



This is the 1<sup>st</sup> Affidavit of Janine Williams  
in this case and was made on May 11<sup>th</sup>, 2022

S=223 926

NO.

VANCOUVER REGISTRY

**IN THE MATTER OF THE *STRATA PROPERTY ACT*, S.B.C. 1998, c.43**

**and**

**IN THE MATTER OF THE APPLICATION FOR  
THE WIND-UP OF STRATA PLAN NWS289**

BETWEEN:

THE OWNERS, STRATA PLAN NWS289

PETITIONER

AND:

1161359 B.C. Ltd. and each of the parties set out in  
Appendices "A" and "B" to this Petition

RESPONDENTS

**AFFIDAVIT**

I, Janine Williams, legal assistant, of 1600-925 West Georgia Street, in the City of Vancouver, in the Province of British Columbia, SWEAR THAT:

1. I am a legal assistant employed by Lawson Lundell LLP, counsel for the Petitioner in this matter, and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be made upon information and belief, and, as to such facts, I verily believe the same to be true.

2. Strata Plan NWS289, known as “Cameray Gardens”, is a property which is legally described as:

District Lot 34 Group 1  
New Westminster District  
Strata Plan NW289

and with municipal addresses of 3925 Kingsway and 5715 Jersey Avenue, Burnaby, B.C., British Columbia (“**Cameray Gardens**”).

3. Cameray Gardens is comprised of 101 individual strata lots owned by a total of 59 owners.

4. I am advised by Peter Roberts and verily believe that the date of Friday June 17, 2022 has been chosen for the purposes of hearing a Petition to be filed seeking to confirm the wind-up resolution passed by the Cameray Gardens strata at a special general meeting held February 15, 2022 (the “**Court Approval Application**”).

5. Attached to and marked as **Exhibit “A”** to this my affidavit is a copy of screen shot for a web page created for the purpose of posting on-line material filed with the court relating to the proposed sale of Cameray Gardens: [www.cameraygardenswindup.com](http://www.cameraygardenswindup.com) .

6. I am advised by Hilaire Kalfon, a property manager with Fraser Park Realty Ltd. (“**Fraser Park**”), and verily believe that Fraser Park has, for the last two years, provided strata management services to Cameray Gardens, including keeping records of the current mailing address and contact information for all owners for the purposes of mailing to them meeting notices, strata minutes and other relevant records. Attached to and marked as **Exhibit “B”** to this my affidavit is a copy of the current mailing addresses for all the Cameray Gardens strata unit owners maintained by Fraser Park.

7. It is my calculations that the Petition, Notice of Hearing, Notice of Application for substituted service, and supporting affidavits to be filed in respect of the Court Approval Application will likely make up in excess of 1,000 pages of material (the “**Court Approval Material**”).

8. The cost to reproduce 101 individual sets of the Court Approval Material at \$0.30 per page is likely to be approximately \$30,300.00.

9. The anticipated cost to have a process server serve 101 copies of the Court Approval Material, assuming all Respondents can be served at Cameray Gardens and no difficulties in personal service are encountered, is likely to be in excess of \$10,100.00.

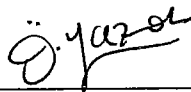
10. I am advised by staff in our delivery department and verily believe that the cost to deliver 101 sets of the Court Approval Material is likely to be:

- (a) if by regular mail, in excess of \$1,765.48. This does not include out of province mailing costs;
- (b) if by Priority Post in excess of approximately \$6,060.00. This does not include out of province costs; and
- (c) if by courier, in excess of approximately \$4,545.00. This does not include any out of province courier costs.

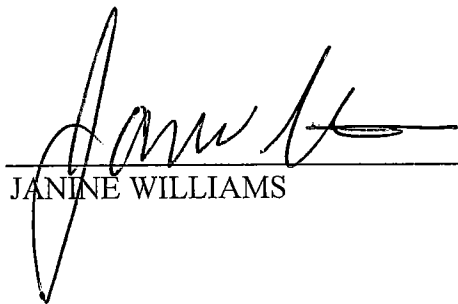
11. I am further advised by staff in our delivery department that the Court Approval Material is likely to be too heavy to send by registered mail.

