

Real Estate Development Marketing Act

Policy Statement 11

DISCLOSURE STATEMENT REQUIREMENTS FOR DEVELOPMENT PROPERTY CONSISTING OF TWO OR MORE SHARED INTERESTS IN LAND

EFFECTIVE OCTOBER 1, 2014

1. Interpretation

In this Policy Statement:

- (a) "Act" means the *Real Estate Development Marketing Act*, and
- (b) unless the context otherwise requires, other words and expressions have the meanings given to them in the Act.

2. Disclosure Statement Filing and Distribution

Unless exempted by the regulations, section 14 of the Act requires developers to file a disclosure statement with the superintendent before marketing a development unit in a development property. The disclosure statement must:

- (a) be in the form and include the content required by the superintendent;
- (b) without misrepresentation, plainly disclose all material facts;
- (c) set out the substance of a purchaser's rescission rights; and
- (d) be signed as required by the regulations.

The form and content required by the superintendent for disclosure statements filed in relation to development property consisting of two or more shared interests in land contained in the same parcel or parcels of land are set out in this Policy Statement. The onus is strictly on the developer to disclose plainly all material facts, including a fact or proposal that could reasonably be expected to affect the value, price, or use of the development property or a development unit.

Developers may market a development unit immediately after filing a disclosure statement that is prepared in accordance with section 14(2) of the Act. However, before entering into a purchase agreement, the developer must provide a copy of the disclosure statement to the purchaser, give the purchaser a reasonable opportunity to read the disclosure statement and obtain a written statement from the purchaser acknowledging that the purchaser had an opportunity to read it.

In accordance with section 15(3) of the Act, and the *Electronic Transactions Act*, a developer may provide a copy of a disclosure statement by electronic means but only with the written consent of the purchaser.

The Superintendent of Real Estate issued this Policy Statement pursuant to the *Real Estate Development Marketing Act*. Effective August 1, 2021, the Superintendent of Real Estate operates within the BC Financial Services Authority.

NOTE: *Marketing includes engaging in any transaction or other activity that will or is likely to lead to a sale or lease. It is the superintendent's view that marketing includes the use of "letters of intent", "priority lists", "reservation agreements", "conversion rights", "rights of first refusal", or any similar agreement that carries with it the right to acquire a shared interest in land. Accordingly, developers must file a disclosure statement before using any such agreement or receiving any deposit or other consideration.*

*Developers may advertise a proposed development and communicate with potential purchasers so long as potential purchasers **do not** gain the impression that they have a right to acquire a shared interest in land. To avoid confusion, it is recommended that every advertisement contain the developers' name and address, the telephone number of at least one representative from whom information and a copy of the disclosure statement (when available) may be obtained, and a **prominent disclaimer** stating that the advertisement is **not** an offering for sale and that such an offering can only be made after filing a disclosure statement.*

3. Form and Content of the Disclosure Statement

Form 11 sets out the form and content required under section 14 of the Act for disclosure statements filed in relation to shared interests in land. **The information contained in each disclosure statement must be set out in the order contained in Form 11. If a section does not apply to a particular development property, the section must state "not applicable"**. Sections and subsections may be added by a developer, as required, to meet the developer's obligation to disclose plainly all material facts.

NOTE: *If a change occurs that would have the effect of rendering a statement false or misleading or that brings into being a fact or proposal which should have been disclosed if the fact or proposal had existed at the time of filing, section 16 of the Act requires developers to file an amendment to the disclosure statement. If the change is in respect of the identity of the developer or the appointment of a receiver, liquidator, trustee in bankruptcy or other person, in respect of the original developer, then the new developer, who has the right to acquire or dispose of the development property, must file its own new disclosure statement.*

4. Enforcement

The superintendent's staff will review disclosure statements to determine whether they are in the form and include the contents required by this Policy Statement. In addition, the superintendent's staff will conduct audits of selected disclosure statements to determine whether they contain any misrepresentations, or otherwise fail to comply with the requirements of the Act.

Where it is found that a disclosure statement contains a misrepresentation, or otherwise fails to comply with the requirements of the Act, a recommendation may be made to the superintendent to issue a cease marketing order. Before issuing a cease marketing order, the superintendent will provide a developer with an opportunity to be heard, unless the length of time required to complete an investigation or to hold a hearing is detrimental to the public interest, in which case an urgent order may be made.

