

Get to Know the Knowledge Base

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Today's Speakers



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Agenda

- 1 PROJECT OVERVIEW**
- 2 KNOWLEDGE BASE IMPROVEMENTS**
- 3 WHAT'S IN THE KNOWLEDGE BASE?**
- 4 SEARCH SCENARIOS**
- 5 PREVIEW**
- 6 QUESTIONS AND ANSWERS**

PROJECT OVERVIEW



A New Approach to Regulatory Guidance



TIME TO UPDATE

Much has changed in the real estate industry in 15 years.



GOING DIGITAL

Content written and formatted for digital platforms.



NEW RESOURCES

Addition of content focused on needs of managing brokers.



Project Goal: User-Friendly Content

CLEAR – CONCISE – CONSISTENT



Project Goal: Meet Information Needs

**REGULATORY INFORMATION – GUIDELINES – CLAUSES +
SUPPLEMENTARY INFO**

KNOWLEDGE BASE IMPROVEMENTS



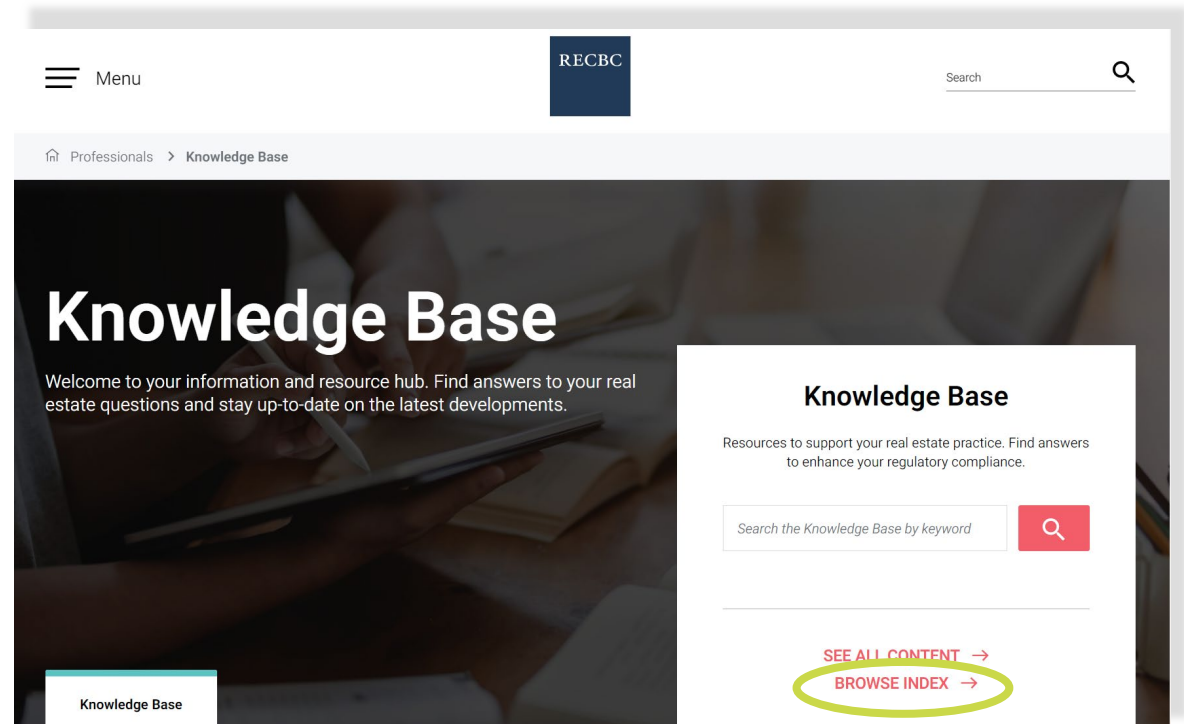
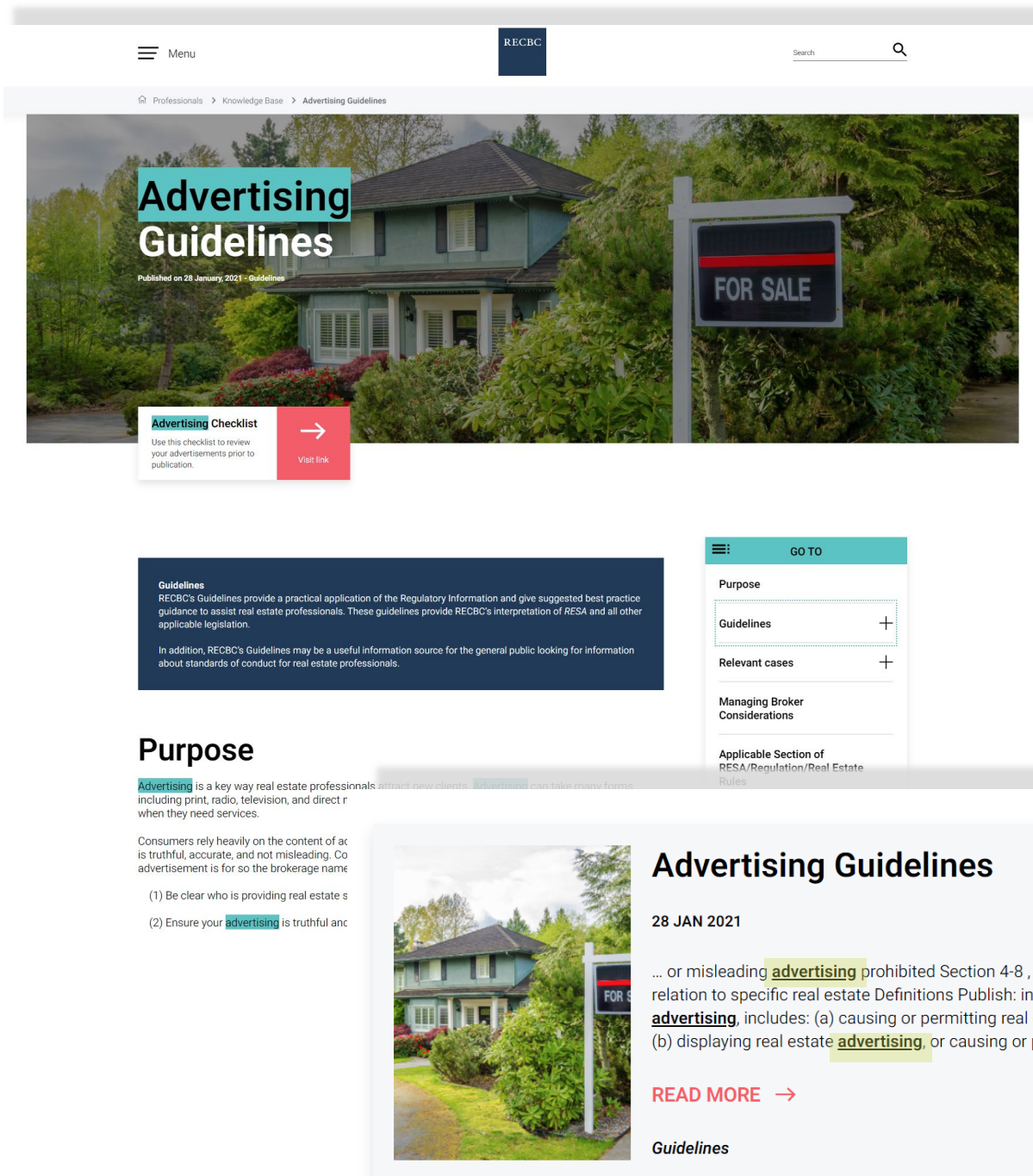
Project Goal: Online Accessibility



SEARCH Improvements



- New Search engine
- Search cards highlight keywords in context
- Keywords highlighted in website content
- New ways for you to search and browse for content
- Use of quotation marks to search phrases



FILTER improvements



- Clearer filter options
- Improved filter organization

INDEX - NEW



- Listing of all topics
- Summary of content covered in regulatory resources
- Links to regulatory information and guidelines

WHAT
IS IN THE
KNOWLEDGE
BASE?



