

1915.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION:

ANNUAL REPORT OF DEPARTMENTS, 1914-15.

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

THE SECRETARY FOR LAND AND DEEDS to the MINISTER OF STAMPS.

SIR,— Head Office, Stamp Department, Wellington, 22nd May, 1915.

I have the honour to submit the usual report on the working of the Land Transfer and Deeds Registration Departments for the year ended the 31st March, 1915.

The returns appended show—

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

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 Act on the 31st March, 1915.

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 Office.

I have, &c.,

P. G. WITHERS,

The Minister of Stamp Duties, Wellington.

Secretary for Land and Deeds.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED THE 31ST MARCH, 1915.

H.—3.

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| District. | Applications. | | | | Certificates Issued. | Transfers. | | | | Mortgages. | | | | | | |
|-------------------------------|--|--------------------|----------|-----------|----------------------|-------------------------|---------------------|--------------------|----------------------|-------------------|--------------------------|------------------|------------------|---------|---------------|--------------------|
| | Number. | Area. | | Value. | | Number. | Area. | | Consideration Money. | Number. | Area. | | Amount secured. | | | |
| | | Town and Suburban. | Country. | | | | Town and Suburban. | Country. | | | Town and Suburban. | Country. | | | | |
| 1914-15. | | Acres. | Acres. | £ | | | Acres. | Acres. | £ | | | Acres. | Acres. | £ | | |
| Auckland | 192 | 94 | 28,367 | 450,390 | 2,725 | 6,376 | 2,012 | 603,851 | 4,763,461 | 6,342 | 1,595 | 903,567 | 3,662,870 | | | |
| Taranaki | 10 | 3 | 279 | 9,175 | 418 | 1,324 | 366 | 140,952 | 1,144,724 | 1,707 | 268 | 347,256 | 1,290,319 | | | |
| Wellington | 48 | 20 | 5,213 | 111,560 | 2,049 | 4,191 | 1,488 | 420,670 | 4,012,050 | 4,206 | 1,293 | 715,695 | 3,907,015 | | | |
| Hawke's Bay | 16 | 10 | 489 | 61,897 | 557 | 1,221 | 565 | 159,646 | 1,412,605 | 1,252 | 485 | 262,859 | 1,383,919 | | | |
| Poverty Bay | 2 | .. | 66 | 1,885 | 339 | 592 | 138 | 118,301 | 566,231 | 812 | 234 | 351,717 | 852,640 | | | |
| Nelson | 9 | 1 | 335 | 9,320 | 187 | 440 | 78 | 58,186 | 224,959 | 526 | 87 | 125,280 | 256,610 | | | |
| Marlborough | 15 | 8 | 34,919 | 182,075 | 125 | 316 | 108 | 187,867 | 507,601 | 278 | 94 | 170,104 | 341,262 | | | |
| Canterbury | 139 | 17 | 22,412 | 339,750 | 1,559 | 3,804 | 596 | 211,485 | 2,934,822 | 3,483 | 527 | 665,366 | 2,950,576 | | | |
