

The Newsletter



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A PLANET full of good news

Welcome!

Debby Frost, Editor

Welcome to the First Edition of the PLANET Newsletter.

On behalf of Service New Brunswick and the PLANET team, we would like to introduce you to the Newsletter.

We are going to do a semi-yearly edition that will contain information such as:

- News
- Recurrent critical info
- Articles from guest writers
- Calendar of upcoming events
- Legislative changes
- New directives
- Help desk
- Statistics
- Project news
- SNB news that impacts real property
- Kiosks
- Corrections from previous issues
- New staff
- Any office moves or new information such as phone numbers
- Questions and answers
- Tips and tricks

If there is anything that you would like to see or if you have any comments or questions that you wish answered, you can e-mail us at planet-bulletin@snb.ca. When you fill in the form, please list the nature of your comment and note that it is for the newsletter as well as your name.

The Newsletter will be available on line at www.web11.snb.ca/snb7001/e/2000/2400e.asp and will be sent to clients via e-mail.

Thanks for checking in and hope you enjoy our maiden voyage.

Name this newsletter Contest

We at SNB feel that this newsletter will be a useful tool to all registered PLANET users as well as SNB employees.

SNB invites you to enter our contest *Name This Newsletter*. Send us your suggestion of a relevant and catchy name for our newsletter, and you could win a three-month subscription to the extended version of the Real Property Online Registry (Browser) .

Send us your suggestions no later than April 28, 2006 via email at planet-bulletin@snb.ca. Winner and winning entry will be announced in the following issue of the newsletter.

Service New Brunswick wishes you a
Happy and Prosperous 2006

Land Titles documents to be accepted electronically

Service New Brunswick recently proposed amendments to the [Land Titles Act](#). These will allow lawyers and financial institutions to be able to submit designated land transaction documents such as mortgages, transfers and discharges of mortgages in electronic format, by utilizing a process known as electronic submission or e-submission.

The proposed amendments are the next step in the modernization of SNB's

Real Property Registry. The amendments will revolutionize the registration process, and the new electronic submission system will become mandatory for designated Land Titles documents after a transition period.

The ease of submitting an electronic document from anywhere in the province and the ability to register these documents more quickly

will make New Brunswick a more efficient place to do business.

The amendments are expected to be adopted during the Spring 2006 sitting of the Legislative Assembly.

You can read the news release issued by SNB at the following address: www.gnb.ca/cnb/news/snb/2005e1704sn.htm.

Fifth Anniversary of Land Titles

Five years have passed since the implementation of the new Land Titles system which began in Albert County on September 25, 2000. A lot of hard work and energy has been invested over this period and SNB employees have shown that they can come through in the crunch. Celebrations are planned for each office as the five year milestone approaches. At the Real Property seminar on October 15, Bernard Arseneau presented each office with a plaque commemorating the anniversary.

The dates below represent critical milestones for each county in the modernization of the Real Property Registry.

County	Historical Registration Index	Registration Index	PLANET Implementation Date	Land Titles Implementation Date
Albert		1988-01-01	1999-10-04	2000-09-25
Carleton		1992-01-01	1998-12-04	2001-01-15
Charlotte		1981-01-01	1998-10-22	2001-02-12
Gloucester		1990-01-01	1998-11-09	2000-10-23
Kent		1993-01-01	1999-09-07	2001-03-19
Kings		1993-01-01	1999-02-16	2001-02-12
Madawaska		1990-01-01	1998-11-26	2000-12-04
Northumberland	1787 to 1992	1993-01-01	1998-11-25	2001-03-19
Queens		1992-01-01	1998-12-02	2001-01-22
Restigouche		1988-01-01	1998-11-19	2000-11-20
Saint John		1993-01-01	1999-02-11	2001-02-19
Sunbury		1992-01-01	1998-12-02	2001-01-22
Victoria		1990-01-01	1998-11-25	2000-12-04
Westmorland		1991-01-01	1999-10-04	2001-03-12
York		1992-01-01	1999-02-23	2001-01-15

Miscellaneous

Directives are an immense help to clients submitting documents, AFRs & PDBAs. You can find them at: www.web11.snb.ca/snb7001/e/2000/2400e_3.asp

Life Estates - references to "life estates" on Affidavits of Transfer/Value are currently a serious problem. Any transfer from a parent(s) to a child, especially if the property had been receiving the residential tax credit, requires the following reference.

