

# REPORT

OF THE

## REGISTRAR-GENERAL OF LAND,

FOR THE YEAR ENDING 30<sup>TH</sup> JUNE, 1871.

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PRESENTED TO BOTH HOUSES OF THE GENERAL ASSEMBLY, BY COMMAND OF  
HIS EXCELLENCY.

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WELLINGTON.

—  
1871.



## REPORT OF THE REGISTRAR-GENERAL OF LAND.

Mr. MOORHOUSE to the Hon. W. GISBORNE.

SIR,—

I have the honor to report, for the information of Parliament, that on the 1st day of October last, His Excellency the Governor was pleased to appoint me to the office of Registrar-General of Land, under the provisions of "The Land Transfer Act, 1870;" and that, following your instruction, I immediately commenced a study of the Land Transfer system, in relation to the circumstances of the Colony, with a view to organizing the new department. Preliminary action.

I then proceeded to visit the chief towns of the Colony for the purpose of thoroughly acquainting myself with the requirements of the several districts, and of placing myself in a position to advise Government as to what persons were qualified to fill any necessary appointments with the largest prospect of success.

Regarding the effective introduction of the system throughout the Colony, the following capital inquiries immediately suggested themselves, Questions for decision.

1. Into how many districts should the Colony be divided?
2. Was it imperatively necessary that the District Land Registrars as well as the Examiners of Titles should be lawyers?

A determination of these questions was felt to be a matter of serious importance; and before advising upon these points, I had the honor, with the concurrence of Government, after carefully studying the Land Transfer Act, and more especially considering the great responsibility to be incurred by Government in respect of the assurances of titles, to state my opinion that in every case the public funds should be protected against accident by submitting all applications for registration to careful examination by two competent lawyers in each District Office.

On the arrival in Wellington of Mr. Gawler, Counsel to the Lands Titles Commissioners, South Australia, who had accepted the invitation of the Government to visit New Zealand for the purpose of assisting in the launching of the new system of registration in this Colony, I at once placed myself in communication with him, and obtained much valuable advice. Arrival of Mr. Gawler.

After repeated conferences with Government on the subject of economizing the public expenditure, by effecting combinations of the two offices of District Land Registrar and Registrar of Deeds, I was requested to recommend the names of barristers and solicitors to fill the offices, and also to report my opinion as to the number of districts which it would be advisable to constitute, together with an estimate of the salaries and other expenses of the department during the first year of its existence. Proclamation of districts and appointment of officers.

Accordingly, on the 14th of January last, I reported to Government in favour of proclaiming "all the existing Deeds Registration Districts as Land Registration Districts, under clause 5 of the Act." His Excellency the Governor, by a Proclamation dated the 31st day of January, constituted the several Deeds Registration Districts throughout the Colony as Land Registration Districts, for the purposes of the Land Transfer Act. His Excellency was also pleased to appoint the several gentlemen I had the honor to recommend as Registrars and Examiners in all the Districts excepting Marlborough, in which Province the Land Transfer system has not as yet been brought into operation.

With the sanction of Government, I called together, at Wellington, during the month of January, several of the District Registrars, for the purpose of meeting Mr. Gawler and conferring with him on the nature and uses of the Torrens system, having special regard to the practice of the Adelaide office. Mr. Gawler gave very valuable information at the conference, which extended over several days. The Act was brought into operation on the 1st of February, in the Districts of Auckland, Otago, Canterbury, and Wellington, in which places the necessary arrangements had previously been completed. The Nelson office was opened on the 15th February; those at Southland and Hawke's Bay on the 1st March; the Taranaki office on the 15th March; and the Westland office on the 26th June. Conference of Registrars.

Subjoined are returns showing the amount of business done in the several districts, and the fees received up to the 30th June. Papers annexed.

Appended are also copies of my report of the 14th January; memorandum of the 19th January, disclosing my estimate of the probable cost of the department during a portion of the late financial year; and other documents of interest.

