

**CONDOMINIUM DECLARATION****1. This declaration (the Declaration) is made according to the provisions of the *Condominium Act, 2015* (the Act) and its Regulations, as amended from time to time by:**

Full name(s) of the declarant(s) (developer) as shown on the certificate of title or ground lease

the registered owner(s) in fee simple or lessees of the parcel that is the subject of this Declaration, as described below (par. 9(1)(b))

**2. Legal land description(s) related to registration as shown on the Certificate of Title****3. I/We the declarant(s) intend that a condominium that is governed by the Act be formed regarding the land and buildings shown on the condominium plan (par. 9(1)(c)) and the condominium development is**

- Conventional
- Bare land
- Phased
- Mixed use
- Converted
- Leasehold

**4. As required by par. 9(1) of the Act, this declaration includes:**

- 4.1 A schedule of unit entitlement that complies with s. 10 of the Act and is marked as Schedule “A.”
- 4.2 A schedule of voting rights that complies with s. 11 of the Act and is marked as Schedule “B.”
- 4.3 A description of a standard unit, if required to do so by the Regulations.
- 4.4 If the application is to create a bare land condominium, the documents respecting the requirements set out in s. 1 of the *Bare Land Condominium Regulation*.
- 4.5 If the application is to create a phased development condominium, a statement that the condominium is a phased development as required by ss. 4(2) of the *Phased Development Condominium Regulation*.
- 4.6 Any other features required by the regulations (par. 9(1)(f) of the Act).

**5. Using the existing parcel title value, provide the percentage (or fraction) of the value that should be assigned to**

- each unit
- any common property
- any common assets

The total must add up to 100% of the existing parcel value of the parcel that was cancelled to create the condominium. This calculation is only for the purposes of creating the new titles and is not to be used as the calculation for unit entitlement.

Unit number	Assigned value	% of total parcel value
Common property		
Common assets		
	Total = existing parcel value	Total = 100%

**6. Declaration**

**I/We make this declaration as the**

- Registered owner(s), or  
 Lessee(s) of the parcel(s)

Date of execution  
 YYYY / MM / DD

**Execution by individual Requires Affidavit of Witness**

Signed by the applicant(s) in the presence of:

Signature of witness (if more than one applicant, witness as to both signatures)	Name (print)
Signature of applicant	Signature of applicant
Name (print)	Name (print)

<b>Execution by body corporate</b> (check one)	
<input type="checkbox"/> <b>with seal</b> <input type="checkbox"/> <b>without seal</b> (requires Affidavit of Corporate Authority)	
Name of body corporate	
Signature of authorized signatory	Name (print)
Position	
(corporate seal)	
Signature of authorized signatory (if more than one required)	Name (print)
Position	
<b>7. Encumbrance holders</b> – Signed by each holder of an encumbrance registered on the Certificate of Title	
Date of execution	
YYYY / MM / DD	
<b>Execution</b> – by individual encumbrance holder	
Signature of encumbrance holder	Name (print)
Signature of encumbrance holder (if more than one)	Name (print)
<b>Execution by body corporate encumbrance holder</b> (check one)	
<input type="checkbox"/> <b>with seal</b> <input type="checkbox"/> <b>without seal</b> (requires Affidavit of Corporate Authority)	
Name of body corporate	
Signature of authorized signatory	Name (print)
Position	
(corporate seal)	
Signature of authorized signatory (if more than one required)	Name (print)
Position	

**EXECUTION BY A BODY CORPORATE – *Land Titles Act 2015*, ss. 46(1)**

Instruments signed by a body corporate must be signed by at least one officer or director and have the corporate seal affixed. If the seal is not affixed, it must be accompanied by an Affidavit of Corporate Authority in which the officer or director signing the document attests that they have the authority to execute the document on behalf of the body corporate. A form of Affidavit of Corporate Authority that may be used for all instruments executed by a body corporate for the purposes of the Act is available as a separate document.

Personal information in this form is collected under section 15(c)(i) of the *Access to Information and Protection of Privacy Act* (ATIPPA), and under the *Condominium Act, 2015*, the *Land Titles Act, 2015* and the Regulations under both of those Acts, for the purpose of carrying out the activities of the Land Titles Office, such as creating condominiums, registering the title to land and compilation of public registers. ATIPPA does not apply to the information in public registers kept by the Land Titles Office. Any person is entitled to access to the information contained in the public registers and may make copies or extracts of the information. If you have questions related to the collection of this information, contact the Deputy Registrar of Land Titles at 867-667-5612, or toll free, within Yukon 1-800-661-0408, ext. 5612.