



CONDO LIVING ... BE PREPARED!

Disaster: prepare for the worst, hope for the best

Fire is a destructive, disastrous and potentially deadly event.

When a fire occurs in a condominium the result is a devastating experience for the residents.

Unlike a single-family home, where one or sometimes a few families are tragically displaced, **a condominium fire can affect hundreds of people.**

The fire itself is a terrifying and emotional experience. Everyone watches the disaster unfold in shock. Concern for people and pets trapped inside is forefront.

Eventually the fire is put out, but that doesn't mean the problems are over for the victims. Luckily most residents survive a condo fire. **But suddenly many of them are homeless; sometimes they have lost everything.** Often they don't have insurance.

Even if your home did not burn, there is smoke and water damage. If the building is not structurally safe you may be barred for days, or weeks, from returning to retrieve

your possessions. This is just the beginning of your unexpected journey. **How you planned, or did not, for the unknown future will greatly affect what happens next.**



Insurance is critical. Contents and liability insurance are good, but both owners and tenants should ask your brokers about policies that best cover you. You may need to rent a place to live while you are still paying the mortgage, condo fees and property taxes on your damaged home. Or, if you are a landlord, you may lose rental income.

It can take a year or more to rebuild after a fire. FirstService Residential has experience dealing with disaster. We know there will be many decisions to be made during this time that will involve the owners, the board, the management company, the corporation's insurance, contractors and more. It is a complex time. Not being properly insured amplifies the chaos.

Of course, **fire prevention is also important.** Always dispose of smoking materials properly, not in plant pots or over the balcony. Do not use charcoal cooking devices, leave candles or pots cooking on the stove unattended, or store flammable liquids near heat sources or furnaces. More information on fire safety is available at www.calgary.ca. Search for "fire safety tips."

In a perfect world there would be no fires, but the reality is that accidents do happen. How they affect you is at least partly under your control.

