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Books to crack for condo owners

The Condominium Act, 1998, is so complex that it is risky to navigate it without at least one, and preferably two or three, of the excellent guides available. All of them have been written by Ontario lawyers with significant experience in the field.

The "Bible" of condominium literature is the 719-page *Condominiums in Ontario: A Practical Analysis of the New Legislation*, by Harry Herskowitz and Mark Freedman.

This book is a must-have for anyone dealing with condos in this province. Jokingly referred to by its admirers as the *War And Peace* of condo literature because of its hefty size, the book provides a practical and easy to follow analysis of the legislation and regulations.

It includes a detailed presentation of each section in the new Act and its counterpart in the old Act, in-depth commentary on the impact of all changes in the legislation with cross-references to other relevant sections and a full index with two tables of concordance (old Act/new Act and new Act/old Act).

It's available for \$55 from the Law Society (<http://ecom.lsuc.on.ca>), major booksellers and the Canadian Condominium Institute (<http://www.cci-toronto.org>).

The Condominium Act: A User's Manual by Audrey Loeb (\$65) is available from the Canadian Condominium Institute and its publisher, Carswell (<http://www.carswell.com>). The book is a great hands-on tool for those involved in the condominium industry board members, property managers, informed real estate agents and lawyers.

I am a great admirer of the book's 42 different checklists, designed to help locate all of the relevant provisions for a particular topic. Some of these invaluable lists set out in detail the requirements for owners' meetings, records, bylaws, repair and maintenance needs and reserve funds.

The book is divided into 30 chapters, explaining each major provision of the legislation. It's another must-have for the serious condo student.

The Condominium Act, 1998 A Practical Guide by J. Robert Gardiner (\$65) is available from the publisher, Canada Law Book, and the Canadian Condominium Institute (CCI Toronto). It's a clear and easy-to-read reference book, which gives the law as set out in the legislation, along with the author's straightforward analysis. The book is an excellent guide to the Act, walking the reader through its intricacies, section by section, in a clear and logical manner.

Anyone who needs a quick briefing on the ins and outs of condominium living should order the new sixth edition of the *Condominium Handbook For Directors, Managers, Owners And Purchasers*, by lawyer Gerry Hyman. It's available for \$20 from the Canadian Condominium Institute.

An excellent guide to the legislation, the handbook focuses on some of the problems condominium corporations are having with the new legislation, including the issue of treating wear-and-tear repairs to common elements as maintenance items which cannot be charged to reserve funds.

The Canadian Condominium Institute also publishes:

- ☐ *Disaster Planning And Disaster Plan Workbook*, a series of papers on high-rise hazards (\$30 each, or \$50 for both)
- ☐ *Buying A Condominium and Living In A Condominium* two booklets by Audrey Loeb (\$8 each)
- ☐ *Reserve Funding For Condominiums* (\$16.50)
- ☐ *Condominium Meeting FAQ's* by Fine and Deo (\$15)

Ordering information is available from the Canadian Condominium Institute at (416) 491-6216.

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