ensure to discard off your garbage and cardboard boxes appropriately by disposing them in the appropriate bins and by crushing your boxes before dumping in the cardboard bins. Schedule for garbage pick-up will be announced shortly.

Rancho also wants to emphasize that all garbage be bagged at all times before disposing of. If necessary, please double bag your garbage.

Also, Residents at **1335 HOWE** are asked to please ensure that the following procedures be practiced in the building:

- 1) Use a separate container to collect your food scraps. Please do not use plastic bags.
- 2) When disposing your food scraps, please ensure to dispose them into the proper bin in your building.
- 3) For approved products for disposal, please visit <https://vancouver.ca/home-property-development/garbage-and-recycling-collection-schedules.aspx>



**THANK YOU FOR YOUR COOPERATION!**



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REFINED RESIDENCES

## BUILDING EMERGENCY PROCEDURES

In the event of a building emergency, please contact Rancho's 24-Hour Answering Service at:

# 604-684-4508

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Phone: 604.684.4508  
[www.ranchovan.com](http://www.ranchovan.com)

# 1335 HOWE

REFINED RESIDENCES

## VACATION TIME

If you are going away on a vacation and/or your suite will not be occupied for a period of more than one month, please ensure that it gets inspected on a regular basis for any gas leaks, pipe leaks, and/or break-ins.

It is also suggested that the following steps be followed:

- Email an emergency contact phone number with the Property Manager
- Turn off all water supply lines in your suite
- It is advisable that you have your suite checked at least once a week.



**THANK YOU FOR YOUR COOPERATION!**

## Pre-Authorized Debit (PAD) Plan – Strata

FAX: (604) 684-1956

EMAIL: AR@ranchogroup.com

ATTACH VOID  
CHEQUE HERE

STRATA PLAN: \_\_\_\_\_

STRATA LOT NO.: \_\_\_\_\_

UNIT NO.: \_\_\_\_\_

1. I/We hereby authorize Rancho Management Services (B.C.) Ltd. on behalf of our Strata Corporation to begin deductions effective \_\_\_\_\_ as per my/our instructions for the following: recurring monthly strata fee(s)/authorized charges (parking, etc) and one-time retroactive strata fee(s) adjustments as voted upon and passed by the general membership of the Strata Corporation from time to time. In addition to the monthly strata fee(s), authorized one-time or sporadic debits, any fines, gas consumption, chargebacks, penalties, and special levy fee(s) up to a maximum of \$1,000.00 as assessed according to the Strata Corporation Bylaws and Rules and Regulations. These above mentioned fee(s)/charges will be debited to my/our specified account on the 1<sup>st</sup> day of every month.
2. I/We undertake to inform Rancho Management Services (B.C.) Ltd. of any change in the account or address information provided in this authorization before the fifteenth day of the month.
3. I/We acknowledge that delivery of the authorization to Rancho Management Services (B.C.) Ltd. constitutes delivery by me/us to the financial institution below.
4. This authority is to remain in effect until Rancho Management Services (B.C.) Ltd. has received written notification from me/us of its change or termination. This notification must be received within 15 days before the next debit is scheduled at the address provided below. I/We may obtain a sample cancellation form, or more information on my/our right to cancel a PAD Agreement at my/our financial institution or by visiting [www.cdnpay.ca](http://www.cdnpay.ca).
5. Rancho Management Services (B.C.) Ltd. may not assign this authorization, whether directly or indirectly, by operation of law, change of control or otherwise, without providing at least 10 days prior written notice to me/us.
6. I/We have certain recourse rights if any debt does not comply with this agreement. For example, I/We have the right to receive reimbursement for any PAD that is not authorized or is not consistent with the terms of this PAD Agreement. To obtain more information on my/our recourse rights, I/We may contact my/our financial institution or visit [www.cdnpay.ca](http://www.cdnpay.ca).

Type of Service: Personal \_\_\_\_\_ Business \_\_\_\_\_

\_\_\_\_\_  
Name

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
Phone #

\_\_\_\_\_  
Name of Financial Institution

\_\_\_\_\_  
Address of Financial Institution

\_\_\_\_\_  
Financial Institution Number

\_\_\_\_\_  
Branch Transit Number

\_\_\_\_\_  
Account Number

A Specimen cheque has been marked "VOID" and attached to this authorization. If your account does not provide cheques, please have your bank verify this information with a **bank stamp** after filling out the information above to ensure the account is coded correctly and will allow pre-authorized debit.

When the form is complete, mail, fax, or email to:

Rancho Management Services (B.C.) Ltd. – 8<sup>th</sup> Floor – 1125 Howe Street, Vancouver, British Columbia, V6Z 2K8  
Phone – 604 – 684 – 4508 Fax – 604 – 684 – 1956 Email: ar@ranchogroup.com  
Attention: Accounts Receivable

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

**PLEASE NOTE THAT THIS FORM MUST BE RECEIVED BY RANCHO NO LATER THAN THE 20<sup>TH</sup> OF THE MONTH PRIOR TO THE MONTH THE PAD IS TO COMMENCE. (I.e. To be on the Pre-Authorized Debit Plan for the month of June, the form must be in our office prior to the 20<sup>th</sup> of May. Forms received after the 20<sup>th</sup> of the current month (i.e. May) will be processed but your first payment will not come out of your account until July 1<sup>st</sup>), as this system is set up in conjunction with the bank, and processing time is required, **PAD enrolment cannot be applied retroactively. Please also enclose a cheque for payment of any balance owing prior to PAD commencement.****

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[www.ranchovan.com](http://www.ranchovan.com)

# 1335 HOWE

The following information is confidential and for the purpose of contacting you or your relatives in the event of an emergency. This information is held in the strictest of confidence and will not be released to anyone without your permission.