Considering that the South Australian Act has been adopted by the Legislature almost unaltered, together with the further obvious fact that the circumstances of that Colony are somewhat different to those of New Zealand, it will not be surprising that some amendments are required in the Act of last Session. But the amendments I would suggest do not in the least trench upon the main principles of the existing measure, of which I most heartily approve. Amendments required in Act.

I have gathered material for the compilation of a suggestive Draft Amendment Bill, from a variety of sources, but am mainly indebted to the labours of some of the very able lawyers who have accepted service in this department.

The appointment of Land Brokers, so far as the experiment has been tried, has been found to be a great help to the popular acceptance of the new system. Land Brokers.

So far as I have had an opportunity of judging, the legal profession generally has not been more zealous in its acceptance of the measure than might have been expected by those who are in a position to judge of the extent to which the interests of the lawyers were likely to be affected. As a rule, the eminent lawyers of the Colony unhesitatingly confess the very great boon which this measure has been Attitude of legal profession.

Nature of titles submitted by lawyers.	<p>and is likely to be to the public, and have assisted greatly in introducing business into some of the offices. But the material profits of conveyancing practice will be so seriously disturbed by the public acceptance of Mr. Torrens' scheme, that it is not natural to expect to see lawyers as a body voluntarily exchanging the present emoluments of practice for the comparatively insignificant fees derivable under the Land Transfer Act. It has, however, throughout all the districts, been a matter for congratulation, that the legal profession have in very few cases exhibited that hostility which, had it been exerted, would not under the circumstances have occasioned any surprise. One circumstance, however, may be stated as significant of the legal appreciation of the uses of the Act, namely, that most of the titles submitted for registration by the profession are in some degree defective—not radically bad, yet not easily marketable. These titles are called by the profession "holding titles," as contra-distinguished from "marketable titles." In fact, the department is indebted to the legal profession for a large number of troublesome titles, involving inconsiderable values, and in respect of which the prospect of professional fees is not encouraging. In dealing with titles of this class, my instruction has been to render, through the office, every assistance in the amendment of the title previous to its being registered, and so guaranteed by the Government; but in no case is a title which involves any patent risk of a call upon the Assurance Fund to be entertained. Under the law, and the practice of the department, any title, however long and complex, may be investigated at a cost to the applicant of five shillings only; for, in the event of our declining to issue a certificate, we return all the fees deposited, with the exception of that amount. This scrutiny in a private office would cost the client a sum varying from one guinea to five hundred pounds.</p>
Facilities afforded for investigation of titles.	<p>After the Legislature has effected some necessary amendments in the Act, I would advise that Government sanction the publication of a hand-book, illustrating in plain language the advantages of placing properties upon the register book, and giving an explanation of the practice of the department.</p>
Hand-book required.	<p>As may be gathered from my estimate of the amount of business for the next financial year, I am very confident that the system will be in New Zealand a very great success. By correspondence with the Registrars-General of the neighbouring colonies, I have ascertained that in no case has the success of Mr. Torrens' system been at all equal to the rate of progress made in New Zealand during the first few months of its working.</p>
