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Modernizing the Land Registry *Message from the Editor*

Electronic Submission became mandatory on June 30, 2008 and the majority of lawyers in the province have signed up. Those who submit their documents in electronic format are benefiting from the fact that they do not have to drive to the Registry Office. And in fact, the Registry Office is becoming a bare spot without books or folks doing title searches in the Registry. Everything is now being done online—lawyers submitting documents from their offices or title searchers working at home.

I have worked in the Registry system for over 30 years and in the last 10, I have seen more changes than what occurred in the previous 200 years.

Remember the euphemism about the old days and walking uphill 10 miles in a snowstorm to get to school? Well, when I went to work in the Newcastle Registry Office in 1975, we had a manual typewriter for typing the pages in the index books and a couple of electric typewriters for doing cards. We actually wrote by hand in the index books before we consolidated the cards and typed them up in pages. From 1787-1975 (188 years) there were 275 books (of about 700 pages each) in the Land Registry. From 1975-2002 (27 years) we added 968 more books. Since 2002 all documents have been scanned and made available online.

We sure have come a long way. I miss the old days but I am proud to be a part of the evolution of the Registry as we knew it to the Land Registry today. Many businesses are impacted by the changes: surveyors, real estate agents, lawyers, government departments, and individuals. Land Titles have made it easier and cheaper to transfer a property after the initial registration. Searching is easy to do remotely with the Historic Indexes and documents online. We can look forward to more changes and improvements as we continue to modernize the Land Registry. With your cooperation it will be smooth sailing.

Debby Frost

How Do You Like Your News?

Some folks like to sit and read with their morning coffee. Others prefer quick and digestible online news feeds. Many will only check in periodically when they have a moment to spare. How about you? How would you like to receive Land Registry News?

Please take a moment to consider the following questions and write us back at: planet-bulletin@snb.ca.

Regarding our newsletter content:

1. What information do you find useful?
2. What information is irrelevant to you?
3. Is there anything we're missing?

On format and delivery:

4. Do you prefer a bi-annual newsletter format, or rather smaller "chunks" of information delivered more regularly?
5. Would it be helpful if everything you needed to know was available online, stored in one place?

A little bit about you:

6. In what industry do you work?
7. How often do you use PLANET?

Thank you for taking the time to provide us with valuable feedback that will help us to serve you better!

Helpful HINTS

Electronic Submission – keeping track of accounts

1. At the Main Menu, click on [Accounting Information](#)

Welcome to SNB's Registry and Mapping Services

Select one of the following menu items to initiate your search:

- [Real Property Information](#)
- [Land Gazette](#)
- [Registration Index](#)
- [PID Databank](#)
- [Land Titles](#)
- [Land Titles Covenants](#)
- [General Powers of Attorney](#)
- [User Administration](#)
- [Accounting Information](#)

2. Click on [Electronic Document Transaction Records](#)

Accounting Information

- [Current Month Accounting](#)
- [Previous Month Accounting](#)
- [Electronic Document Transaction Records](#)

3. This will take you to this url:
[http://planet-int:8910/PLANETDB/acctesub_main\\$.Startup](http://planet-int:8910/PLANETDB/acctesub_main$.Startup)

(You can set a favorite here and skip the first 2 steps.)

Electronic Document Transaction Records

- [Daily Electronic Document Charge Summary](#)
- [Users Electronic Document Charge Summary](#)
- [Daily Registration Index Charge Summary](#)
- [Users Registration Index Charge Summary](#)

You will be able to get the [Daily Electronic Document Charge Summary](#), Users individual summary, etc.

Most Common Call to PLANET Help Desk:

"I can't log on to PLANET. I received a message I am already logged on with a different IP address."

Parcel Information :

Error!

The following unhandled error has occurred in the routine par0001\$parcel.QueryView:

ORA-20250: You are already logged on with a different IP Address

Please contact your support representative.

NOTE: This IP error message will occur only when you first click for information within PLANET—not while logging on.

If your office is on a network, more than one person can log on using the same PLANET account at a time. However...

- If someone tries to log on immediately after another logs off, the IP error occurs.
- Any one person accessing PLANET outside the office network will block all those inside the network from using the same user ID.
- It is possible for someone to remain logged on even if they are unexpectedly booted out of the system, have locked their computer, or shut off their computer before logging off. *They need to log on again and then log off properly.*
- If someone on the network is using Advanced Browser and has left it idle for a while, the system will "time-out" and produce this IP error message for anyone else trying to log on.

QUICK FIX: Ask around to see if someone else in or outside the office could be logged on in any of the above scenarios. *Try waiting about 10-15 minutes after you or someone else in your office has logged off before logging on again.*

****BEST SOLUTION**:** If each user has their own unique user name and password, this IP error will not occur.

Important NOTES

Updating your Contact Information?

Please notify Service New Brunswick when changing your personal information such as address or e-mail address. You can also do it yourself online within the **Tips and Tricks** section of the Land Registry web pages: <https://www.pwx1.snb.ca/snb7001/e/2000/2400e.asp>

Tips and Tricks

- [Planet-Maintain Your User Account](#)
- [How to Open an Account](#)
- [How to request a CRO](#)
- [Submitting a description with more than 4,000 characters](#)
- [Retrieving Document Images](#)
- [To Print Historical Documents](#)
- [Viewing and Printing Historical Indexes](#)

Viewing a Document Image that has no PID

You might not be able to see a document image in the browser that you can see in the Search Registration Index-If there is a Example Judgment Registered that has no PID on it, it will not be coded against a parcel and therefore is not shown in the Parcel Attribute information.

If you do a search in the Search Registration Index, by document # you will find a judgment searching by grantor. The link to the judgment will be there if it is since 2002 and you can view it there.