12. I swear this Affidavit in support of an application by the Petitioners for an Order for substituted service.

SWORN BEFORE ME at the City )  
of Vancouver, in the Province of British )  
Columbia, this 11 day of May, 2022. )



\_\_\_\_\_)  
A Commissioner for taking Affidavits for )  
British Columbia. )



\_\_\_\_\_)  
JANINE WILLIAMS )

**ÖZGE YAZAR**  
*Barrister & Solicitor*  
1600 - 925 WEST GEORGIA ST.  
VANCOUVER, B.C. V6C 3L2  
(604) 685-3456

# Wind-Up and Sale of Cameray Gardens Strata

### Add Your Feedback

Take a look around and let us know what you think. To add feedback as you go, click Add Comments.

Got It

This web site provides information about the wind-up and court ordered sale process of the Cameray Gardens Strata, NWS 289, located at 3925 Kingsway and 5715 Jersey Avenue, Burnaby, B.C.

This page is for information purposes only and you should consult your professional adviser if you have any questions or are uncertain as to your rights or obligations.

### Wind-Up Petition

On February 15, 2022, The Owners, Strata Plan NWS289 ("Cameray Gardens") held a special general meeting to consider resolutions (the "Wind-Up Resolutions") to wind-up Cameray Gardens and appoint Derek Lai of Crowe MacKay & Company Ltd. (the "Liquidator") as the liquidator of the strata pursuant to section 277 of the *Strata Property Act*. The Wind-Up Resolution passed, receiving 93 votes in favour, representing 92.08% of the 101 strata units, and one vote against.

On May 2, 2022, The Owners, Strata Plan NWS289, commenced a petition in the B.C. Supreme Court seeking an order confirming the wind-up resolution passed at the Special General Meeting held on February 15, 2022. The petition is presently set to be heard on June 17, 2022.

Links to copies of the Petition, Orders, supporting affidavits and all other material filed with the court can be found below. You may also request copies of this material by sending an email to: [cameray@lawsonlundell.com](mailto:cameray@lawsonlundell.com)

### Current Status

On May 2, 2022, the court granted a substitutional service order. A link to a copy of that order is below.

The petition is presently set to be heard on Friday, June 17, 2022 at the Vancouver Courthouse (800 Smith Street, Vancouver, B.C.) in the B.C. Supreme Court.

### Pleadings

- 1. Petition filed May, 2022
- 2. Affidavit #1 of A. Eykebooth, filed May, 2022
- 3. Affidavit #1 of P. Lewis, filed May, 2022
- 4. Affidavit #1 of J. Williams, filed May, 2022
- 5. Notice of Hearing

### Orders

- 1. Order of Master, made May, 2022

### Sale of Cameray Gardens

Upon confirmation of the Wind-Up Resolution by the court, the Liquidator expects to retain commercial realtors to assist in the marketing of Cameray Gardens for sale. Once the Liquidator has selected a purchaser for Cameray Gardens, the owners will be provided with the proposed contract of purchase and sale. The Liquidator will then call, pursuant to section 282 of the *Strata Property Act*, a special general meeting of the owners for a vote to approve that sale. A vote to approve a sale requires a resolution to be passed by a 75% vote of the owners.

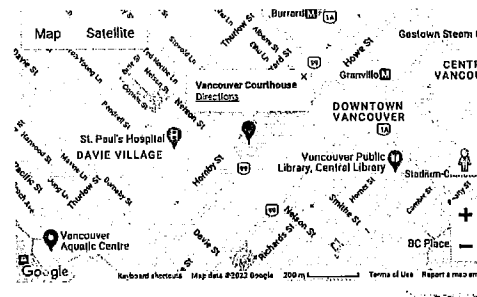
The Liquidator may be contacted by email at: [cameray@crowemackey.ca](mailto:cameray@crowemackey.ca)

This is Exhibit "A" referred to in the affidavit of Janine Williams affirmed before me at Vancouver, British Columbia, this 11th day of May, 2022.

A Commissioner for taking Affidavits for British Columbia.

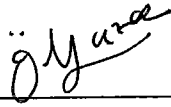
The June 17, 2022 petition will be heard at the Vancouver Courthouse, the location of which is below:

Vancouver Courthouse  
800 Smith Street  
Vancouver, BC  
V6Z 2E1





This is Exhibit "B" referred to in the affidavit of  
Janine Williams affirmed before me at Vancouver,  
British Columbia, this 11th day of May, 2022.

