



Mau Dan Gardens Co-operative Housing Association 415 –

350 East Pender St., Vancouver BC V6A 3X4

Phone 604 - 255 - 4778 fax 604 - 255 – 4703

www.maudancoop.ca

office@maudancoop.ca

For the applicants to take home and to be discussed at the interview.

1. Co-ops are jointly owned and managed by the members who live in the co-op. Members share in decision-making, share responsibility for running the co-op and are responsible for new member selection.
2. Most decisions about the co-op are made by the board with consideration of recommendations from committees. You will be expected to participate when you become a member.
3. COHO Management Services Society is employed by the co-op for daily administration and management. They can be contacted through the co-op office (hours Tuesday 8:30 am – 3:30 pm, Thursday 8:30 am – 3:30 pm 604- 255-4778 or by email office@maudancoop.ca, spoon@coho.bc.ca
4. Mau Dan Gardens underwent a major renovation of the building envelope. While the majority of the work has been completed, as of early 2019 there is still work ongoing. Specifically, the townhouse parking membrane on the Keefer side of the co-op has not been completed and units on that side may still be affected.
5. There must be one principal member in each unit and joint membership is available for those who qualify. Principal and joint members each have a vote.
6. Rather than paying rent, we pay a “housing charge” each month, and pay a “share purchase”, which is similar to a damage deposit. Interest is not paid on the share purchase. You will probably receive at least part of it back if you move out, assuming you have kept your unit in good shape. You can arrange to pay for your share purchase in installments. Talk to COHO Management Services Society about this.
7. Painting - Units are painted professional standard white on move in, and will be repainted to professional standard white on move out. The co-op painter will do the work and the cost of it and of any other repairs required will be deducted from your share purchase.
8. Parking – Our main gated underground parking has an entrance off Keefer St. There is another gated garage under the apartments and a few more spaces off Pender St. You pay for one electronic fob or card per car to open the garage doors. These cards are traceable and can be cancelled in the office. Each member is responsible for their own fob or card. Street permit parking is also available for a yearly fee through the City of Vancouver.
9. There is a coin laundry in the apartment building and another one just off the central courtyard of the townhouses. You can get a key for it from the office. Some townhouses have

hook ups for a washer and dryer.

10. Only one four-legged animal is permitted per unit.

11. COHO Management Services Society does the credit checks for us and collects the housing charges. You can arrange for direct deposit.

12. We require two month's notice to move out.

13. The cost of hot water is included in the housing charge for the apartments, but each of the townhouses must pay for their own.

14. There is a minimum of one and a maximum of two people per bedroom. Guests staying longer than 30 days must be registered with the co-op. Their income will then be included in assessments for subsidy, should you apply.

15. Subsidy - The housing charge of some units is subsidized and this information is kept confidential. It is possible to apply for subsidy if your income falls below a certain level. Proof of income is required and applications are renewed each year. You must notify the property manager, about any change of (increase as well as decrease) income if you are on subsidy or requesting subsidy.

16. You will be eligible for an internal move after you've been here for six months. Please apply in writing at the office as soon as you decide you want to move. Financial eligibility and co-op participation will be considered at the time of the request.

17. Repairs – major structural and electrical work is done by the co-op, minor repairs are done by the members. Talk to the property manager if you think you need repairs or want to make changes. Any changes to your unit must be approved by the board. Ask first as you will not be reimbursed for work retroactively.

18. Make a list of any problems we might have missed with your unit when moving in and inform the property manager in writing.

19. Garbage and recycling bins are on the ground floor of the apartment building, behind locked gates accessible from the west end of Pender or Keefer Street. Your gate key or fob will open the door and the key will raise the large gate. Please be careful when sorting your recycling. When items are not well sorted the co-op pays an extra fee. Do not dump household items there. (furniture, electronics, etc.)

20. The security of all Mau Dan requires that you not let anyone into the complex if you're not sure they live here. Make sure the gate locks behind you, and never leave the gate propped open. If you live in a town house, please leave the light at your front door on when it's dark out.

21. This is a brief view of Mau Dan. More details about Rules and Policies are available to members at the office and on our website.

August 2019