



Owner Builder Disclosure Notice

Purpose: As required by section 21(2)(a) of the Homeowner Protection Act (the "Act"), the purpose of this Disclosure Notice is for the owner builder and subsequent owners to disclose to any and all potential owners of the new home (the "home") described herein, during the 10-year purchase period, that the home was built under an Owner Builder Authorization issued by the BC Housing to the individual described herein as the owner builder.

OWNER BUILDER INFORMATION

Name (last,first): Zukanovic, Momcilo

Owner Builder Authorization No.: 81433

PROPERTY INFORMATION

Civic Address: 4755 Cordova Bay Road

City/Town: Victoria

Province: British Columbia

Postal Code: V8Y 2J7

PID: 027-454-266

Legal Description: LOT B SEC 25 LAKE LAND DISTRICT PLAN VIP84765

CONSTRUCTION INFORMATION

Building Permit: BLD13146

Building Permit Issue Date: 2011/Jun/10

First Occupancy Date: 2012/Dec/06

Owner Builder Authorization Date: 2011/Apr/14

MATERIAL FACTS

The home was built under an Owner Builder Authorization. The home was not built under the licence of a Licenced Residential Builder.

The home is not covered by a policy of home warranty insurance. Statutory protection, as per section 23 of the Act, is available to a purchaser of the home.

DEFINITIONS

"owner builder": means an individual with a valid Owner Builder Authorization issued under section 20 of the Homeowner Protection Act

"purchase period": means a) the period during which home warranty insurance for a new home is in effect; or b) if home warranty insurance has not been obtained, the period during which home warranty insurance would have been in effect had it been obtained.

"first occupancy date": means the date an occupancy permit with respect to the new home was first issued, or if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.



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SUBTRADES - the following list of tradespersons who contributed to the building of the home was supplied by the owner builder

Ceramic Tiles: SUBLIME CUSTOM TILE & STONE, Josh Mgraham, (250) 818-7099

Cladding: Decicco Bros., Luciano DeCicco, (250) 478-7773, info@deciccobros.ca

Electrical: John Koren, John Koren, (250) 881-0476

Engineering: JSH Engineering Ltd, Stev Hoel, (250) 415-2610

Excavation: RYZUK GEOTECHNICAL, I.M.D Maltais, (250) 475-3131

Flooring: Sokol Dervishi, Sokol Dervishi, (250) 708-0647

Foundation: JSH Engineering Ltd, Steve Hoel, (250) 415-2610

Framing: Verity Development Ltd., Chad Bryden, (250) 800-1691

Heating/AC: John Koren, John Koren, (250) 881-0476

House Design: Owner Builder

Insulation: Alpine Insulation Ltd., (250) 384-0985

Interior Wall Finish: 250DRYWALL, (250) 217-8749

Painting:

Plumbing: RTR Plumbing Heating Gas 0851704 BC Ltd., Rob, (250) 925-4801, rtrmech@gmail.com

Roof trusses, Floor joists, stairs: Victoria Truss 2007 Ltd, (250) 743-9922

Roofing: Parker Johnston Industries Ltd, (250) 382-9181

Sewer/Septic: Hoel Engineering, Jan Hoel, (250) 475-6906

Soil remediation: Ryzuk geotechnical, S,W, Moore, (250) 475-3131

Windows/Doors: Starline Windows (2001) Ltd., (604) 882-5100, sales@starlinewindows.com

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STATUTORY PROTECTION

- (1) A residential builder or an owner builder and a vendor of a new home are both deemed to have agreed with the owner of the new home, to the extent of labour, materials and design supplied, used or arranged by the residential builder, owner builder or vendor, that the new home, except to the extent prescribed by regulation,
 - (a) is free from defects in materials and labour and will remain so for a period of at least 2 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied,
 - (b) is free from defects in the building envelope, including defects resulting in water penetration, and will remain so for a period of at least 5 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied, and
 - (c) is free from structural defects, and will remain so for a period of at least 10 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.
- (2) Any term of an agreement that purports to waive, exclude, limit or qualify the protection under subsection (1) is of no effect.
- (3) The protection under subsection (1) is for the benefit of whoever is the owner of the new home from time to time until the end of the period within which an action may be brought under subsection (5), and that owner is deemed
 - (a) to have given good consideration for the benefit of the protection, and
 - (b) to be the only person entitled to recover damages for a breach of the protection.
- (4) Despite subsection (3), if the ownership of the new home changes during the course of an action for breach of the protection under subsection (1), the new owner is entitled to be substituted as plaintiff and to enforce all rights that the former owner could have enforced.
- (5) An action in respect of the protection under subsection (1) must be commenced within 10 years after the date of first occupancy of the new home or, in respect of common property, common facilities and other assets of a strata corporation, the date the strata plan is deposited in a land title office in accordance with the Strata Property Act.
- (6) Nothing in this section
 - (a) excludes, qualifies or limits any other term, express or implied,
 - (b) relieves any person of liability to which they would otherwise be subject, or
 - (c) subjects a municipality, regional district or treaty first nation to any greater liability than if this section were not in force.
- (7) This section does not apply to a new home covered by home warranty insurance.

Please Note: The BC Housing strongly encourages individuals who are in receipt of this Disclosure Notice to consult legal counsel in an effort to fully understand the level of protection afforded by the Statutory Protection outlined above. This Statutory Protection is not backed by a home warranty insurance company. An individual who wishes to seek recourse through the Statutory Protection must contact the original owner builder directly or do so through the civil legal process. For information regarding resolving construction disputes please visit the BC Housing website.