

# TOWNHOMES

## A choice worth considering

» by **NEIL MOODY**



**NEIL MOODY**, CEO of the Canadian Home Builders' Association of BC (CHBA BC), is well versed in the business of building. The CHBA BC is a provincial-level office that promotes professionalism in the residential construction industry through its continuing education and certification courses for builders and renovators. Neil is also member of the Canadian Society of Association Executives.

**Townhomes are increasingly offering the right mix of amenities and lifestyle for younger families who are starting out or for baby boomers who may no longer want to maintain a single family home, yet want to have a private yard or balcony and easy community access.**

Defined as several similar single-family homes, side-by-side, sharing at least one common wall, a townhouse offers less privacy than a single-family detached home but well-designed complexes can offer such amenities as a common games room, tennis courts, clubhouse, exercise facilities and swimming pools with easy outdoor access. With the attributes of a condominium and single-family home, the configuration and footprint of townhouses can result in a lower construction cost and selling price when compared to a single-family home. That lower cost may allow a family to live in an area that they would otherwise not be able to afford with a single-family home. Gordon Bliss, President of the Canadian Home Builders' Association of Northern BC, a builder of townhomes in Prince George says, "Young families can grow in townhomes and

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they provide a safe environment for children to play often with other children within the same complex. Having a neighbor's home attached to yours may bring a higher level of security."

The cost of purchasing and maintaining a townhouse while lower than that of a single detached home, has components that should be carefully considered.

The strata corporation is responsible for managing and maintaining the common property and assets of the strata development for the benefit of all of its owners.

The specific obligations of the strata corporation are usually performed by the strata council, or agents or employees which it hires. In addition, the strata council will also perform its own obligations, which are imposed by the Strata Property Act and Regulations on the strata council, and will benefit the strata corporation. The Condominium Home Owners' Association of B.C. has extensive information on the regulations and requirements of strata living. Just as you would perform research on the type of townhouse you are looking for, or mortgage financing, a look into the laws and regulations of strata living is paramount to ensure you know what to expect before you make the decision to purchase. This will help you plan for the strata fees that you will be expected to pay and how maintenance of your new home will be managed.

If you like the idea of spending time in your own small backyard or patio space instead of performing exterior maintenance, and having neighbors close but not above or below you, then the innovative designs of townhouse developments that are being built and marketed throughout British Columbia could be the choice for you.

