

Comparison Chart of Condo Documents Listed in Clause 8.2 – Residential Resale Condominium Purchase Contract

(In the table below, clauses from the previous form have been matched to the clauses in the new form so you can compare the differences. Clause numbers may not be the same for both forms.)

New Form Content (March 2021) Clause 8.2		Previous Form Content (May 2017) Clause 8.2	
8.2		8.2	
		(1)	A statement setting out the amount of any contributions due and payable in respect of the unit
(1)	An information statement that includes all of the following: a. the particulars of:		
a.i	any action commenced against the corporation in respect of which the corporation has been served, including the amount claimed against the corporation	i.	any action commenced against the corporation and served on the corporation
a.ii	any unsatisfied judgment or order for which the corporation is liable	ii.	any unsatisfied judgment or order for which the corporation is liable
a.iii	any written demand made on the corporation for an amount in excess of \$5000 that, if not met, may result in an action being brought against the corporation	iii.	any written demand made on the corporation for an amount in excess of \$5,000 that, if not met, may result in an action being brought against the corporation
b.	a statement setting out the amount of the capital replacement reserve fund	(11)	a statement setting out the amount of the capital replacement reserve fund
c.	a statement setting out the amount of the contributions and the basis on which that amount was determined	(14)	a statement setting out the amount of the monthly contribution (commonly referred to as condominium fee) and the basis on which that amount was determined
d.	a statement setting out any structural deficiencies that the corporation has knowledge of at the time of the request in any of the buildings that are included on the condominium plan	(15)	a statement setting out any structural deficiencies that the corporation has knowledge of, at the time of the request, in any of the buildings that are included in the condominium plan
e.	loan disclosure statements for current loans, including documents showing the starting balance, current balance, interest rate, monthly payment, purpose of the loan, amortization period and default information, if applicable		
(2)	the particulars or a copy of any subsisting or prior management agreement	(3)	the particulars of, or a copy of, any subsisting management agreement
(3)	the particulars or a copy of any subsisting recreational agreement	(4)	the particulars of, or a copy of, any subsisting recreational agreement

Comparison Chart of Condo Documents Listed in Clause 8.2 – Residential Resale Condominium Purchase Contract

(In the table below, clauses from the previous form have been matched to the clauses in the new form so you can compare the differences. Clause numbers may not be the same for both forms.)

(4)	the particulars respecting any post tensioned cables that are located anywhere on or within the property that is included in the condominium plan	(5)	the particulars of any post tensioned cables located anywhere on or within the property that is included in the condominium plan
(5)	a copy of the budget of the corporation	(6)	a copy of the budget of the corporation
(6)	a copy of the annual financial statements of the corporation	(7)	a copy of the most recent financial statements, if any, of the corporation, including the most recent year-end and month-end statements
(7)	a copy of the bylaws of the corporation	(8)	a copy of the bylaws of the corporation
(8)	in respect of a particular fiscal year, a copy of:		
a.	all approved minutes of all general meetings of the corporation, if available	(9)	a copy of the most recent approved and most recent draft minutes of the annual general meeting
b.	draft minutes of general meetings, if approved minutes are not available, for meetings that occurred at least 30 days before the date of the request, and		
c.	approved minutes of board meetings	(10)	a copy of the minutes and draft minutes of meetings of the board of directors of the corporation for not less than the past 12 months
(9)	a statement setting out the unit factors and the criteria used to determine unit factor allocation		
(10)	a copy of any lease agreement or other exclusive possession agreement with respect to the possession of a portion of the common property or real property of the corporation, including a parking stall or storage unit	(16)	a copy of any lease agreement or exclusive use agreement with respect to the possession of a portion of the common property, including a parking stall or storage space
(11)	a consolidation of all the rules made by the corporation under section 32.1 of the Act		
(12)	the text of written ordinary and special resolutions voted on by the corporation and the results of the voting on those resolutions, other than the results of a vote conducted by a show of hands	(21)	a copy of any proposed special resolution awaiting a vote
		(22)	a copy of any special resolution that has been passed but not yet implemented
(13)	copies of reports prepared for the corporation by professionals, including professional engineers but excluding	(24)	a copy of any other building or site report such as a building assessment report, building envelope report,

Comparison Chart of Condo Documents Listed in Clause 8.2 – Residential Resale Condominium Purchase Contract

(In the table below, clauses from the previous form have been matched to the clauses in the new form so you can compare the differences. Clause numbers may not be the same for both forms.)

	reports requested and obtained by the corporation's legal counsel in relation to actual or contemplated litigation		geotechnical report, technical audit, performance audit
(14)	copies of insurance certificates held by the corporation	(19)	a copy of the insurance certificate
(15)	copies of insurance policies held by the corporation		
(16)	the current standard insurable unit description for the residential units or classes of residential units		
(17)	copies of reserve fund plans, reserve fund reports and annual reports	(12)	a copy of the reserve fund report
		(13)	a copy of the reserve fund plan
		(17)	a copy of the registered condominium plan
		(18)	a copy of the condominium additional plan sheet certificate (CADS)
		(20)	the amount of any homeowner association fee
		(23)	a copy of any easement, covenants and restrictions (ECR) agreement