Success of the system.	<p>I never felt any doubt as to the policy of establishing ten district offices, notwithstanding the fact that, at the time this measure of administration was decided upon, there was no precedent in the Australian Colonies for such an extension of local convenience. Regarding the cost of the department, I trust that Parliament will be satisfied that every effort has been made to work economically. All the Districts are in full operation, with the exception of Marlborough, provision for which is, however, included in my estimate of the total expenses of the department for the current year, namely, £8,614 15s. For this sum the public will have the services of twenty-one barristers and solicitors, and eleven professional draftsmen, while full provision is made for clerical services and incidental expenses.</p>
Organization of the Department effected economically.	<p>It is proper that I should here state that I have in many instances secured valuable services by encouraging a hope in the minds of the gentlemen who are engaged in the department, that they may expect the public to consider their claim to an increase of salary, so soon as their zealous exertions have made the Land Transfer Act a great success in their several districts. I have every reason to speak in the highest terms of the zeal, intelligence, and industry which have been evinced throughout this branch of the public service.</p>
Officers.	<p>With regard to the practice of the office, having had the advantage of a correspondence, through the Government, with all the Lands Registration Offices in the Australian Colonies, and having also had the great advantage of Mr. Gawler's advice and assistance, I have succeeded in establishing an uniform practice which appears to have worked very satisfactorily, but it will be necessary to have new regulations after the Act has been amended during the coming Session of the Assembly. My principal endeavour has been to make the regulations as few and simple as possible, so that the general public will not be called upon for any great mental effort in the endeavour to master the routine of the department in its various details. I have prepared a suggestion that His Excellency the Governor should be empowered to make, alter, and amend regulations for the conduct of the department, as circumstances may suggest a necessity for action in that direction.</p>
New regulations necessary.	<p>In respect to the fees sanctioned by the existing Act, I am of opinion that they are sufficiently high in all cases. In some instances I should recommend reductions, with a view to promoting the popularity of the measure, feeling assured that although such reductions might be equivalent to a direct financial loss, yet the indirect advantage to the revenue, referable to a general acceptance of the system, would more than justify such reductions. Although the head of this department would naturally be gratified upon seeing large pecuniary profits resulting from its operations, still, if an intelligent political economist, he would be more satisfied to see the Colony deriving the much larger advantages which must flow from a general use of the increased facilities which the Land Transfer Act affords for commercial exchanges.</p>
Power should be vested in the Governor for that purpose.	<p>During my administration, I have frequently had the honor of drawing the attention of Government to the one great cause of uneasiness in my mind in reference to the working of the Act, and avail myself of this opportunity of recording my belief that the most serious damage and difficulty are almost certain to result should the Legislature fail to make immediate provision for correcting and completing the surveys of the Colony. The result of anxious inquiries in all directions is a conviction that it is my duty to recommend the Government to promote legislation without delay, enabling them to create a system of survey which shall operate over the whole Colony. I am aware that many difficulties surround such a proposal, but I am nervously sensible that while on the one hand I might succeed in making an approximation of the cost of correcting and completing the surveys, it would be utterly impossible for me or any one else to make even an approximation of the damage that must result from an extensive operation of the Land Transfer system, with its accompanying assurance of title, in the absence of that principal element of safety, a reliable survey of the lands a title to which is to be guaranteed. I hold very strong opinions as to the means by which a satisfactory survey of the country could be best</p>
Fees.	
Surveys.	

