



Coming to a Town Near You - The Registry 2000 Road Show

Registry 2000 Project Solicitor Mark Coffin, and Director of Property Registration Peter Kittilsen, are teaming up to provide Registry 2000 stakeholders with a project update and an overview of functionality of the new system. These sessions will be held around the province from mid-May to mid-June. The presentations will review the features of the new technology (LIN-NS) which will be in place in Colchester. It will also inform staff, title searchers, surveyors, and lawyers about some of the new processes and procedures they will be working with when the land titles system is implemented.

Table of Contents

<i>Registry 2000 Road Show</i>	1
<i>"How To" Revise a Registration</i>	2
<i>Working Group Updates</i>	3
<i>Welcome New Registrars</i>	4
<i>Update on Registry 2000 Project</i>	4
<i>Lines of Communication</i>	4

Road Show Presentation Outline:	Sessions Offered:
1. Registry 2000 Project Update	Afternoons--2 to 4 p.m. Registry & mapping staff; & title searchers
2. System overview, Colchester & beyond	
3. Description certification process	Evenings--7 to 9 p.m. Surveyors & lawyers; Registry & mapping staff
4. Application for First Registration	
5. Subdivision process	

Dates and Locations:

May 14 Kentville Wandlyn Inn, Coldbrook	May 29 Sydney Cambridge Suites, Celtic Room B
May 16 Bridgewater Wandlyn Inn, Bridgewater	June 05 Halifax Art Gallery of Nova Scotia - Amphitheater
May 21 Yarmouth Rodd Motor Inn-Grand Hotel	June 12 Amherst Wandlyn Inn
May 28 Port Hawksbury Strait Area Campus, Port Hastings, Room 244	June 13 Truro Glengarry Inn

Revising a Registration: How Do I Transfer Ownership of a Registered Parcel? *

* *This is the second in a series of "How To" articles to explain new processes under the LRA. The first article, may be found in the February 2002 issue on our website at: www.gov.ns.ca/snsmr/property/registry/*

Once a parcel is registered pursuant to the *Land Registration Act* (LRA), the process for transferring ownership is quite straightforward. Keep in mind that what is happening on parcel transfer is that the ownership guarantee is being updated along with the name of the parcel owner.

Under the LRA, only certain interests may be registered and only registered interests are guaranteed. The relevant provisions are as follows:

17 (1) The following interests may be registered:

- (a) a life estate and the remainder interests;
- (b) a fee simple estate; and
- (c) an interest of Her Majesty.

20 (1) The registered owner of a registered interest owns the interest defined in the register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests

- (a) if the interest is registrable; and
- (b) to the extent the interest is registrable by law.

These subsections give a transferee the confidence that once a parcel is registered, the registered owner is conclusively the owner of that parcel. In other words, the *way* a parcel came to be registered to the named owner is immaterial. The *fact* that it is so registered is the important thing. This is why a historic title search is not needed on parcel transfer; simply a search of the parcel register and judgment roll.

All transfer documents must be accompanied by a lawyer's Certificate of Legal Effect (CLE). A CLE protects the integrity of the land registration system and the government ownership guarantee by telling staff the effect of the transfer document.

(e.g. This warranty deed transfers ownership from A.B. to C.D.) The CLE guides the system when issuing the ownership guarantee. It is therefore a very important document!

Section 18 of the LRA outlines the requirements for all registrations, including transfers:

18(4) A document submitted for registration other than a plan of subdivision or a notice of subdivision shall be accompanied by a certificate of a qualified solicitor setting out the legal effect of the document.

(5) Subject to subsection (4), a document submitted for registration without a certificate of legal effect from a qualified solicitor shall not be registered until the Registrar General obtains a certificate of legal effect from a qualified solicitor and the person applying to have the document registered pays the cost of obtaining the certificate.

(6) A registrar is entitled to rely upon the certificate of legal effect.

(7) The solicitor who signed the certificate of legal effect is liable to the Registrar General with respect to any negligent error or omission in the certificate of legal effect if the Registrar General has been required to pay compensation pursuant to this Act as a result of the negligent error or omission in the certificate within ten years after the date of the certificate.

On closing, the lawyer will send the deed, standard form CLE and any ancillary documents (such as a mortgage) to the Land Registration Office. The deed is registered and the other document(s) are recorded in the parcel register. That's all there is to it!

Registry 2000 Working Group Updates

Most working groups are holding regular meetings and the remaining groups will start as the project continues to develop. Recent Working Group activity includes:

- **Alpha Site Implementation** - On April 9, 2002, Robert de Vet and Mark Coffin gave a project and system update to staff and stakeholders at the Registry of Deeds in Truro. The presentation provided information on the functionality which the new system will have when it is put in place at Alpha Site. A demonstration of the New Brunswick system was also provided.

There is still a need for added representation on the Alpha Site Implementation Working Group. Anyone interested in serving on this Working Group should contact the Registry 2000 Project Office; Reg-2000@gov.ns.ca or Carol Pierre at 424-5619.

