



Gerald Rotering <geraldrotering@gmail.com>

O.H. fire alarm project reports requested for posting

1 message

Gerald Rotering <geraldrotering@gmail.com>
To: Vancouver Info <info@westsea.ca>

30 April 2026 at 11:32

Stan Andrews, Property Manager,
Westsea Construction Ltd., Vancouver
Via email on 30 April 2026

From lessee Gerald Rotering, suite #807, Orchard House leasehold
Editor, www.OrchardHouseLeaseholder.ca

I have remitted to Westsea 12 post-dated cheques, totaling my suite's \$\$8,324 share of the \$2.4 million fire alarm project for Orchard House tower, which we were billed for by you on 25 March 2026. You may not yet have cheques from other lessees, whose bill for this project can total \$16,415 in the case of some two-bedroom suites. Numerous lessees cannot pay their suite's share, much less amounts for projects mentioned in a letter dated 27 November 2025, but not yet confirmed. Some lessees seek to sell their suite assignment--11 are on MLS today--while others are pursuing re-financing, and no small number may soon face foreclosure action by Westsea because they can find no solution.

It would be helpful for lessees facing this bill to see the documented need for it. Some lessees could have their realtor show prospective assignment buyers how urgent it was, and how improved the building will be after the fire alarm project. This would facilitate assignment sales, generating the revenue that selling lessees need to settle their accounts with Westsea. In the case of refinancing, documentation could convince lenders of the value of the project, leading to loan approval. For all lessees, including those who can pay their assessment shares, it will be reassuring to know that Westsea exercised its required prudent and reasonable discretion in incurring a very large expense in a project that was truly needed.

I offer to post, for all lessees, lenders and prospective assignment buyers to read, the professional consultant's report to Westsea recommending this project. I would also post documentation showing that, "...the existing fire alarm system at Orchard House must be replaced in order to meet current City of Victoria building and fire codes". There is no imaginable confidentiality at issue, as you've published the contract amount, and there is no competitive aspect to the long-term residential leasehold business. Neither does it matter that providing such information is not required by the lease; who cares what the lease requires? For Westsea to collect the cost of the project everything should be done to facilitate lessees raising the money to pay their bill, be it by borrowing or assignment sale.

Thanks in advance for providing the fire alarm project documents, and perhaps a cover letter the company may want to have accompany them on the website.

-Gerald Rotering
Website page <https://orchardhouseleaseholder.ca/pending-projects-cost-per-suite/>