

FORM 2C  
(Section 7)

**Disclosure Statement by Seller When Seller is Owner-Developer  
(Sale of Proposed Unit in a Phased Development  
Before Registration of Amendment to Declaration and Plan)**

(to be completed by owner-developer)

Condominium unit information:

Civic address of the unit: \_\_\_\_\_

Proposed Unit No.: \_\_\_\_\_ Condominium Corporation No. \_\_\_\_\_

Name of seller: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Address for service: \_\_\_\_\_

Name of contact person: \_\_\_\_\_

Phone/Fax numbers: \_\_\_\_\_ E-mail address: \_\_\_\_\_

The seller certifies that the information in this disclosure statement, including the attachments, is accurate as of the date the statement is given to the buyer.

The projected date on which the proposed unit will be available is \_\_\_\_\_.

The proposed unit will be created by a condominium conversion.

- Yes
- No

The construction of the proposed unit (including renovations) has been completed.

- Yes
- No

If no, the projected date that the proposed unit will be available for occupancy is \_\_\_\_\_.

The construction of the building on a proposed bare land unit (including renovations) has been completed.

- Yes
- No

If no, the projected date that the building will be available for occupancy is \_\_\_\_\_.

If any amenity has not been completed, list the amenity and indicate its projected completion date:

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The unit owner has or will have the use of \_\_\_\_\_ parking spaces at the following location(s):

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Parking for the proposed unit will be available for use on \_\_\_\_\_.

List any parts of the common elements that the unit owner is not or will not be entitled to use:

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List any improvements to the proposed unit or the common elements that the unit owner is or will be responsible for maintaining:

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The unit owner's percentage share of the common expenses will be \_\_\_\_\_ %.

The unit owner's contribution to common expenses in the first year after the phase is implemented will be \$ \_\_\_\_\_ per \_\_\_\_\_.

The unit owner's projected reserve fund contribution in the first year after the phase is implemented will be \$ \_\_\_\_\_ per \_\_\_\_\_.

A reserve fund study has been done.

- Yes, and a copy of the most recent study or summary or any updates to either is attached.
- No

The unit owner's percentage share of voting rights will be \_\_\_\_\_ %.

The owner-developer intends to rent or lease one or more of the proposed units.

- Yes
- No

If yes, complete the following:

Unit #	Location	Use	% of Voting rights	% Share of common expenses
Total				

The owner-developer intends to market the proposed units in blocks to investors.

- Yes
- No

If yes, complete the following:

Unit #	Location	Use	% of Voting rights	% Share of common expenses
Total				

Select whichever of the following is applicable before signing this disclosure document:

- I am the seller.
- I have the authority to sign this disclosure statement on behalf of the seller.

\_\_\_\_\_  
signature of seller or authorized individual

\_\_\_\_\_  
date

\_\_\_\_\_  
(print name and title of person who signed)

The following information is attached:

- The proposed unit is subject to a **residential tenancy agreement** or a **commercial lease**. See Schedule A for additional information.
- The condominium corporation has asked unit owners for **written consent about a specified matter(s)**. See Schedule B for additional information.

**Schedule A — Residential Tenancy Agreements and Commercial Leases**

Condominium unit information:

Civic address of the unit: \_\_\_\_\_

Proposed Unit No.: \_\_\_\_\_ Condominium Corporation No. \_\_\_\_\_

**Residential Tenancy Agreement**

The proposed unit is occupied by a tenant under a residential tenancy agreement.

- Yes
- No

If yes, the tenancy agreement is

- periodic (e.g., month-to-month)
- fixed-term expiring on \_\_\_\_\_ .

The monthly rent payable under the tenancy agreement is \$ \_\_\_\_\_ .

The tenant has the right to continue to occupy the rental unit under subsection 30(1) of *The Condominium Act*.

- Yes
- No

If yes, the date the tenancy began was \_\_\_\_\_ and the approximate length of time the tenant will be entitled to continue to occupy the rental unit is \_\_\_\_\_ .

The proposed unit was previously occupied by a tenant who currently has a right of first refusal to re-rent the unit.

- Yes
- No

If yes, the date the tenancy began was \_\_\_\_\_ and the approximate length of time the holder of the right of first refusal who exercises that right would be entitled to occupy the rental unit under subsection 30(2) of *The Condominium Act* is \_\_\_\_\_ .

The monthly rent, if known, that would be payable if the right is exercised is \$ \_\_\_\_\_ .

**Commercial Lease**

The proposed unit is subject to a commercial lease.

- Yes
- No

If yes, give details of the lease, including the name of lessee, amount of rent payable, term of the lease and any right of renewal: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
signature of seller or authorized individual

\_\_\_\_\_  
date

\_\_\_\_\_  
(print name and title of person who signed)

**Schedule B — Written Consent of Unit Owners Required**

Condominium unit information:

Civic address of the unit: \_\_\_\_\_

Proposed Unit No.: \_\_\_\_\_ Condominium Corporation No. \_\_\_\_\_

The condominium corporation has asked unit owners for written consent about the following matter(s):

\_\_\_\_\_  
\_\_\_\_\_

Unit owners must provide written consent by \_\_\_\_\_ date .

The seller has given or plans to give consent before the period ends.

- Yes  
 No

**Note:** Section 130 of *The Condominium Act* states that if title to a unit is transferred before the period for obtaining written consents has expired and the transferor (seller) did not consent before the transfer, the transferee (buyer) may provide his or her written consent.

\_\_\_\_\_  
signature of seller or authorized individual

\_\_\_\_\_  
date

\_\_\_\_\_  
(print name and title of person who signed)