| Otago | 35 | 4 | 883 | 57,352 | 661 | 1,792 | 401 | 116,253 | 908,871 | 1,679 | 369 | 239,205 | 796,458 | | | |
| Southland | 12 | 2 | 12,217 | 24,501 | 412 | 1,198 | 430 | 105,475 | 705,442 | 1,396 | 409 | 242,215 | 890,923 | | | |
| Westland | .. | .. | .. | .. | 46 | 127 | 24 | 7,287 | 25,482 | 114 | 32 | 13,200 | 46,135 | | | |
| Corresponding period, 1913-14 | 478 | 159 | 105,180 | 1,247,905 | 9,078 | 21,381 | 6,206 | 2,129,973 | 17,206,248 | 21,795 | 5,393 | 4,036,464 | 16,378,727 | | | |
| | 563 | 156 | 123,712 | 1,361,042 | 11,206 | 23,983 | 7,333 | 2,206,268 | 16,307,637 | 23,988 | 5,642 | 4,862,163 | 18,080,701 | | | |
| District. | Certificates of Title in lieu of Crown Grants. | | | | Caveats. | Registration Abstracts. | Powers of Attorney. | Revocation Orders. | Searches. | General Searches. | Caveats against Dealing. | Plans deposited. | Trust Deeds, &c. | Leases. | Encumbrances. | Transmissions, &c. |
| | Number. | Area. | | Value. | | | | | | | | | | | | |
| | | Town and Suburban. | Country. | | | | | | | | | | | | | |
| 1914-15. | | Acres. | Acres. | £ | | | | | | | | | | | | |
| Auckland | 881 | 367 | 138,654 | 62,751 | 19 | .. | 166 | .. | 6,639 | 162 | 490 | 713 | 2 | 1,186 | .. | 6,355 |
| Taranaki | 79 | 28 | 24,981 | .. | 2 | .. | 32 | .. | 2,259 | 97 | 21 | 92 | 46 | 673 | .. | 132 |
| Wellington | 384 | 221 | 87,094 | .. | 2 | .. | 162 | 1 | 4,630 | 312 | 338 | 271 | 69 | 696 | .. | 5,200 |
| Hawke's Bay | 64 | .. | 12,943 | 22,693 | .. | .. | 60 | .. | 1,534 | 85 | 86 | 146 | 1 | 260 | 1 | 1,361 |
| Poverty Bay | 52 | 427 | 11,051 | .. | .. | .. | 23 | .. | 1,193 | 76 | 25 | 85 | .. | 97 | .. | 1,033 |
| Nelson | 87 | 1 | 21,977 | 8,481 | 1 | .. | 16 | .. | 333 | 32 | 21 | 75 | 16 | 80 | 5 | 188 |
| Marlborough | 115 | 281 | 7,882 | 400 | .. | .. | 10 | .. | 532 | 30 | 7 | 43 | 2 | 65 | .. | 37 |
| Canterbury | 88 | 7 | 7,003 | .. | .. | .. | 108 | .. | 4,673 | 450 | 220 | 281 | 2 | 240 | .. | 3,934 |
| Otago | 76 | 5,482 | 1,399 | 4,771 | 2 | .. | 56 | .. | 1,706 | 99 | 41 | 95 | 43 | 110 | 3 | 2,618 |
| Southland | 114 | 115 | 14,889 | 15,305 | .. | .. | 29 | .. | 1,415 | 78 | 56 | 75 | 41 | 307 | 5 | 1,570 |
| Westland | 56 | 16 | 10,559 | 18,492 | 12 | .. | 1 | .. | 74 | 13 | 4 | 16 | .. | 153 | 65 | 236 |
| Corresponding period, 1913-14 | 1,996 | 6,945 | 338,432 | 132,893 | 38 | .. | 663 | 1 | 24,988 | 1,434 | 1,309 | 1,892 | 222 | 3,867 | 79 | 22,564 |
| | 1,661 | 3,612 | 554,298 | 74,972 | 71 | .. | 661 | 1 | 27,646 | 1,685 | 1,536 | 1,945 | 156 | 3,462 | 15 | 18,214 |

