

FORM 12  
DISCLOSURE STATEMENT TABLE OF CONTENTS (UNDER SUBSECTION 72(4) OF  
THE CONDOMINIUM ACT, 1998)

*Condominium Act, 1998*

Declarant's name: \_\_\_\_\_

Declarant's municipal address: \_\_\_\_\_

Brief legal description of the property/proposed property: \_\_\_\_\_

Mailing address of the property/proposed property: \_\_\_\_\_ -

Municipal address of the property/proposed property (*if available*): \_\_\_\_\_

Condominium corporation: \_\_\_\_\_ (*identify condominium plan, if available*) (known as the "Corporation")

The Table of Contents is a guide to where the disclosure statement deals with some of the more common areas of concern to purchasers. Purchasers should be aware that the disclosure statement, which includes a copy of the existing or proposed declaration, by-laws and rules, contains provisions that are of significance to them, only some of which are referred to in this Table of Contents.

Purchasers should review all documentation.

In this Table of Contents,

"unit" or "Units" include proposed unit or units;

"common elements" includes proposed common elements;

"common interest" includes a proposed common interest; and

"property" includes proposed property.

This disclosure statement deal with significant matters, including the following:

<b><u>Matter</u></b>			<b>Specify the article, paragraph (and/or clause) and page number where the matter is dealt with in the existing or proposed Declaration, by laws, rules or other material in the Disclosure Statement</b>
( <i>Strike out whichever is not applicable:</i>			Refer to:

<p>1. The Corporation is a leasehold condominium corporation.</p> <p style="text-align: center;">OR</p> <p>The Corporation is a freehold condominium corporation that is a (common elements, vacant land or standard) condominium corporation, <i>(for standard condominium corporations, add the following if applicable: which will be phased).</i></p>			
<p>2. The property or part of the property is or may be subject to the Ontario New Home Warranties Plan Act.</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Refer to:</p>
<p><i>(For all condominium corporations except common elements condominium corporations:</i></p> <p>3. The common elements and the Units are enrolled or are intended to be enrolled in the Plan within the meaning of the <i>Ontario New Home Warranties Plan Act</i> in accordance with the regulations made under that Act) .</p> <p>Note: Enrolment does not necessarily mean that claimants are entitled to warranty coverage. Entitlement to warranty coverage must be established under the <i>Ontario New Home Warranties Plan Act</i>.</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Refer to:</p>
<p>4. A building on the property <i>(for all condominium corporations except common elements condominium corporations: or a unit)</i> has been converted from a previous use.</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Refer to:</p>
<p>5. One or more units or a part of the common elements may be used for commercial or other purposes not ancillary to residential purposes.</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Refer to:</p>
<p>6. A provision exists with respect to pets.</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Refer to:</p>
<p>7. There exists restrictions or standards with respect to the use of common</p>	<p>Yes</p>	<p>No</p>	<p>Refer to:</p>

<p>elements or <i>(for all condominium corporations except common elements corporations: the occupancy or use of units) that are based upon the nature or design of the facilities and services on the property or on other aspects of the buildings located on the property.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><i>(For all condominium corporations except common elements condominium corporations:</i></p> <p>8. The Declarant intends to lease a portion of the units).</p> <p><i>(In the case of a common elements condominium corporation:</i> The Declarant intends to lease a portion of the common elements).</p> <p><i>(If “Yes” add:</i> The portion of units (or the common interests, as the case may be) to the nearest anticipated 25 per cent, that the declarant intends to lease is _____ per cent.)</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Refer to:</p>
<p><i>{For all condominium corporations except common elements condominium corporations, include the following paragraph:}</i></p> <p>9. The common interest appurtenant to one or more units differs in an amount of ten per cent or more from that appurtenant to any other unit of the same type, size and design.</p> <p><i>(If “Yes”, identify the units where this difference exists and what the difference is, expressed as a percentage.)</i></p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Refer to:</p>
<p><i>(For all condominium corporations except common elements condominium corporations, include the following paragraph:}</i></p> <p>10. The amount that the owner of one or</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>Refer to:</p>

<p>more units is required to contribute to the common expenses differs in an amount of ten per cent or more from that required of the owner of any other unit of the same type, size and design</p> <p><i>(If “Yes”, identify the units where this difference exists and what the difference is, expressed as a percentage.)</i></p>			
<p><i>(For all condominium corporations except common elements condominium corporations:</i></p> <p>11. One or more units are exempt from a cost attributable to the rest of the units.)</p> <p><i>(In the case of a common elements condominium corporation:</i> One or more common interests that is attached or will attach to an owner’s parcel of land are exempt from a cost attributable to the rest of the common interests.)</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	Refer to:
<p>12. There is an existing or proposed by-law establishing what constitutes a standard unit.</p> <p><i>(If “No” add:</i> Under clause 43(5)(h) of the Condominium Act, 1998, the Declarant is required to deliver to the board a schedule setting out what constitutes a standard unit).</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	Refer to:
<p>13. Part or the whole of the common elements are subject to a lease or licence.</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	Refer to:
<p>14. Parking for Owners is allowed:</p> <p><i>(except in the case of a common elements condominium corporation:</i></p> <p>(a) in or on a Unit</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	Refer to:
<p>(b) on the common elements</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	Refer to:

