

## TYPES OF CONDOMINIUM PROJECTS

### Bare Land (See Plan -1)

In a Bare Land condominium project, units are created from the land. These provisions were added to the *Condominium Property Act* to allow such projects in 1983. There may or may not be buildings on the units. The unit boundaries are determined by monuments placed pursuant to the provisions of the *Surveys Act*. An owner of a Bare Land unit owns everything that is built upon such unit including all parts of the building, decks, patios, driveways, etc. The condominium plan registered at the Land Titles Office looks very similar to an ordinary single family subdivision plan but is registered as a Bare Land condominium plan under the *Condominium Property Act*. There are no buildings shown on a Bare Land Condominium Plan.

### Conventional (See Plan -2)

In a Conventional condominium project the building is divided into units and the outside of the units is designated as common property. You must examine the plan to determine the unit boundary definition and you must also examine the plan to determine if the parking stalls or storage lockers have been titled. In the example plan in your binder, the parking stalls and the yards have been dimensioned and therefore may be leased to an owner pursuant to Section 50 of the *Condominium Property Act*. In a Conventional project the condominium plan can not be registered until the roof is on all units and the units can be measured and shown on a plan. All condominium plans registered prior to 1983 are conventional plans. Usually, the unit boundary definition is as set for in Section 9 (1) of the *Condominium Property Act* which is the unit consists of the finishing material and inwards in the unit. Unless the plan states otherwise, all doors and windows of a unit that are located on the exterior walls of the unit are part of the common property.

### Barely Blended (See Plan -3)

These types of plans are a combination of Bare Land and Conventional. Initially, a Bare Land condominium plan is registered which creates larger building envelopes. The Developer then builds a building on such envelope and re-divides the Bare Land unit into Conventional condominium units. Usually, this type of project is used for an Apartment project in which there are several buildings and the Developer only wishes to build one building at a time. This type of project allows the Developer informally to phase the project. The condominium corporation number will be that of the original Bare Land condominium plan however, the re-divided titles will reflect the re-division plan number on the unit owner's title.

### Phased Development

This type of development is done pursuant to Section 19 of the *Condominium Property Act* and part 3 of the Regulation. A condominium plan is drafted to meet the very specific requirements of the Regulation and a detailed phased development Disclosure Statement is prepared. In Calgary, formal phased developments are not being used often.