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE TWELVE MONTHS ENDED 31st MARCH, 1915.

| District. | | | | General Fees. | | | Assurance Fees. | | | Total. | | |
|-------------------------------|-----|-----|-----|---------------|----|----|-----------------|----|----|--------|----|----|
| | | | | £ | s. | d. | £ | s. | d. | £ | s. | d. |
| Auckland | ... | ... | ... | 14,355 | 0 | 0 | 942 | 0 | 0 | 15,297 | 0 | 0 |
| Taranaki | ... | ... | ... | 3,309 | 0 | 0 | 45 | 0 | 0 | 3,354 | 0 | 0 |
| Wellington | ... | ... | ... | 9,863 | 0 | 0 | 429 | 0 | 0 | 10,292 | 0 | 0 |
| Hawke's Bay | ... | ... | ... | 2,816 | 0 | 0 | 354 | 0 | 0 | 3,170 | 0 | 0 |
| Poverty Bay | ... | ... | ... | 1,813 | 0 | 0 | 4 | 0 | 0 | 1,817 | 0 | 0 |
| Nelson | ... | ... | ... | 1,056 | 0 | 0 | 19 | 0 | 0 | 1,075 | 0 | 0 |
| Marlborough | ... | ... | ... | 640 | 0 | 0 | 352 | 0 | 0 | 992 | 0 | 0 |
| Canterbury | ... | ... | ... | 8,313 | 0 | 0 | 604 | 0 | 0 | 8,917 | 0 | 0 |
| Otago | ... | ... | ... | 3,593 | 0 | 0 | 76 | 0 | 0 | 3,669 | 0 | 0 |
| Southland | ... | ... | ... | 2,641 | 0 | 0 | 51 | 0 | 0 | 2,692 | 0 | 0 |
| Westland | ... | ... | ... | 394 | 0 | 0 | ... | | | 394 | 0 | 0 |
| Totals | ... | ... | ... | 48,793 | 0 | 0* | 2,876 | 0 | 0 | 51,669 | 0 | 0 |
| Corresponding period, 1913-14 | ... | ... | ... | 53,432 | 0 | 0† | 2,677 | 0 | 0 | 56,099 | 0 | 0 |

* Includes Crown-grant and district-agency fees, £13.

† Includes Crown-grant and district-agency fees, £37.

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY REMAINING SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31st MARCH, 1915.

| District. | | | | Amount remaining secured by Mortgage on the 31st March, 1914. | | | Amount secured by Mortgage during the Year ended 31st March, 1915. | | | Amount of Mortgages paid off during the same Period. | | | Amount remaining secured by Mortgage on the 31st March, 1915. | | |
|-------------------------------|-----|-----|-----|---|----|----|--|----|----|--|----|----|---|----|----|
| | | | | £ | s. | d. | £ | s. | d. | £ | s. | d. | £ | s. | d. |
| Auckland | ... | ... | ... | 16,084,614 | 0 | 0 | 3,662,871 | 0 | 0 | 1,559,246 | 0 | 0 | 18,188,239 | 0 | 0 |
| Taranaki | ... | ... | ... | 8,521,484 | 0 | 0 | 1,290,319 | 0 | 0 | 739,948 | 0 | 0 | 9,071,855 | 0 | 0 |
| Wellington | ... | ... | ... | 27,860,816 | 0 | 0 | 3,907,015 | 0 | 0 | 2,381,700 | 0 | 0 | 29,386,131 | 0 | 0 |
| Hawke's Bay | ... | ... | ... | 10,761,900 | 0 | 0 | 1,383,919 | 0 | 0 | 675,744 | 0 | 0 | 11,470,075 | 0 | 0 |
| Poverty Bay | ... | ... | ... | 3,356,187 | 0 | 0 | 852,640 | 0 | 0 | 526,542 | 0 | 0 | 3,682,285 | 0 | 0 |
| Nelson | ... | ... | ... | 1,921,724 | 0 | 0 | 256,610 | 0 | 0 | 125,967 | 0 | 0 | 2,052,367 | 0 | 0 |
| Marlborough | ... | ... | ... | 1,588,136 | 0 | 0 | 341,262 | 0 | 0 | 156,835 | 0 | 0 | 1,772,563 | 0 | 0 |
| Canterbury | ... | ... | ... | 21,644,220 | 0 | 0 | 2,950,576 | 0 | 0 | 2,128,984 | 0 | 0 | 22,465,812 | 0 | 0 |
| Otago | ... | ... | ... | 6,412,956 | 0 | 0 | 796,458 | 0 | 0 | 507,826 | 0 | 0 | 6,701,588 | 0 | 0 |
| Southland | ... | ... | ... | 7,153,329 | 0 | 0 | 890,923 | 0 | 0 | 485,225 | 0 | 0 | 7,559,027 | 0 | 0 |
| Westland | ... | ... | ... | 386,655 | 0 | 0 | 46,135 | 0 | 0 | 30,551 | 0 | 0 | 402,239 | 0 | 0 |
| Totals | ... | ... | ... | 105,692,021 | 0 | 0 | 16,378,728 | 0 | 0 | 9,318,568 | 0 | 0 | 112,752,181 | 0 | 0 |
| Corresponding period, 1913-14 | ... | ... | ... | 97,816,375 | 0 | 0 | 18,080,701 | 0 | 0 | 10,205,055 | 0 | 0 | 105,692,021 | 0 | 0 |

