

If an agreement of purchase and sale for a unit is entered into after the declaration and plan for the land that includes the unit are registered, the seller must give the buyer

- (a) a current disclosure statement that is signed by the seller and meets prescribed requirements;**
- (b) a disclosure statement that meets prescribed requirements and is signed by or on behalf of the condominium corporation not more than 90 days before the seller gives it to the buyer;**
- (c) a copy of the condominium corporation's budget for the current fiscal period, as approved by the board, and a copy of its budget for the ensuing fiscal period, if it has been distributed to the unit owners;**
- (d) a copy of the condominium corporation's most recent financial statements, together with the auditor's report on the financial statements if they were audited;**
- (e) if the agreement of purchase and sale is entered into before the end of the 12-month period referred to in section 49, a copy of the statement of financial projections prepared by the declarant under that section;**
- (f) a copy of the condominium corporation's current by-laws and rules, if any, and any proposed by-laws or rules or amendments to them that have been approved by the board but are not yet in effect;**
- (g) a copy of any property management agreement currently in effect or to come into effect at a later date;**
- (h) a statement containing prescribed information about the cooling-off period and the buyer's right to cancel the agreement within that period;**
- (i) a statement containing prescribed information about the buyer's right to cancel the agreement in the event of a material change;**
- (j) if the condominium corporation is proposing to participate in an amalgamation, a copy of the meeting notice given to the seller under subsection 251(3);**
- (k) a copy of any notice or other document received by the seller about a proposal under Part 15 to withdraw the property or a part of the common elements from governance by this Act, unless the condominium corporation has not received the required level of consent and the time for obtaining that consent has expired;**
- (l) a statement containing prescribed information about the giving or withholding of consents if the period for obtaining consents has not expired;**
- (m) a copy of any notice given to the seller for any general meeting of unit owners that is to be held after the date of possession for the unit;**
- (n) if a reserve fund study or update has been conducted as required under subsection 50(2), a copy of the reserve fund study or a summary of it done in accordance with the regulations; and**
- (o) any other document or part of a document specified in the regulations.**