

1881.
NEW ZEALAND

LAND TRANSFER AND DEEDS REGISTRATION.

(ANNUAL REPORT OF DEPARTMENTS FOR 1880-81.)

Presented to both Houses of the General Assembly by Command of His Excellency.

The SECRETARY for STAMPS to the Hon. the COMMISSIONER of STAMPS.

Head Office, Stamp Department,

Wellington, 7th June, 1881.

SIR,—

I have the honor to submit the usual report on the working of the Land Transfer and Deeds Registration Departments for the financial year 1880-81.

The transactions of this period have increased upon those of the previous year to a much larger extent than I was justified in thinking they would, and the revenue collected is in excess of the estimate by £6,617 16s. 1d.

The fees received under the Land Transfer Acts for the twelve months ended the 31st March last, exclusive of the Assurance Fund, amounted to £20,636 0s. 7d., whilst the receipts under the Deeds Registration Act were £17,931 15s. 6d., making a total of £38,617 16s. 1d.

The fees received for Crown grants issued under the Land Transfer system amounted to £1,762 1s., whilst the receipts for the same under the Deeds Registration system were £906 3s. 10d. This latter amount is for nine months only, since the custody of the grants was transferred from the Commissioners of Crown Lands to the Registrars of Deeds.

The balance to credit of the Assurance Fund in the books of the Public Trustee on the 31st March last was £28,348 0s. 5d. Fees amounting to £5,166 1s. 2d. were received during the twelve months.

The expenditure during the same period was £17,059 11s. 11d., showing a saving upon the estimates of £540 8s. 1d.

The returns appended show—(A) the business transacted under the Land Transfer Acts; (B) the fees received thereunder; (C) the mortgages and discharges of mortgages, and the amount remaining secured on mortgage under the said Acts on the 31st March last; (D) the arrears existing in the various offices at the close of business on the same date; (E) the number of deeds received for registration and those remaining unregistered on the 31st March, and also the receipts from this branch of the department; and (F) comparative statement of the working of the Land Transfer system in the Australasian Colonies, from which it will be seen that New Zealand occupies the second position as regards the number of transactions, whilst on the basis of population its position is second only to South Australia. In connection with this it must be borne in mind that the New Zealand returns have been made up to a date later than has been found possible as regards the other colonies.

The Hon. the Commissioner of Stamps,
Wellington.

I have, &c.,

R. C. HAMERTON,
Secretary for Stamps.

A.—STATEMENT of BUSINESS TRANSACTED under the LAND TRANSFER ACTS during the TWELVE MONTHS ended 31st MARCH, 1881.

DISTRICTS.	APPLICATIONS.					TRANSFERS.					MORTGAGES.				
	No.	AREA.		Value.	No.	AREA.		Consideration Money.	No.	AREA.		Amount Secured.			
		Town and Suburban.	Country.			Town and Suburban.	Country.			Town and Suburban.	Country.				
													A. R. P.	A. R. P.	A. R. P.
Auckland ...	139	76 1 9	23,452 2 19	548	100,147 0 0	189 2 36	154,838 1 34	£ 130,323 4 3	410	137 2 25	184,364 0 16	£ 565,438 3 10	s. d. 3 10		
Otago ...	197	42 2 10	18,020 0 8	1,538	275,450 0 0	747 0 29	52,332 0 17	369,693 15 0	1,169	608 1 18	150,857 3 27	1,987,310 0 0	0 0		
Canterbury ...	251	38 3 24	11,759 2 150	2,803	213,740 0 0	902 1 38-25	186,706 0 16	926,186 3 4	2,251	564 3 7	383,109 0 8	1,606,770 11 5	5		
Wellington ...	101	79 1 4-17	11,310 1 33	845	129,188 1 0	868 1 11-50	53,313 2 5	198,109 13 8	642	643 2 32	81,662 0 35	453,010 14 8	8		
Nelson ...	36	11 0 24	752 1 26	153	19,448 0 0	41 0 4	4,235 1 39	21,131 15 4	113	32 3 2	6,108 3 28	49,747 11 11	11		
Southland ...	325	61 1 28	127,043 3 34	571	568,780 3 0	382 0 12	164,727 1 35	548,391 17 7	633	656 2 16	189,637 0 37	1,778,851 2 2	2		
Hawke's Bay	29	330 1 5-50	25,375 0 34-10	234	103,985 0 0	568 2 11-99	9,280 0 0	45,662 18 4	260	312 1 8-99	53,959 1 7	158,886 19 8	8		
Westland ..	13	2 1 20-25	60 0 0	95	1,690 0 0	46 1 27-80	544 2 33	6,668 18 0	36	20 1 13-10	4,237 1 22	22,819 1 5	5		
Taranaki ...	21	9 2 17	1,608 3 16	224	12,543 15 0	242 2 18	6,610 1 14	32,887 11 4	169	83 2 2	10,791 3 23	52,909 16 6	6		
Marlborough	7	257 1 12-30	...	86	8,874 0 0	855 0 34-50	5,928 3 9	30,745 4 3	52	701 1 32-90	2,636 1 31	52,154 8 5	5		
Totals ...	1,119	909 0 34-12	219,383 0 11-60	7,097	1,433,845 19 0	4,843 2 23-04	638,517 0 2	2,309,801 1 1	5,735	3,761 1 36-99	1,067,364 1 34	6,727,898 10 0	0		
Financial year 1879-80 } nine months	657	258 3 14-70	84,199 3 7-50	4,702	713,867 14 2	3,538 0 34-83	491,866 1 34-25	1,430,713 0 4	3,839	3,784 2 34-69	978,762 3 19-25	2,907,317 19 3	3		

