

February 5, 2020

The Association of Condominium Managers of Alberta (ACMA) advocates on behalf of condominium owners, condominium boards of directors, condominium managers and condominium management firms to develop an industry-leading condominium management profession in the province of Alberta. This letter outlines ACMA's position on proposed changes to the Real Estate Act of Alberta and to the proposed governance of condominium management under the Real Estate Council of Alberta (RECA).

ACMA's position is that condominium management needs to be directly administered by a distinct self-governing industry body according to the relevant laws, regulations, professional standards and practices. We advocate that RECA's mandate should be to ensure the performance of effective self-governance by the condominium management industry, but not directly govern condominium management in Alberta.

The Real Estate Council of Alberta (RECA) does not have a framework or track record for effective oversight of these diverse branches of real estate-related industries. Its current constitution is not well-suited for this purpose, and some of the proposed amendments would be a step backwards from an effective self-governance model which we believe should be the goal for amendments to the Real Estate Act.

The root issue is that the several industries that are and will be governed by RECA are extremely diverse and governance of each profession must fully compliment this diversity. Many of these industry areas are governed by different Provincial Acts, Regulations and Commissions including the Real Estate Act and its Regulations, the Condominium Property Act and its Regulations, the Residential Tenancies Act, the Alberta Securities Act its Regulations and their Commission. Tribunals for each industry area are distinct depending on the body of law and regulation that they speak to.

Each industry area has specific professional and educational requirements, including real estate agents, mortgage brokers, real estate appraisers, condominium property management, leased property management and commercial property management.

The present constitution of RECA and the direction of some proposed changes to their council lead to the self-defeating result that each of these distinct industries and professions are directly governed by a Council that does not have competence with proper public and professional involvement in each core industry.

One promising idea that emerged in recent Engagement Sessions conducted by Service Alberta was for self-governing technical boards with oversight by a "super-board" council. Spokespersons for several different industry areas spoke to this framework model. ACMA strongly encourages Service Alberta to further consider this model as an effective alternative to moving proper governance forward.

Another proposal in the engagement sessions that was highly supported, was for a distributed model for licensing and education in each industry area. Private industry areas could set educational **standards and objectives** and would be the best licensing and accreditation bodies for each profession. Course curriculum developed by established organizations would set a higher standard for content. **Delivery** of education **content** would best be achieved through more than one existing industry organization or through post-secondary education institutions.

ACMA envisions a model in which the Council ensures that each self-governing technical board effectively administers compliance with the appropriate Acts and Regulations. The Council would not be the direct administrator in each industry area, but the body that ensures effective administration in all industry areas. The Council would ensure that each technical board determines, administers and enforces appropriate licensing, professional standards, ethical norms, professional discipline and sanctions, education standards and credentialing requirements.

ACMA advocates for a distributed education delivery model with strong curriculum standards and requirements set by the technical board for condominium management. We are convinced this is necessary to build a strong, informed and effective condominium management profession in Alberta that is well-positioned to advise condominium Boards of Directors and to manage condominiums effectively according to the Condominium Property Act and Regulations and in the condominium owners' best interests.

We do not believe that the public would be well-served by a one-size-fits-all approach to education delivery by restricting professional education and continuing education delivery to a single organization. We are currently experiencing a shortage of experienced condominium management at the same time that the size of the condominium housing stock is rapidly growing. We want to avoid creating a shortfall in the industry at this crucial time. We would like to see robust, in-depth education curriculum standards and principles with multiple suppliers for education delivery.

We recognize that governance of brokerages and broker licenses with respect to securities law and regulations may best be administered jointly between the Council with respect to securities and broker trust requirements and by the technical board with respect to industry-specific brokerage activities performed under brokerage licenses for condominium management including brokers and associate brokers.

In closing, ACMA is committed to hearing from our membership about these proposed changes and will be holding two workshops, one in Calgary and one in Edmonton to here your thoughts. We look forward to seeing you there!

Respectfully,

*Association of Condominium Managers of Alberta
The Board of Directors*