

PROXY BY-LAW – FACTSHEET



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LAWYERS

Proxies By-Law – Why is it Needed?

- Anti-proxy farming laws (cl. 26(7), Sch 1)
- The total number of proxies that may be held by a person is:
 - if the strata scheme has 20 lots or less, one
 - if the strata scheme has more than 20 lots, a number that is equal to not more than 5% of the total number of lots.

Proxies By-Law – Why is it Useful?

- What happens if a person holds too many proxies?
- Which proxies count?
- Who gets to decide?
- When is that decision made?

Proxies By-Law – What Does it Do?

- The proxy must decide which proxies will be used
- The decision must be communicated to the owners corporation before the meeting
- If the proxy does not decide, then the chairperson decides at the meeting
- Any decision must give priority to the earliest proxies (if possible)

Thank You

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