

**AXIOM**  
CONDOMINIUMS



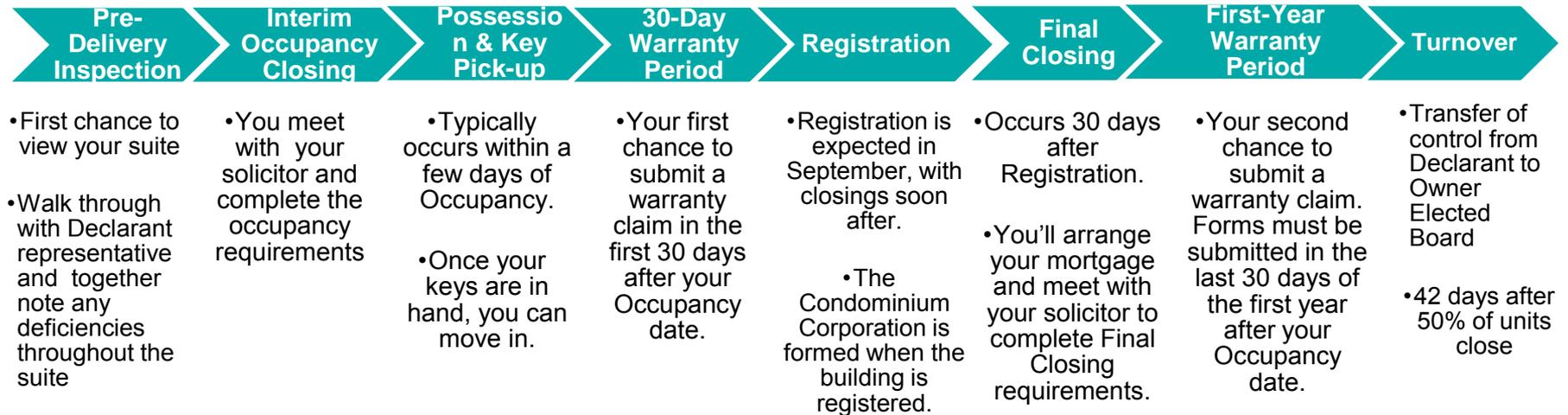
**MEET & GREET**

**Crossbridge**  
CONDOMINIUM SERVICES

# Agenda

1. Introduction
2. What Happens Next – Highlight of Future Events
3. Introduction to TARION
4. Interim Occupancy
  - Crossbridge's Responsibilities
  - Declarant's Responsibilities
  - Home Owner's Responsibilities
5. Living @ Axiom Condominiums
  - Insurance
  - Moving In / Move In Procedures
  - Mail Delivery
  - Phone / Internet / Utilities
  - Amenities
  - Security
  - Visitor Access
6. Questions & Discussion

# The Process



# What Happens Next

## The Pre-Delivery Inspection

Customer Care has contacted you (or will contact you) to schedule your **Pre-Delivery Inspection (PDI)**. This is your first chance to see your new home. The PDI is generally performed 2 weeks before your Occupancy Date.

The PDI includes:

- Walk through unit with representative and note any deficiencies throughout your suite
- A full introduction & review of your new home
- Home maintenance tips & recommendations

At your PDI, you will receive:

- The Certification of Completion and Possession (CCP)
- A PDI report by email

# What Happens Next

## Your Home was Built by People

For the last few years, the Greenpark team has focused on building your home, with beautiful finishes (selected by you) and exceptional craftsmanship.

Every effort is made to ensure your suite is as close to perfect as possible, but it's important to remember that your home was built by people, not robots. Some issues may occur, such as:

- Suite settlement
- Paint imperfections
- Drywall cracks & nail pops

# What Happens Next

## Occupancy

Leading up to your Occupancy Date, you will need to complete a few steps:

- Meet with your solicitor in the weeks leading up to **Occupancy** to complete any **occupancy requirements**
- Once the Occupancy Requirements have been completed, declarant solicitor will notify Property Management to **release the keys**
- Property Manager will meet you on site, show you your parking and locker locations (if applicable)

# What Happens Next

## Registration & Final Closing

Once the building has been registered, the Condominium Corporation is formed. Final Closing typically occurs within 30 days after registration.

Here's what you'll need to do:

- Meet with your solicitor in the weeks leading up to **Final Closing** to complete any **closing requirements**
- Arrange for your **mortgage**
- Confirm if you are using your home as your **primary residence**

# What Happens Next

## Turnover & Registration

Registration is the date in which the corporation is formed and becomes a Condominium (TSCC\_\_\_\_\_).

- Registration is estimated to occur (3 to 6 months) with final closing soon after
- The Declarant shall notify the purchaser's solicitor of registration to schedule the Final Closing

# What Happens Next

## Turnover & Registration

Approximately 21 days after the majority of Final Closings occur, a Turnover Meeting is scheduled.

This is when:

- The first Board of Directors will be elected by homeowners
- The Declarant will 'turnover' to the Corporation the condominium's drawings and documents

# What Happens Next

## The Board of Directors

The Board of Directors is elected by the owners of the Condominium Corporation.

