



Fundamentals of Land Title Applications

Presenters: Dustin Meyer, Deputy Registrar of Land Titles
and Chris Smith, Deputy Registrar of Land Titles

October 6, 2022 | 11am-12pm

First Nations Acknowledgement

- We acknowledge that we are presenting this webinar from the New Westminster Land Title Office on the ancestral, traditional territories of the QayQayt First Nation.
- We are privileged to live and work on the traditional and ancestral territories of Indigenous Peoples and Nations throughout British Columbia.

What we will cover in today's session

Before Registration

- What is an interest in land?
- What are NOIs?
- Common Forms:
 - Form A, B, Form C Charge, Form C Release, Change of Address
- Part 10.1 + Quality Verification
- Common Defects
- Supporting Documents vs Informational
- Declarations vs Corrective Declarations
- Capacity (Witnessing Officer)
- Validations
- Occupation
- Glossary of Terms

What we will cover in today's session

After Registration

- How to Read Title
- State of Title Certificate (STC)
 - Non-Corporate Owner (Individual)
 - Corporate Owner
- Title Search for Strata Title
 - including common property search
- Common Property Filings for Stratas
- Index Search – Strata Plan General Index

Q&A

Interest In Land

- What is an 'interest in land'?
 - Rights/entitlements in, against, under or over a parcel of land
 - Fee simple or freehold ownership - highest form of property ownership, with fewest restrictions

Did you know? Fee simple comes from Old French *fief simple*. A fief was heritable property (or rights) granted by an overlord to a vassal who held it in fealty (or "in fee") in return for a form of feudal allegiance and service.

Source: en.wikipedia.org/wiki/Fief

Interest In Land

- What is an ‘interest in land’?
 - Not just ownership
 - What about right to access? E.g. easement
 - What about leases?
 - What about charges? E.g. mortgage, liens
 - Ownership vs license
 - Parcel of land changes hands, rights/entitlements remain on title (indefinite) VS contractual rights (licenses) limited to current owner only (time limited)

Natures of Interest (NOIs)

- Definition: An NOI represents specific types of interests in land that are being granted in an application.
- Common NOIs
 - Freehold Transfer
 - Transmissions
 - Lease
 - Mortgage
 - Change of name
 - Covenant
 - Judgments
 - Powers of attorney
 - Statutory Right of Way

Natures of Interest (NOIs)

- Why so many?
- Majority are voluntary
- Form C (Release) NOIs:

Equitable Interest	
Grant of Timber	
Judgment	
Lease	
Legal Profession Act Charge	
Life Estate	
Mines Act Charge	
Mining Agreement	
Notice of Interest Builders Lien Act	
Notice of Maintenance Order	
Notice of Property Agreement	
Option to Lease	
Option to Purchase	
Party Wall Agreement	
Possibility of Reverter	
Property Transfer Tax Act Charge	
Property Transfer Tax Act Lien	
Profit a Prendre	
Rent Charge	
Resort Municipality of Whistler Charge	
	Restrictive Covenant
	Right of Entry
	Right of First Refusal
	Right Of Way
	Right to Purchase
	Royalty Agreement
	Security Act Charge
	Statutory Building Scheme
	Statutory Charge
	Statutory Right of Way
	Sublease
	Timber Agreement
	Treaty First Nation Debt
	Waiver of Right of First Refusal
	Wills, Estates and Succession Act Charge

Natures of Interest (NOIs)

- Common applications types have precipitated their own form; each form is dedicated to a specific NOI
 - Form A = ‘Freehold Transfer’
 - Fee Simple
 - Life Estate
 - Fee Simple on Condition
 - Form B = ‘Mortgage’
 - Form B can contain Assignment of Rents

Resource: [Web Filing Form Practice Guides](#)

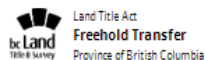
Form A

- Freehold Transfer
 - A freehold estate provides possession of the land for an indeterminable time period
- Includes: Fee simple, Fee simple on Condition, Determinable Fee Simple, Fee Simple with Exceptions and Reservations and a Life Estate
- Fractional interests must be set out in a particular way for consistency

