



NOTICE OF END OF WORK ON COMMON PARTS OF BUILDING

BUILDING HELD IN DIVIDED CO-OWNERSHIP

Name of business: _____

Accreditation number, contractor : O- _____

Registration number of building : U- _____

Address of building : _____

Lot- subdivision number _____

You are hereby advised that as of (date) _____ all work related to the **communal parts** of the building identified above has been completed, with the exception of some minor elements, as listed below:

DECLARATION OF THE CONTRACTOR

The contractor declares that as of this day, a copy of the present document, "Notice of Completion of Work on Communal Parts of the Building", has been sent to all known beneficiaries, the syndicate and the administrator (La Garantie), and that all the abovementioned parties have therefore been duly advised of the completion of work related to the communal parts of the buildings.

Name of contractor (or his duly -appointed representative)

Signature

Signed at : _____

On this date : _____

NOTICE FOR THE CONDOMINIUM SYNDICATE

In as much as the condominium syndicate is no longer under the control of the contractor and that the **communal parts of the building** have not yet been accepted, the syndicate is required to name a building professional (an engineer, an architect or a technologist) to declare that work has been completed on the **communal parts of the building** and then proceed to the acceptance of the **communal parts of the building**.

To this end, the contractor, the building professional and the syndicate must conduct a joint inspection. Please note that the one year guarantee (faulty workmanship) and the three year guarantee (hidden defects) both take effect upon acceptance of the communal parts of the building. As for the five-year guarantee (construction defects), it takes effect when work is declared complete on the communal parts of the building.

Acceptance of the communal parts of the building is extremely important because, as stipulated in the *Regulation respecting the Guarantee Plan for New Buildings*, it is presumed that the acceptance of the **communal parts** of the building will take place no later than six (6) months following receipt of the present Notice of Completion of Work, as long as the four (4) following conditions have been met:

- 1) All work related to the communal parts of the building has been completed.
- 2) The syndicate has been formed and is no longer under the control of the contractor.
- 3) The contractor has delivered the Notice of Completion of Work to the Syndicate informing the Syndicate that the work is complete and explaining the Syndicate's obligations with regard to acceptance of the building.
- 4) At least six (6) months have passed since this Notice was received by the Syndicate, but the latter, with no explanations provided, still has not accepted the communal parts of the building.

Copies to :

Known beneficiaries

Syndicate

Administrator (La Garantie)

Any future buyer