- **Communications** - The Communications Working Group has completed a detailed communications strategy, which sets out all the communications tasks that need to be completed prior to Alpha Site. In addition to publishing this newsletter, the Communications Working Group has initiated a monthly bulletin for all property registration staff, ensuring that this key group receives regular updates on the project.
- **Evaluation** - This working group is developing measures and targets for evaluating the new system when it is fully operational. The working group is in the process of determining how best to collect the data which will be used to evaluate the benefits of the new system.
- **Legislation** - This group is busy developing the regulations required under the LRA. It recently completed recommendations on Bill 107 - housekeeping amendments to the LRA. The Bill is currently before the House of Assembly.
- **Migration Acceleration** - On April 4, this Working Group hosted a successful workshop on the issues and challenges related to migration acceleration. Attendees included representatives from provincial departments and private landowners with large land holdings. Feedback received will help the WG as it develops a migration acceleration strategy.

- **Procedures** - Since access to CARIS-LIN has been available on site, various members of the Procedures Working Group have been using the usability lab to document the internal and external business processes and related system steps. This has been very useful in making sure the business process fits the system. Comments are being fed directly into the system design work. Input from a wider cross section of the Procedures Working Group will be required at the end of May as we complete the first draft of the internal Procedures Manual.
- **Standard Forms** - The Working Group has identified 26 standard forms/notices that are required under the Act. Work has started on the first draft of these forms and a number are now in their preliminary form. The draft forms will be reviewed by the Legislation Working Group and the business process experts will link the forms to the related system processes and make changes where necessary.
- **Surveyors** - This Working Group has helped organize the Road Show (see page 1), with a particular focus on the content of the sessions for surveyors.
- **Systems Requirements** - Workshops to preview New Brunswick's land registration technology, known as CARIS-LIN (PLANET), were held for both external and internal users. PLANET is the base application being used to develop the Registry 2000 system. The workshops were held to give users an opportunity to preview and comment on the base system to provide the team with input on what modifications the users would find helpful. Additional sessions will be held in June-July, after the design is completed.
- **Training** - The Registry 2000 team members of the Training Working Group have completed a staff training survey and have identified necessary computer skills training which will be delivered to staff over the next few months. The development of training materials specific to the new system and legislation is scheduled to begin in June after completion of the first draft of the Procedures Manual.

Welcome to Two New Registrars of Deeds

Service Nova Scotia recently appointed two new Registrars of Deeds - Shelley Archibald in Truro and Gillian E. Salmond (Shute) in Halifax

Shelley Archibald has been the Deputy Registrar in Truro for more than eight years and stepped into the position of Registrar to replace Alena Wright who retired in March. Shelley brings a wealth of property registration and customer service experience to her new role. Her skills will be an asset as Colchester's Registry of Deeds prepares for Alpha Site implementation later this year.

Gillian E. Salmond (Shute) has worked with the Provincial Government for almost 10 years. Her background has taken many twists and turns through library science, records and document management, and information technology. Most recently, Gillian has been working with the Business Solutions Team of the Information Technology Corporate Service Unit. Gillian is taking a break to get married before starting her new position in May. She is replacing Arlene d'Eon who was recently appointed Regional Manager for the Central Region - Halifax.

Registry 2000 Project Update

Milestones We've Reached

- T Acquired base technology . . . January 2002
- T Created LIN-NS usability lab . . . March 2002

What We're Working on

- i Designing specifications for the system
- i Preparing for data conversion
- i Updating staff and stakeholders
- i Reviewing and writing procedures
- i Planning for training and communications
- i Developing standard forms and regulations
- i Determining evaluation measures
- i Confirming the technology architecture
- i Monitoring amendments to LRA

What's Next???

- ' Complete System Design May /June
- ' Complete Procedure Manual June
- ' Build system modifications . . . Summer/Fall
- ' Develop Training June-September
- ' Test System Fall
- ' Train Alpha Site users and staff . . . Fall 2002
- ' Implement Alpha Site . . . Winter 2002/2003
- ' Begin province-wide rollout . . . Spring 2003

LINES OF COMMUNICATION



Land

Records

Reform Office

Service Nova Scotia and Municipal Relations
1505 Barrington Street, 9th Fl. S, Maritime Centre
Halifax, Nova Scotia B3J 2Y3
Phone: 902-424-5619 Fax: 902-424-0639
E-Mail: Reg-2000@gov.ns.ca

Registry 2000 Contacts

Deeds and Dialogue Editor: Arlene d'Eon 424-4084
Project Director: Gretchen Pohlkamp 424-5316
Project Solicitor: Mark Coffin 424-7228
Business Application Owner: Robert deVet 424-5022
GIS Coordinator: Bernie Gunning 424-4351
Property Registration Director: Peter Kittilsen . . . 424-6335
Process Change Coordinator: Nancy Saunders . . . 424-4305
Project Assistant: Carol Pierre 424-5619

To review back issues of the newsletter or obtain additional information about the Project please visit our website at: <http://www.gov.ns.ca/snsmr/property/registry/>