

Gerry Neely

Legally Speaking and Keyword Index

The 393 *Legally Speaking* columns written over the past 25 years for the British Columbia Real Estate Association focus on the legal effect on Realtors® of some 500 court decisions.

They include related real estate issues such as life estates, title insurance, and stream protection regulations.

Researching the information available in these columns is made possible only by a Keyword Index created in the last few years by Norma Miller, Director of Communications for BCREA.

Intended to be an easy first step for a reader to see if the columns have an answer to a reader's question, it links words in the Index to the columns in which they are found. Anyone interested in a strata problem would find columns listed under: strata bylaws, strata corporations, strata councils, and strata plans; leaky condos, *Condominium Act*, and *Strata Property Act*.

Keywords are cross-referenced to make the Index more user-friendly. Examples are zoning to municipal bylaws, easements to access rights and rights of way, market values to prices, and misrepresentation to negligence.

The only problem is that some words are linked to a large number of

columns—for example, the Contract of Purchase and Sale is linked to 95—which makes a search too time-consuming. As a result, I've started to add subject matter indexes for such keywords. For example:

- 33 columns dealing with fiduciary duties are divided under 11 subheadings, such as agency relationships, breach of duty, higher duties;
- 105 columns that mention commissions are divided among 26 headings.

I made this change in response to more than 1300 responses by Realtors® to a survey initiated last year by BCREA, asking for the topics they would like to see addressed in *Legally Speaking* columns. Several past columns may have provided the answers for the Realtors® who asked about backup clauses, archaeological sites, holdover clauses, measurements (12 columns), parking spaces (15 columns), and counteroffers.

Adding the subject matter indexes will help *Legally Speaking* readers help themselves.

Notaries and other interested parties will find subscription information for *Legally Speaking* via http://www.bcrea.bc.ca/publications/legally_speaking.htm. ▲

Gerry Neely practised law in Victoria for 47 years as a solicitor with Pearlman & Lindholm in Victoria. He retired in 2005.



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