When filling in the Affidavit of Transfer/Value, you must indicate either:
 - That the land is being transferred for the true and actual consideration of dollars excluding HST____; or
 - As a gift or without consideration for the following reason:_____

We suggest you add this explanation to either scenario: "from parents to children retaining a life estate for themselves".

CRO - clients should always check the content of the CRO upon receipt and advise the responsible Registry Office if there are any errors or omissions.

Need Help?
 Please call the appropriate County that pertains to the area the documents are to be registered in.

Upgrade of the Civic Address system

On December 18, 170,000 civic addresses were uploaded to the Planet system to conform with the emergency 911 (E911) database maintained by the NB Department of Public Safety.

An additional 80,000 records in PLANET were already compliant.

This gives a total of approximately 250,000 valid civic addresses (parcel locations) in PLANET. This represents about 80% of the

properties in the Province of New Brunswick with an assigned civic address.

This is a significant step forward and the result of a lot of hard work by the CADB Team and regional staff who assisted in updating data and doing investigations in preparation for the data load.

Thank you to all involved!

E-Learning CD

Service New Brunswick has created an e-Learning CD for the PLANET Browser, PID Databank Application and the Application for First Registration. The CD is aimed at helping new lawyers entering Real Property practice and has information on system navigation, help tools, references, and FAQ's on the browser, AFRs and PDBAs. CD's have been distributed to lawyers via the "pigeon holes" in the Registry offices. If you have not received a copy, please contact the Registry staff.

Tips and Tricks

Registry Office

- Registrant Users need to indicate their number on the back of the document for easier and faster indexing. If you don't have this number, please call Debby Frost at 627-4033. Note: A lot of users have had labels or a rubber stamp made up with the Registrant # and/or the EFT number on it.
- Please use the browser to find out if the document is registered. Do not call a Registry office to find this out as it prolongs the registration process. You can also "Search Documents in Process".
- For those wishing to use EFT, please notify your staff coming into the Registry office that they must have your company's EFT number. We cannot search the database without it. If they do not know the number, please contact Jodi Hayes at SNB Financial Services at 453-8742.
- Please attach the "Residential Tax Credit Application" with all "Affidavits of Transfer" and/or "Affidavit of Value" for the property owner who will be maintaining their property as their principal place of residence. Forms are available on line www.web11.snb.ca/snb8000/dept.aspx?DeptID=111&l=e

- When mailing or dropping off documents, please add a cover letter or put the mailing address on the back of the document. Please do NOT put it on the cheque.
- Please make sure the AFR has been registered before you drop off documents to be registered at the Real Property Office. If it has not been registered and the PID is not a Land Titles PID, then the staff has to index the document, review it and reject it.
- Sometimes a document can get rejected several times before the AFR is registered.
- When submitting documents for registration after they had been rejected, it's helpful to attach the rejection notice.
- Please attach the exemption letters for Registry to the documents.

Financial

Fees for browser use in the Registry offices:

Base fee: \$15
 11 x 8.5 maps: \$5
 11 x 17 maps: \$7

Parcel info: see website www.snb.ca/e/1000/1008e.asp#2

PLANET External Application

We recommend that users upgrading their computer to Windows XP seek assistance from an IT expert when setting up PLANET. Spy ware, popup blockers, and java script have all been causing problems amongst users. Internal PC settings need to be configured to address these issues.

Myths and Truths

Registration Currency - One of the expectations coming out of the new Land Titles system was that there would be a twenty-four to forty-eight hour turnaround time for documents presented for registration. This expectation is being consistently met in the majority of registry offices. However, there still remain certain times of the year when factors such as increased volume and staff availability may see that turnaround time extend beyond 48 hours.