POLL

**What can you find in
the Knowledge Base?**

What you will find in the Knowledge Base

Regulatory Information and Guidelines

Managing Broker Considerations

Clauses with Considerations

RECBC Disclosures

Report from Council Articles

FAQs

**Each applicable to professional category*

What you won't find in the Knowledge Base

Licensing Information

Licensee Search

Good Reputation Guidelines

Continuing Education or Licensing Education

Disciplinary Decisions Search

SEARCH SCENARIOS



Regulatory Resources Run-Through



**Knowledge Base
Preview**



**Information &
Guidelines**



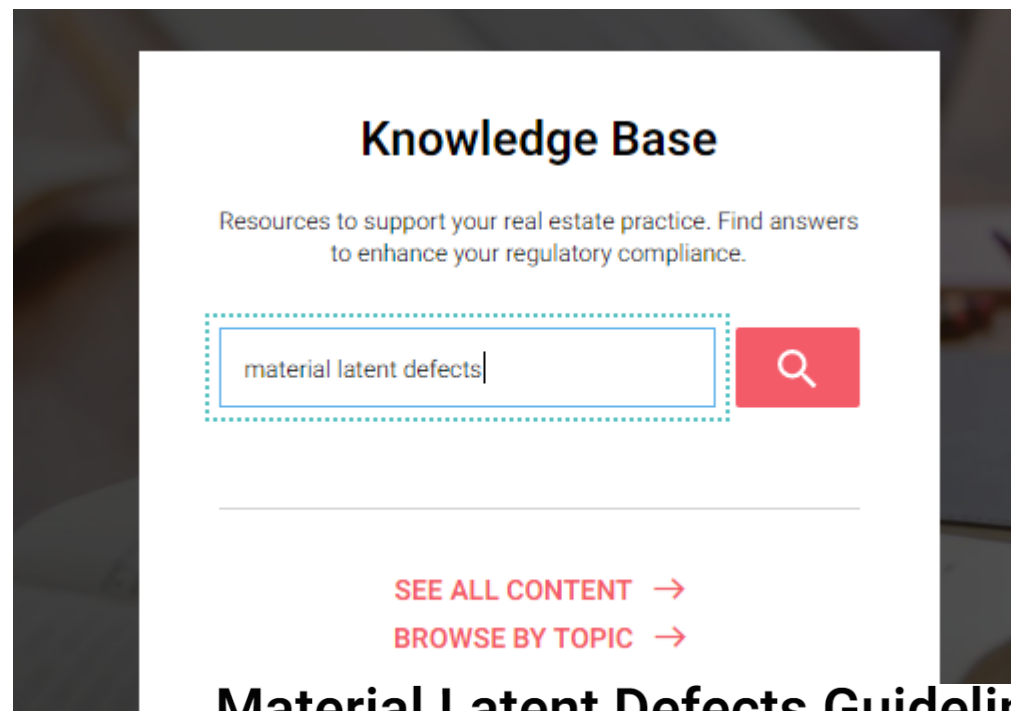
Clauses

THE SCENARIO

Material Latent Defects via the
Knowledge Base search field

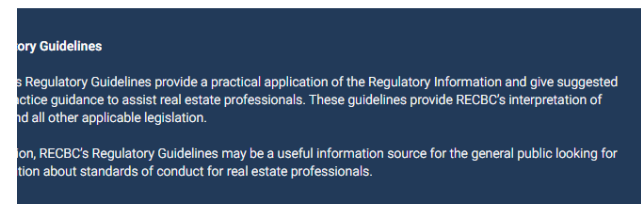
Steps

- Start in Knowledge Base search
- Type in a keyword
- Find and open Material Latent Defects **Information**
- Next, at the bottom of the page, see link to the **Guideline**



Material Latent Defects Guidelines

Published on 28 January, 2021 - Regulatory Guidelines



Purpose

If you are working with buyers, sellers, or landlords, you are expected to understand the difference between latent defects, material latent defects and stigmas in order to act in the best interest of your clients and make mandatory disclosures where required. When uncertainty exists, broker and/or legal advice is prudent.

