

1892.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

(ANNUAL REPORT OF DEPARTMENTS, 1891-92.)

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

The SECRETARY for STAMPS to the COMMISSIONER of STAMPS.

SIR,—

Head Office, Stamp Department, Wellington, 17th June, 1892.

I have the honour to submit the following report showing the working of the Land Transfer and Deeds Registration Departments for the year ended the 31st March, 1892:—

The returns show that the transactions are in excess of those for the year 1890-91, and the revenue collected shows an increase of £1,389 16s. 2d. for the year.

The amount of mortgages paid off, which appears unusually large compared with the previous years, includes one mortgage for £1,250,000, which was registered in three different districts, viz., Canterbury, Otago, and Southland.

This mortgage has at various times been partially discharged, but as the amount paid on each occasion was not disclosed, the deeds merely releasing certain lands, the full amount has hitherto appeared in the returns. It is now finally paid off.

The returns appended are as follows:—

A.—The business transacted under the Land Transfer Acts.

B.—The fees received thereunder, including the 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 at 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.

I have, &c.,

C. A. HICKSON,
Secretary for Stamps.

The Commissioner of Stamps, Wellington

A.—STATEMENT of BUSINESS TRANSACTED under the LAND TRANSFER ACTS during the Twelve Months ended the 31st March, 1892.

DISTRICT.	APPLICATIONS.				TRANSFERS.				MORTGAGES.			
	No.	AREA.		Value	No.	AREA.		Value.	No.	AREA.		Value.
		Town and Suburban.	Country.			Town and Suburban.	Country.			Town and Suburban.	Country.	
..	60	A. R. P. 582 1 36	A. R. P. 5,219 1 20	£ s. d. 32,832 0 0	770	A. R. P. 154 3 38	A. R. P. 206,675 0 8	£ s. d. 199,392 7 1	417	A. R. P. 97 0 39	A. R. P. 90,051 2 38	£ s. d. 150,891 17 0
..	22	6 2 16	1,601 2 21	14,317 10 0	595	167 3 33	104,389 1 31	207,605 5 4	394	80 2 11	76,541 3 31	163,078 15 9
..	84	16 3 11	11,525 2 24	96,053 0 0	1,792	653 1 36	217,785 3 9	789,517 9 2	1,364	372 0 2	232,111 1 23	825,150 0 0
..	21	23 1 12	23,368 3 27	117,459 0 0	655	988 0 23	228,645 1 11	256,102 17 9	386	414 3 24	231,158 2 30	425,871 19 6
..	14	6 3 30	232 1 9	6,740 0 0	230	180 3 15	10,451 1 4	48,961 0 4	182	104 0 26	8,773 0 16	48,757 14 3
..	3	0 0 10	198 0 24	4,850 0 0	71	70 0 36	5,159 1 19	17,941 7 3	56	51 0 0	5,737 0 6	30,020 12 6
..	213	88 1 15	12,536 1 15	253,862 0 0	1,737	622 2 31	270,052 0 2	938,980 12 8	1,435	408 3 8	443,636 0 27	1,283,702 0 0
..	37	16 1 0	2,311 3 20	25,880 0 0	1,049	453 0 32	103,892 0 32	285,174 0 7	513	210 1 25	96,433 3 29	337,411 0 0
..	28	4 4 0	864 1 1	4,221 0 0	598	1,706 0 9	37,082 1 35	158,297 19 9	320	651 2 22	71,261 2 5	217,151 12 2
..	5	0 2 9	..	510 0 0	77	23 0 19	958 1 10	4,858 6 0	43	9 3 19	5,213 0 28	18,944 2 1
Totals	487	745 1 22	57,858 2 1	556,724 10 0	7,634	5,020 2 32	1,185,091 1	2,906,831 5 11	5,110	2,400 2 16	1,260,918 2 33	3,500,979 13 3
Corresponding period 1890-91	485	351 1 10	39,114 3 39	386,944 10 0	6,801	4,365 1 35	1,106,745 1	2,797,209 19 2	5,005	1,949 3 19	1,277,419 3 27	3,412,489 2 6

