

1882.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

(ANNUAL REPORT OF DEPARTMENTS FOR 1881-82.)

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

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

SIR,—

Head Office, Stamp Department, Wellington, 19th June, 1882.

I have the honor to submit the usual report on the working of the Land Transfer and Deeds Registration Departments for the financial year 1881-82.

On a perusal of the returns it will be seen that, with one exception, viz., the Land Assurance Fund, which is about £500 less than the previous year, the transactions are in excess, in some cases very largely, of the year 1880-81, and the revenue collected is over the estimate by about £360.

The fees received under the Land Transfer Acts for the twelve months ended the 31st March last, exclusive of Land Assurance Fund and Crown-grant fees, amounted to £22,261 12s. 10d., whilst the receipts for the same period under the Deeds Registration Acts, which is also exclusive of Crown-grant fees, were £18,096 18s.; making a total of £40,358 10s. 10d. The Crown-grant fees collected during the year amounted to £2,611 19s. 5d.

The balance to the credit of the Assurance Fund according to the books of the Public Trustee on the 31st March last was £33,826 0s. 8d. Of this sum £4,665 8s. 9d. was collected during the year ended on the above date.

The expenditure for the same period was £18,267 16s. 9d., or about £700 in excess of the amount voted. This was caused by the large increase of work during the year, there having been 4,723 more documents presented for registration during the year 1881-82 than during the previous year.

The returns appended show—(A) the business transacted under the Land Transfer Acts; (B) the fees received thereunder, including fees received on account of Crown grants; (C) the mortgages and discharges of mortgages and the amount remaining secured by mortgage under the said Acts, on the 31st March last; (D) the arrears existing in the various Land Transfer Offices at the close of business on the same date; (E) the number of deeds received for registration and the number remaining unregistered on the 31st March last, also the fees received in the Deeds Registration Offices, which also includes fees received on account of Crown grants; and (F) comparative statement of the working of the Land Transfer system in Victoria, New South Wales, South Australia, and New Zealand. From this it will be seen that, with the exception of the number of transfers in South Australia, and the number of mortgages and amount of fees collected in Victoria, this colony occupies the premier position. It must however be borne in mind that the New Zealand returns have been made up to the 31st March last, whilst those for the other colonies have only been made up to the 31st December, 1880, this being the latest information which has been received.

I have, &c.,

J. SPERREY,

Secretary for Stamps.

The Hon. the Commissioner for Stamps, Wellington.

A.—STATEMENT of BUSINESS TRANSACTED under the LAND TRANSFER ACTS during the Twelve Months ended the 31st March, 1882.