arrived at, having regard to expedition, economy, and accuracy ; but as this branch of the public service is not included in my department, I may only venture to suggest that it might be very profitable if the question of the surveys of the Colony were handed over to a competent Commission for examination and report. With regard to the expense of placing the surveys of the Colony on a proper footing, I would, if permitted, state my belief, notwithstanding any alarm which might follow, that a sum of at least £100,000 will be required. I trust, Sir, that no apology will be necessary for my having ventured upon what I am aware must be a disconcerting and unwelcome disclosure of opinion.

The very considerable arrears in the issue of Crown Grants is a circumstance which materially retards the operation of the Act. This is a subject which is deserving of the very prominent notice of the Government.

Although, with excellent economic effect, the two departments of Land and Deeds Registry have been combined in the several districts, in so far as that the registrarship of each department is held by the same person, still, for the satisfaction of the public, it has been thought advisable that the departments in all other respects should be entirely distinct. By this means, the public can be readily made aware of the exact expenditure and revenue of each department.

As will be seen by the comparative statement annexed, notwithstanding the great depression which has visited the Colony, the fees for deeds registration have been nearly as large as during the preceding year. I anticipate no material difference in the current year's revenue from this source. I am not prepared to advise any reduction whatever in the charges made in this department.

I have been enabled, with the sanction of Government, to make material reductions in the permanent staff of the Deeds Registration Department, which reductions have been carried out in conformity with the provisions of "The Civil Service Act, 1866." By this arrangement, with other combinations, the Government will have effected a permanent retrenchment of over £1,500 as compared with the vote of last year.

Generally, I may report that the Deeds Registration Department is in a most effective condition and that its organization admits of very little improvement. By the system in operation, the Registrar-General of Deeds is reliably informed, every month, of the exact particulars of the business transacted in every part of the Colony, and is enabled at any time to institute comparisons of the performances of individual clerks.

Shortly after accepting office, I prepared a comparative statement of the working of all the Registration Offices in the Colony, showing the cost per folio of the recording of deeds. This statement, which I had the honor of submitting on the 14th of January, disclosed astonishing differences of cost, which, although very surprising at the time, have been explained upon a subsequent investigation of the causes. The prevailing explanation in all cases has been, that the services of the Clerks, whose salaries were charged against Deeds Registration, have been largely used in other departments of the Government. Having satisfied myself that the rate of exertion has been tolerably equal, there remains no objection to the officers of this department being made available in the working of other branches of the public service.

I have, &c.,

W. S. MOORHOUSE,  
Registrar-General of Land and Deeds.

The Hon. the Colonial Secretary.

RETURN showing the Number of APPLICATIONS to bring Land under the provisions of the Land Transfer Act for the Year ending 30th June, 1871.

Months.	No.	Area.						Value.		
		Town and Suburban.			Country.					
		A.	R.	P.	A.	R.	P.	£	s.	d.
February	19	5	2	14	747	0	6	7,300	10	0
March	40	34	0	22.4	2,346	3	29	16,851	10	0
April	72	230	0	33.6	3,757	1	24	40,557	0	0
May	152	478	0	13.45	11,213	3	8	53,271	10	0
June	126	220	1	36.9	14,127	2	27	48,350	15	0
Total	409	968	2	00.35	32,192	3	14	166,331	5	0

RETURN showing the Number of TRANSFERS Registered under the provisions of the Land Transfer Act during the Year ending 30th June, 1871.

Months.	No.	Area.						Consideration Money.		
		Town and Suburban.			Country.					
		A.	R.	P.	A.	R.	P.	£	s.	d.
April ... ..	3	11	2	4.75	60	0	0	1,180	0	0
May ... ..	4	19	2	5	351	2	32	255	10	0
June ... ..	18	2	0	11.2	901	2	21	5,595	10	0
Total ... ..	25	33	0	20.95	1,313	1	13	7,031	0	0

RETURN showing the Number of MORTGAGES Registered under the provisions of the Land Transfer Act during the Year ending 30th June, 1871.

Months.	No.	Area.						Amount Secured.		
		Town and Suburban.			Country.					
		A.	R.	P.	A.	R.	P.	£	s.	d.
March ... ..	1	...	...	...	112	0	31	300	0	0
April ... ..	2	...	...	...	210	0	0	130	0	0
May ... ..	15	1	0	0	1,910	0	33	12,064	0	0
June ... ..	23	0	3	18	3,529	0	16	11,234	10	0
Total ... ..	41	1	3	18	5,761	2	0	23,728	10	0

RETURN showing the Number of APPLICATIONS Withdrawn or Rejected during the Year ending 30th June, 1871.

Number.	Area.						Value.		
	Town and Suburban.			Country.					
	A.	R.	P.	A.	R.	P.	£	s.	d.
5	11	3	18	5	1	0	640	0	0

Other business,—

No. of Certificates of Title issued	...	...	...	...	182
„ Leases registered	...	...	...	...	4
„ Caveats entered	...	...	...	...	1
„ Maps deposited	...	...	...	...	1
„ Searches	...	...	...	...	11

REGISTRAR-GENERAL OF LAND.

7 G.—No. 12.

RETURN showing the Fees received by the Land Transfer Department, during the Year ending 30th June, 1871.