DISTRICT.	CROWN GRANTS.				CROWN GRANTS.				CROWN GRANTS.				CROWN GRANTS.				CROWN GRANTS.														
	Number.	AREA.		Value.	Caveats.	Registration Abstracts.	Powers of Attorney.	Revocation Orders.	Searches.	Searches, General.	Caveats against Dealing.	Plans, &c., deposited.	Leases.	Incumbrances.	Certificates issued.	Trust Deeds, &c., deposited.	Transmissions.														
		Town and Suburban.	Country.															Town and Suburban.	Country.	Town and Suburban.	Country.	Town and Suburban.	Country.	Town and Suburban.	Country.	Town and Suburban.	Country.	Town and Suburban.	Country.	Town and Suburban.	Country.
..	20	A. R. P. ..	A. R. P. 931 1 0	£ s. d. 50 0 0	7	..	54	..	941	28	55	103	319	2	751	2	56														
..	..	..	..	..	..	..	31	..	323	15	10	22	165	..	318	7	38														
..	..	..	..	..	..	..	80	..	1,202	36	58	28	333	..	1,263	1	..														
..	..	..	..	..	..	..	38	..	685	43	31	70	101	..	419	8	..														
..	1	0 0 36	..	9 0 0	..	..	8	..	95	8	9	7	20	..	279	..	..														
..	..	..	..	..	..	..	9	..	75	3	1	5	6	..	35	..	..														
..	..	..	..	..	..	..	114	..	2,546	298	69	45	235	..	1,086	..	1,611														
..	..	..	..	..	..	..	58	..	727	45	50	69	205	..	573	..	..														
..	..	..	..	..	..	..	27	..	362	27	13	2	87	..	497	..	..														
..	11	..	1,258 3 5	*	..	..	4	..	5	..	..	1	23	..	19	..	..														
Totals	32	0 0 36	2,190 0 5	59 0 0	20	..	423	..	6,961	503	296	352	1,494	12	5,240	31	1,746														
Corresponding period 1890-91	59	0 0 30	1,658 0 5	..	23	..	328	..	6,294	434	238	272	1,001	3	3,740	41	1,025														

* Value not known.

B.—RETURN OF FEES received under the LAND TRANSFER ACTS for the Twelve Months ended the 31st March, 1892.

District.	General Fees.	Assurance Fees.	Total.
	£ s. d.	£ s. d.	£ s. d.
Auckland	1,861 2 3	98 0 8	1,959 2 11
Taranaki	1,079 2 11	42 15 5	1,121 18 4
Wellington	3,865 6 10	214 17 0	4,080 3 10
Hawke's Bay	1,441 13 11	259 11 2	1,701 5 1
Nelson	519 18 0	22 14 1	542 12 1
Marlborough	145 4 0	6 3 8	151 7 8
Canterbury	4,789 1 7	468 3 3	5,257 4 10
Otago	1,914 14 11	62 0 0	1,976 14 11
Southland	1,078 11 7	10 3 6	1,088 15 1
Westland	147 8 0	1 4 8	148 12 8
Totals	16,842 4 0*	1,185 13 5	18,027 17 5
Corresponding period 1890-91 ...	15,834 6 7†	962 2 11	16,796 9 6

NOTE.—Includes Crown-grant and district agency fees: * £201 10s. 4d.; † £277 3s. 1d.

C.—RETURN showing the TOTAL AMOUNT of MONEY remaining secured by MORTGAGE under the LAND TRANSFER ACTS on the 31st March, 1892.