Form A

John Doe
1234 ABC Street
Vancouver, BC
V1V 1V1
As to an undivided ½ interest

Mary Doe
1234 ABC Street
Vancouver, BC
V1V 1V1
As to an undivided ½ interest



Land Title Act
Freehold Transfer
Province of British Columbia

1. Application

Dustin Meyer
1234 Around the Corner Street
Vancouver BC V1V 1V1

2. Description of Land

PID/Plan Number	Legal Description
007-701-624	LOT 2 BLOCK 12 DISTRICT LOT 543 PLAN 14906 As to an undivided 1/2 interest

Market Value

3. Consideration

4. Transferor(s)

JOHN DOE

5. Freehold Estate Transferred

FEE SIMPLE

6. Transferee(s)

JANE DOE
1234 AROUND THE CORNER STREET
VANCOUVER BC V1V 1V1

As to an undivided 1/2 interest

JACK DOE
1234 AROUND THE CORNER STREET
VANCOUVER BC V1V 1V1

BUSINESSMAN

As to an undivided 1/2 interest

Mary Doe
1234 ABC Street
Vancouver, BC
V1V 1V1
As to an undivided ½ interest

Jack Doe
1234 ABC Street
Vancouver, BC
V1V 1V1
As to an undivided ¼ interest

Jane Doe
1234 ABC Street
Vancouver, BC
V1V 1V1
As to an undivided ¼ interest

Form B

- Mortgage
- An assignment of rents may be applied for on a Form B
- Mortgage terms can be either:
 - A) prescribed standard mortgage terms, or
 - B) filed standard mortgage terms, or
 - C) express mortgage terms
- Fractional interests must be set out in a particular way for consistency

Form B



Land Title Act
Mortgage
Part 1 Province of British Columbia

1. Application

Webinar
1234 Around the Corner Street
Vancouver BC

2. Description of Land

PID/Plan Number	Legal Description
009-283-862	LOT 2 BLOCK 15 DISTRICT LOT 764 PLAN 10846
	As to an undivided 1/2 interest

3. Borrower(s) (Mortgagor(s))

JANE DOE
1234 AROUND THE CORNER STREET
VANCOUVER BC V1V 1V1

4. Lender(s) (Mortgagee(s))

CIBC MORTGAGES INC.
1234 AROUND THE CORNER STREET
VANCOUVER BC V1V 1V1

As to an undivided 1/4 interest

THE TORONTO-DOMINION BANK
1234 AROUND THE CORNER STREET
VANCOUVER BC V1V 1V1

As to an undivided 3/4 interest

Form C Charge

- Form C (Charge) is used to either grant new charges or deal with existing charges
- Always consists of Part 1 (Form C) and Part 2 (Terms of Instrument)
 - Terms of Instrument can be either filed standard terms or express charge terms
- Up to 32 Natures of Interest on the Form C (Charge)
 - e.g. Statutory Right of Way, Transfer of Charge, etc.
 - Enter the nature of interest and, if applicable, the related charge number of an existing charge and click Add to List.
 - Charge number format, e.g. CB12345
- Dedicated Form C (Charge) webinar later this fall December 1, 2022.

Form C Charge

Edit Application

Form C Charge

Package: **Land Title** Status: **Unsubmitted**

Manage Package ▾

E-sign

Validate Package

Submit Package

Prepare Submission in EFS →

← Return to Package

Go to Application ▾

Form C (Charge) ✎

Manage Form Data ▾

Delete Application

Status: **Drafted**

- Applicant
- **Charge, Lien, Interest or Notation**
- Description of Land
- Charge Terms
- Transferor
- Transferee
- Execution
- Part 2 or Informational Document
- Web Filing Form

Charge, Lien, Interest or Notation

Enter the type and charge number of the related charge, lien, or interest and click Add to List.