DISTRICT.	FEES.			BROKERS' LICENSES.			TOTAL.		
	£	s.	d.	£	s.	d.	£	s.	d.
Auckland ... ..	84	1	1	...			84	1	1
Wellington ... ..	25	11	0	20	0	0	45	11	0
Hawke's Bay ... ..	5	3	0	...			5	3	0
Nelson ... ..	14	12	0	30	0	0	44	12	0
Canterbury ... ..	151	0	0	85	0	0	236	0	0
Otago ... ..	306	2	6	125	0	0	431	2	6
Southland ... ..	25	3	0	40	0	0	65	3	0
	611	12	7	300	0	0	911	12	7

STATEMENT showing the Amount standing to Credit of District Land Registrars on 30th June, 1871, on account of Deposits for General Fees.

Auckland ... ..	£	s.	d.
Otago ... ..	53	1	0
Canterbury ... ..	31	11	0
Wellington ... ..	64	9	0
Southland ... ..	34	0	0
	19	4	0
Total ... ..	£202	5	0

STATEMENT showing the Amount received and brought to charge as Fees, Registration of Deeds, during the Year 1870-71.

Auckland ... ..	£	s.	d.
Taranaki ... ..	3,892	13	0
Wellington ... ..	468	12	6
Hawke's Bay ... ..	1,510	13	0
Nelson ... ..	678	14	0
Marlborough ... ..	643	8	6
Canterbury ... ..	568	6	0
Westland ... ..	3,297	9	6
Otago (including Southland District, £558 7s.) ... ..	395	15	0
Southland ... ..	3,565	9	6
	290	10	0
	£15,311	11	0

FORMER REPORTS.

No. 1.

Mr. MOORHOUSE to the Hon. W. GISBORNE.

SIR,—

Office, Registrar-General of Land, Wellington, 14th January, 1871.

Referring to several consultations we have had in respect to "The Land Transfer Act, 1870," I have the honor to avail myself of your permission to report my opinions on the subject, so far as I am justified by a knowledge of the premises. Up to the time when Government did me the honor to offer me my present appointment, I had never specially and carefully considered Torrens' system, consequently my impressions may well be received with some grains of allowance. Since my appointment,

however, as Registrar-General of Land, I have had considerable opportunities of observing popular feeling, and have to report—

1. That, during my recent tour through the Colony, I found that in every place the Land Transfer Act was an exceedingly popular measure.

2. In all the Provinces there was evidently a determination to press the Government to constitute Land Registration Districts conterminous with the Deeds Registration Districts.

3. It appears to me that whereas, according to popular opinion, there were good and imperative reasons of social convenience for the existing division of the Colony into districts for deeds registration, it is now expedient, *a fortiori*, that the same division should be adopted for the purposes of land registration, which latter institution is generally regarded as beneficial in a higher degree than the former.

4. Accepting the above-stated argument as cumulative upon a great many others, I feel justified in recommending Government to proclaim all the existing Deeds Registration Districts as Land Registration Districts, under clause 5 of the Act.

5. Against my view of the case, it may be said that there exists but one office for registration of land, under a similar system to ours, in each of the Colonies of South Australia, Victoria, New South Wales, Tasmania, and Queensland; and that, if one office is sufficient for each of such wide territories, five are more than are required for the lesser area of New Zealand; and that an extravagance already existing is no reason for an extension of it. Circumstances of difference in the two territories might sufficiently account for the apparently disproportionate adjustment of office accommodation; and it might be alleged that New Zealand is the better governed territory because of its larger facilities for securing titles to lands, and that, conversely, the other territories were worse governed. But it is hardly profitable to waste time in discussing objections which have been practically answered by the public will long ago.

6. The Legislature and Executive have long appeared to hold that the extension of facilities for registration in New Zealand is a good thing, and this conclusion cannot be avoided, but must be acted upon:

7. So I deferentially submit an opinion that the only question for discussion is, whether Government can afford to entertain the certain large expenses.

