

January 7, 2011

Ms. Nancy McNeil
Regulatory Affairs Officer/Clerk
Nova Scotia Utility and Review Board
3rd Floor, 1601 Lower Water Street
P.O. Box 1692, Unit "M"
Halifax, NS B3J 3S3

Re: CI 33562 – Land Registration Act - Responses to Information Requests (IRs)
P-128.10 / Matter No. 03718

Dear Ms. McNeil:

Enclosed are the IR responses pertaining to the capital item referenced above. These IRs were received on December 17, 2010.

The details pertaining to surveying, drawing and copyright fees provided in response to IR-3 are confidential. NSPI strives to keep the suppliers' pricing confidential from their other customers or potential competitors. This prevents competitors from using their information to gain a competitive advantage. This is equally true for NSPI, which desires to protect its ability to acquire capital services and equipment on the most competitive terms. Those "best" prices may not be available if there is a risk that they will be disclosed to the customers or competitors of the supplier.

Since NSPI customer rates are cost-based, the maintenance of confidentiality for this item is to the direct benefit of customers.

Regards,



 Lee Thomson-Lutz, MBA, CMA
Manager, Capital

Encl.

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Request IR-1:

With respect to CI# 25262, the Land Registration Act project:

- (a) Please provide the actual activation and completion dates for this project.
- (b) How many properties had been or will be migrated under this capital item?
- (c) In its response to IR-GP21 (b) NSPI states that \$17,000 has been incurred to date. Please elaborate on this amount.

Response IR-1:

- (a) CI 25262 was activated on June 28, 2004. This project was completed in November, 2010.
- (b) 1,121 properties were migrated under CI 25262.
- (c) The amount of \$17,000 referenced in response to IR-GP21 (b) was related to CI 33562 with the following breakdown:

Description	Amount (\$)
Labour	1,413.22
Consulting	15,300.00
AFUDC	377.55
Total	17,090.77

Charges related to CI 25262, up to February 28, 2010 totaled \$935,003 with the following breakdown:

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Response IR-1: (cont'd)

Account	Amount (\$)
Regular Labour	117,611.28
Overtime Labour	128.91
Travel Expense	257.23
Materials	0.00
Contracts	59,007.64
Meals & Entertainment	379.05
Employee Benefits	4,443.25
Other Goods & Services	659,568.19
Vehicle Allocated Costs	28,978.61
Admin. Overheads	64,628.78
Total	935,002.94

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Request IR-2:

In the response to IR-P12 of March 13, 2009, related to CI# 33562, it is stated:

NSPI estimates it has approximately 1500 freehold and property interests requiring migration into the new land registry system. The estimated cost of migration using external legal services is estimated to be approximately \$1,000 per parcel of land. NSPI plans to register 300 parcels of land a year, over a five year period.

In the approval request it is stated that this capital item would be used to migrate NSPI's remaining lands to the new title system. According to the information provided with the request, 612 property identification numbers will be migrated to the new title system.

(a) Please reconcile the total number of NSPI's properties requiring migration into the new land registry system with the work completed under CI# 25262, and the work proposed under CI# 33562.

(b) Please explain the forecasted increase in the average cost of migration per parcel of land.

Response IR-2:

(a) The migrations completed under CI 25262 included 1,121 of NSPI's hydro properties.

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1 Response IR-2: (cont'd)

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3 CI 33562 focuses on migrating NSPI's vacant land to the new land registry system. It is
4 intended to address 612 of the estimated 1500 freehold and property interests remaining
5 that require migration to the new land registry system. This is to be completed over a
6 five year period (2010-2014). The estimated 888 remaining properties will be addressed
7 in a separate application at a later date. It is not intended to migrate all of NSPI's
8 remaining lands to the new land registry system as was indicated in the description of this
9 capital item filed with the Board on November 24, 2010. This was an oversight by NSPI.

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11 A total of approximately 1,733 properties will be migrated into the new land registry
12 system under these two projects.

13
14 (b) The forecasted increase in the average cost of migration per parcel of land is primarily
15 the result of increased legal fees. The fees charged to NSPI are competitive within the
16 market.

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Request IR-3:

What is the basis for the forecasted cost for “Royalties, Easements, App” in the amount of \$566,668?

Response IR-3:

The cost breakdown for “Royalties, Easements, App” is as follows:

Description	PIDs	Cost (\$)	Total (\$)
Land registration fees	612	83.50	51,102
Registration of additional documents required for some migrations, estimated number of PIDS	390	83.50	32,566
Surveying, drawing and copyright fees, estimated number and average cost			483,000
Total			566,668