DISTRICTS.	CROWN GRANTS.				Certificates Issued.	Caveats.	Registration Abstracts.	Powers of Attorney.	Searches.	General Searches.	Caveats against Dealing.	Plans Deposited.	Trust Deeds, &c., Deposited.	Leases Registered.	Encumbrances Registered.
	Number.	Area.		Value.											
		Town and Suburban.	Country.												
Auckland ...	392	209 2 24	66,088 2 19	...	459	8	2	37	556	20	53	13	2	39	...
Otago ...	408	206 0 15	47,967 3 20	...	1,372	4	...	64	1,123	33	81	44	12	106	1
Canterbury ...	1,209	21 3 37	193,218 2 16	Unascertained.	2,381	3	...	140	3,758	316	117	96	3	106	2
Wellington ...	388	489 1 10	75,353 2 2	...	704	4	...	32	853	33	54	17	7	59	...
Nelson ...	172	87 0 2	11,573 0 23	...	139	4	1	11	83	6	2	3	1	4	1
Southland ...	555	1,144 3 19	86,873 0 18	...	532	33	...	26	658	100	38	21	11	35	...
Hawke's Bay ...	101	51 0 36	33,690 0 20	...	194	4	...	11	295	18	19	18	8	29	...
Westland ...	78	36 0 26-40	2,476 2 18	...	56	...	...	1	32	4	...	...	...	2	...
Taranaki ...	92	30 1 29	7,562 3 34	...	171	...	...	6	71	16	3	9	...	55	...
Marlborough ...	46	432 2 15	824 2 3	...	81	2	...	...	52	1	3	8	...	2	...
Totals ...	3,441	2,709 1 13-40	525,629 0 13	...	6,089	62	3	328	7,481	547	370	229	44	437	4
Financial year 1879-80, nine months	2,985	1,224 3 35-50	475,848 3 12-50	..	4,255	14	...	174	4,623	436	283	205	34	320	6

B.—RETURN of FEES received under the LAND TRANSFER ACTS for the TWELVE MONTHS ended the 31st MARCH, 1881.

District.	General Fees.	Land Assurance.	Totals.
	£ s. d.	£ s. d.	£ s. d.
Auckland	1,781 17 2	360 8 4	2,142 5 6
Otago	4,048 1 1	826 18 11	4,875 0 0
Canterbury	9,243 6 4	1,504 17 11	10,748 4 3
Wellington	2,385 1 10	471 7 0	2,856 8 10
Nelson	481 4 2	56 11 6	537 15 8
Southland	2,690 14 0	1,633 8 0	4,324 2 0
Hawke's Bay	791 8 0	206 0 0	997 8 0
Westland	250 14 0	8 7 0	259 1 0
Taranaki	615 6 0	80 2 2	695 8 0
Marlborough	160 9 0	18 0 4	178 9 4
Totals	22,448 1 7*	5,166 1 2	27,614 2 9*
Financial year 1879-80 (nine months)	13,573 5 4	2,750 17 6	16,324 2 10

* Includes £1,762 1s. Crown-grant fees (twelve months).

C.—RETURN showing the TOTAL AMOUNT in MONEY remaining secured by MORTGAGES under the LAND TRANSFER ACTS on the 31st MARCH, 1881.