After a hearing, if a developer is found to have filed a disclosure statement containing a misrepresentation, or to have otherwise failed to comply with the requirements of the Act, the superintendent may order the developer, and its directors, to pay an administrative penalty in the amount of, in the case of a corporation, not more than \$500,000 or, in the case of an individual, not more than \$250,000. The superintendent may also order the developer to pay enforcement expenses or choose to recommend prosecution under section 39 of the Act.

5. Transitional Provisions – Filings Prior to October 1, 2014

Despite section 2 above, a disclosure statement or prospectus filed under the Act prior to October 1, 2014, including any disclosure statement or prospectus submitted under the now repealed *Real Estate Act* and deemed filed under the Act by virtue of section 47 of the Act, continues to satisfy the form and content requirements for a disclosure statement filed under the Act if the substantive content of the disclosure statement or prospectus filed

prior to October 1, 2014 complies with the superintendent's applicable Policy Statements effective immediately prior to October 1, 2014 and does not otherwise contain a misrepresentation.

6. Filings On or After October 1, 2014

Despite section 5 above, if an amendment or new disclosure statement is filed on or after October 1, 2014, to correct a non-compliant disclosure statement in accordance with section 16 of the Act or to otherwise revise the developer's disclosure, the amended or new disclosure statement must be in the form and include the content set out in Form 11.

FORM 11

NOTE: *If an offering relates to a development property that has not yet been completed, please also include the additional disclosure required under the Superintendent of Real Estate's Policy Statement 14 (Development Property Not Yet Completed).*

If an offering relates to real estate securities, please also include the additional disclosure required under the Superintendent of Real Estate's Policy Statement 13 (Real Estate Securities).

COVER PAGE DISCLOSURE

The following information must be included on the cover page of the disclosure statement:

- State the full legal name, address for service in British Columbia, and business address of the developer.
- State the name and business address in British Columbia of the real estate brokerage, if any, acting on behalf of the developer or describe whom the developer will use to market the shared interests in land. If the developer intends to use its own employees to market the shared interests in land, disclose that the employees are not licensed under the Real Estate Services Act and are not acting on behalf of the purchaser.
- Specify the date of the disclosure statement.
- Display the following disclaimer **in conspicuous type**:

"This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation."

- In the case of a consolidated disclosure statement, note **in conspicuous type**:

"This is a Consolidated Disclosure Statement filed pursuant to the *Real Estate Development Marketing Act*."

SECOND PAGE DISCLOSURE (CANCELLATION RIGHTS)

Display the following information about a purchaser's right to terminate a contract, **in conspicuous type**, on the second page of the disclosure statement:

RIGHT OF RESCISSION

Under section 21 of the *Real Estate Development Marketing Act*, the purchaser or lessee of a development unit may rescind (cancel) the contract of purchase and sale or contract to lease by serving written notice on the developer or the developer's brokerage, within 7 days after the later of the date the contract was entered into or the date the purchaser or lessee received a copy of this Disclosure Statement.

The rescission notice may be served by delivering or sending by registered mail, a signed copy of the notice to

- (a) the developer at the address shown in the disclosure statement received by the purchaser,
- (b) the developer at the address shown in the purchaser's purchase agreement,
- (c) the developer's brokerage, if any, at the address shown in the disclosure statement received by the purchaser, or
- (d) the developer's brokerage, if any, at the address shown in the purchaser's purchase agreement.

The developer must promptly place purchasers' deposits with a brokerage, lawyer or notary public who must place the deposits in a trust account in a savings institution in British Columbia. If a purchaser rescinds their purchase agreement in accordance with the Act and regulations, the developer or the developer's trustee must promptly return the deposit to the purchaser.

If the developer is marketing the shared interests in land pursuant to Policy Statement 5 or 6, **insert the rescission rights contained in those Policy Statements immediately after the statutory right of rescission.**

Describe any additional rescission rights applicable to the offering.

TABLE OF CONTENTS

- Insert a table listing the contents of the disclosure statement.

1 The Developer

- 1.1 State the jurisdiction, date of incorporation, and incorporation number of the developer.
- 1.2 State whether the developer was incorporated specifically for the purpose of developing the shared interests in land and whether the developer has any assets other than the development property itself.
- 1.3 State the address of the developer's registered and records office.
- 1.4 List the names of all directors required by section 14 of the Act and section 9 of the regulations to sign the disclosure statement.

