



A Property Manager's Perspective

By Kevin Middleton, RCM

As we are now moving into the new realm of condominium manager licensing; it has caused me to look back on my career that started as an administrator for a condominium in Richmond Hill in May 1990. Over the past 27 years there have been many changes in the industry, along with the explosive growth in condominiums through the province with the largest growth in the GTA. My career has taken me throughout the GTA, Kingston, Ottawa and Vancouver, and through the years I have managed low rise, highrise, townhomes and commercial condos.



When I first started I heard about the RCM program at Humber College so I enrolled in 1990 and in December 1992 I received my RCM designation. Ever since I have always been proud to say that I was an RCM, and when I went to Kingston, I encouraged a couple of managers to also pursue the designation. Even when I was in B.C. I retained the RCM even though they didn't know what it was or what it meant. While I was in B.C., I took both the rental

management and strata managers licensing courses and they paled in comparison to the program developed and taught by ACMO. Their course was developed by the Real Estate Council of B.C. and had more to do with real estate law than it did with condo (strata) management.

I have always believed that the RCM set me and my other RCM associates above a manager that just managed buildings, and we have just recently surpassed the 1000 mark with approximately 1060 RCMs throughout the province. ACMO has been approved by the Provincial government to be the provider of the standard education requirements for condominium manager licensing, and anyone who is currently an RCM will be determined to have met the education requirements and may be granted the General Licence if they also meet the other requirements. It is estimated that there will be around 3000 licensed property managers in the province once the licensing is fully in effect.

As an RCM and long-time member of ACMO, I have always seen the value in having a strong organization that has been the main voice of the condo prop-

erty management industry in the Province for the past 40 years. We had a large voice with the government in drafting the new Condo Act and have worked with many private and government agencies to help advocate for change in the industry setting higher standards for property managers and buildings to strive for. Earlier this year I decided to run for and was elected to a position on the Board of Directors of this great organization.

On November 1, 2017 we entered into the new era for the condo property management industry and our goal for ACMO is to continue to be the leaders in the industry and continue to provide education for all licenced property managers as well as continuing to support our current and future RCMs with more added value benefits and services that will more than cover the cost of membership.

Our future is bright and I welcome everyone on the ride into the new future. ■

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