Select type ▾

Select type
Assignment of Lease
Assignment of Rents
Assignment of Right to Purchase
Covenant
Easement
Easement and Indemnity Agreement
Equitable Charge
Extension of Mortgage
Grant of Timber
Lease
Lease (S.99 (1)(J) LTA)
Mining Agreement
Modification
Modification of Lease
Option to Lease
Option to Purchase
Party Wall Agreement
Priority Agreement
Profit a Prendre

Rent Charge
Restrictive Covenant
Right of First Refusal
Right to Purchase
Royalty Agreement
Statutory Right of Way
Statutory Right of Way - Crown Land
Sub Right to Purchase
Sublease
Timber Agreement
Transfer of Charge
Undersurface Rights
Vancouver City Street Lease

Save Progress

Continue →

⬆ Back to Top

About LTSA

Form C Release

- Release charge(s) from title
- ‘Release’ can be applied for on a Form C (Release) or Form 17 (Cancellation of Charge, Notation or Filing)
- When to use Form C Release vs Form 17 (Cancellation of Charge, Notation or Filing)
 - Release of Mortgage → Form C (Release)
 - Charge by Court Order → Form 17 (Cancellation of Charge, Notation or Filing)

Form C Release

Edit Application

Form C Charge

Package: **Land Title** Status: **Unsubmitted**

Manage Package ▾ E-sign Validate Package **Submit Package**

Prepare Submission in EFS →

← Return to Package Go to Application ▾

Form C (Release) ✎

Manage Form Data ▾

Delete Application

Status: **Drafted**

- Applicant
- Charge, Lien or Interest**
- Description of Land
- Transferor
- Execution
- Part 2 or Informational Document
- Web Filing Form

Charge, Lien or Interest

Enter the filing number of the charge, lien, or interest for release.

Add

Cancel

Back

- Assignment of Rents ▾
- Select type
- Mortgage
- Assignment of Rents**
- Modification
- Extension of Mortgage
- Priority Agreement
- Transfer of Charge
- Claim of Builders Lien
-
- Bank Act Charge
- Builders Lien
- Certificate of Levy
- Court Order
- Covenant
- Crown Debt
- Crown Lien
- Crystallized Floating Charge
- Easement
- Easement and Indemnity Agreement
- Equitable Charge

- Equitable Interest
- Grant of Timber
- Judgment
- Lease
- Legal Profession Act Charge
- Life Estate
- Mines Act Charge
- Mining Agreement
- Notice of Interest Builders Lien Act
- Notice of Maintenance Order
- Notice of Property Agreement
- Option to Lease
- Option to Purchase
- Party Wall Agreement
- Possibility of Reverter
- Property Transfer Tax Act Charge
- Property Transfer Tax Act Lien
- Profit a Prendre
- Rent Charge
- Resort Municipality of Whistler Charge

- Restrictive Covenant
- Right of Entry
- Right of First Refusal
- Right Of Way
- Right to Purchase
- Royalty Agreement
- Security Act Charge
- Statutory Building Scheme
- Statutory Charge
- Statutory Right of Way
- Sublease
- Timber Agreement
- Treaty First Nation Debt
- Waiver of Right of First Refusal
- Wills, Estates and Succession Act Charge

About LTSA

The Land Title and Survey Authority of British Columbia (LTSA) is a publicly accountable, statutory corporation formed in 2005 responsible for administering the land title and survey systems of BC. These systems form the foundation for all real property business and ownership in the province. The LTSA and its subsidiary Systems Ltd. own and operate the myLTSA portal to host the LTSA's Electronic Search and Filing System.

Change of Address Form

- Change of Address
- Formerly Form 15, now its own 'Change of Address' form

Did you know? Your clients can access an online application to change their address on title. Replaces downloadable PDF forms.

- BC Services Card app verifies identity of person applying for the change
- Service: free of charge
- Access the form: tsa.ca/property-owners/make-changes-to-title/change-address

Part 10.1 + Quality Verification

- *Land Title Act* Part 10.1 → e-filing policy
 - E-form/Web Filing form = original document
 - Printed version once wet-inked signed by the client and legal professional = execution copy (of the original)
 - Original Web Filing form trued up with details in execution copy (eg date signed)

Resource: [Web Filing Form QV Series \(Video\)](#)

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act* RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.