A handwritten signature in black ink, appearing to read "J. Yana" or similar, written over a horizontal line.

A Commissioner for taking Affidavits for British  
Columbia.

UNIT #	Address	Registered Owner of Unit	Contact Email	Telephone
101	3925 Kingsway, Burnaby, BC V5H 3Y7	Barry WATSON	bwdwlo@gmail.com;	1-250-493-3514, 1-250-488-2969, 1-250-488-2404
102	3925 Kingsway, Burnaby, BC V5H 3Y7	Liping DUAN	jilianduan2000@hotmail.com;	778-861-5046
103	3925 Kingsway, Burnaby, BC V5H 3Y7	Norm Leech	normleech@gmail.com;	778-846-0059
104	3925 Kingsway, Burnaby, BC V5H 3Y7	Rolando DIZON	dizontarzan@hotmail.com;	778-990-9106
105	3925 Kingsway, Burnaby, BC V5H 3Y7	Donna DICKISON	jd.dickison@gmail.com;	604-435-5449
106	3925 Kingsway, Burnaby, BC V5H 3Y7	Fernando DE SOUSA	fernandomdedsousa@gmail.com	604-435-3723
108	3925 Kingsway, Burnaby, BC V5H 3Y7	Carmelia DA SILVA	No email	604-431-8702
109	3925 Kingsway, Burnaby, BC V5H 3Y7	Rudolph CHENG	rudolphcheng@gmail.com;	778-874-3483
112	3925 Kingsway, Burnaby, BC V5H 3Y7	Ricky LAI	rlai98@shaw.ca;	604-209-6725
114	685 Pleasant Park, Ottawa ON K1G 1Y3	Pia FACCIO	ceva16@hotmail.com	613-415-2517 (personal number)
118	3925 Kingsway, Burnaby, BC V5H 3Y7	louttit.sarah@gmail.com; vanclan5@hotmail.com	louttit.sarah@gmail.com; vanclan5@hotmail.com	604-710-8593
201	3925 Kingsway, Burnaby, BC V5H 3Y7	monita2275@gmail.com	monita2275@gmail.com	778-839-9106
203	5507 Woodsworth St. Burnaby BC V5G 4M3	Marcelino DESOUSA & Olga Maria De Sousa	No email	604-294-1401
205	3925 Kingsway, Burnaby, BC V5H 3Y7	Nicholas and Maria KARAMOUZOS	nkaram1999@aol.com;	604-430-1981
206	3925 Kingsway, Burnaby, BC V5H 3Y7	Tracy Yuen (REALTOR) for Cui Meng CHEN	tracyyuen@royalpacific.com	604-808-8789
207	302-5565 Inman Avenue, Burnaby BC V5H 2M2	Xin TIAN & Yankui Wang	tianxin567@gmail.com;	778-384-8767
208	3925 Kingsway, Burnaby, BC V5H 3Y7	Maria ALMEIDA and Luis ALMEIDA	almeida5@telus.net;	778-686-4849
214	3925 Kingsway, Burnaby, BC V5H 3Y7	Flora FU, Ju Shan CHANG	florafu0126@gmail.com;	604-438-6835
218	3925 Kingsway, Burnaby, BC V5H 3Y7	Bhatia SINGH	happysaroe@hotmail.com	778-798-3343
219	3925 Kingsway, Burnaby, BC V5H 3Y7	Tuong LAM, Phung K VUONG	tuonglam219@gmail.com; serenalam9@hotmail.com;	604-908-3925
306	3925 Kingsway, Burnaby, BC V5H 3Y7	Lualhati CRISOSTOMO	luluc@bcgsc.ca;	604-438-4941
308	3925 Kingsway, Burnaby, BC V5H 3Y7	Richard and Dawn RAVENSBERGEN	dawnravensbergen@gmail.com;	604-872-2462
315	3925 Kingsway, Burnaby, BC V5H 3Y7	Yin and Yuk CHEUNG	cheungyo2008@yahoo.com.hk	778-387-2228
318	3925 Kingsway, Burnaby, BC V5H 3Y7	Gary DREES	garyluciend1@hotmail.com	604-314-9941
319	3925 Kingsway, Burnaby, BC V5H 3Y7	Thomas P FLEMING	nw289tF@shaw.ca	604-430-6819
101	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Su Juan SITU	wongandrew69@gmail.com	604-438-5538
104	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Van Dao NGUYEN, Thi Bich Hang NGUYEN	jenn.nguyen19@hotmail.com;	778-712-1666
105	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Julian BOZSIK	jolanbm@shaw.ca;	778-773-8455
106	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Iris ADIONG and Christian LIM	munchkins2710@yahoo.com;	604-644-8856
107	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Angela EYKELBOSH	aeykelbosh@gmail.com; leonardo_ft@yahoo.com;	778-321-3754
110	102-2277 East 30th Avenue, Vancouver BC	Tuyet Ngoc DU and Nguyen VUONG	catherinevuong94@gmail.com;	778-957-6859
114	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Hong YANG	nancyy@hotmail.ca;	778-707-5306
201	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Yan Qiong LU	crystal_lu530@hotmail.com	604-512-2388
204	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Ping HE	sandie.he@yahoo.com;	604-916-6513

