

ROWE

Frequently Asked Questions

When is my homeowner orientation?

Homeowner Orientations are underway at ROWE. Once your home is ready for an orientation, a member of our Homeowner Care team will reach out to you to schedule an appointment. If you have not yet heard from our Homeowner Care team, do not worry, someone will be in touch with you soon.

How many people can we bring to the homeowner orientation?

We can accommodate three adult attendees per orientation. As ROWE is still an active construction site, we are unable to have children or pets attend the orientation.

How many orientations will there be for my home?

To maintain our construction schedule, there will be 1 (one) orientation scheduled for each home.

When is my completion date?

At present, we are estimating completions at ROWE for buildings 1, 2, 5 and 6 are likely to commence late September to mid-October 2023, and we are estimating completions for buildings 3, 4, 7 and 8 to commence Fall/Winter 2023. Approximately 60 days prior to your estimated completion, you will receive the "Get Ready for Completion Letter" via email.

Are "Completion" dates different from "Possession" dates?

Yes. The 'Completion Date' is the day the legal transfer of title takes place for your new home, (i.e. documentation is registered in the Land Title Office and the sale proceeds are paid to Bosa Properties (West 49th Ave.-B) Inc.)

The 'Possession Date' is the date you take actual possession of your new home - this is the day following the Completion Date.

Who do I contact with questions I have about move-ins, keys, etc.?

We will have a full-time Homeowner Experience Specialist on site to provide keys and generally assist new homeowners with whatever you might need. The name and contact details will be included in your Official Notice of Completion; we suggest that you contact them as soon as your Completion Date is set, to book your key pick-up appointment. If your plan is to move into your home right away, you will need to book your move-in time with your Property Management Company, AWM Alliance Real Estate Group Ltd. (contact details for them will also be provided in your Official Notice of Completion letter), so that a specific time can be reserved for you.

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When will I get my keys?

Your keys will be made available by our Homeowner Experience Specialist on your Possession Date during your pre-booked appointment with them. Before you get your keys, you will need to complete an Acknowledgment of Receipt of Keys and provide some other administrative information required to finalize the possession of your new home. Do not worry, we will walk you through this.

Please note: keys will not be released prior to your Possession Date.

When will I find out about the location of my parking space and locker?

One of the legal documents that will be provided to your solicitor before your Completion Date will be an “Assignment of Parking Stall and Storage Locker” which will let you know the number/location of your parking stall(s) and storage locker. Our Homeowner Experience Specialist will also show you your parking stall and/or locker (if applicable) when you pick up your keys.

Do I need to notify strata prior to moving in?

Yes, before moving in, you are required to inform your Property Management Company (AWM Alliance Real Estate Group Ltd.) so that arrangements can be made for your moving vehicle to have clear access and parking. We will provide you with instructions as we move closer to completion.

Can I delay my move-in until I am ready to move out of my current home?

Absolutely. However, once you have received your Official Notice of Completion confirming your Completion Date, that date cannot be changed. Your Completion Date is not the same day as your move-in date. You can schedule your preferred move-in date with your Property Management Company (AWM Alliance Real Estate Group Ltd.), but keep in mind move-ins cannot happen before the Possession Date.

Will the deficiencies in my home be completed before possession?

Once you have completed your homeowner orientation, our Homeowner Care and Construction teams will begin addressing any deficiencies identified during your orientation, prior to your completion.

How do I report any deficiencies within my home after I pick up my keys?

During your key-pickup appointment, our Homeowner Experience Specialist will introduce you to your homeowner portal where you are able to report any deficiencies in your home, as well as access any appliance manuals and homeowner resources.

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Who do I pay my strata fees to?

Strata fees are paid directly to your property management company (AWM-Alliance Real Estate Group Ltd.). A letter of introduction to your property management company will be included in your Official Notice of Completion letter.

What is the difference between the Bosa Properties Homeowner Care team vs. property management team?

The Homeowner Care team represents Bosa Properties, we are here to ensure your new home experience is as seamless as possible from homeowner orientations to after you pick up your keys. The property management team (AWM-Alliance Real Estate Group Ltd.) manages the day-to-day operations and maintenance of common areas in your community.

What is the civic address?

Building 1: (Unit number) - 805 West 49th Avenue, Vancouver, B.C.

Building 2: (Unit number) - 795 West 49th Avenue, Vancouver, B.C.

Building 3: (Unit number) - 765 West 49th Avenue, Vancouver, B.C.

Building 4: (Unit number) - 755 West 49th Avenue, Vancouver, B.C.

Building 5: (Unit number) - 815 West 49th Avenue, Vancouver, B.C.

Building 6: (Unit number) - 785 West 49th Avenue, Vancouver, B.C.

Building 7: (Unit number) - 775 West 49th Avenue, Vancouver, B.C.

Building 8: (Unit number) - 745 West 49th Avenue, Vancouver, B.C.

Please note: postal codes have not yet been assigned

Does Bosa Properties have preferred partners or exclusive promotions for homeowners?

Yes, we do. Please refer to our Homeowner Resources area to get access to them.

When is the Homeowner Information Session?

The Homeowner Information Session took place on May 18. For those who were unable to attend, or if you want to revisit the content covered during the session, you can watch the recording here:

<https://www.youtube.com/watch?v=BbUroI2jyPc>