District.	Amount remaining secured by Mortgage on 31st March, 1891.	Amount secured by Mortgage during the Year ended 31st March, 1892.	Amount of Mortgages paid off during the same Period.	Amount remaining secured by Mortgage on 31st March, 1892.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Auckland	3,483,902 5 5	150,891 17 0	212,153 0 0	3,422,641 2 5
Taranaki	660,450 8 1	163,078 15 9	78,322 0 0	745,207 3 10
Wellington	4,006,880 0 0	825,150 0 0	516,437 0 0	4,315,593 0 0
Hawke's Bay	3,488,484 16 7	425,871 19 6	686,103 0 0	3,228,253 16 1
Nelson	591,805 6 3	48,757 14 3	52,245 10 0	588,317 10 6
Marlborough	252,461 15 3	30,020 12 6	24,601 0 0	257,881 7 9
Canterbury	9,792,690 8 0	1,283,702 0 0	2,389,768 0 0	8,686,624 8 0
Otago	4,023,691 0 0	337,411 0 0	1,559,022 0 0	2,802,080 0 0
Southland	3,549,998 11 5	217,151 12 2	1,550,424 0 0	2,216,726 3 7
Westland	73,865 17 6	18,944 0 0	22,615 0 0	70,194 17 6
Totals	29,924,230 8 6	3,500,979 11 2	7,091,690 10 0	26,333,519 9 8
Corresponding period 1890-91	29,086,488 15 6	3,412,489 2 6	2,574,747 9 6	29,924,230 8 6

NOTE.—The releases of mortgage in Canterbury, Otago, and Southland appear in the above to be unusually large. This is explained by the fact that one mortgage for £1,250,000 was registered in each of the three districts, and has been gradually paid off during the last few years, and last year was cleared off altogether.

D.—RETURN showing WORK in ARREAR in the LAND TRANSFER DEPARTMENT on the 31st March, 1892.

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.	Unregistered Instruments awaiting Compliance with Requisitions.	Unregistered Instruments detained in the Survey Office.	Certificates of Title due but not issued.
Auckland	6	14	...	12	14	4
Taranaki	8	...	...	...	...	...
Wellington	34	1	...	36	...	2
Hawke's Bay	23	...	...	...	...	6
Nelson	4	2	...	...	...	...
Marlborough	2	...	...	...	...	...
Canterbury	19	3	1	38	...	29
Otago	19	...	1	9	8	9
Southland	3	...	...	...	...	...
Westland	...	...	...	...	...	...
Totals	118	20	2	95	22	50

NOTE.—Other instruments unrecorded: Christchurch—Transfers, 49; mortgages, 52; mortgages discharged, 34; miscellaneous, 13. Otago—Transfers, 11; mortgages, 4; mortgages discharged, 4; transmissions, 5. Westland—Certificates in lieu of Crown grants on Governor's warrant, 5.

E.—RETURN showing the NUMBER of DEEDS remaining UNREGISTERED on the 31st March, 1891; the NUMBER received for REGISTRATION, and the NUMBER REGISTERED, during the Twelve Months ended the 31st March, 1892; also the NUMBER REMAINING on that date; and the AMOUNT of FEES collected for the same Period.

District.				Unrecorded on 31st March, 1891.	Received for Registration during the Year ended 31st March, 1892.	Registered during the same Period.	Unregistered on the 31st March, 1892.	Fees.		
								£	s.	d.
Auckland	...	...	...	141	3,090	3,047	184	3,132	5	8
Taranaki	...	...	...	9	667	669	7	636	6	9
Wellington	...	...	...	22	1,695	1,712	5	1,781	1	4
Hawke's Bay	...	...	...	90	830	836	84	983	18	6
Nelson	...	...	...	5	485	455	35	488	19	6
Marlborough	...	...	...	5	342	338	9	366	10	6
Canterbury	...	...	...	6	1,624	1,567	63	1,888	12	6
Otago	...	...	...	8	1,245	1,211	52	1,289	15	6
Southland	...	...	...	...	237	237	...	279	8	3
Westland	...	...	...	...	44	44	...	36	13	6
Totals	...	...	...	286	10,259	10,106	439	£10,883	12	0*

				£	s.	d.
* Includes Crown-grant fees	..	...	..	..	271	6 6
Includes district-agency fees	..	..	..	..	17	10 0
				<u>£288 16 6</u>		

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