DISTRICT.	APPLICATIONS.				TRANSFERS.				MORTGAGES.			
	AREA.		No.	Value.	AREA.		No.	Consideration Money.	AREA.		No.	Amount Secured.
	Town and Suburban.	Country.			Town and Suburban.	Country.			Town and Suburban.	Country.		
	A. R. P.	A. R. P.	s. d.	£	A. R. P.	A. R. P.	s. d.	£	A. R. P.	A. R. P.	s. d.	£
Auckland	122 2 18	15,032 0 32	669	163,361	227 3 5	107,447 3 11	0 8	228,842	239 2 30	144,375 0 11	586	714,536
Otago	22 2 3	21,358 1 38	1,601	178,142	851 3 32	112,457 2 32	0 6	531,719	510 0 26	186,947 2 5	1,221	817,996
Canterbury	345	14,418 2 19	2,585	338,820	1,057 0 12-50	238,324 0 1-50	5 7	1,051,140	675 0 275	440,424 0 11-50	2,047	2,948,745
Wellington	104	19,556 1 5	969	131,342	1,464 3 29	68,871 1 14	11 8	251,404	1,707 1 15	108,553 3 4	631	520,114
Nelson	41	16,586 2 15	185	35,622	67 1 24	3,759 1 25	0 6	35,984	89 1 23	25,820 3 14	131	74,723
Southland	253	37 0 12	682	231,655	980 3 2-40	166,680 0 34	4 4	393,254	467 3 13-90	194,907 3 7	634	706,495
Hawke's Bay	29	148 1 33-80	3-48	154,115	899 3 39-39	176,263 3 34	9 2	217,800	2,017 1 2-09	107,306 1 18-60	280	244,927
Westland	13	11 3 8	98	781	83 2 12-80	2,960 0 16	0 0	8,172	147 1 5-50	1,644 3 0	46	7,015
Taranaki	36	18 2 39-90	493	12,939	275 1 18	11,155 1 26	6 3	79,535	72 1 14	18,331 0 2	230	88,888
Marlborough	17	1,087 2 11	85	18,070	95 2 20-20	3,810 0 22	0 0	16,593	131 1 1	2,855 1 25	77	28,352
Totals	1,201	487 0 22-45	7,715	1,264,848	6,004 1 35-29	891,730 0 13-50	3	2,814,446	6,057 2 13-24	1,231,166 2 18-10	5,883	6,151,795
Corresponding period, 1880-81	1,119	909 0 34-12	7,097	1,433,845	4,843 2 23-04	638,517 0 2	1 1	2,309,801	3,761 1 36-99	1,067,364 1 34	5,735	6,727,898
DISTRICT.	CROWN GRANTS.				MORTGAGES.				TRANSFERS.			
	AREA.		No.	Value.	AREA.		No.	Searches.	Powers of Attorney.		General Searches.	Carveats against Dealing.
	Town and Suburban.	Country.			Town and Suburban.	Country.			Registration Abstracts.	Registrars.		
	A. R. P.	A. R. P.	s. d.	£	A. R. P.	A. R. P.	s. d.	£	Registration Abstracts.	Registrars.	General Searches.	Carveats against Dealing.
Auckland	154	36,058 3 27	812	Unascertained.	... ..	45	801	29	... ..	79	... ..	52
Otago	211	17,957 3 22	1,256	...	... ..	69	1,333	36	... ..	120	... ..	71
Canterbury	943	136,454 2 37	3,058	...	... ..	120	3,628	313	... ..	158	... ..	102
Wellington	586	179,664 1 17	1,004	...	... ..	41	762	23	... ..	47	... ..	26
Nelson	5	1,185 1 12	141	...	... ..	8	44	2	... ..	10	... ..	2
Southland	169	7,765 2 25	990	...	... ..	16	753	108	... ..	33	... ..	23
Hawke's Bay	7	7,893 0 0	534	...	... ..	20	332	30	... ..	29	... ..	23
Westland	...	...	38	...	... ..	...	25	2	... ..	...	...	1
Taranaki	29	6,115 1 17	257	...	... ..	13	96	32	... ..	71	...	9
Marlborough	4	816 2 7	142	...	... ..	3	86	5	... ..	3	...	1
Totals	2,108	393,912 3 4	8,232	...	53	335	7,860	580	330	46	550	310
Corresponding period, 1880-81	3,441	525,629 0 13	6,089	...	62	328	7,481	547	229	44	437	370

B.—RETURN of FEES received under the LAND TRANSFER ACTS for the Twelve Months ended the 31st March, 1882.

District.	General Fees.	Land Assurance.	Total.
	£ s. d.	£ s. d.	£ s. d.
Auckland	2,461 3 8	528 2 6	2,989 6 2
Otago	4,162 1 8	525 10 4	4,687 12 0
Canterbury	8,671 16 5	1,991 0 8	10,662 17 1
Wellington	2,755 14 5	452 16 10	3,208 11 3
Nelson	531 0 0	85 4 11	616 4 11
Southland	2,546 16 0	499 13 6	3,046 9 6
Hawke's Bay	1,062 13 0	433 7 0	1,496 0 0
Westland	196 4 0	9 7 0	205 11 0
Taranaki	929 3 0	94 6 0	1,023 9 0
Marlborough	270 3 0	36 0 0	306 3 0
Totals	23,586 15 2*	4,655 8 9	28,242 3 11*
Corresponding period 1880-81	22,448 1 7†	5,166 1 2	27,614 2 9†

* Includes £1,325 2s. 4d. Crown-grant fees.

† Includes £1,762 1s. Crown-grant fees.

C.—RETURN showing the TOTAL AMOUNT in MONEY remaining secured by MORTGAGE under the LAND TRANSFER ACTS on the 31st March, 1882.

