

Electronic Filing on the Rise in BC

Since the inception in 2004 of the Electronic Filing System of the Land Title and Survey Authority, the LTSA has been most encouraged by the participation from Notaries and lawyers and the continued increase in EFS filings.

On peak days (the 15th and 30th of every month), up to 50 percent of land title transactions are submitted via EFS.

Currently, 170 of the over 300 BC Notaries use EFS.

The most gratifying aspect for LTSA staff has been in hearing that the users love EFS and would never go back to over-the-counter filing.

When LTSA asks users what improvements they would like to see next, the most common request is for help to get their conveyancing colleagues online. There is frustration among EFS users when the Notary or lawyer on the *other side* of the transaction can deal only in paper.



Darcy Hammett, Director responsible for EFS, made the following comment after his recent presentations at the Real Estate Board of Greater Vancouver

Conference and Trade Show.

I explained how EFS works and how it can be of benefit to clients. The

most common question was “Why aren’t all Notaries and lawyers using EFS?” Realtors could easily see the flexibility and risk reduction EFS provides. They could also appreciate the customer service advantages the technology allows.

The LTSA believes conveyancing professionals not using EFS soon will have difficulty continuing to operate in their paper world. Their colleagues and clients will demand that conveyancers file electronically. Doing business electronically is expected today.

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Other Electronic Submissions

The latest enhancement to EFS is the ability to submit survey plans electronically. The LTSA’s electronic survey plan pilot group demonstrated the dramatic improvements for Notaries and lawyers. The ability to gather signatures concurrently via email saves substantial time and cost.

Notaries using EFS have told the LTSA loud and clear that they want to be able to file Powers of Attorney electronically. A proposal on the subject is under discussion.



Sandy King, Program Analyst for EFS and a number of other LTSA initiatives,

says, “We are pleased with how reliable EFS has been over the course of the years it has been operating. This reliability has not occurred simply by chance.”

Every Monday morning for the past 3 years, the LTSA’s technical and business staff have met to discuss EFS concerns from the previous week—perhaps a problem experienced by a single client or a glitch affecting many users. Staff have discussed issues that may not have been noticed by clients. No matter if they are big or small, all issues have been—and continue to be—examined and tracked at these meetings so they can be rectified.

Some time ago, Darcy met with a group of Notaries to talk about the reliability of EFS. One Notary joked that if EFS is so reliable, LTSA staff should be comfortable sharing their home phone numbers publicly. “Upon checking my business card,” says Darcy, “the Notary realized my home number **was** listed there. I am happy to report I’ve had very few calls at home!”

Busy legal professionals who have not yet converted to EFS simply need to invest the time. Straightforward to learn, the process easily integrates into existing business operations.

For those who would like help, tools, and a video presentation, the LTSA Website will walk you through each step. As well, LTSA staff can offer personal assistance—quite often in the legal professional’s own office.

To arrange for individualized help, call the BC OnLine Help Desk: 1-800-663-6102. ▲