



Fundamentals of Land Title Applications: Form A, B, C (Release), and Title Walk Through

HYBRID (LIVE + REBROADCAST) WEBINAR

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

April 4, 2023 | 11am-12pm

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
- 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

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](#)

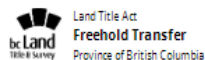
Form A

- 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 1/2 interest

Mary Doe
1234 ABC Street
Vancouver, BC
V1V 1V1
As to an undivided 1/2 interest



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 1/2 interest

Jack Doe
1234 ABC Street
Vancouver, BC
V1V 1V1
As to an undivided 1/4 interest

Jane Doe
1234 ABC Street
Vancouver, BC
V1V 1V1
As to an undivided 1/4 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

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)

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.

Assignment of Rents ▾

Add

Cancel

Back

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.

Form C Release

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

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

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 NEW WESTMINSTER
 Land Title Office NEW WESTMINSTER

The date the application for the title was submitted vs registered

Title Number From Title Number CA3837260
 CA3825764
Application Received 2014-07-14
Application Entered 2014-07-16

Current title number and previous title number

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

Registration details for the specific charge

Lists transfers of the lands

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR2302885

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

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

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).

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

The date the application for the title was submitted vs registered

Title Number
 From Title Number CA5840969
 CA4853946

Application Received 2017-02-27

Application Entered 2017-03-08

The current title number and the previous title number

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

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:

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

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

Applicant information

COMMON PROPERTY SEARCH PRINT

File Reference: Test

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

Title Search – Strata Title, Common Property Search

Land Title District
Land Title Office
NEW WESTMINSTER
NEW WESTMINSTER

Common Property Strata Plan
EPS1602

Transfers
NONE

Notice of something that may affect or benefit the lands

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE CA4619673

Charges liens and interests that the title is subject to

Charges, Liens and Interests
Nature: STATUTORY RIGHT OF WAY
Registration Number: BB1493015
Registration Date and Time: 2012-07-09 09:15
Registered Owner: CITY OF SURREY
Remarks: INTER ALIA
PART 55.1M2 PLAN BCP50594

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB1493016
Registration Date and Time: 2012-07-09 09:15
Registered Owner: CITY OF SURREY
Remarks: PART 80.1M2 PLAN BCP50594

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB1493019
Registration Date and Time: 2012-07-09 09:17
Registered Owner: CITY OF SURREY
Remarks: OVER PART CONTAINING MOST WESTERLY 23.8 METRES ON SRW PLAN BCP50594

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB1493020
Registration Date and Time: 2012-07-09 09:17
Registered Owner: CITY OF SURREY
Remarks: OVER PART CONTAINING WESTERLY 23.8 METRES ON SRW PLAN BCP50594

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB1493021
Registration Date and Time: 2012-07-09 09:17
Registered Owner: CITY OF SURREY
Remarks: 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

Order Remarks

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

10 search results found

Strata Plan General Index for Strata Plan Number eps1602 Items per page

<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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