

Survey Plans Now Accepted Via Electronic Filing System



Good news for BC Notaries and their clients!

Notaries may now provide their clients with a higher level of customer service by utilizing the electronic survey plan submission function in the Electronic Filing System (EFS).

Electronic Survey Plan submission functionality is a new enhancement to EFS that allows Notaries, lawyers, and land surveyors to submit electronic survey plans prepared, pursuant to the *Land Title Act* and the *Strata Property Act* to the Land Title Offices.

The benefits to using this new function include

- the ability to concurrently gather consents and approval signatures;
- the elimination of couriers between signatories and the Land Title Office; and
- instantaneous transmittal via EFS.

The resulting advantages are substantial time and cost savings, especially when the survey plan signatories reside in different communities. Additionally, there is a reduced stress level and administrative burden of tracking the circulation status of a Mylar survey plan.

The electronic plan submission function of EFS was officially opened to all Notaries, lawyers, and land surveyors in February 2008 who had a digital signature issued by Juricert.

This industry-wide adoption was made possible after the conclusion of a successful pilot program, established by the Land Title and Survey Authority of British Columbia in May 2007 to thoroughly test the submission of electronic plans to the Land Title Office.

All land surveyors have been able to submit electronic plans to the Crown Land Registry since July 2006.

The Electronic Survey Plan function is a new tool in the EFS toolkit...

Initially, 45 land surveyors participated in the pilot program for submission of plans to the Land Title Registry (the pilot ended February 28, 2008). As of today, over 560 electronic plans have been submitted to the Crown Land Registry for filing, and over 260 electronic plans have been submitted to the Land Title Registry for deposit.

One surveyor in northern British Columbia cited an example of a survey plan that would typically take 6 weeks to complete. Using the Electronic Survey Plan function, however, the plan was completed in less than a week. The Electronic Survey Plan function is simply a new tool in the EFS toolkit that helps BC Notaries deliver outstanding client service.

The process to submit an Electronic Survey Plan to the Land Title Office through EFS is very similar to the process for other documents.

1. The land surveyor creates the electronic survey plan and applies his or her electronic signature.
2. The next step is to create an electronic application form to deposit the plan.
3. Approvers and consenters who formerly signed the Mylar plan now sign the application form.
4. The application form is sent, concurrently, via email to all consenters and approvers who print and sign the application form.
5. Once signed and witnessed, the application form is faxed or scanned and emailed back to the Notary, lawyer, or land surveyor.
6. Once copies or true copies of the application form bearing the signatures of all consenters and approvers are in the possession of a Notary, lawyer, or land surveyor, he or she applies an electronic signature to the *original* application form that, together with the survey plan, can be submitted to the Land Title Office through EFS.

For more information regarding the Electronic Survey Plan Process or other aspects of EFS, please go to www.ltsa.ca or call us at 604 660-2595. ▲

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