GO TO	
Purpose	
Guidelines	+
Relevant Cases	
Managing Broker Considerations	
Applicable Section of RESA/Regulation/Real Estate Rules	
Definitions	

Related Links

Material Latent Defects Guidelines

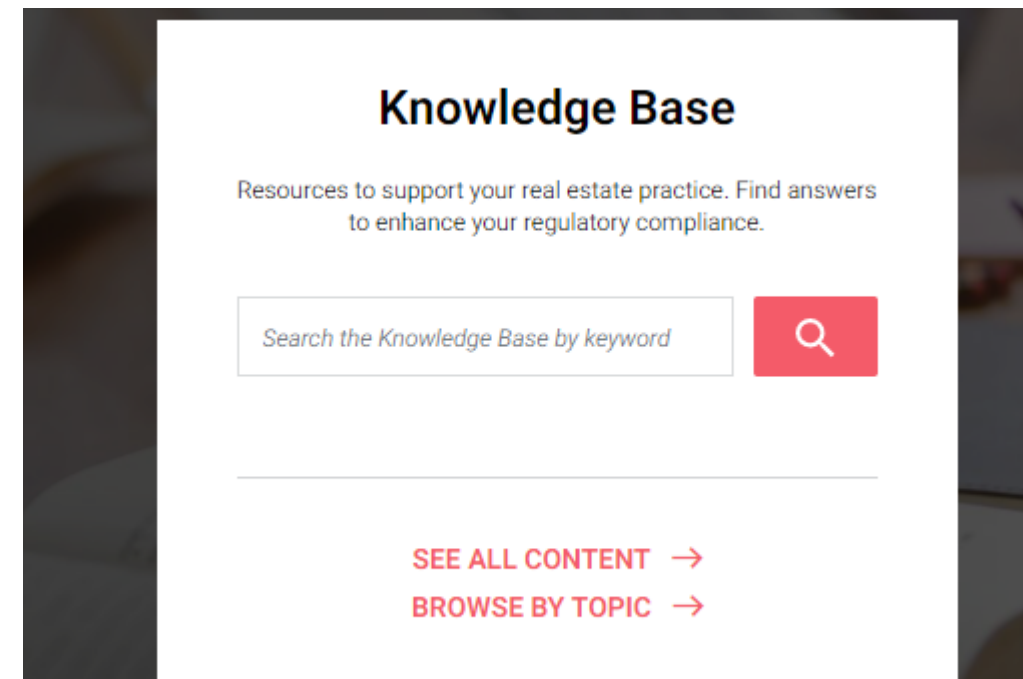


THE SCENARIO

Late deposits via the Index

Steps

- Start in Knowledge Base
- Browse Index
- Find **Deposits** in Index
- Click on **Regulatory Information**



Deposits

This information outlines your obligations when it comes to accepting deposits from clients and delivering them to your brokerage, brokerage stakeholder provisions, and what to do if a deposit is not received per the terms of a contract.

[REGULATORY INFORMATION →](#)

[GUIDELINE →](#)

THE SCENARIO

Looking for a clause to include in a Contract of Purchase and Sale?

Example is Assignment

Steps

Clauses

View the list of clauses you may need to include in a Contract of Purchase and Sale.

Review list of clauses

Assignment

Additional named buyer	+
Assignment to additional named buyer	+
Assignment without consent of Seller	+

WHAT TO EXPECT IN MAY



May Webinar

A focus on changes to the Proceeds of Crime (Money Laundering) and Terrorist Financing Act that come into effect and tools you can use to help you fulfill your AML obligations.

COVID-19 Guidance Reminders

Trade in-person
contact for
virtual options

RECBC



Provide great
service with a
safety focus

RECBC



Continue Safe Practices and Stay Informed



Selling Tenant-Occupied Properties During the COVID-19 Pandemic

Selling a home can be a stressful experience, and it can be even more complicated when selling a tenant-occupied property, especially in the midst of a global pandemic. If you are a real estate professional selling a tenant-occupied property during the pandemic, you have an important role to play in managing relationships and expectations and helping to ensure the health and safety of those involved – clients, tenants, consumers and other real estate professionals.

- Guidance from RECBC, BCREA, OSRE
- Protocols and requirements from WorkSafeBC
- Review orders and directives from the PHO
- Residential Tenancy Branch

