



# PHASED DEVELOPMENT DISCLOSURE STATEMENT

Applicant Information			
1. Full name(s) of applicant(s)			
Contact information			
Mailing address	City	Terr./Prov.	Postal code
P.O. Box number			
3. Condominium corporation name (e.g., Whitehorse Condominium Corporation No. 95)			
4. Legal description as shown on the Certificate of Title			
5. If the applicant is not the registered owner of the parcel(s), name of registered owner			
6. Registration number of ground lease (required if a leasehold condominium)			
7. The applicant hereby states that (add additional sheets if required):			
a. The parcel which is the subject of the application is to be developed in phases.			
b. The completed phased development will consist of ____ (number) of phases.			
c. Registrations related to each subsequent phase are to be completed by:			
Phase # ____ by YYYY / MM / DD			
Phase # ____ by YYYY / MM / DD			
Phase # ____ by YYYY / MM / DD			
Phase # ____ by YYYY / MM / DD			
d. Each phase of the phased development and the entire phased development is to be completed by:			
Phase # ____ by YYYY / MM / DD			
Phase # ____ by YYYY / MM / DD			
Phase # ____ by YYYY / MM / DD			
Phase # ____ by YYYY / MM / DD			
Entire phased development by YYYY / MM / DD			

e. The number of units, or the minimum and maximum number of units, to be included

(i) in each phase, is \_\_\_\_\_ or minimum \_\_\_\_\_ maximum \_\_\_\_\_

(ii) in the completed phased development, is \_\_\_\_\_ or minimum \_\_\_\_\_ maximum \_\_\_\_\_

f. The approximate size of each unit that is to be included in each phase is \_\_\_\_\_ sq. m. or by phase,

Phase # \_\_\_\_\_ = \_\_\_\_\_ sq. m.

Phase # \_\_\_\_\_ = \_\_\_\_\_ sq. m.

Phase # \_\_\_\_\_ = \_\_\_\_\_ sq. m.

Phase # \_\_\_\_\_ = \_\_\_\_\_ sq. m.

g. The unit types in each phase are:

**Phase # \_\_\_\_\_**  
Description of unit type(s)

**Phase # \_\_\_\_\_**  
Description of unit type(s)

**Phase # \_\_\_\_\_**  
Description of unit type(s)

**Phase # \_\_\_\_\_**  
Description of unit type(s)

h. The number of units of each type in each phase are:

**Phase # \_\_\_\_\_**  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units

**Phase # \_\_\_\_\_**  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units

**Phase # \_\_\_\_\_**  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units

**Phase # \_\_\_\_\_**  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units  
\_\_\_\_ (number) of \_\_\_\_\_ type of units

- i. There are no restrictions or qualifications on the common property, exclusive use common property, common assets, exclusive use common assets and types of units that are to be included *in each phase*, except:

**Common property**

**Exclusive use common property**

**Common assets**

**Exclusive use common assets**

**Types of units**

*If different restrictions or qualifications apply based on phase, describe restrictions or qualifications by phase number.*

**Phase # \_\_\_\_\_**

**Phase # \_\_\_\_\_**

**Phase # \_\_\_\_\_**

**Phase # \_\_\_\_\_**

j. If common property, exclusive use common property, common assets or exclusive use common assets in a subsequent phase are to be available for the use of the unit owners in one or more of the previous phases, the date or dates by which they are to be completed and transferred to the corporation. Provide a detailed description for each phase:

Phase # \_\_\_\_ by YYYY / MM / DD

Phase # \_\_\_\_ by YYYY / MM / DD

Phase # \_\_\_\_ by YYYY / MM / DD

Phase # \_\_\_\_ by YYYY / MM / DD

k. The calculation and allocation of unit entitlements, according to s. 5 of the *Condominium General Regulation*, consistent in relation to the initial phase, in relation to each phase and in relation to the entire phased development, and any recalculation and reallocation necessary as a result of each subsequent phase (add additional sheets if required).

Phase 1				
Unit number	Unit area (m <sup>2</sup> ) base calculation	Plus/minus any adjustments (m <sup>2</sup> )	Equals unit entitlement (m <sup>2</sup> )	Final unit entitlement (expressed as a percentage to one decimal point)
Total number of units	Total unit area	Total adjustments	Total unit entitlement	Total 100%

**Adjustments proposed for additional phases, if necessary (add additional sheets if required):**

Phase number	Unit number

l. The method by which voting rights are to be determined and allocated in relation to the initial phase which must be consistent in relation to each phase and in relation to the entire phased development, and the method by which voting rights are to be re-determined and reallocated as necessary as a result of each subsequent phase:

m. The basis on which common expenses are to be allocated to the unit owners in relation to the initial phase and reallocated as necessary as a result of each subsequent phase:

n. The extent to which the developer will contribute to the common expenses in relation to the initial phase and in relation to each subsequent phase:

**8. A detailed description of the following in relation to the initial phase and each of the subsequent phases is set out below or attached:**

- (i) the units,
- (ii) any common property,
- (iii) any exclusive use common property,
- (iv) any common assets,
- (v) any exclusive use common assets.

**9. A visual representation of all of the phases is attached that shows the proposed physical appearance of each phase is attached together with a description of the architectural compatibility of the phases with each other and with the entire phased development.**

**10. A contingency plan is attached, describing the consequences of a subsequent phase not proceeding, including the following :**

- (i) the disposition of any undeveloped unit or parcel shown on the condominium plan,
- (ii) the effect on the unit owners' contributions to common expenses, and
- (iii) the effect on the condominium corporation's budget.

**Execution by individual (Requires Affidavit of Witness)**

Date of execution

YYYY / MM / DD

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

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

Signature of applicant

Name (print)

Name (print)

Signature of applicant (if more than one)

Name (print)

**Execution by body corporate (check one)**

with seal

without seal (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.