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1915.

| District. | Applications awaiting Compliance with Requisitions. | Applications detained for Examination in the Survey Office. | Applications (other than those already mentioned) received during the Month and not yet passed. | Unregistered Instruments awaiting Compliance with Requisitions. | Unregistered Instruments detained in the Survey Office. | Certificates of Title due but not issued. | Applications received previous to Current Month not yet passed. |
|-----------------|---|---|---|---|---|---|---|
| Auckland ... | 152 | 78 | 7 | 71 | 60 | 353 | 40 |
| Taranaki ... | 4 | ... | ... | 5 | ... | 5 | ... |
| Wellington ... | 12 | 11 | ... | 221 | 29 | 63 | ... |
| Hawke's Bay... | 2 | 1 | ... | ... | ... | 24 | 2 |
| Poverty Bay ... | 6 | ... | ... | 2 | ... | 15 | ... |
| Nelson ... | 2 | 2 | 1 | 8 | 13 | 16 | ... |
| Marlborough ... | 1 | ... | ... | 1 | ... | 3 | 1 |
| Canterbury ... | 18 | 9 | ... | 78 | 27 | 80 | ... |
| Otago ... | 11 | 3 | ... | 31 | ... | 25 | ... |
| Southland ... | 1 | ... | 1 | 13 | 2 | 3 | ... |
| Westland ... | ... | ... | ... | 35 | ... | 10 | ... |
| Totals ... | 209 | 104 | 9 | 465 | 131 | 597 | 43 |

Other Instruments unrecorded.

| | Transfers. | Mortgages. | Miscellaneous. |
|-----------------|------------|------------|----------------|
| Auckland ... | 181 | 193 | 157 |
| Taranaki ... | 20 | 10 | ... |
| Wellington ... | 133 | 120 | 219 |
| Poverty Bay ... | 15 | 12 | 18 |
| Nelson ... | ... | 10 | 3 |
| Marlborough ... | 2 | 1 | ... |
| Canterbury ... | 28 | 18 | 28 |
| Otago ... | 6 | 10 | 11 |
| Totals ... | 385 | 374 | 436 |

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1914; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE TWELVE MONTHS ENDED THE 31ST MARCH, 1915; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

| District. | Unrecorded on 31st March, 1914. | Received for Registration during the Year ended 31st March, 1915. | Registered during the same Period. | Unrecorded on 31st March, 1915. | Fees. |
|-----------------|---------------------------------|---|------------------------------------|---------------------------------|---------|
| Auckland ... | 229 | 6,776 | 6,835 | 170 | £ 6,593 |
| Taranaki ... | 20 | 669 | 684 | 5 | 651 |
| Wellington ... | 104 | 1,736 | 1,665 | 175 | 1,700 |
| Hawke's Bay ... | 124 | 1,373 | 1,307 | 190 | 1,500 |
| Poverty Bay ... | ... | 52 | 50 | 2 | 48 |
| Nelson ... | 58 | 802 | 840 | 20 | 734 |
| Marlborough ... | 14 | 421 | 393 | 42 | 474 |
| Canterbury ... | 274 | 1,170 | 1,393 | 51 | 1,111 |
| Otago ... | 149 | 1,909 | 2,005 | 53 | 1,825 |
| Southland ... | 7 | 481 | 480 | 8 | 446 |
| Westland ... | ... | 64 | 64 | ... | 51 |
| Totals ... | 979 | 15,453 | 15,716 | 716 | 15,133* |

* Includes Crown-grant fees, £159, and district-agency fees, £2.

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