

Condo Law for Albertans

condolawalberta.ca/governance-operations/management-agreements/

In Alberta, condominiums are either self-managed or managed professionally. Whether a condominium corporation is self or professionally managed, board members must comply with the *Condominium Property Act* in carrying out day-to-day tasks.

Self-Managed Condominiums

If a condominium is self-managed, the condominium board is responsible for managing all aspects of the property. This means the board looks after accounting, repairs, and maintenance tasks like landscaping and snow removal.

The benefit of a self-managed property is that the owners do not have to pay a professional property manager, though some tasks may be contracted out (for example, landscaping).

The downside is that self-management can be time consuming for board members and without a dedicated condo board, the management of the property could suffer. This could negatively impact the quality of life in the complex as well as property values.

Professionally Managed Condominiums

Many condominium corporations hire a condo manager or condo management company to look after the day-to-day affairs of the condominium corporation. The range of tasks will depend on what the condominium corporation and condo manager have agreed to in the management agreement.

The condo board should review the management agreement and do its research on the condo manager. The same applies if you want to buy a condominium unit or if you're living in a condo and want to hire a new condo manager. Consider the following questions:

- What tasks is the condo manager responsible for completing?
- How long has the condo manager been with the corporation?
- Do the condo board's meeting minutes indicate that there have been issues with the condo manager?

If you want to learn more about what to look for in a condo management company, read [Ask Maria: The Right Fit – Choosing the right condo management company](#).



A condo corporation can end management agreements made by the developer (also known as a “developer’s management agreement”). For more information, see our [Termination of Agreements](#) page.

Before You Buy: New Developments

If you are considering buying a new condominium, the developer may have hired a management company to look after the development until the condo board made up of the unit owners is in place. If there is a management agreement in place, developers are required to disclose it to potential buyers.

Any management agreement entered into by the developer can be ended by the owners' condo corporation as long as one year has passed from the date the agreement was entered into and 60-days written notice is given to the management company.



Thank you to the [Alberta Real Estate Association](#) for allowing portions of their Condominium A to Z course manual to be adapted for use in this section.



The *Condominium Property Amendment Act* will introduce the concept of "Condominium Managers" and "Condominium Management Services." This page will be updated to reflect the new property management rules once they come into force.

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