Form A (Section 185(1))

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2022 01 21 09:46:37.423

1 of 1 Pages

Timestamp

- A unique identifier appearing the first time you generate a Web Filing form
- It will not change when form is edited, including adding or removing an e-signature

Part 10.1 + Quality Verification

- Different concepts: **Execute** vs **Certify** vs **Apply Digital Signature** vs **Affirms**
- **Original vs Execution Copy**
 - Forms A, B and C (Part 5 documents) are *executed* when *wet inked signed* by the client and *witnessed by an officer*.
 - *Applying* a digital signature (Juricert), legal professionals *certify* they have an *execution copy*.
 - A *signed* execution copy is *trued-up* (in legal professional's office) to the Web Filing form (*the original*) with details from the execution copy.
 - Under new Change of Address (“CoA”) procedure, client no longer signs a document (eg. supporting document Form 15). The legal professional *affirms* on behalf of the client by *applying* a digital signature to the new CoA form.

Part 10.1 + Quality Verification

- Quality Verification (QV)
 - QV is the process to confirm submissions adhere to Part 10.1
 - Conducted by LTSA

Common Defects

- Defect notice reminders = 25% of defect notices issued
 - Please address issue and resubmit within 30-days.
 - Questions? Confusion? Need help? Call us!
 - Less time issuing reminders = more time processing new applications.

Common Defects: Forms A, B, & C

- Form A
 - Form A transfer of a strata lot doesn't include a Strata Property Act Form F declaration.
 - Transfer of a Deceased Estate
 - Fraction Interest Transfers
 - Supporting Document not attached to a Declaration Form

Resource: tsa.ca/professionals/land-title-practice/common-errors-leading-to-defect

Common Defects: Forms A, B, & C

- Form B
 - Name of the borrower does not conform to the name on title
 - Missing schedules
- Form C
 - Reference to Standard Mortgage Terms and not Filed Charge Terms
 - Not all parties signing

Declarations vs Corrective Declarations

- What's the difference between a declaration and a corrective declaration?
 - Declaration – is a **legal term** first; its also the **name of land title form**
 - Imperative to be clear which referring to when using the word 'declaration'
- Examples:
 - Create a new Form A but need to add Form F; Form F is a declaration
 - Corrective declaration uses a 'declaration' form to remedy an error and/or add new information in an application

Informational Documents vs Supporting Documents

Form A (Freehold Transfer)

Manage Form Data ▾

Delete Application

Status: **Drafted**

Modified: Jun 08 2022 03:20 PM

- Applicant
- Description of Land
- Transferor
- Transferee
- Transfer Details
- Execution
- **Informational Document**
- Web Filing Form

Part 2 or Informational Document

Optionally, upload any information documents.

Upload Documents

 What supporting documents do I need to upload?

For Declarations, see Supporting Documents for Electronic Applications for submission requirements where a supporting document is submitted with a Declaration.

For Form 17 submissions, see the Form 17 Help Guide for a list of natures of interest and the associated supporting document.

Corrective Declarations


Declaration

Status: **Drafted**

Modified: Jun 16 2022 10:56 AM

Manage Form Data ▾

Delete Application

 Supporting Evidence or Declaration

 Web Filing Form

Declaration


The application may require additional documents or evidence to verify the requirements of registration are met

Is this a corrective declaration?

☒ Yes ☐ No


Enter related document number

Upload Documents

 What supporting documents do I need to upload?

Drag PDF files to upload

or

 Choose PDF Files

Corrective Declarations

Enter declaration statement

? [More about preparing declaration statements](#)

Select statement type

Enter your own declaration statement

This corrective declaration format is a suggestion only.

I, <enter name and capacity> declare that:

1. Make a statement about the error or omission in the document.
2. Set out the correct and/or additional information.
3. Where applicable, state you have consent of all the parties to make the changes (written consent should be retained at your office) and/or where applicable, state that the execution copy or a true copy of that execution copy has been initialed by all the parties.

<enter name and capacity>|

Declarations

- Declaration Form used to attach supporting documents to Form A, B and C
- Declaration Form also contains a drop-down with preformatted statements
 - Select standardized language → automation = faster processing times

Did you know? Packages with attachments are manually reviewed. Avoid attachments when possible and use open text fields for faster processing times.

Declarations

Declaration

The application may require additional documents or evidence to verify the requirements of registration are met.

Is this a corrective declaration?

