Canadian Hydrographic Conference and National Surveyors Conference - Victoria
May 6, 2008

Land Title and Survey Authority and the Office of the Surveyor General

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Background

• Created in the fall 2004 via legislation.
• Started operation January 2005.
• Independent not-for-profit, non-share capital corporation.
• Responsible to operate and maintain land title and land survey systems.
• New independent structure.
• Flexibility to respond quickly.
• Governed by user groups and accountable to the people of British Columbia.
Governance

- 11 member Board of Directors
  - Province (2)
  - Land Surveyors (2)
  - Law Society (2)
  - Notaries
  - First Nations Summit
  - UBCM
  - BC Real Estate Association
  - BC Registry Agents

- Board responsibilities established in legislation – provides strategic direction and ensure Authority meets accountability requirements.
Customer Accountability

• Formal interaction with customer through Stakeholder Advisory Committee.

• Representatives from
  
  Land Surveyors  Notaries
  Law Society     Canadian Bankers Assoc.
  Province       BC Historical Federation
  BC Registry Agents  BC Real Estate Association
  First Nations Summit  BC Assessment Authority

• Provide advice on Authority’s mandate, activities, policies, programs, services and customer service improvements.

• Valued forum for ensuring the Authority is adding value to the customer’s experience.
Strategic Direction

• Mission – To create confidence by delivering assured land title and land survey systems essential to the property market and economic foundation of British Columbia.

• Values
  - Accountable to those we serve.
  - Act with the highest standards of integrity, knowledge and skill.
  - Respect and value our customers and each other.
  - Continuously improve.
  - Approachable and personally responsive to our customers and employees.
Current Objectives

• Instill confidence, maintain integrity and increase the value of the land title and survey systems of British Columbia.

• Improve and deliver professional, consistent service.

• Develop new lines of business/product/services in response to customer needs.

• Ensure the right structure, people and tools for the effective operation of the LTSA.
Business Snapshot - 2007

- Land Title instruments registered – 1.33 million (2007)
- Employees – 160
Business Emphasis

• Greater use of technology – Electronic filing of documents and survey plans – internal processing of applications.

• Technological renewal to ensure the Authority is able to modernize business process and have cost effective information systems.

• Human resource, succession planning to ensure the Authority is seen as an excellent employer to attract and retain good employees.

• Historic records fit under the first business objective and are critically important to the Authority.
Historic Records Program

- Cataloguing of land title records complete and available on the LTSA website – sample documents.
- Assessment of the physical condition noted during cataloguing.
- A professional document conservator is on site and restoring those records most in need of attention.
- The Authority has worked with a developer in Victoria to design a “state-of-the-art” vault for the records.
- The Authority has a number of initiatives to improve electronic access through having documents scanned and available electronically – including historic field books.
- Continue to work with advice and support of BC Historical Federation.
Core Functions

• Ensuring the continued integrity of British Columbia’s Torrens System for registering land titles, and interests in titles such as mortgages and other charges.

• Provides conclusive evidence of title, and is backed by an Assurance Fund in the unlikely event of a registration error.

• Offices in New Westminster, Victoria and Kamloops.
Turnaround Times

- 1.33 million land title documents
- Average turnaround time for land title documents - 4.4 days
- Average turnaround time for Land Title Act plans – 4.6 days
- LTSA performance target – 6 days
- Emphasis on Electronic Filing System (EFS)
- 2007 intake 26.8% of eligible documents
- Current uptake approximately 34%
- Goal is 100% electronic filing
Surveyor General Current Roles and Responsibilities

-Surveyor General of British Columbia appointed by the CEO of LTSA pursuant to Section 34(2) of the Land Title and Survey Authority Act.
-Boundary Commissioner of British Columbia appointed by provincial Order in Council working as part of a tripartite Boundary Commission with the Surveyor General of Canada and the Alberta Director of Surveys.
-Member of Executive Team of LTSA.
-Appointed to the Board of Management of the Association of British Columbia Land Surveyors.
-Delegate to the Canadian Council on Geomatics to deal with cadastral survey issues on a national scale with other provinces, the territories and the federal government (Director of Integrated Land Registry for Ministry of Agriculture and Lands takes lead role for British Columbia).
Surveyor General Division

Core Business

- Responsible for the quality and integrity of the survey structure of British Columbia.
- Provision of expertise in the survey structure.
- Crown grant conveyancing for the disposition of Crown land in fee simple (92% of the province remains Crown land).
- Provision of records and research material.
- Leader and partner in the development of regulations, standards and specifications for surveys and parcel structure in British Columbia.

