

Practice Note 01-12

Land Title and Survey Authority of BC Land Title Division

March 7, 2012

Cross Sections on Strata Plans Version 1.1

1. BACKGROUND

This Practice Note is being issued to communicate the Land Title Division's practice regarding the inclusion of cross sections on building strata plans.

Section 14.4(1)(i) of the *Strata Property Act Regulation*, B.C. Reg. 43/2000 states:

(1) Every strata plan tendered for deposit in a land title office... must comply with the following requirements:

(i) the strata plan must include any representations, including an elevation or sectional drawing of the building, that the registrar may consider necessary to identify and locate the strata lots and floors within the building

Rule 13-4(1) of the General Survey Instruction Rules states:

(1) Strata plans that show floor plans must also show cross sections when requested by the registrar or if clarification is needed.

The above excerpts both contemplate the inclusion of cross sections on building strata plans in the event the registrar considers it necessary. Historically, land surveyors have not always included cross sections nor have the land title offices always required them. Due to the increasing complexity of building strata plans being filed in the land title offices, and subsequent *Strata Property Act* applications being filed affecting the strata lots and/or the common property, it has become evident that the inclusion of cross sections are required to ensure clarity regarding the boundaries within a building strata development.

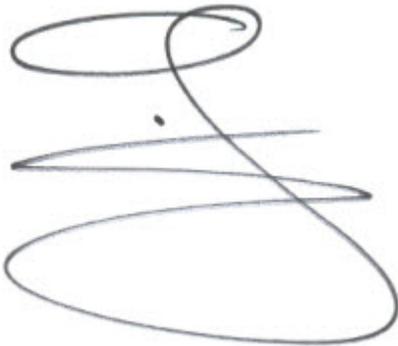
Generally, cross sections assist in clearly identifying the boundaries between individual strata lots and common property, including the clarification of their vertical limits. For example, building strata plans containing cross sections can be viewed in order to ascertain the existence of areas of common property within a building that do not appear on the floor plan drawings

(such as an attic or crawl space). The existence of this common property would not always be evident without a cross section. This information is important not only to disclose the existence of areas of common property, but the clear depiction of common property in a cross section also allows it to be dealt with on subsequent applications (such as a limited common property designation or the granting of a statutory right of way through the common property).

The Association of British Columbia Land Surveyors issued an advisory to their members on January 29, 2010 that strongly recommended that land surveyors include a cross section on all building plans in an effort to provide clarity.

2. PRACTICE

Effective May 1, 2012, building strata plans with a Form 9 Statement by Surveyor indicating that the field survey was completed on or after May 1, 2012, must include cross sections. Land surveyors who feel a cross section is not warranted may seek pre-approval from the registrar prior to submitting the plan. The land surveyor must clearly describe in their request to the registrar the reasons why a cross section is not required on that particular plan. If satisfied, the registrar will provide written authorization that a cross section is not required for the land surveyor to include with the submission of the strata plan. This practice mirrors the "pre-approval" procedure used by land surveyors when they request approval from the registrar to submit an explanatory plan in the place of reference plan.

A handwritten signature in blue ink, appearing to read 'Craig D. Johnston'. The signature is fluid and cursive, with a large loop at the top and a smaller loop at the bottom.

Craig D. Johnston
Director of Land Titles