☐ Yes ☒ No

Upload Documents

Drag PDF files to upload

or

 Choose PDF Files

Enter declaration statement

Select statement type

Enter your own declaration statement

Enter your own declaration statement

Form F Statement

Election and Authorization

Land Tax Deferment Act Declaration

Wills, Estate and Succession Act Consent (Distribution of the estate within 210 days)

Wills, Estate and Succession Act Consent (Transfer or Property Specifically Bequeathed)

Wills, Estate and Succession Act Consent (Transfer within 210 days)

Capacity (Witnessing Officer)

- What is capacity?
 - Signing officer's capacity acceptable for witnessing is a safeguard for identity verification.

Resource: Part 5 of *Land Title Act* (for BC) and s63 *Evidence Act* (out of province /Canada) sets out who can witness an application. 'Capacity' = lawyer, commissioner taking affidavits, etc.

Capacity (Witnessing Officer)

- Key principles to better understand the capacity
 - Section 42 – 47 of the *Land Title Act*
 - Sections 60 and 63 of the *Evidence Act*
- Common mistakes and why it's important to get it right
 - Foreign Officer witnessing
 - Full name, professional capacity and address of the Witnessing Officer
- Use of fielded portions = automation resulting in faster processing times

Validations

- Form vs package validations
- Warnings vs errors
- Summer 2022 –converted many data entry type warnings to errors
- Avoid issuing defect notices
- More validation improvements coming soon

Occupation

- Why is 'occupation' required and why it is important?
 - One of several items of information – middle name, city, others on title, occupation - to differentiate one person from the next.
- Expect professionalism; flexibility to describe any occupational situation
- Legal professionals are relied upon to ensure person is who they say they are. Entering 'disco dancer' as a lark is a disservice to client and profession

Did you know? Occupation shows up on the title. It becomes part of the public record.

Glossary

- Transferor vs Transferee
- Applicant name (e.g. paralegal filling out the form) vs transferor (e.g. client)
- Capacity
- Witnessing Officer
- Title

Did you know? These glossary terms are used in Defect Notices.

Resource: ltsa.ca/property-owners/about-land-records/glossary

Walk-Through of Titles

Walk-Through

- State of Title Certificate – Non-Corporate Owner (Individual)
- State of Title Certificate – Corporate Owner
- Title Search for Strata Title
 - Also includes common property search

State of Title Certificate

– Non-Corporate Owner (Individual)

State of Title Certificate (STC) – Non- Corporate Owner

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE
Certificate Number: STSR2302885

File Reference: Webinar

Applicant information

JOHN SNOW
88 6TH ST
NEW WESTMINSTER BC V1V 2V2

Applicant's file
reference number

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at
<https://appsuat.ltsa.ca/cert> (access code 916644).

Title number

I certify this to be an accurate reproduction of title number **CA3837260** at 14:08 this 8th day of September, 2022.



The land title district where
the land is located

Title Issued Under

STRATA PROPERTY ACT (Section 249)

Land Title District
Land Title Office

NEW WESTMINSTER
NEW WESTMINSTER

Title Number
From Title Number

CA3837260
CA3825764

Current title number and
previous title number

The date the application for the
title was submitted vs registered

Application Received

2014-07-14

Application Entered

2014-07-16

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

JOHN DOE, FARMER
JANE DOE, HOMEMAKER
1234 FRIST AVENUE
VANCOUVER, BC
V1V 1V1
AS JOINT TENANTS

Registered owner's name(s)
and address

Taxation Authority

Surrey, City of

State of Title Certificate (STC) – Non- Corporate Owner

Notice of something that may
affect or benefit the lands

Charges liens and interests
that the title is subject to

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR2302885

Description of Land

Parcel Identifier: 029-343-615
Legal Description:
STRATA LOT 1 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
STRATA PLAN EPS1234
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations

NONE

Charges, Liens and Interests

Nature:	EASEMENT
Registration Number:	BB1496822
Registration Date and Time:	2012-08-29 10:06
Remarks:	INTER ALIA APPURTENANT TO THE NORTH HALF LOT 14 PLAN 2468
Nature:	COVENANT
Registration Number:	BB1496823
Registration Date and Time:	2012-08-29 10:06
Registered Owner:	CITY OF SURREY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	BB1496826
Registration Date and Time:	2012-08-29 10:06
Registered Owner:	CITY OF SURREY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	BB1496828
Registration Date and Time:	2012-08-29 10:07
Registered Owner:	CITY OF SURREY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	BB1496830
Registration Date and Time:	2012-08-29 10:07
Registered Owner:	CITY OF SURREY
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	BB1496832
Registration Date and Time:	2012-08-29 10:08
Registered Owner:	CITY OF SURREY
Remarks:	INTER ALIA

