

Real Property Section Report 2015-2016

During the 2015/2016 year (approximately the beginning of May, 2015 to the end of April, 2016), the Real Property Section's activities have been comprised in part of the general sessions it has conducted, and in part, of the Section's executive's (i.e., Howard Nerman and Ned Brown) activities with respect to real property practice matters brought to their attention.

Highlights of the Section's activities during the above period have been:

1. The following Section general information sessions have been held:
 - (a) September 16, 2015 – presentation by Kevin Danner on the new *New Homes Warranty Act of Manitoba* (and Regulations thereunder);
 - (b) October 14, 2015 – presentation by Wilson Phillips concerning a surveyor's take on more complex legal descriptions of land, and, a discussion of the rights of riparian land owners;
 - (c) December 2, 2015 - presentation by Doug Christie regarding the "ins" and "outs" of real property mortgage realization;
 - (d) February 4, 2016 - presentation by Chrys Pappas, Q.C. regarding the rights and obligations arising amongst property owners/vendors, purchasers and involved real estate brokers; and
 - (e) March 10, 2016 - presentation by Jeff Shypit re adjusting City of Winnipeg water consumption accounts and sewer service costs between vendors and purchasers.
2. Ned Brown worked with Doug Christie's committee of lawyers seeking revisions to the Land Titles tariff for costs of real property mortgage realizations.
3. The Section's executive, aided by Jeff Shypit, Mona Brown, Lionel Martens, Rick Adams, Albina Moran and David Marshall continues to meet with senior LTO officers approximately every three to four months to discuss matters of mutual concern regarding the administration of the Land Titles system.
4. Howard Nerman and Ned Brown continue to receive calls and queries from practitioners regarding various matters of practice from time to time.
5. Howard Nerman and Ned Brown have sat as representatives of the Real Property Section on the "Stakeholders' Committee" shared by Maureen Terra which deals with and considers matters related to real property law, practice and procedure (and policy).

Submitted by,
Ned Brown, Co-Chair MBA Real Property Law Section