



TIP

The link between a healthy building and your property value

It might not be the first thing you think of when you picture a thriving strata community, but the health of your building has a direct and measurable impact on the value of your property.

Buildings that are well-maintained, well-governed and financially sound consistently command higher prices and rent faster than those that aren't. The reasons are straightforward.

Buyers and tenants do their due diligence. A savvy buyer will look at the building's financials before making an offer. An underfunded capital works account, a history of deferred maintenance or a building in dispute with its residents sends clear warning signals. Think of it like your own health: a good diet, regular exercise and preventative care leads to better long-term outcomes. A healthy building works the same way.

Deferred maintenance becomes exponentially more expensive. A small repair that costs a few thousand dollars today can become a major structural issue worth tens of thousands if it's left unaddressed. Buildings that invest in regular maintenance spend less in the long run and protect the value of every lot in the process.

Sustainability improvements add value. Solar panels, efficient lighting, water-saving systems and green spaces all make a building more attractive to buyers and tenants. As energy costs rise and environmental awareness grows, these features are increasingly expected, and they can also attract positive recognition from government programs and insurers.

Community culture matters. Buildings where residents know their neighbours, attend AGMs and participate in building decisions tend to be better run, better maintained and more enjoyable places to live. That culture is reflected in how the building is perceived and, ultimately, in what people are willing to pay to live there.

Your strata property is likely one of the most significant financial assets you own. The best way to protect it is to be an engaged, informed owner, someone who participates in your community, understands your building's finances, and genuinely cares about the place you all share. After all, this is your investment.

Protecting your property value starts with understanding your building. Check the Factsheet and Flyers section in the owners portal on our website to learn more about what a healthy strata building looks like and how to get there.