Surveyor General Business Units

- Surveyor General Services
- Crown Grant Services
- Records Distribution Services
Surveyor General Services

- Manage the cadastral survey structure of British Columbia by:
  - Providing parcel designations to land surveyors for surveys of Crown land.
  - Providing guidance on the maintenance and creation of General Survey Instruction Rules to the Association of British Columbia Land Surveyors.
  - Providing professional support on survey issues to the Land Title Office.
- Manage all surveys of Crown land under the authority of the Land Act by:
  - Responding to questions and concerns.
  - Reviewing all plans prepared for the survey of Crown land for accuracy and completeness.
  - Confirming all plans and filing them in the Crown Land Registry.
Surveyor General Services (continued)

- Manage the statutory obligations imposed by legislation by:
  - Maintaining the integrated survey area program.
  - Reviewing and adjudicating changes to natural boundaries in order to maintain accurate titles within the Land Title Office.
  - Adjudicating requests by developers to provide subdivisions with deferred monumentation for the protection of the cadastral fabric.
  - Adjudicating requests for modified or deferred monumentation for surveys within the E & N land grant.
  - Adjudicating requests for agreed boundaries adjacent to Crown lands.
  - Adjudicating designations and confirming official plans of provincial parks.
  - Cancelling Crown titles from the Land Title Office when required.
  - Designating corporate bodies or the public to hold statutory rights of way or covenants over lands registered in the Land Title Office.
Surveyor General Services (continued)

• Provide professional guidance on survey issues to government and the public by:
  ▪ Providing assistance in the negotiation of treaty settlements with First Nations.
  ▪ Providing assistance to ministries and the public on an as needed basis to resolve issues with their property holdings.
  ▪ Researching historical records to report on the accuracy of land transactions.
  ▪ Assisting the Ministry of Transportation with the transfer of provincial Crown lands and federal lands.
Crown Grant Services

• Preparation of Crown grant documents conveying Crown land in fee simple. During the 2003/04 fiscal year, the unit prepared 417 Crown grants which provided over $77 million in revenue to the province.

• Preparation of Ministerial Orders to amend, cancel or replace terms, covenants, provisions, stipulations, reservations or exemptions of existing Crown grants and cancellations of those Crown grants deemed to be defective.

• Transactional advice on more complex conveyance procedures involving registration of multiple instruments.
Records Distribution Services

- Respond to client requests for copies of plans, field notes, historical survey records, Crown grant documents and reference maps in a variety of mediums.
- Scanning records for population in the Atlas database to support electronic retrieval through GATOR.
- Records management and maintenance.
- Promote and educate clients on internet use for retrieval of electronic records.
LTSA is embarking on a major business transformation initiative to modernize the existing operations and systems.

- Potentially $3 million in expenditures in 2008/09 fiscal year.
- Includes examination and modernization of all existing processes
  - Defect notices
  - State of Title Certificates
  - Advisory service
  - Re-write of ALTOS
- Study of internal capacity
  - Employee demographics
Land Title and Survey Authority
Business Transformation (continued)

• New business opportunities
  ▪ Pre-vetting service
  ▪ Consolidated knowledge base
  ▪ Smart title search
  ▪ Real property report

• Increase availability of electronic images
  ▪ Pre-1990 image project online

• Increase use of electronic and automatic registration
  ▪ Increase from 34% to 100%

• Move away from a reliance on government systems
Electronic Survey Plan (ESP) Process

• Primary business initiative for the Surveyor General Division.
• Historically, legal survey plans have been prepared in a hard copy format on linen and mylar.
• The Electronic Survey Plan project is a multi-year, multi-phase project that results in the electronic delivery of survey plans, in digital format to the Crown Land Registry and the Land Title Offices.
• Initially only an image will be capture – Phase II will include plan intelligence to allow automated maintenance of a provincial legal (cadastral) parcel base map as close to source as possible.
• Functionality to allow electronic submission of plan to the Crown Land Registry went live on July 24, 2006.
  ▪ Includes survey plans prepared pursuant to the Land Act, the Mineral Tenure Act, the Petroleum and Natural Gas Act and the Coal Act.
Electronic Survey Plan (ESP) Process (continued)

- In February 2008, 92% of eligible plans filed in the Crown Land Registry were filed electronically.
- Pilot project to support submission of Electronic Survey Plan process to Land Title Offices started in May 2007.
- Pilot group expanded from initial single land surveyor to 40 land surveyors by February 2008.
- Originally simple plans (posting plans, right of way plans) not requiring signature.
- Grew to include more complex plans (subdivision and strata plans) with multiple approving authority and owners, charge holders consents required.
- On February 28, 2008, the Electronic Survey Plan process was rolled out to all land surveyors in the province.
Conclusion

• LTSA is operated to ensure:
  ▪ Client service continually improved.
  ▪ Historic records critically important.
  ▪ Continue to play a vital role in economic and social wellbeing of British Columbia.
  ▪ Business transformation vital in ensuring future of LTSA.
  ▪ Electronic Filing Service and Electronic Survey Plan process positions LTSA as a leader in e-business.
  ▪ Integrity of land title and land survey systems of British Columbia are maintained.

• Website:  www.ltsa.ca