

Real Estate Development IRIS Submission Type Guide

Name of Submission	When to Use the Submission
Disclosure Statements & Disclosure Statement Amendments	
“Disclosure Statement (New Development)”	This submission is used to submit a Disclosure Statement under the <i>Real Estate Development Marketing Act</i> when the developer does not have an existing BCFSA file number for this development or has not previously created this development in IRIS.
“Disclosure Statement (Development Already in IRIS)”	This submission is used to submit a Disclosure Statement to BCFSA under the <i>Real Estate Development Marketing Act</i> if the developer has an existing BCFSA file number for this development or has previously created this development in IRIS.
“Section 15.1 Phase Disclosure Statement (Development Already in IRIS)”	<p>This submission is used to submit a subsequent section 15.1 Phase Disclosure Statement (i.e. separate disclosure statements for each development phase) to BCFSA under the <i>Real Estate Development Marketing Act</i>.</p> <p>If you are submitting your first section 15.1 Phase Disclosure Statement, you should use the "Disclosure Statement (New Development)" submission.</p> <p>Only use this if the developer has an existing BCFSA file number for this development and has previously filed a Phase Disclosure Statement as described in section 15.1 of the <i>Real Estate Development Marketing Act</i>.</p>
“Disclosure Statement Amendment”	This submission is used to submit a Disclosure Statement Amendment under the <i>Real Estate Development Marketing Act</i> .
Strata Forms	
“Strata Forms (Form V, Form W)”	<p>This submission is used to submit forms (Form Vs and/or Form Ws) that require approval by the Superintendent of Real Estate under the <i>Strata Property Act</i>.</p> <p>You can attach multiple Form Vs or Form Ws for strata plan amendments that require multiple steps and approvals.</p>
Exemptions	
“Exemption Application (New Development)”	This submission is used to submit a section 20 exemption request (other than for the Early Marketing Pilot Program for Large Developments) under the <i>Real Estate Development Marketing Act</i> when the developer does not have an existing BCFSA file number for this development or has not previously created this development in IRIS.
“Exemption Application (Development Already in IRIS)”	This submission is used to submit a section 20 exemption request (other than for the Early Marketing Pilot Program for Large Developments) under the <i>Real Estate Development Marketing Act</i> when the developer has an existing BCFSA file number for this development or has previously created this development in IRIS.
“Pilot Program Exemption Application (New Development)”	This submission is used to submit an exemption request for the Early Marketing Pilot Program for Large Developments under the <i>Real Estate Development Marketing Act</i> when the developer does not have an

	existing BCFSA file number for this development or has not previously created this development in IRIS.
“Pilot Program Exemption Application (Development Already in IRIS)”	This submission is used to submit an exemption request for the Early Marketing Pilot Program for Large Developments under <i>the Real Estate Development Marketing Act</i> when the developer has an existing BCFSA file number for this development or has previously created this development in IRIS.
Undertakings	
“Undertaking – Policy Statements 5 & 6”	<p>This submission is used to submit an undertaking to cease marketing pursuant to Policy Statement 5 and/or Policy Statement 6.</p> <p>View the Form of Undertaking – Policy Statements 5 & 6.</p>
“Undertaking – General”	<p>This submission is used to submit a general form of undertaking to cease marketing.</p> <p>View the Form of Undertaking – General.</p>
“Undertaking – No longer Marketing Development”	<p>This submission is used to submit an undertaking to cease marketing if the developer is no longer continuing with the development.</p> <p>View the Form of Undertaking – No longer Marketing Development.</p>
“Undertaking – CSAIR”	<p>This service request is used to submit an undertaking to take certain actions required pursuant to the Condo and Strata Assignment Integrity Register (CSAIR).</p> <p>View the Form of Undertaking – CSAIR.</p>
Other	
“Document Revision”	This submission is used to submit a revised version of a document previously submitted (e.g. in response to a deficiency or if an error was noted by the developer prior to BCFSA's review).
“Deposit Protection Contract”	This submission is used to submit a copy of the developer's deposit protection insurance contract.
“Additional Information”	This submission is used to submit any additional information or documents that the developer would like to submit to BCFSA or that BCFSA has requested from the developer.