State of Title Certificate (STC) – Non- Corporate Owner

LAND TITLE OFFICE	
STATE OF TITLE CERTIFICATE	
Certificate Number: STSR2302885	
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	STATUTORY RIGHT OF WAY BB3002594 2012-11-02 13:44 FORTISBC ENERGY INC. INCORPORATION NO. 0778288 INTER ALIA
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	STATUTORY RIGHT OF WAY CA3000208 2013-02-20 09:46 BRITISH COLUMBIA HYDRO AND POWER AUTHORITY INTER ALIA
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	STATUTORY RIGHT OF WAY CA3000209 2013-02-20 09:46 TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547 INTER ALIA
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	STATUTORY RIGHT OF WAY CA3096371 2013-04-26 13:08 SHAW CABLESYSTEMS LIMITED INCORPORATION NO. A0075382 INTER ALIA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).

Registration details for the specific charge

Lists transfers of the lands

Lists information if the Duplicate indefeasible title has been issued and to whom it was issued to

Lists any applications that have not been registered

State of Title Certificate – Corporate Owner

State of Title Certificate (STC) – Corporate Owner

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE
Certificate Number: STSR2302886

File Reference: Webinar

Applicant information

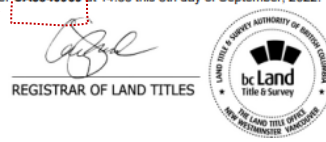
WILE E. COYOTE
1234 VANCOUVER ST
VANCOUVER BC V1V 1V1

Applicant's file
reference number

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at
<https://appsuat.ltsa.ca/cert> (access code 689889).

Title number

I certify this to be an accurate reproduction of title number **CA5840969** at 14:36 this 8th day of September, 2022.



The land title district where
the land is located

Land Title District
Land Title Office

VANCOUVER
VANCOUVER

Title Number
From Title Number

CA5840969
CA4853946

The current title number and
the previous title number

The date the application for the
title was submitted vs registered

Application Received

2017-02-27

Application Entered

2017-03-08

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

ACME COMPANY, INC.NO. 123456
1234 VANCOUVER STREET
VANCOUVER, BC
V1V 1V1

Registered owner's name(s),
incorporation number, address

Taxation Authority

Squamish, District of

Description of Land

Parcel Identifier: 006-128-971
Legal Description:
LOT 1 BLOCK 2 DISTRICT LOT 486 PLAN 5678

Title Search for Strata Title

- Includes common property search

Title Search – Strata Title

TITLE SEARCH PRINT

File Reference: Test
Declared Value \$335174

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

2022-09-08, 14:12:58
Requestor: Dustin Meyer

Applicant information

The land title district where
the land is located

The date the application for the
title was submitted vs registered

The current title number and
the previous title number

Registered owner's name(s),
incorporation number, address

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA3837260 CA3825764
Application Received	2014-07-14
Application Entered	2014-07-16
Registered Owner in Fee Simple Registered Owner/Mailing Address:	JOHN DOE, FARMER JANE DOE, HOMEMAKER 1234 FRIST AVENUE VANCOUVER, BC V1V 1V1 AS JOINT TENANTS
Taxation Authority	Surrey, City of
Description of Land Parcel Identifier: Legal Description:	029-343-615 STRATA LOT 1 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS1234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Remarks:	EASEMENT BB1496822 2012-08-29 10:06 INTER ALIA APPURTENANT TO THE NORTH HALF LOT 14 PLAN 2468

COMMON PROPERTY SEARCH PRINT

File Reference: Test

2022-09-08, 14:12:58

Requestor: Dustin Meyer

Title Search – Strata Title

Notice of something that may
affect or benefit the lands

Charges liens and interests
that the title is subject to

Land Title District
Land Title OfficeNEW WESTMINSTER
NEW WESTMINSTER

Common Property Strata Plan

EPS1602

Transfers

NONE

Legal NotationsTHIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE CA4619673**Charges, Liens and Interests**

