

ARTESIA

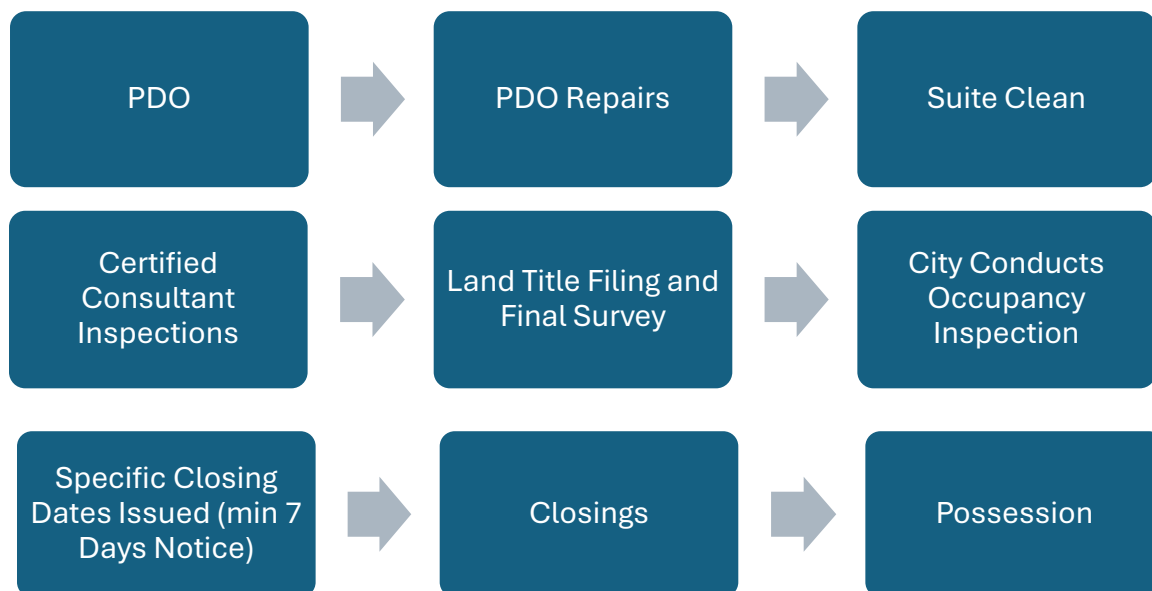
UNDERSTANDING THE COMPLETION PROCESS

PDO, ESTIMATED COMPLETION DATE, CLOSING DATE, POSSESSION DATE, AND MOVE IN DATE

As with all new developments, there are many moving parts in the completion process, some of which can be tricky to plan around.

From construction schedules to City inspections, dates remain fluid (and at the discretion of various governing bodies) until the Occupancy Permit is issued and the Strata Plan is filed with the Land Title Office.

A look at the process:



DISCLOSURE STATEMENT ESTIMATED COMPLETION DATE

This represents the estimated date range within which the Vendor expects construction of the building, as a whole, to be completed.

Please note: The 'Estimated Completion date' is not your Closing Date.

PRE-DELIVERY ORIENTATION (PDO):

The purpose of your PDO is to conduct an orientation of your new home and if needed, make a note of any areas that may need attention (as defined in the [BC Housing Design Guidelines and Construction Standards](#)). Your PDO occurs during the active construction phase.

Your PDO will take approximately 30-45 minutes

Though your home is ready for its PDO, the rest of the project is a very active construction zone as we target our Occupancy Permit. As safety is paramount, the following rules and restrictions are required:

1. PDO is limited to the owner(s) and realtor noted on the purchase agreement only. Unfortunately, we can not allow for other guests during the PDO.
2. Visitors must wear flat, closed-toed and sturdy shoes (with socks). A hardhat, steel toe covers and vest will be provided by our team.
3. No attempt to enter the site should be made without a Qualex-Landmark representative present.
4. Your visit will be restricted only to your unit, as all other areas are under construction.
5. As it is an active construction site, we do require a site waiver to be filled out ahead of time.

Unable to attend? You may also designate a family member, realtor or friend to attend in your place by completing the Appointment of Homeowner Designate form (attached), please send the completed form to homeownercare@qualex.ca

CLOSING DATE

Per the terms of your Purchase Agreement, you will receive at least 7 days' notice of your Closing Date (which is determined by the Developer and is **non-negotiable**). That said, we appreciate that Homeowners want as much notice as possible, and we aim—though are not required—to provide additional notice when circumstances allow.

Your exact Closing Date will not be issued until the project has received its Occupancy Permit from the City of Burnaby. As with all new construction developments, it is not possible to confirm a Closing Date prior to receipt of the Occupancy Permit. For this reason, our Homeowner Care team is unable to provide such details in advance.

Why can't I choose or delay my specific closing date?

*As regularly communicated, the Vendor **cannot accommodate requests for custom closing dates** due to the reasons noted above, the volume of units closing, and the costs the Vendor incurs for delayed strata lot closings.*

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When should I arrange financing?

We have been reminding owners since December 2024 to begin preparation for financing as to allow ample time for arrangements

Please note that the Purchase Agreement and subsequent closings are not subject to any personal circumstances, travel and or personal financing.

POSSESSION DATE

The Possession Date is the day following your successful Closing—and perhaps the most exciting milestone of all. At Possession, you will receive your keys/fob, storage and parking allocations, and a Travelers Warranty Certificate for peace-of-mind home coverage. From this point forward, you will have full access to your home.

Your possession time will be provided by our Homeowner Care Team.

MOVE-IN DATE

In your Notice of Closing letter, will be the contact information of the Property Manager liaison in charge of scheduling move-in (elevator booking) times with Strata Lot Owners. It is the Property Manager Rancho (not Qualex-Landmark™), who will be handling and scheduling move-in requirements. Move in scheduling is a on a first come, first serve basis.

We highly recommend scheduling your move for the day(s) after your possession date. This gives you time to review your home and to accommodate for closing complication delays, which can occur. Also, you may want to take some measurements!

We are thrilled to soon deliver your amazing new residence at Artesia!