

**LAND TITLE AND SURVEY AUTHORITY  
OF BRITISH COLUMBIA**

**PRACTICE BULLETIN NO. 0206**

**SUBJECT:** PUBLIC AGENCY ACCOMMODATION  
(BCBC)

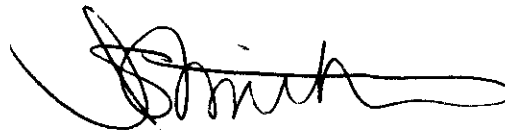
**ISSUANCE:** Director of Land Titles

**IMPLEMENTATION:** All Land Title Offices

**AUTHORITY:** *PUBLIC AGENCY ACCOMMODATION ACT*

**RELATIONSHIP TO  
PREVIOUS PRACTICE:** INITIAL STATEMENT

**EXECUTIVE APPROVAL:**



<b>EFFECTIVE DATE:</b>	<b>BULLETIN NO.:</b>	<b>FILE NO.:</b> Public Agency Accommodation Act
June 30 <sup>th</sup> , 2006	0206	

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## **BACKGROUND:**

The Public Agency Accommodation Act (the "PAAA") effected a statutory transfer of all property, rights and assets belonging to the British Columbia Buildings Corporation (BCBC) to the government. As defined in the Interpretation Act, "the government" means Her Majesty in right of British Columbia.

By section 2 of PAAA the transfer took effect upon the coming into force of the PAAA which was April 1<sup>st</sup>, 2006. On that date all of BCBC's assets were transferred and vested in the government. This transfer took effect without execution of any documents and without any registration occurring in the Land Title office.

Any of BCBC's properties which are registered in its name are deemed for all purposes to reflect that the property is owned and vested in the government.

Reference to the PAAA is sufficient to confirm the transfer and vesting of title from BCBC to the government.

Section 4 of PAAA states any reference to BCBC in a certificate or document that evidences or relates to the property transferred to the government is deemed a reference to the government.

Section 5, despite property being registered in BCBC's name permits the government in its own name to effect a transfer, charge, encumbrance or other dealing in property and execute any document to give effect to such, transfer, charge or other dealing. Land Title staff must give effect to any such transfer, charge or other dealing as if it had been executed by BCBC.

## **PRACTICE:**

- 1) A transfer by Her Majesty the Queen in Right of British Columbia to a third party when the title to the land is registered in the name of BCBC is satisfactory in so far as the name of transferor is concerned as it merely documents the statutory transfer contained in the PAAA mentioned above.
- 2) Transfers in accordance with the PAAA for clarity and for the sake of understanding our records in the future should state "Pursuant to the Public Agency Accommodation Act" in either item 1 or item 4 of the Form "A" Freehold Transfer. For a period of two months after the date of this bulletin failure to specify that the transfer is under the PAAA is grounds for a return of the transfer to the agent requesting they seek instructions to insert in item 1 the quoted words above. Following the expiry of this two month period, failure to specify "Pursuant to the Public Agency Accommodation Act" will be grounds for issuing a Notice Declining to Register.