

Chart of Schedules for Condominium Declarations

April 25, 2001

SCHEDULE	CONDO TYPE	CONTENT
A	All	Legal Description of the condominium property including all appurtenant and servient easements, rights or rights-of-way.
		In a declaration being registered to effect an Amalgamation , it will also include a description of any easements that will merge and no longer exist in law, if any.
		On Phased condos it also includes in the Solicitors statement the legal description of the Servient Tenement for future phases, and a description of any easements that will merge and no longer exist in law, if any.
B	All except Amalgamations	Consent of every person having a registered mortgage on the land or interests appurtenant to the land described in Schedule A. (Form 1, O.Reg. 48/01)
		On Common Element condos it also includes the consent of any registered mortgage on each of the parcels of tied land (POTL). (Form 16, O.Reg. 48/01)
		On Phased condos the initial declaration must also contain the consent of mortgages on the servient lands. On the amendments creating a phase, only the mortgages on the land contained in the phase must consent. (Forms 1 & 18, O.Reg. 48/01)
C	All except Common Elements	Specification of the boundaries of each unit and a statement by the OLS verifying the description of them.
		On Amalgamations this will also contain two lists. One indicating the former unit and level in the amalgamating corporation and what the corresponding unit and level are in the new amalgamated condo. The second list being the reverse indicating what the unit and level in the new condo and what the corresponding former unit and level was. The statement signed by an OLS shall also verify that the lists are accurate and complete.
		On an amendment creating a Phase , it would be amended to include the units contained within the phase.
		On a Vacant Land condo it would be a statement signed by an OLS verifying that the boundaries are controlled by monuments illustrated on the plan.
D	All	A statement expressed in percentages, of the proportions equalling 100% of the common interests and the common expenses for each unit.
		On a Common Element condo this schedule will contain: 1) a statement that the common elements are for the use and enjoyment of the owners; 2) legal descriptions of the POTL's; 3) common interests and common expenses allocated to each of the POTL's.
		On an amendment creating a Phase , it will be replaced and include the units contained within the phase along with all existing units in the condo.

SCHEDULE	CONDO TYPE	CONTENT
E	All	Specification of the Common Expenses or may be left blank.
F	All	Indicates any exclusive use portions of the common elements or indicates that there are none.
G	All except Amalgamations	Completion certificate(s) of an Architect and/or Engineer in Form 2 of O.Reg. 48/01.
		On Common Element condos this would be completion certificate(s) of an Architect and/or Engineer in Form 17 of O.Reg. 48/01, however, if the D & D show that there are no buildings, structures, facilities or services this schedule is not required.
		On Vacant Land condos this would be completion certificate(s) of an Architect and/or Engineer in Form 17 of O.Reg. 48/01 or if a bond has been posted it would give statements that Form 17 will be included in an amendment and statements regarding the bond.
H	Common Element & Vacant Land	List and brief description of all buildings, structures, facilities and services included in the common elements of the condo.
I	Common Element	Certificate in Form 9 of O.Reg. 49/01 from each owner of the POTLs consenting to becoming a POTL.
J	Common Element	Notice in Form 10 of O.Reg. 49/01 of attachment of a common interest in a Common Element condo to the POTL.
K	Phased	Included only in an amendment creating a phase and will contain a statement of all <i>Planning Act</i> conditions the approval authority requires the declaration to mention OR a statement that there are no conditions.
L	Leasehold	This schedule must contain: 1) all the leasehold provisions that affect the property, the corporation and the owners, a statement that they are binding on them; 2) the term of the leasehold interests; 3) the amount of rent and when it is payable for at least the first 5 years; and 4) the formula used to determine rent for the remainder of the term.
M	Leasehold	Contains a statement signed by a Solicitor that: 1) the lessor is the registered owner of the freehold estate and appurtenant interests; 2) the declarant is the registered owner of the leasehold estate and appurtenant interests; and 3) the lease is a subsisting lease for (<i>indicate term</i>).