NOTE: *If the developer is not incorporated, amend this item, as required, to disclose plainly all material facts about the developer. If the identity of the developer marketing the shared interests in land changes, the new developer must file its own disclosure statement.*

- 1.5
 - (1) Disclose, to the best of the developer's knowledge, the nature and extent of the experience that the developer and its officers and directors have in the development industry. This disclosure should include the number of years of experience of the developer and its officers and directors, and the types of previous development properties.
 - (2) Disclose, to the best of the developer's knowledge, whether the developer, any principal holder of the developer, or any director or officer of the developer or principal holder, within the ten years before the date of the developer's declaration attached to the disclosure statement, has been subject to any penalties or sanctions imposed by a court or regulatory authority, relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud, and describe any penalties or sanctions imposed.
 - (3) Disclose, to the best of the developer's knowledge, whether the developer, any principal holder of the developer, or any director or officer of the developer or principal holder, within the five years before the date of the developer's declaration attached to the disclosure statement, was declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or has been subject to or instituted any proceedings, arrangement, or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold the assets of that person.
 - (4) Disclose, to the best of the developer's knowledge, whether any director, officer or principal holder of the developer, or any director or officer of the principal holder, within the five years prior to the date of the developer's declaration attached to the disclosure statement, has been a director, officer or principal holder of any other developer that, while that person was acting in that capacity, that other developer
 - (a) was subject to any penalties or sanctions imposed by a court or regulatory authority relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud, and describe any penalties or sanctions imposed, or
 - (b) was declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or been subject to or instituted any proceedings, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets.

- 1.6 Describe any existing or potential conflicts of interest among the developer, manager, any directors, officers and principal holders of the developer and manager, any directors and officers of the principal holders, and any person providing goods or services to the developer, manager or holders of the development units in connection with the development which could reasonably be expected to affect the purchaser's purchase decision.

2 General Description

2.1 General Description of the Development

Describe the physical and legal form of the development property, including the total number of shared interests in land in the development, the number being marketed by the developer and the civic location of the development. Attach a copy of the actual or proposed plans, showing the layout of the development and the dimensions or areas of the common areas and the portions of the parcel or parcels of land that the shared interest in land owners are entitled to use or occupy, as an Exhibit.

If the shared interests in land are part of a larger development plan, describe the overall development plan, including the arrangements, if any, for amalgamation or the sharing of costs or facilities.

NOTE: *Shared interests in land may be in relation to the use of an area in a building or an area of land. In either case, disclose all material facts about the physical and legal form of the development property.*

2.2 Permitted Use

State the zoning applicable to the development property and describe the permissible uses of the development property intended by the developer. State whether any shared interest in land may be used for commercial or other purposes not ancillary to residential purposes.

State whether there may be other permissible uses of the development property beyond those intended by the developer. Developers are not required to disclose all of the potential uses, however, developers must provide purchasers with information about where to obtain further information and details about zoning requirements and permissible uses. For example, the name and contact information (e.g. address, telephone, email, or website address) of the responsible municipal department must be provided.

3 Shared Interest in Land Information

3.1 Use Agreement

Summarize the key terms of the use or other agreement that limits the use or occupation of shared interest in land owners to a portion of the land or building subject to development and that controls use of the common areas. Attach a copy of the agreement as an Exhibit.

3.2 Owners' Association

State whether there is an owners' association. If there is, summarize the key terms of the actual or proposed bylaws, articles, memorandum, constitution, rules and regulations governing the association. Attach a copy of the documents as an Exhibit.

3.3 Developer's Rights

Describe any rights or controls retained by the developer in relation to the shared interests in land.

3.4 Disposition Rights and Restrictions

Describe any rights or restrictions associated with the disposition of a shared interest in land.

3.5 Parking

Explain the parking arrangements, including the number and location of parking stalls and the method of allocating the right to use the stalls.

3.6 Common Areas and Facilities

Describe the common areas and common facilities of the development property, including any restrictions or privileges that relate to their use.

3.7 Furnishings and Equipment

Describe any furnishings and equipment that are included in the purchase price of a shared interest in land.

