

Condo Pre-Sale Disputes

Have you signed a pre-sale contract to purchase a condominium in British Columbia? The real estate market has changed significantly, altering the ability of many potential home owners to complete the sale, and putting their financial futures at great risk.

We can help you with your pre-sale dispute if you:

- ⌘ Are being sued by a developer
- ⌘ Think you might be sued by a developer
- ⌘ Are at risk of losing your deposit and of having to pay the short fall on a sale to someone else
- ⌘ Are dealing with a developer who has changed the original terms of sale
- ⌘ No longer qualify for a mortgage to allow you to complete the purchase
- ⌘ Signed a pre-sale contract to buy a condo in a building that is yet to be completed
- ⌘ Want to negotiate a better price due to the shift in the marketplace

If you can't afford to lose, you should contact us. Our lawyers can help by:

- ⌘ Working with groups of purchasers who signed pre-sale contracts with the same developer; this enables individuals to pool resources for cost-effective dispute resolution
- ⌘ Defending you if you are being sued by a developer
- ⌘ Eliminating or reducing any further claims made against you by developers over and above your deposit
- ⌘ Negotiating a return of some or all of your deposit
- ⌘ Helping you determine legal options for getting out of a pre-sale contract

Bryan Baynham, QC chairs our condo pre-sale litigation group. If you or someone you know would like help in dealing with pre-sale issues involving a real estate development, you should contact him at 604 895 2802 or via email.

Why Harper Grey LLP?

Why Harper Grey LLP? You'll have the strength and resources of Vancouver's largest litigation-focused firm on your side:

- ⌘ We know what is happening and what is likely to happen because we represent many

Recent News

Millennium Water Condo Development: You may not have to close

BC's Real Estate Development Marketing Act - What's New?

How will Canada's new mortgage rules affect condo pre-sales?

Real estate litigation update: Coastal Village project, Squamish, BC

Squamish condo development in financial morass

Court ruling re: condo pre-sale purchasers right of rescission

Condo Pre-Sale Litigation: Questions & Answers

Media Centre

Media Coverage - Pre-Sale Issues with Millennium Water Development, Vancouver

Condo Pre-Sales and New Mortgage Rules

Squamish condo development in financial morass

Pre-sale ruling gives hope to other buyers

Pre-sales contract precursor to purchase agreement

continued

Condo Pre-Sale Disputes cont.

purchasers in many developments

- We only act for purchasers, not developers
- We will consider acting on a modified contingency fee arrangement when retained by multiple clients with common defences in the same development
- We apply a team approach to your matter, led by one of Vancouver's most experienced lawyers.

Case in Point:

A developer asked our client to close on her pre-sale contract for property located in Alberta, but our client was no longer in a position to do so. She had consulted two law firms prior to consulting us; neither provided her a favourable opinion. Having become very knowledgeable about her particular problem, our lawyers were able to promptly resolve her issue and secure the return of the full deposit...all without having to go to court.

Events

- The Society of Notaries Public of BC
- Residential Real Estate Conference 2009
- Mortgage Law and Pre-Sale Pitfalls - Lower Mainland
- Mortgage Law and Pre-Sale Pitfalls - Kelowna
- Real Estate Deals: Making Them and Breaking Them in Challenging Times

Lawyers

- Chair:** Bryan G. Baynham, QC
- Assistant Chair:** Christopher J.A. Johnston
- Cameron B.P. Elder
- Wesley J. McMillan