Strata Corporation: **EPS8387 – 1335 HOWE**

Unit #: \_\_\_\_\_ Strata Lot #: \_\_\_\_\_

Registered Owner (s) full name (s)

\_\_\_\_\_

Telephone Number: (h) \_\_\_\_\_ (b) \_\_\_\_\_ other) \_\_\_\_\_ (cell/pager - please specify)

Non resident owner address and phone number (if unit is rented to a tenant or you are an absentee Landlord):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name, Address and Telephone number of a local contact or relative in the event of an emergency in your suite:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If your contact or relative is not available, will you allow access to your suite via the Management Company? (please circle appropriate): YES or NO

Access code for security system (optional) \_\_\_\_\_

**\* Please complete and return as soon as possible to:**

8<sup>th</sup> Floor-1125 Howe Street  
Vancouver, BC  
V6Z 2K5



*Strata Property Act*

**FORM K**

**NOTICE OF TENANT'S RESPONSIBILITIES**

*(Section 146)*

Re: Strata Plan *[the registration number of the strata plan]* \_\_\_\_\_ or *[legal description of development]* \_\_\_\_\_

Strata Address of Strata Lot: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name (s) of tenant (s): \_\_\_\_\_  
\_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Email Address (es): \_\_\_\_\_  
\_\_\_\_\_

Tenancy commencing: \_\_\_\_\_  
*[month, day, year]*

**IMPORTANT NOTICE TO TENANTS:**

1. Under the *Strata Property Act*, a tenant in a strata corporation must comply with the bylaws and rules of the strata corporation that are in force from time to time (current bylaws and rules attached).
2. The current bylaws and rules may be changed by the strata corporation, and if they are changed, the tenant **must** comply with the changed bylaws and rules.
3. If a tenant or occupant of the strata lot, or a person visiting the tenant or admitted by the tenant for any reason, contravenes a bylaw or rule, the tenant is responsible and may be subject to penalties, including fines, denial of access to recreational facilities, and if the strata corporation incurs costs for remedying a contravention, payment of those costs.

Date: \_\_\_\_\_ (mm/dd/yy)

\_\_\_\_\_  
Print name and Signature of Landlord,  
or Agent of Landlord

Address of landlord, or agent of landlord

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number(s): \_\_\_\_\_

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Signature of Tenant

*\*This Form K is not used to change the address of the Owner/Landlord/Agent of Landlord. Owner/Landlord/Agent of Landlord MUST update their mailing address (if different from property address) on myRanchoStrata.\**

## RService Tenant Registration Form Strata Plan EPS8387 – 1335 HOWE

RService allows Residents to book the elevator and other amenities online. Building staff will create an account for you based on the information provided below. As such, please ensure that all information is correct and written legibly. Each Tenant must be registered separately.

Note: This form is for registering Tenants only to RService. Owners/Landlords can request a password at [www.ranchovan.com](http://www.ranchovan.com). The Tenant's name must be on the Form K on record in order to be registered on RService.

Tenant's full name: \_\_\_\_\_

Unit: \_\_\_\_\_ Building: \_\_\_\_\_

Phone number: \_\_\_\_\_

Primary email address: \_\_\_\_\_

Alternate email address (must be for same Tenant): \_\_\_\_\_

Tenancy commencement: \_\_\_\_\_ (yy/mm/dd)

\*\*\*I hereby agree to abide by the bylaws and rules of the Strata Corporation.\*\*\*

Signature of Tenant (required for registration): \_\_\_\_\_

---

### For Building Staff Use Only

Double check that the Resident is a Tenant and not an Owner

Tenant name on Form K? Yes  No

Account created on: \_\_\_\_\_

Account created by: \_\_\_\_\_

Date user deleted: \_\_\_\_\_

# RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Experienced



Professional



Proactive



is proud to provide exceptional property management services with over 35 years experience and fully licensed and bonded property managers.

Limited  
Time Offer!

## 1335 HOWE

REFINED RESIDENCES

Rancho Management Services (B.C.) Ltd. will offer a special rate of \$75.00 per unit per month on property management services which include:

- leasing of suites
  - advertising
- tenant credit checks
  - rent collection
- 24-hour emergency service
  - regular inspections
  - monthly statements
- Mandarin and Cantonese speaking Rental Property Managers

Contact Nicholas Huang at  
(604) 696-4559 or  
[nicholas.huang@ranchogroup.com](mailto:nicholas.huang@ranchogroup.com)

1125 Howe Street  
8th Floor  
Vancouver, BC  
V6Z 2K8

[www.ranchovan.com](http://www.ranchovan.com)

\*Rate is based on a Resident of Canada status  
\* The intent of this communication is for informational purposes only and  
is not intended to be a solicitation