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

STATUTORY RIGHT OF WAY

BB1493015

2012-07-09 09:15

CITY OF SURREY

INTER ALIA

PART 55.1M2 PLAN BCP50594

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

STATUTORY RIGHT OF WAY

BB1493016

2012-07-09 09:15

CITY OF SURREY

PART 80.1M2 PLAN BCP50594

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

STATUTORY RIGHT OF WAY

BB1493019

2012-07-09 09:17

CITY OF SURREY

OVER PART CONTAINING MOST WESTERLY 23.8
METRES ON SRW PLAN BCP50594

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

STATUTORY RIGHT OF WAY

BB1493020

2012-07-09 09:17

CITY OF SURREY

OVER PART CONTAINING WESTERLY 23.8
METRES ON SRW PLAN BCP50594

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

STATUTORY RIGHT OF WAY

BB1493021

2012-07-09 09:17

CITY OF SURREY

OVER PART CONTAINING EASTERLY 23.8
METRES ON SRW PLAN BCP50594

Strata Lot Title Search vs. Common Property Record

- Common property record is created when the strata plan is registered
- Most information on strata lot title and common property is the same but there are differences. Examples:
 - No owner information
 - Mortgages are not carried to common property
 - Part in plan charges from the parent lot may only affect common property and/or some or all strata lots in the strata plan

Common Property Filings for Stratas

- What are common property filings for stratas?
- What is a search of a strata plan general index?

Resource:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/understanding-stratas/kinds-of-stratas>

Index Search – Strata Plan General Index

myLTSA Available Balance: \$0.00 [Request Funds Transfer](#)

Searches	Other Requests	ParcelMap BC
Title Search		come to the Land Title
Parcel Info and Miscellaneous Notes Search		
Strata Plan Common Property Search		Search Titles
Index Search		Reference
Plan Search		
LOTR Search		Parcel Identifier (PID)

Index Search

* = required fields

File Reference

Search By ☒ Strata Plan General Index
☐ Power of Attorney by Principal Name
☐ Power of Attorney by Document Number
☐ Standard Mortgage Terms
☐ Standard Charge Terms

Strata Plan Number

Index Search – Strata Plan General Index

Index Search Results

The index search results have been sent to your myLTSA Inbox and email depending on your forwarding options. [54005]

File Reference

webinar|

Order Remarks

[Back to Index Search](#)[Print Page](#)

10 search results found

Strata Plan General Index for Strata Plan Number eps1602

Items per page 20

<input type="checkbox"/>	Document Number	Type/Remarks	Date Received	Pages	Status
<input type="checkbox"/>	CA5055617	STRATA PLAN BY-LAWS	2016-03-21	2	Found.
<input type="checkbox"/>	CA4141284	STRATA PLAN BY-LAWS	2014-12-16	3	Found.
<input type="checkbox"/>	CA3894744	UNIT ENTITLEMENT PHASE 7 UNIT ENTITLEMENT	2014-08-11	2	Found.
<input type="checkbox"/>	CA3852671	UNIT ENTITLEMENT	2014-07-21	2	Found.
<input type="checkbox"/>	CA3825755	UNIT ENTITLEMENT	2014-07-07	2	Found.
<input type="checkbox"/>	CA3641256	UNIT ENTITLEMENT PHASE FOUR, STRATA LOTS 30 TO 34	2014-03-21	2	Found.
<input type="checkbox"/>	CA3577563	UNIT ENTITLEMENT	2014-02-03	2	Found.
<input type="checkbox"/>	CA3343329	UNIT ENTITLEMENT	2013-09-11	2	Found.
<input type="checkbox"/>	CA3343330	MAILING ADDRESS	2013-09-11	2	Found.
<input type="checkbox"/>	CA3343337	UNIT ENTITLEMENT	2013-09-11	2	Found.

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Upcoming Webinars

- Monthly Web Filing Webinar
 - Thurs. Nov. 9, 11am-12pm
- Land Title Application Help Resources
 - Wed. Nov. 2, 11am-12pm
- Understanding the Land Title Application Form C (Charge)
 - Thurs. Dec. 1, 11am-12pm

Register Today at ltsa.ca/upcoming-events

Survey

Questions?

Thank you!