Questions regarding Electronic submission?

Check out the **online tutorial** first:

<http://snb.esub.esolutionsgroup.ca/subscribinglawyer>



We are in the process of modernizing the Land Registry to make it more accessible province-wide. As of **June 30, 2008** the following select group of Land Titles documents must be submitted in electronic format only:

- ⇒ Transfers
- ⇒ Mortgages
- ⇒ Collateral Mortgages
- ⇒ Discharges of Mortgage

For questions and technical support, please call the help desk at:
1-888-832-2762

Tips and Tricks

- Use the LOV (List of Values) button when entering an Enterprise Name as most addresses are populated – it will save time.
- When you click the Print “Document Type” (or other) button and there is a “pop-up blocked” message in the header of the browser. **Click on the Pop up message; then you should be able to right click and then select “Allow pop-ups”.**
- PLANET works best with Internet Explorer (Firefox, Safari or Netscape do not work well).
- Make sure that your ADOBE reader is up to date as well as your JAVA. ADOBE should be version 8 or higher and JAVA works very well with 1.6.0.2.

Project UPDATES

Historical Documents

County	Data Date Range
Albert	1932-10-03 to 2002-05-03
Carleton	1832-11-07 to 2002-05-17
Charlotte	1785-06-20 to 2002-06-04
Gloucester	1827-08-28 to 2002-05-03
Kent	1827-06-04 to 2002-05-17
Kings	1786-04-18 to 2002-05-17
Madawaska	1850-04-11 to 2002-05-17
Northumberland	1787-10-20 to 2002-04-19
Queens	1786-06-17 to 2002-05-17
Restigouche	1838-10-10 to 2002-05-17
Saint John	1784-04-30 to 2002-05-03
Sunbury	1786-07-25 to 2002-05-17
Victoria	1850-04-08 to 2002-05-17
Westmorland	2002-05-03 to 2002-05-03
York	1935-09-13 to 2002-05-01

Historical Index

Project complete!

All Historical Indexes for all counties are now online.

Corporate Name Change

Since the project started we have registered 484 Registry documents and 567 Land Titles documents changing the Corporate Name on 6219 PIDs.

Electronic Submission

From June 30, 2008 to July 31, 2008:

Since 1998:

Paper Documents

Document Status	Totals
Received:	4105
In Process:	16
Registered:	3736
Rejected:	561

Electronic Documents

Document Status	Totals
Received:	8266
In Process:	11
Registered:	7871
Rejected:	438

Report Date: 2008-08-01 10:18:29

Conversion Document Activity

Type	Received	Registered	Rejected	In Process
AFR:	202233	182583	19636	3
Order:	182855	182853	2	0
Notice:	182917	182915	2	0
Rectification:	6308	6004	304	0
Total:	574313	554355	19944	3

Land Titles Statistics

Land Titles Statistics as of July 14, 2008

COUNTY	Land Titles (LT)	% of LT	All PIDs	LT % converted
Albert	3992	1.87	19468	20.51
Carleton	8301	3.89	26081	31.83
Charlotte	8604	4.03	28911	29.76
Gloucester	23901	11.2	81397	29.36
Kent	11325	5.31	37683	30.05
Kings	20512	9.61	51362	39.94
Madawaska	11152	5.23	33828	32.97
Northumberland	12478	5.85	49278	25.32
Queens	4683	2.19	17202	27.22
Restigouche	9500	4.45	29165	32.57
Saint John	18145	8.5	40438	44.87
Sunbury	6819	3.19	15994	42.63
Victoria	5942	2.78	20769	28.61
Westmorland	42541	19.93	90270	47.13
York	25534	11.96	61025	41.48

(*Total Count for Albert County is 12397 or 63.68% Complete*)

Total LT PIDs since 00/09/25 = 213429

Total LT PIDs = 221834

Total PIDs = 602871

Percent of PIDs converted = 36.8%

Electronic Submission

Discharge of Mortgage

In the Electronic Discharge of Mortgage, there has to be a name in the Attorney/Officer field in the Authentication block.

Examples:

Witness Melanie Pott	Institution CIBC Mtge	Attorney/Officer Assistant Secretary (NOT OK)	
Witness Melanie Pott	Institution CIBC Mtge	Attorney/Officer John Doe, Assistant Secretary (OK)	
Witness	Institution CIBC Mtge	Attorney/Officer John Doe, Assistant Secretary (OK)	
Witness Melanie Pott	Institution CIBC Mtge	Attorney/Officer John Doe, Assistant Secretary	POA 12345678 (OK)
Witness Melanie Pott	Institution CIBC Mtge	Attorney/Officer John Doe	POA 12345678 (OK)
Witness	Institution CIBC Mtge	Attorney/Officer John Doe	POA 12345678 (OK)

External User will see the following signatory validation screen when an officer or POA is required for an Enterprise:



Signature Validation

You have entered a name in the Attorney/Officer field.

If the person signing is an Attorney, please add the required Registration Particulars for the Power of Attorney in the fields provided.

If the person signing is an Officer, please ensure the office held by the person has been entered after the name.

i.e. John Brown, President

If the signature information entered is correct, click "OK" to continue.
If changes are required to the signature information, click "Cancel".



A note from Property Assessment:

Residential Tax Credit

Please be advised that all documents registered that involve a change of ownership in a property will result in the residential tax credit being removed from the property for the future year. This includes adding or deleting names from a deed.

Attaching an application for the tax credit to these documents (where applicable) will ensure the credit is reinstated to the property and eliminate many of the phone calls received by both Service New Brunswick and the law firm involved in the transfer when the Assessment and Tax Notices are issued in March of each year.