QUESTIONS & ANSWERS



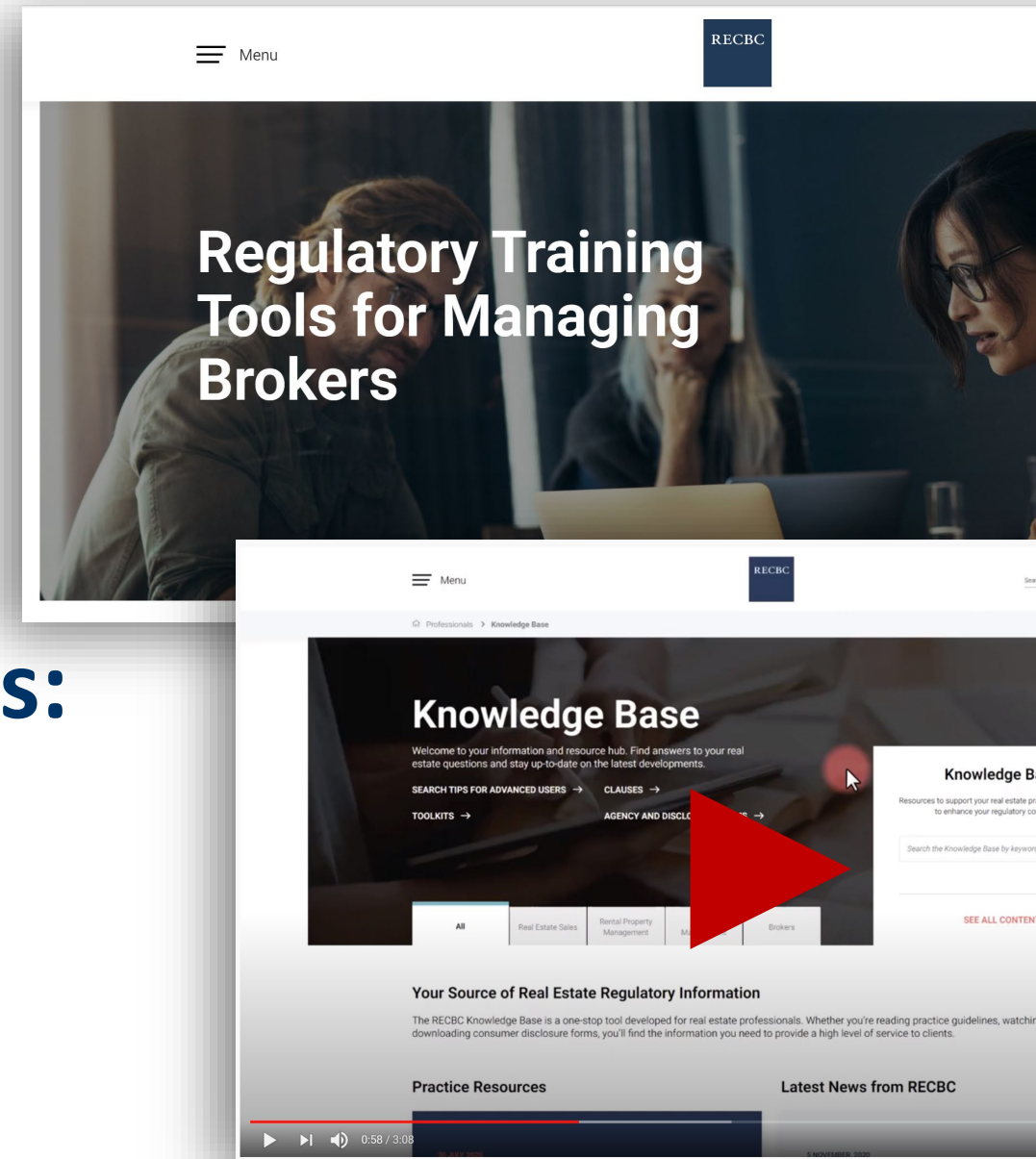
Q: When will the new
Regulatory Information and
Guidelines be available?

A: Managing Brokers will receive an update via the Brokers Brief in the last week of April. A separate announcement will go to all real estate professionals later the next week.

Q: Will there be any tools or resources that support training on the Knowledge Base at the brokerage level?

A: Yes, Managing Brokers will receive the following resources:

- **Fact Sheets**
- **Knowledge Base video**
- **FAQs**



Q: Regarding the expected travel restrictions, will I be able to travel from Fraser Valley to Vancouver for a showing?

A: Based on current information, the restrictions are for non-essential travel. We are waiting to get confirmation and more details in the order from government.

AUDIENCE QUESTIONS



Thank you

For information on
practice issues, contact
RECBC's Professional
Standards Advisors
advisor@recbc.ca