District.	Amount remaining secured by Mortgage on 31st March, 1880.	Amount secured by Mortgage during 12 Months ended 31st March, 1881.	Total Amount of Mortgages Paid off during same Period.	Amount remaining secured by Mortgage on 31st March, 1881.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Auckland	596,503 10 2	565,438 3 10	86,822 0 0	1,075,119 14 0
Otago	2,359,045 17 7	1,987,310 0 0	449,277 0 0	3,897,078 17 7
Canterbury	5,095,532 11 7	1,606,770 11 5	1,067,340 0 0	5,634,963 3 0
Wellington	1,453,702 1 4	453,010 14 8	174,573 12 6	1,732,139 3 6
Nelson	212,117 8 0	49,747 11 11	22,934 8 5	238,930 11 6
Southland	544,684 2 8	1,778,851 2 2	514,792 0 0	1,808,743 4 10
Hawke's Bay	988,657 8 2	158,886 19 8	46,007 19 2	1,101,536 8 8
Westland	57,688 13 0	22,819 1 5	6,158 1 4	74,349 13 1
Taranaki	120,975 15 0	52,909 16 6	14,932 3 0	158,953 8 6
Marlborough	83,224 18 4	52,154 8 5	19,370 0 0	116,009 6 9
Totals	11,512,132 5 10	6,727,898 10 0	2,402,207 4 5	15,837,823 11 5
Financial year 1879-80 (nine months)	..	2,907,317 19 3	1,046,275 9 7	...

D.—RETURN showing WORK in ARREAR in the LAND TRANSFER DEPARTMENT on the 31st MARCH, 1881.

District.	Applications Awaiting Compliance with Requisitions.	Applications Detained for Examination in the Survey Office.	Applications (other than those already mentioned) Received during Month not yet Passed.	Applications Received Previously not yet Passed.	Unregistered Instruments Awaiting Compliance with Requisitions.	Unregistered Instruments Detained in Survey Office.	Certificates of Title Due but not Issued.
Auckland	25	18	5		11	3	5
Otago	32	..			..	4	..
Canterbury	32	..	7		163		83
Wellington	35		5		12	1	..
Nelson	6	2			3	..	..
Southland	11					..	1
Hawke's Bay	21		..				
Westland	..	..	..		1	..	3
Taranaki	9			..		..	
Marlborough	7				5	..	
Totals	178	20	17	..	195	8	92

Transfers, Mortgages, &c., Unrecorded.

Auckland—				Canterbury—		
Mortgages ...		3		Mortgages ..		40
„ Discharges		3		„ Discharges		33
Transfers ..	..	3		Transfers ...	..	64
				Sundries	..	15

E.—RETURN showing the NUMBER of DEEDS remaining UNREGISTERED on the 31st MARCH, 1880, the NUMBER received for REGISTRATION and the NUMBER REGISTERED during the TWELVE Months ended the 31st MARCH, 1881; also the NUMBER remaining UNREGISTERED on that Date, and the TOTAL AMOUNT OF FEES collected for the same Period.

District.	Unregistered, 31st March, 1880.	Received for Registration during the 12 Months ended the 31st March, 1881.	Registered during the 12 Months, same Period.	Unregistered, 31st March, 1881.	Fees.
Auckland	74	5,110	4,968	216	£ s. d. 5,271 3 4
Otago	72	2,352	2,401	23	2,753 3 0
Canterbury	181	2,989	2,951	219	3,498 10 0
Wellington	19	2,960	2,924	55	3,054 7 0
Nelson	...	490	452	38	512 0 0
Southland	39	844	839	44	1,189 11 0
Hawke's Bay	66	902	900	68	1,071 7 0
Westland	...	58	57	1	60 18 0
Taranaki...	15	1,043	1,036	22	987 16 0
Marlborough	9	393	300	102	439 4 0
Total	475	17,141	16,828	788	18,837 19 4*

* This includes £906 3s. 10d. Crown-grant fees (nine months).

F.—TABLE showing the WORK done and FEES received in the OFFICES for the REGISTRATION of TITLE in the AUSTRALIAN COLONIES, TASMANIA, and NEW ZEALAND. (The particulars for Victoria, New South Wales, South Australia, Queensland, and Tasmania are for the year 1879, and for New Zealand for the year ended the 31st March, 1881.)

Colony.	Population of Colony.	Number of Applications to bring Land under the Act.	Number of Transfers.	Number of Mortgages.	Receipts (exclusive of Assurance Fund).
Victoria	899,333	962	7,855	6,692	£ s. d. 24,862 11 2
New South Wales	734,282	138	3,425	1,860	8,110 11 0
South Australia	259,460	633	6,669	4,558	No information.
Queensland	217,851	194	3,627	1,457	5,127 5 2
Tasmania	112,469	116	385	269	No information.
New Zealand	463,729	1,119	7,097	5,735	20,686 0 7