(c) on a part of the common elements of which an Owner has exclusive use	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
(If "Yes" to any of clauses (a), (b) and (c), add: There are restrictions on parking.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
15. Visitors must pay for parking.  (If "Yes" add: The anticipated costs are _____.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
There is visitor parking on the property.  [If "No" add: Visitor parking is available in the following location: _____ (describe where)]	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
16. The declarant may provide major assets and property, even though it is not required to do so.  (If "Yes", identify the major assets and property involved).	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
17. The Corporation is required:			
(a) to purchase Units or assets;  (If "Yes", identify the units and assets involved).	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
(b) to acquire services  (If "Yes", identify the services involved).	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
(c) to enter into agreements or leases with declarant or subsidiary body corporate, holding body corporate or affiliated body corporate of the declarant.  (If "Yes", identify the agreements and leases involved).	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
18. The Declarant or a subsidiary body corporate holding body corporate or affiliated body corporate of the Declarant owns land adjacent to the land described in the description.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:

[If “Yes”, complete the following:			
(1)The current use of the land is _____ (describe use).	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
(2)The Declarant has made representations respecting the future use of the land. (If “Yes”, add the following: The disclosure statement contains a statement of the representations).	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
(3)Applications have been submitted to an approval authority respecting the use of the land. (If “Yes”, add the following: The Disclosure Statement contains a summary of the applications.)]	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
<i>(In the case of a standard condominium corporation, include the following paragraph:)</i> 19. To the knowledge of the Declarant, the Corporation intends to amalgamate with another Corporation or the Declarant intends to cause the Corporation to amalgamate with another Corporation within 60 days of the date of registration of the Declaration and description for the Corporation.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
<i>(In the case of a common elements condominium corporation, include the following paragraph:)</i> 20. Under clause 143(a) of the Condominium Act, 1998, the common interest is attached or will attach to the owner’s parcel of land described in the declaration and cannot be severed from the parcel upon the sale of the parcel or the enforcement of an encumbrance registered against the parcel.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to:
<i>(In the case of a common elements condominium corporation or a vacant land condominium corporation, include the following paragraph:)</i> 21. The declaration contains a list of the buildings, structures, facilities and services to be included in the common elements.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Refer to: Schedule H to the declaration
<i>(In the case of a vacant land</i>			

<p><i>condominium corporation, include the following paragraph:)</i>  22. There are the following restrictions with respect to the construction of a building or structure on a unit after the registration of the declaration and description:</p> <p>(a) the size, location, construction standards, quality of materials and appearance of the building or structure;</p> <p>(b) architectural standards and construction design standards of the building or structure;</p> <p>(c) the time of commencement and completion of construction of the building or structure;</p> <p>(d) the minimum maintenance requirements for the building or structure.</p>	<p>Yes  <input type="checkbox"/></p> <p>Yes  <input type="checkbox"/></p> <p>Yes  <input type="checkbox"/></p> <p>Yes  <input type="checkbox"/></p>	<p>No  <input type="checkbox"/></p> <p>No  <input type="checkbox"/></p> <p>No  <input type="checkbox"/></p> <p>No  <input type="checkbox"/></p>	<p>Refer to:</p> <p>Refer to:</p> <p>Refer to:</p> <p>Refer to:</p>
<p><i>(In the case of a vacant land condominium corporation, include the following paragraph. Strike out whatever is not applicable:)</i>  23. The Declarant has received from the municipality in which the land is situated (or from the Minister of Municipal Affairs and Housing if the land is not situated in a municipality), a statement of the services provided by the municipality (or the Minister as the case may be), including the construction and maintenance of roads.  OR  The Declarant has requested from the municipality in which the land is situated (or from the Minister of Municipal Affairs and Housing if the land is not situated in a municipality), a statement of the services provided by</p>	<p>Yes  <input type="checkbox"/></p>	<p>No  <input type="checkbox"/></p>	<p>Refer to:</p>

the municipality (or the Minister, as the case may be), including the construction and maintenance of roads, and has not received any statement in response to the request.			
<p><i>(In the case of a phased condominium corporation, include the following paragraph:)</i></p> <p>24. The Declarant intends to create one or more phases after the creation of the unit.</p> <p>Under clause 147(1)(b) of the <i>Condominium Act, 1998</i>, the Declarant is not required to create a phase after the creation of the unit.</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	Refer to:
<p><i>(In the case of a phased condominium corporation, include the following paragraph:)</i></p> <p>25. Under clause 51(h) of Ontario Regulation 48/01, no amendments to the declaration and description creating a phase may be registered after more than 10 years after the registration of the declaration and description that created the Corporation.</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	Refer to:
<p><i>(In the case of a phased condominium corporation, include the following paragraph:)</i></p> <p>26. The disclosure statement includes information about each phase that the Declarant intends to create.</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	Refer to:
<p><i>(In the case of a leasehold condominium corporation, include the following paragraph:)</i></p> <p>27. The provisions of the leasehold interests in the property are in good standing and have not been breached.</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	Refer to:

The purchaser's rights under the Condominium Act, 1998 to rescind an agreement of purchase and sale are set out at \_\_\_\_\_ (*indicate where, in the disclosure statement, sections 73 and 74 of the Act are reproduced*).

This disclosure statement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2010.