

Classification unit description

Building Management, Building Rental, or Mobile Home Parks and Strata Corporations Classification Unit: 761033	Sector: Service Sector
	Sub-sector: Accommodation, Food, and Leisure Services

Introduction to classification units

We group all firms into classification units based on the products produced, the services provided, and the processes, technology, or materials used. The base premium rate reflects the cost of compensation and prevention in the classification unit.

This classification unit description provides an overview of the classification unit for general guidance only. Firms are classified based on this, our classification policies, Rate and Classification List, and other relevant classification unit descriptions. The items listed below are examples only; they are intended to be illustrative (not exhaustive). Every example may not apply to every firm in the classification unit.

Manage, maintain or rent Here are some examples of buildings or properties that firms in this classification unit manage, maintain, or rent:

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|----------------------|-----------------------|
| Apartment buildings | Apartments |
| Commercial buildings | Commercial property |
| Commercial space | Condominium complexes |
| Condominium suites | Detached houses |
| Duplexes | Housing co-operatives |
| Mobile home parks | Mobile homes |
| Office space | Residential buildings |
| Residential property | Rooming houses |
| Semi-detached houses | Shopping centres |
| Townhomes | Townhouses |

Services Here are some examples of services that firms in this classification unit provide:

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|--|---------------------|
| Advertise vacant units | Building rental |
| Collect rent | Property management |
| Property rental | Provide security |
| Show vacant units to prospective tenants | Strata management |

Supporting activities Firms in this classification unit may engage in additional activities that support their business undertaking. These activities include finance and administrative support and may also include:

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|----------------------------|------------------------------------|
| Janitorial services | Maintain landscaping |
| Repair existing structures | Replace parts on existing fixtures |
| Snow or ice removal | |

Occupations Here are some examples of key workers in this classification unit:

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|------------------|------------|
| Building manager | Landscaper |
| Property manager | |

General information

1. Firms in this CU may manage their own rental property or engage property management companies to act as agents and undertake operations on their behalf.
2. Firms in this CU may hold title to buildings and other structures and/or enter into contracts with maintenance workers or firms to maintain buildings or properties. The firm pays for these services from its own account and is in a profit or loss situation.
3. Firms in this CU may also manage properties under lease where the firm shares maintenance costs with its tenant(s).
4. Rooming houses are lodging places of medium to long-term accommodation. They do not generally provide housekeeping services or provide meals. Clientele are typically not tourists.

When to contact us

Firms in this classification unit may also occasionally engage in other business activities. However, if they have a significant presence in any of the following industries, it may make sense for them to be assigned to another classification unit.

- 1) firms engaged in administrative duties related to property management. Such property management companies do not hold title to buildings or structures, have no onsite workers directly engaged in the operation of buildings or properties and do not enter into contracts with subcontractors to maintain buildings or properties (see CU 762032); or
- 2) employers who are engaged in an overnight or short-term accommodation operation (see CU 761056).

Please contact us if you have any questions about this or anything else related to this classification unit description.

Base premium rates

- 2017: 1.33% (or \$1.33 per \$100) of assessable payroll
- 2016: 1.39% (or \$1.39 per \$100) of assessable payroll
- 2015: 1.26% (or \$1.26 per \$100) of assessable payroll