The Board will be empowered by the Condominium Act, 1998 and the Corporation's Declaration to manage the affairs of the condominium.

# TARION Warranty Corporation

TARION Warranty Corporation, formerly known as the Ontario New Home Warranty Program, is a non-profit, private corporation.

Established in 1976, TARION provides protection for all consumers who purchase a new home or condominium residence in Ontario.

# TARION Warranty Corporation

## What They Do

They protect new home and condominium buyers by:

- Regulating new home builders in Ontario
- Licensing new home builders
- Creating awareness about statutory warranty coverage
- Standing behind builder's statutory warranties
- Common element coverage as a separate warranty for common elements in the building

# TARION Warranty Corporation MyHome – at [MyHome.TARION.com](http://MyHome.TARION.com)

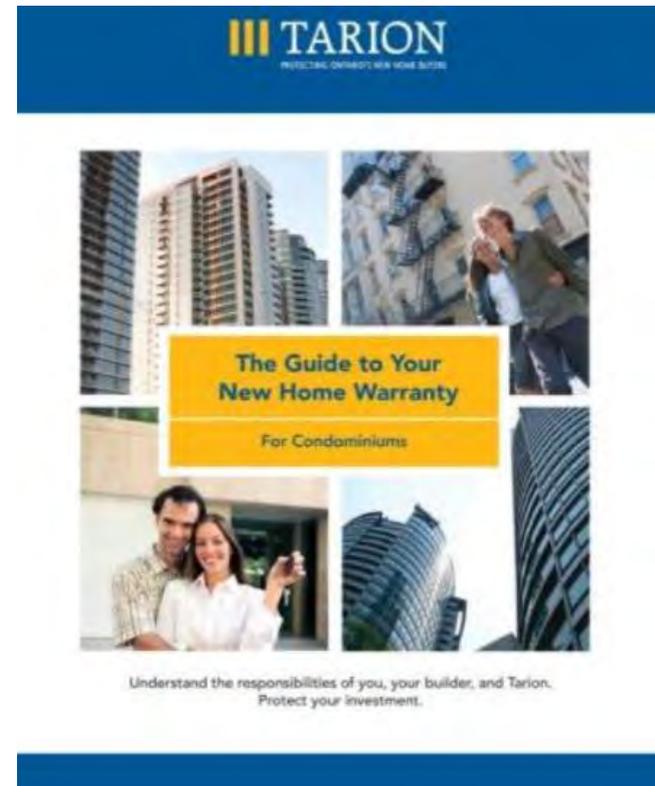
Once you've taken possession, sign up to My Home to:

- Submit warranty claim forms online
- Receive email correspondence from TARION
- Receive reminders for important warranty deadlines
- Schedule inspections
- Send photos and supporting documents to TARION

The screenshot displays the MyHome.TARION.com website. At the top, there is a navigation bar with the TARION logo and links for Home, Your Profile, Online Forms, and Warranty Info. Below the navigation bar is a banner for the 30-Day Form, stating "You can now submit items using the 30-Day Form". A progress bar indicates the warranty timeline: "You are here" (Days 31-335), "Year-end", "Second Year", "Year 3+", and "End of Warranty". The main content area is divided into two sections: "Enrolment Info" and "Your Important Upcoming Dates". The "Enrolment Info" section includes fields for Enrolment #, Date of Possession, Civic Address, Vendor/Builder #, and Vendor/Builder Name. The "Your Important Upcoming Dates" section lists key dates: Jul 16, 2010 - Aug 16, 2010 (30-Day Form submission window), Jul 15, 2010 - Sep 15, 2010 (air conditioning contact window), and Dec 13, 2010 (Builder Repair Period end). Below these sections are two tables: "Your Forms" and "Official Correspondence from Tarion". The "Your Forms" table has columns for Type, Status, Submission Date, and Case #, with one entry for a "30 Day Form". The "Official Correspondence from Tarion" table has columns for Title and Date, with one entry for a "30 Day Form Accepted".

# TARION Warranty Corporation Homeowner Information Package

- What you need to know about your warranty and what is covered
- Your role and responsibilities, as well as your builder's and TARION's
- Claim process and builder repair periods



# TARION Warranty Corporation

## Your Warranty Periods with TARION

### The First Year Warranty

- Within the **first 30 days** of the 1<sup>st</sup> year of possession and/or within the **last 30 days** of the 1<sup>st</sup> year of possession
- Warranty for defects in workmanship and materials

#### Exclusions

- Normal Shrinkage
- Lack of Maintenance
- Damage by Purchaser
- Suite Alterations by Owner
- Condensation

### The Second Year Warranty

- Anytime during the 2<sup>nd</sup> year of possession

### 3 – 7 Year Warranty

- Anytime during years three through seven

### Emergencies

- Anytime

# TARION Warranty Corporation

## Connect with TARION

1 (877) 9-TARION

[www.tarion.com](http://www.tarion.com)

[www.myhome.tarion.com](http://www.myhome.tarion.com)

# Crossbridge Condominium Services

Crossbridge Condominiums Services has been engaged as the Manager for Axiom Condominiums.