District.	Amount remaining secured by Mortgage on 31st March, 1881.	Amount secured by Mortgage during 12 Months ended 31st March, 1882.	Total Amount of Mortgages Paid off during same Period.	Amount remaining secured by Mortgage on 31st March, 1882.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Auckland	1,075,119 14 0	714,536 7 0	186,990 0 0	1,602,666 1 0
Otago	3,897,078 17 7	817,996 0 0	475,995 0 0	4,239,079 17 7
Canterbury	5,634,963 3 0	2,948,745 1 11	1,033,936 0 0	7,549,772 4 11
Wellington	1,732,139 3 6	520,114 6 10	313,540 15 5	1,938,712 14 11
Nelson	238,930 11 6	74,723 0 4	37,414 12 2	276,238 19 8
Southland	1,808,743 4 10	706,495 5 7	307,658 0 0	2,207,580 10 5
Hawke's Bay	1,101,536 8 8	244,927 14 6	178,475 16 3	1,167,988 6 11
Westland	74,349 13 1	7,015 18 4	13,290 8 2	68,075 3 3
Taranaki	158,953 8 6	88,888 14 6	40,495 14 1	207,346 8 11
Marlborough	116,009 6 9	28,352 17 5	8,295 0 0	136,067 4 2
Totals	15,837,823 11 5	6,151,795 6 5	2,596,091 6 1	19,393,527 11 9
Corresponding period, } 1880-81 }	...	6,727,898 10 0	2,402,207 4 5	...

D.—RETURN showing WORK in ARREAR in the LAND TRANSFER DEPARTMENT on the 31st March, 1882.

District.	Applications Awaiting Compliance with Requisitions.	Applications Detained for Examination in the Survey Office.	Applications (other than those already mentioned) Received during the 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	20	12	2	...	2	5	8
Otago... ..	30	...	9	18	9	5	30
Canterbury	57	...	25	...	187	...	61
Wellington	34	2	...	...	17	2	...
Nelson	5	...	7	...	...	1	...
Southland	12	...	...	...	...	...	8
Hawke's Bay	31	...	...	...	...	...	...
Westland	...	...	...	...	...	...	14
Taranaki	9	...	...	...	...	...	...
Marlborough	9	2	...	...	...	...	...
Totals	207	16	43	18	215	13	121

Other Instruments Unrecorded.				Canterbury.	Otago.
Mortgages	...	...	...	20	38
Discharges	...	...	...	19	26
Transfers	...	...	...	34	50
Sundries	...	...	...	4	...
Taranaki—					
Certificates in lieu of Crown Grants.					
Detained in Survey Office				73	
Due but not Issued				360	

E.—RETURN showing the NUMBER of DEEDS remaining UNREGISTERED on the 31st March, 1881, the NUMBER received for REGISTRATION and the NUMBER REGISTERED during the Twelve Months ended the 31st March, 1882; also the NUMBER remaining UNREGISTERED on that Date, and the TOTAL AMOUNT of FEES collected for the same Period.

District.	Unregistered, 31st March, 1881.	Received for Registration during the 12 Months ended the 31st March, 1882.	Registered during the 12 Months, same Period.	Unregistered 31st March, 1882.	Fees.
					£ s. d.
Auckland	216	5,658	5,645	229	5,846 9 9
Otago	23	2,284	2,274	33	2,584 17 0
Canterbury	219	3,151	3,254	116	3,563 8 1
Wellington	55	2,734	2,755	34	3,022 18 3
Nelson	38	535	454	119	574 1 0
Southland	44	715	759	...	955 14 0
Hawke's Bay	68	1,041	1,051	58	1,205 0 0
Westland	1	66	66	1	79 17 0
Taranaki	22	922	910	34	1,004 1 0
Marlborough	102	486	546	42	547 9 0
Totals	788	17,592	17,714	666	19,383 15 1*

* This includes £1,286 17s. 1d. Crown-grant fees.

F.—TABLE showing the WORK done and FEES received in the OFFICES for the REGISTRATION of TITLE in VICTORIA, NEW SOUTH WALES, SOUTH AUSTRALIA, and NEW ZEALAND. (The particulars for Victoria, New South Wales, and South Australia are for the Year 1880, and for New Zealand for the Twelve Months ended the 31st March, 1882.)

Colony.	Population of Colony.	Number of Applications to bring Land under the Act.	Number of Transfers.	Number of Mortgages.	Receipts (exclusive of Assurance Fund.)
					£ s. d.
Victoria	900,000	865	7,620	6,540	26,579 0 0
New South Wales	739,385	191	4,696	2,193	10,415 9 8
South Australia	267,573	585	8,596	5,759	No information.
New Zealand	484,864	1,201	7,715	5,883	23,586 0 0

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