



We're On A Roll! Provincial Rollout Schedule Approved

On December 11, 2003, Cabinet approved the land registration implementation schedule for the rest of the province (see table below). The rollout schedule speeds up implementation to provide all Nova Scotians with the benefits of the new system in a timely way. This new schedule completes province-wide implementation eight months earlier than planned.

Table of Contents

Province-wide Rollout	1
Technology Component Update	2
Standard Charge Terms	3
Update on Dec. 1 Rollout	3
Western LR Training	3
Annapolis, Kings, Hants, and Digby Training Calendar	4

Under the new plan, the remaining land registration implementation dates have been designated as March 1st or December 1st in a given year, making the dates easier to remember. Before the decision to speed up rollout was made, careful consideration was given to the training and support requirements for each county. Our training team has now had the experience of rolling out three counties at once (see article on page 3 “December 1, 2003 Rollout A Success”). Nancy Saunders, the project team’s business process change and training coordinator, and the training team are comfortable with the speedier implementation plan, which will include a nine-county rollout in March 2005. Bringing on nine counties simultaneously will be a challenge for the training and support resources; a challenge equal to the effort needed to implement Halifax, which handles 40 percent of provincial property transactions.

The Nova Scotia Barristers’ Society has indicated that they support the accelerated rollout plan and will continue to work with project team staff to ensure that their members are well-prepared.

Date	Counties Being Designated Land Registration Counties			
March 1, 2004	Western Region	Annapolis County Digby County	Hants County Kings County	
December 1, 2004	Central Region	Halifax County		
March 1, 2005	Eastern Region	Cape Breton County Guysborough County Inverness County Richmond County Victoria County	Southern Region	Lunenburg County Queens County Shelburne County Yarmouth County

Technology Component Update

The activity level of the Registry 2000 technical team has ramped up considerably over the last few months, with no sign of diminishing in the near future. The focus is two-pronged. Improvements to the parcel register for the Land Information Network–Nova Scotia (LIN-NS) system were implemented in the Northern Region on December 1, 2003, with the designation of the three new land registration counties – Antigonish, Cumberland, and Pictou. Secondly, new features will be introduced in 2004 to further improve the LIN-NS system.

The Registry 2000 technical team has been working closely with the project solution vendor, CARIS of Fredericton, to design and develop improvements to the land registration parcel register. To bring LIN-NS more in line with the *Land Registration Act*, the parcel register has been reconfigured to clearly show all parcel interests by category, a feature that is vital to both authorized users and land registration staff.

Future enhancements to be introduced in 2004 include:

☛ **Expanded Access to Municipal Tax Balances** - Work is being finalized on the links needed to make outstanding tax information of three more municipal units accessible through Property Online. By the end of 2003, tax information for the Town of Parrsboro, the Town of Amherst and the Municipality of the County of Cumberland will be accessible to subscribers through the Municipal Tax Query in Property Online. This service already provides access to tax information from the Town of Truro and the Municipality of the County of Colchester. Many other municipal units have expressed interest in linking their tax data, and SNSMR staff will work with those municipalities in the upcoming months to further expand the range of tax balance information online.

☛ **Scanning Module** - CARIS is developing a scanning module which will provide remote access to document images through the Property Online application. Initially, only newly recorded documents will be scanned to build the parcel register for land registration parcels. Traditional documents will continue to be accessible in paper form in the registry vaults. The scanning module, which does not affect the way external system users submit documents, will be ready for implementation in March-April 2004.

☛ **GG Search Enhancements** - The Grantor-Grantee Search Module in the current Property Online application only offers users simple lookup functionality. In January CARIS will complete work on enhancements to the Property Online GG Search Module. Functionality currently provided through the GG Search application in the registry vaults will be fully replicated. Records can be flagged and added to and removed from search result sets, and the same specialized searcher reports that are in place today can be generated. Unlike today's GG Search application, data will be live and can be accessed from anywhere through Property Online. This module will be ready for implementation in April-May.

☛ **LIN-NS Province-Wide for Processing Traditional Registry Transactions** - The technical team is also focusing on implementing LIN-NS to support traditional registry work in the remaining counties by May 2004. By rolling out the technical application in advance of land registration implementation, staff have time to become familiar with the new system without having to worry about the new land registration processes. The LIN-NS rollout to support traditional registries is as follows:

Jan. 19, 2004	Hants, Kings, Digby, Annapolis
Feb. 2, 2004	Lunenburg, Queens, Shelburne, Yarmouth
April 19, 2004	Halifax
May 3, 2004	Richmond, Inverness, Victoria, Guysborough, Cape Breton

By early May 2004 all 18 counties will be using LIN-NS allowing the retirement of the legacy systems (DORIS & LORIS) now in use.