3.8 Budget

Disclose who is responsible for paying the cost of utilities and other services. Attach a copy of the estimated operating budget of the development as an Exhibit, including a schedule showing how the budget will be allocated amongst the individual shared interest in land owners. If the shared interest in land owners have approved a budget, attach a copy of the most recent budget as an Exhibit, including a schedule showing how the budget is allocated amongst the individual shared interest in land owners.

3.9 Utilities and Services

Disclose particulars of the following services, including whether they are available, the required permits, who is responsible for obtaining the permits and installing the services, whether those permits have been obtained and the expected date of completion for the servicing:

- (i) Water;
- (ii) Electricity;
- (iii) Sewerage;
- (iv) Natural gas;
- (v) Fire protection;
- (vi) Telephone;
- (vii) Access.

3.10 Management Contracts

Describe any management contracts that the developer has entered into, or intends to enter into, that will bind the shared interest in land owners. If the property manager is related to the developer, attach a copy of the management contract as an Exhibit.

NOTE: *Other material contracts may be disclosed in section 7.4.*

3.11 Insurance

Describe the insurance coverage to be placed on the development property by the developer on behalf of the shared interest in land owners.

3.12 Property Taxes

Disclose whether individual purchasers are entitled to claim the home owner grant in respect of their proportionate share of property taxes and whether the sale or lease of the shared interests in land attracts property transfer tax.

4 Title and Legal Matters

4.1 Legal Description

State the legal description of the development property.

4.2 Ownership

State the name of the registered owner of the development property. If the developer is not the registered owner, describe the legal arrangements that enable the developer to market the shared interests in land.

4.3 Existing Encumbrances and Legal Notations

List and describe briefly all encumbrances and legal notations registered against title to the development property or a development unit. Explain the arrangements by which financial charges will be removed from title. Attach a copy of any encumbrance that significantly restricts use or occupation of any shared interest in land as an Exhibit.

NOTE: *Ordinarily, general encumbrances, such as easements for the supply of hydro, telephone or other services, do not significantly restrict the use or occupation of a shared interest in land. Consequently, it is only necessary to provide a brief description of such encumbrances. In contrast, encumbrances such as restrictive covenants that impose building schemes or age, use or occupancy restrictions are significant. Accordingly, in addition to providing a brief description, a copy of the encumbrance should be attached as an Exhibit. It is permissible to attach a copy of the relevant pages if the encumbrance is lengthy.*

4.4 Proposed Encumbrances

List and describe briefly all encumbrances that the developer proposes to register against title. Attach a copy of any encumbrance that significantly affects use or occupation of any shared interest in land as an Exhibit.

NOTE: *See previous NOTE.*

4.5 Outstanding or Contingent Litigation or Liabilities;

Describe any outstanding or contingent litigation or liabilities in respect of the development property or against the developer that may affect the development property or the shared interest in land owners.

4.6 Environmental Matters

Disclose all material facts related to flooding, the condition of soil and subsoil, or other environmental matters affecting the development property.

5 Construction and Warranties

5.1 Construction Dates

For the purposes of this section:

"commencement of construction" means the date of commencement of excavation in respect of construction of an improvement that will become part of a development unit within the development property, and where there is no excavation it means the date of commencement of construction of an improvement that will become part of a development unit within the development property;

"completion of construction" means the first date that a development unit within the development property may be lawfully occupied, even if such occupancy has been authorized on a provisional or conditional basis; and

"estimated date range" means a date range, not exceeding three months, for the commencement of construction or the completion of construction.

State either the actual date of commencement of construction if it has already occurred or an estimated date range of commencement of construction if it has not already occurred.

State either the actual date of completion of construction if it has already occurred or an estimated date range of completion of construction if it has not already occurred.

5.2 Warranties

Describe any construction or equipment warranties.

5.3 Previously Occupied Building

If an existing building located in British Columbia is being converted into a shared interest in land development, state the facts which establish that the requirements of section 8(3) of the Act have been met. If the building was constructed more than five years before filing the disclosure statement, or defects are known to exist, disclose all material facts related to the condition of the building.