206	5715 Jersey Avenue, Burnaby, BC V5H 2L3	E. Lawrence THUE	No email	Chartwell Carlton Care Residence (604)-419-3012
207	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Dick SPENCER and Dianne SPENCER	Benjicat@outlook.com;	604-438-3865
208	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Arthur S WILLIAMSON	No email	778-513-4621
210	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Gary CHARTER	No email	604-430-0579
211	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Yu Qing LI and Ju Tai ZHOU	frankdage@yahoo.com;	604-763-2789
212	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Zhi YANG	yangzhihao77@hotmail.com;	604-202-8982
215	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Om Parkash LOOMBA	No email	604-437-1728
216	5715 Jersey Avenue, Burnaby, BC V5H 2L3 & PO BOX 81153 Station South, Burnaby BC V5H 4K2	Suzanne Kudelski	No email	604-434-5640
304	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Megan CLARKE, Andrew CLARKE	coppertopped@gmail.com;	778-228-7753
305	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Nasim BHALOO	nasimjbhaloo@live.com; rahimabhaloo@gmail.com;	778-712-1640
306	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Hui L DONG and Li WAN	donghuilin62@hotmail.com;	778-889-1911
307	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Mansour MESHKI	manmeshki@gmail.com;	604-618-7419
309	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Hsiang HUANG	hsiangchiaohuang@gmail.com;	604-436-9008
310	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Grace LEVSEN	jlevsen@shaw.ca;	604-430-0461
311	5715 Jersey Avenue, Burnaby, BC V5H 2L3	na	betapha@yahoo.ca;	604-499-3867
312	5715 Jersey Avenue, Burnaby, BC V5H 2L3	So Fan LEE	candytylui@hotmail.com;	604-433-1496
314	5715 Jersey Avenue, Burnaby, BC V5H 2L3	Daisy EVANGELISTA and Ma EVANGELISTA	ma_che0822@yahoo.com;	604-618-7458
102J, 103J, 111J, 112J, 115J, 203J 205J, 209J 214J, 217J, 301J, 302J, 303J, 308J 315J, 316J 317J,  107K, 110K, 111K, 115K, 116K, 119K 202K, 210K, 211K, 212K, 215K, 217K, 301K, 303K, 304K, 307K, 309K, 310K, 311K, 302K, 117K, 202J, 116J, 109J	2233 - West 35th Avenue, Vancouver, BC V6M 1J4	1237765 BC Ltd. Kulwant Chauhan Seville Investments	Kulwant <kulwant@sevilleinvestments.ca>	
316K, 305K	c/o Michelle Guy 206-55 Water St. Vancouver, BC V6B 1A1	1184416 BC Ltd.	mguy@guardian-law.ca	
	c/o Michelle Guy 206-55 Water St. Vancouver, BC V6B 1A1	1184413 BC Ltd.	mguy@guardian-law.ca	



204K, 209K	Leon Zhang 210-1917 West 4th Avenue, Vancouver, BC V6J 1M7	1237765 Bc Ltd.	<a href="mailto:leon.zhang.realty@gmail.com">leon.zhang.realty@gmail.com</a>	
312K, 216K	c/o Michelle Guy 206-55 Water St. Vancouver, BC V6B 1A1	1184414 BC Ltd.	<a href="mailto:mguy@guardian-law.ca">mguy@guardian-law.ca</a>	