Mortgage Standard Charge Terms

Section 95 of the *Land Registration Act* allows the Registrar General to require lenders (mortgagees or other holders of security interests) to file standard charge terms with the Land Registration Offices. These are the common clauses that lenders place in all of their mortgage documents. Once filed, the provisions are placed in a 'Standard Charge Terms Roll' in each land registration office and are incorporated by reference in each new mortgage. Thereafter lenders prepare a simplified mortgage and attach a schedule for any non-standard clauses.

The Registry 2000 project has been in discussion with representatives of the lending community for some time about filing standard charge terms in an

effort to reduce the amount of paper being filed in registry offices. With the introduction of scanning in land registration offices in Spring 2004, the need to reduce paper has become more pressing. Filing standard mortgage terms streamlines the scanning process and places the 'boiler plate' parts of the mortgage in a central location for public viewing.

On December 1, 2003, the Registrar General advised the Canadian Bankers Association and individual member institutions that they have until March 31, 2004 to file standard charge terms. Lenders who do not file standard charge terms may have their security interests rejected.



December 1, 2003 Rollout a Success

On December 1, 2003, Antigonish, Cumberland and Pictou counties made a successful transition to the new land registration system. Revised forms, regulations, business procedures, and system enhancements were also introduced on December 1, with changes based on the experience and feedback of LRO staff and clients in Colchester County who have been working with the land registration system since March 24, 2003.

The first few weeks with the new system have been hectic, according to Darlene Dixon, the Registrar in Pictou, but "the support has been tremendous." In Antigonish and Cumberland counties, land registration transactions since December 1 have been low, but whenever questions arise, LRO staff and clients know that the answer is just a phone call away. Implementing during a month when property sales are typically slow has allowed registry staff and legal professionals extra time to double-check information submitted on new forms and online applications.

Three more land registration counties are up and running smoothly, and as noted by the Cumberland Registrar, Donna Ripley, "I know that things will continue to go well...with all the support people we have, it's great."

Western Region Land Registration Training

The Registry 2000 training team and the Nova Scotia Barristers' Society have prepared a detailed training schedule for the Western Region land registration implementation set for March 1, 2004. The calendar on page 4 outlines all of the training sessions for each client group. The Registry 2000 training web site will be updated in the next few weeks to allow participants to register early and plan their schedules around those days. Registration for NSBS training can be done online at: <http://www.nsbs.ns.ca/LRAinitial.htm>.

Due to problems with booked registrants failing to attend the free training sessions provided by government for the December 1, 2003 rollout, a fee will be charged to participants who register for the government training but do not attend or call to cancel their registration. No-shows will be charged \$30 unless the team receives notice of cancellation at least two business days prior to the session. The sessions will continue to be free for those who register and attend.

Land Registration Training Calendar

Annapolis, Digby, Hants, and Kings Counties

(Dates and locations are subject to change)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
January 2004				1 New Years Day	2	3
4	5	6	7	8	9	10
11	12 NSBS Module 2	13 NSBS Module 2	14 NSBS Module 2	15	16	17
18	19	20 NSBS Module 2	21 NSBS Module 2	22 NSBS Module 2	23	24
25	26 NSBS Module 3	27 NSBS Module 3	28 NSBS Module 3 Realtors, Kentville Legal Assistants, Kentville	29 Lawyer Hands-on, Kentville	30	31
February 2004						
1	2 NSBS Module 3 Subdivision Training, (location TBD)	3 NSBS Module 3 Lawyer Hands-on, Kentville	4 NSBS Module 3 Legal Assistants, Kentville	5 Legal Assistants, Kentville	6 Surveyors, Kentville	7
8	9 NSBS Module 4 Title Searchers, Kentville	10 NSBS Module 4 Legal Assistants, Kentville	11 NSBS Module 4 Legal Assistants, Kentville	12 NSBS Module 4 Legal Assistants, Kentville	13 Realtors, Kentville Lawyer Hands-on, Kentville Surveyors, Annapolis	14
15	16 LRO Staff Training Title Searchers, Kentville	17 LRO Staff Training	18 LRO Staff Training	19 LRO Staff Training	20 LRO Staff Training	21
22	23 LRO Staff Training	24 LRO Staff Training	25 LRO Staff Training	26 LRO Staff Training	27 LRO Staff Training	28
29	MARCH 1 LRA Proclamation: Annapolis, Digby, Hants and Kings	<p>NOTE: Check the Registry 2000 training web site for exact locations, session times and to register online. www.gov.ns.ca/snsmr/property/registry/training/</p> <p>For NSBS training sessions, check the Nova Scotia Barristers' Society web site for locations, session times and to register online. http://www.nsbs.ns.ca/LRAinitial.htm</p>				