NOTE: *The condition of a previously occupied building is ordinarily material to purchasers regardless of whether the building is being converted into shared interests in land units. Accordingly, in all cases, a general summary of a previously occupied building's condition should be disclosed, together with the basis on which the condition of the building has been summarized. Developers may choose to attach a copy of a building condition report to the disclosure statement as an Exhibit or to make it available to purchasers or the superintendent on request.*

6 Approvals and Finances

6.1 Development Approval

State the facts which establish that the developer has met the preliminary requirements or approvals in Division 2 of Part 2 of the Act.

NOTE: *Under sections 8 and 9 of the Act, a developer must not market a shared interest in land unless the appropriate municipal or other local government authority has issued a building permit or development approval in relation to the shared interests in land. Section 10 of the Act permits developers to market a development unit before complying with section 8 or 9 if the appropriate municipal or other government authority has approved in principle construction of the development unit and the superintendent has given permission to the early marketing. Policy Statement 5 sets out the circumstances, including the applicable terms and conditions, in which the superintendent's permission is deemed to be granted. Developers who have not yet received a building permit or development approval should review Policy Statement 5 before completing this section.*

6.2 Construction Financing

Describe the financing the developer has arranged or proposes to arrange to construct the development.

NOTE: *Under section 12 of the Act, a developer must not market a shared interest in land unless the developer has made adequate arrangements to ensure payment of the cost of utilities and other services associated with the development unit. Policy Statement 6 sets out the circumstances in which arrangements made under section 12 are deemed adequate for the purpose of installing utilities and services. Developers should review Policy Statement 6 before completing this section.*

7 Miscellaneous

7.1 Deposits

State the name of the trustee who will be holding purchasers' deposits and that all money received from a purchaser will be held in trust by that person in the manner required by the *Real Estate Development Marketing Act*. If the developer has entered into a deposit protection contract, describe the subject matter and terms of the

insurance, explain that the developer may use the deposit money to construct and market the development and state the aggregate and per claim limits of the insurance. In accordance with section 10 of the regulations, state the name and business address of the insurer, the name of the developer who entered into the deposit protection contract and the date on which the insurance takes effect.

NOTE: *Under section 18 of the Act, deposits must be held in trust by a real estate brokerage, lawyer or notary public, unless the developer has entered into a deposit protection contract. Ordinarily, deposits are held in trust or the deposit insurance contract remains in effect until the land or premises purchased or leased is capable of being lawfully occupied and an instrument evidencing the interest of the purchaser or lessee in the shared interest in land has been registered in the appropriate land title office.*

7.2 Purchase Agreement

State whether the developer intends to use a particular form of purchase agreement.

NOTE: *Under Policy Statements 5 and 6, the developer must attach a copy of its purchase agreement that contains the terms set out in the Policy Statement, as an Exhibit.*

7.3 Developer's Commitments

Describe any commitment made by the developer that will be met after completion of the sale or lease and explain whether the developer has posted any security to meet the commitment. In **conspicuous type**, explain any risks associated with the developer's commitment.

7.4 Other Material Facts

Disclose any other fact that affects, or could reasonably be expected to affect, the market price, value or use of the shared interests in land or the development property.

NOTE: *Material facts include material contracts entered into or proposed to be entered into by the developer, or a person associated with the developer, that impose obligations or restrictions on purchasers. Key terms of material contracts should be summarized in the disclosure statement with the contract attached as an Exhibit. Management contracts should be disclosed in section 3.10.*

Signatures

- Deemed Reliance

State the following in **conspicuous type**:

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

- Declaration

State the following declaration, in conspicuous type, before the signatures of all persons who at the time of filing are developers or directors of corporate developers as required by section 14(2)(d) of the Act and section 9 of the regulations:

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of _____.

NOTE: *Disclosure statements must be signed by the developer(s). Additionally, if the developer is a corporation(s), all directors of the developer(s) must sign the disclosure statement, unless exempted by the superintendent. At least one director of a corporate developer will have to sign twice, once as the authorized signatory of the corporation and once in his or her personal capacity. Policy Statement 7 sets out additional information on signing disclosure statements.*

- Solicitor's Certificate

The disclosure statement must be accompanied by a certificate from a solicitor certifying that the contents of items 4.1, 4.2 and 4.3 are correct.

NOTE: *It is not necessary to attach the solicitor's certificate to the disclosure statement.*

Exhibits

- Attach a copy of all Exhibits to the disclosure statement.