Property Management's responsibilities include:

- Managing common elements – day-to-day operations
- Enforcing the Declaration, By-laws and Rules
- Providing communications on behalf of the Declarant
- Set-up initial maintenance contracts
- Supervising cleaners, maintenance and service providers

# Declarant's Rights & Responsibilities

The Declarant is obligated to provide services in accordance with the budget and to repair & maintain the property before turnover. As well, the Declarant through management has the obligation to enforce the rules of the proposed condominium.

The Declarant has the right of entry to suites to complete deficiencies, the same rights a corporation has, and to charge an Occupancy fee. The Occupancy fee is calculated with:

- Common Element Assessments (CEA)
- Tax Estimate
- Interest at a prescribed rate on the unpaid balance of the purchase price

# Homeowner's Responsibilities

Living in a Condominium is like living in a small town. Together, you work with the Property Manager, (future) Condominium Board and the Builder to maintain your new home.

Each homeowner is responsible for:

- Complying with proposed Declaration, By-laws and rules
- General home maintenance for non-warranty related issues
- Communicating directly with the Axiom Customer Care on warranty-related inquiries
- Communicating directly with Crossbridge on Condominium-related issues
- Payment of hydro bill (Suite)

# Crossbridge Condominium Services Insurance

Each homeowner is responsible for obtaining insurance from the date of Occupancy. You will need to arrange for:

- Personal Property Insurance (all suite contents and items in storage).
- Betterments and Improvement Insurance (upgrades).
- Personal Liability Insurance (in-suite).
- Relocation costs should your suite become inhabitable for any reason.
- Required to produce certificate of insurance for occupancy

# Moving In

- We recommend scheduling your move-in the day after your occupancy date to minimize possible complications. At least 24 hours
- Elevator bookings are on a first-come first-served basis
- Elevators must be booked and schedules adhered to
- Elevators must be booked for move-ins and furniture deliveries

To book your move in, please contact (TBD) at [TBD](#)

Reservations can only be made by phone

# Move-In Procedures

- Upon arrival at the building, please see the Concierge who will place the elevator on service
- You must be home to receive all deliveries
- Any damages to common elements will be the responsibility of the individual moving in
- Trucks (26 foot) & vehicles must not block roadways or lanes and must use the designated move-in area

# Mail Delivery

Mail delivery to Axiom will begin once a certain threshold of occupancy occurs.

Prior to mail delivery commencing directly to the building, Canada Post will redirect all mail to:

(TBC), which is open Monday to Friday, from 8:00 am to 2:30 pm. You will need to bring photo identification to collect your mail.

Your new address:           460 Adelaide Street East, Suite \_\_\_\_\_  
Toronto, Ontario  
M5A 0E7

# Phone & Internet Services

Your new home has been pre-wired for phone, cable and internet services for Bell and Rogers and Beanfield.

You can arrange for installation of these services the day following your occupancy date.

## Utilities

Hydro will be separately metered for each suite. You will be required to complete and open an account as part of occupancy documents. Alectra (Power Stream) , will bill you directly.

# Your Amenities & Common Areas

- 24 Hour concierge
- Main floor lobby
- Main floor lobby lounge
- Landscaped promenade
- Theatre room
- Sports lounge with big screen TV, pool tables & game tables
- Pet grooming room
- Fitness studio with yoga room
- Separate men's & women's change rooms with sauna
- Party & event rooms with wet bar facility
- Two caterer's kitchens
- Private dining / board room
- Outdoor terrace with fire pit
- Two guest suites



# Security

Security is everyone's business & responsibility.

To help keep your home safe and secure, follow these tips:

- Do not prop doors open
- Always have & use your keys
- Do not leave keys or valuables in your vehicle
- Ensure visitors always use the entryphone system
- Be cautious of who you share your keys with

# Visitor Access

Visitors must use the entryphone system at the main entrance and parking entrance.

The Corporation requires your phone number to utilize this system.

Provide your phone number to Crossbridge in order to program by completing & submitting your [Homeowner Information Sheet](#).

# Living in a New Condominium

For the first few months, here is what to expect:

- Ongoing construction work
- Completion of the Common Areas & Amenities
- Fire Alarm testing
- Elevator testing & shared use
- Focus on cleanliness of the building
- In-suite modifications require consent from the Board

**Have a question?** Contact your Property Manager.

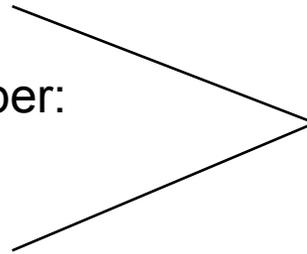
# Connect with Crossbridge

Your Property Manager:

Office Phone Number:

Concierge Desk Phone Number:

Email:



TBC

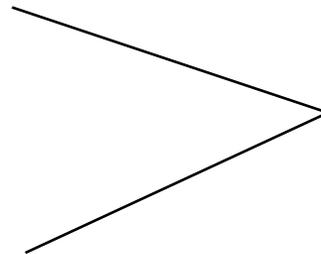
**After Hours Emergency Phone Number: (416) 510-8700**

Connect with Customer Care:

Contact:

Phone Number:

Email:



TBC

# Questions & Discussion

Thank You!

