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Condominiums

Condos are a somewhat different animal than a property parcel, and there are a few significant differences in both the migration process and the parcel register for a condo unit.

First, a Parcel Register for a Condo can fall in one of three basic categories.

- Condo units migrated before May 16, 2005
- Condo units migrated after May 16, 2005
- Condo units in new condo corporations

In Condo units migrated before May, 2005, both the parcel description ("PD") and the Parcel Register will only reference the condo declaration as a benefit and burden. There is no indication of any easements, etc. that affect the unit or the condo corporation.

In Condo units migrated after May, 2005, the PD will still only mention the declaration as the benefit/burden, but the Parcel Register should contain all other easements that affect the unit and the condo corporation.

In Condo units created as part of new condo projects there may be no mention of the condo declaration in the Parcel Register for the unit, but references to all easements, etc, should still be shown. The reference to the condo declaration in this case will be found in the Parcel Register for the "Condominium Common PID". This is the 'parent parcel' from which the condo units were created. In all cases it will contain references to any by-laws and amendment documents that affect the condo corporation.

When dealing with a Condo unit it is therefore necessary to check the Parcel Register for the unit, as well as the Condominium Common PID. Together these will contain all of the relevant documents affecting the condominium unit.

Be aware that the Condominium Common PID may not be migrated, which is an indication of a condo corp. which existed prior to the start of the LRA. In this case the common PID will show as a Parcel Details screen, but it is still the location of condo bylaws, etc.

Important: When updating a search involving a condo unit, also update the Condo Corporation, since judgments and liens can be filed against the corporation which affect all of the common interest.