Real Property Seminar

A very successful Real Property Seminar was held on October 15, 2005 at the Days Inn in Oromocto. It's great to have staff that are willing to give up their Saturday to get together with their counterparts to learn and upgrade their skills. The following people took part and contributed to everyone's education:

Ed Quinton

- * PLANET Updates
- * E-Submission
- * E911
- * Revised Mapping Standards
- * POPIA
- * General Issues
- * Questions and Answer session

Bernard Arseneau and Jacques Dubé

- * Presentations to each Registry Office on the 5th Anniversary of Land Titles

Chris Ferguson

- * Demo of Online Services

Ron Richard

- * Grantor/Grantee Historic Indices Project
- * Historic Document Project

Darrel Parker

- * Mapping tools (Ortho/Topo) Java & Browser
- * Procedures and Directives

Maureen Mills

- * Revision of Interest to Burden/Benefit "On the Face of the Document"
- * Title Rectifications

Anne Marie Dallaire

- * Maintaining Parcel Procedure

Claude Poirier

- * Questions and answers

Help Desk

The number of Help Desk technical calls has dropped considerably as users have reached a new level of comfort with PLANET. The xwave people on the front line have a "Most Common Problem" document that aids them in answering a call without having to redirect. Legal assistance is also available during office hours. Questions should be directed to SNB Corporate Counsel rather than calling the Registry Office staff.

SNB Technical/Legal Assistance
Within Province toll free
1-888-832- 2762

Outside of province
1 (506) 460- 6136

Hours of Operation:

Mon. to Fri. 8:30 a.m. to 10 p.m.,
Saturday 10 a.m. to 5 p.m.

Update on on-going initiatives

Historical Grantor-Grantee

Northumberland County is online. Albert is next. It is in testing mode and is going well. It should be online by the end of February 2006. Other counties are being completed rapidly.

e-Learning

500 CDs showing customers how to use the Browser and to do AFR's and PDBA's, have been distributed. If your office did not receive one, please contact the local SNB Registry Office and we will get you a copy.

e-Submission

Legislation was introduced at the Legislative Assembly in December 2005 (see text page 2) and system work is progressing at a rapid pace.

PLANET reporting

A patch was applied in December 2005 to the internal side of PLANET. It has made things easier for staff.

Historical documents

Northumberland County records are being updated from the 1990 scanning project and are being loaded. All documents dating back to 1920 should be online soon. Data is being collected to evaluate the feasibility of doing the other counties.

SNB's Information Technology section is still assessing the impact of not upgrading to a newer release of Java (i.e. 1.5.04) until next fiscal year.

Land Titles Conversion Stats

As of Monday, January 9, 2006

County	LT PIDs	% of LT	All PIDs	% Converted
Albert *	2918	1.83	18823	15.5
Carleton	6174	3.86	25290	24.41
Charlotte	6594	4.13	28102	23.46
Gloucester	18096	11.33	79001	22.91
Kent	8325	5.21	36528	22.79
Kings	15458	9.67	49100	31.48
Madawaska	8509	5.33	32876	25.88
Northumberland	9277	5.81	48216	19.24
Queens	3389	2.12	16698	20.3
Restigouche	7314	4.58	28487	25.67
Saint John	13556	8.48	39039	34.72
Sunbury	5102	3.19	15203	33.56
Victoria	4507	2.82	20320	22.18
Westmorland	31245	19.56	85111	36.71
York	19315	12.09	58471	33.03

(*Total Count for Albert County is 11322 or 60.15% Complete*)

Summary

Total LT PIDs since 00/09/25	= 159779
Total LT PIDs	= 168183
Total PIDs	= 581265
Percent of PIDs converted	= 28.93
The PIDs counts above include retired PIDs.	

Corporate Affairs Change of Name Documents

A process to register Change of Name documents automatically with SNB Corporate Affairs has been in progress since July 2004 and is showing great results.

County	Registry	Land Titles	Number of PIDs
Albert	5	6	31
Carleton	10	6	220
Charlotte	16	9	136
Gloucester	23	29	459
Kent	3	6	51
Kings	9	6	79
Madawaska	9	18	383
Northumberland	11	6	130
Queens	5	4	53
Restigouche	18	9	146
Saint John	22	30	268
Sunbury	4	3	31
Victoria	7	3	440
Westmorland	26	37	286
York	16	14	185
Total Count of Documents	184	186	2898

"We are using technology to serve the people of New Brunswick faster and more efficiently. And we are saving money in the process."

Hon. Percy Mockler,
Minister responsible for
Service New Brunswick