8. With a view to assisting this inquiry, I have the honor to append a statement (A) of the expenditure and revenue of each Deeds Registration District, and the net profit on the transactions at each office for the Financial Year 1869–70. Also, an approximate estimate (B) of the cost of establishing and maintaining Land Registration Districts for the next twelve months.

Referring to Table B, I have to remark that the furniture and contingencies will not, in my opinion, exceed the estimate for the first year, and will be considerably reduced in following years. Further, I have estimated the highest figure in all the offices for clerical aid, as I calculate on appropriating some surplus labour out of the Deeds Registration Offices.

With reference to the salaries of the Registrars and Examiners of Title, it would be very inexpedient, and almost impossible, to follow any positive rule of adjustment, for the reason, among a great many others, that it is necessary to make material variations of proportion in order to attract lawyers of standing. The presence of some such officers in the Department is a great element of safety, and must be paid for. I cannot see my way to effecting any reduction in my estimate of this class of salaries.

It will be seen, by referring to Table A, that during the Financial Year ending June, 1870, the Deeds Registration Departments paid a net profit of £6,344 3s. 8d. upon an expenditure of £9,712 19s. 4d.

I estimate (Table B) the net cost of establishing the Registrar-General's and the District Land Registration Offices at £11,000, so that the total estimated outlay upon the two Registration Departments would be £20,712 19s. 4d., against which may be set off £16,057 3s. (estimating by last year's receipts), leaving a debit balance of £4,655 16s. 4d. to be made up by fees in the Land Registration Department.

There are no reliable data upon which to found an estimate of receipts during the first year's operations of the Land Transfer Act, but, considering the apparent anxiety of the public to avail themselves of the system, it would not, I think, be unreasonable to hope for an amount of fees that would about balance the expenditure and receipts of the two kindred departments taken together.

I have, &c.,

W. S. MOORHOUSE,  
Registrar-General of Land and Deeds.

The Hon. the Colonial Secretary.



REGISTRAR-GENERAL OF LAND.

Enclosure 1 in No. 1.

A.—STATEMENT of the Expenditure and Revenue of the various Deeds Registration Districts, for the Financial Year 1869-70.

District.	Total Number of Deeds recorded.	Total Number of Folios.	Total Number of Sections.	Total Number of Deeds presented for Registration.	Number of Permanent Clerks.	Cost of Clerical Work.				Total Cost, including Contingencies.	Total Cost per Folio.	Fees Received.	Profit.	Approximate Rate per Cent. of Profit.
						Salaries.	Amount Paid for Contract Work.	Total for Clerical Work.	Average Cost per Folio, with Sections.					
Auckland	5,886	49,608	9,245	5,678	7	£ 1,255 0 0	£ 527 0 0	£ 1,762 0 0	£ 0 0 8½	£ 2,400 18 8	£ 4,339 8 0	£ 1,938 9 4	80½	
Otago	3,688	42,015	12,557	3,449	3	£ 775 0 0	£ 533 7 5	£ 1,308 7 5	£ 0 0 7½	£ 1,895 12 5	£ 3,738 16 6	£ 1,843 4 1	97½	
Canterbury	3,614	44,790½	7,688	3,345	5	£ 935 0 0	£ 539 12 5	£ 1,474 12 5	£ 0 0 8	£ 1,917 4 5	£ 3,132 15 6	£ 1,215 11 1	63½	
Wellington	1,545	17,810	3,557	1,517	2	£ 340 0 0	£ 99 6 8	£ 439 6 8	£ 0 0 5½	£ 976 1 6	£ 1,464 11 6	£ 488 10 0	50	
Westland	912	5,968	1,159	763	1	£ 125 0 0	£ 15 3 2	£ 140 3 2	£ 0 0 5½	£ 397 13 2	£ 445 4 6	£ 47 11 4	11½	
Nelson	787	9,313	1,873	755	4	£ 530 0 0	£ 12 10 0	£ 542 10 0	£ 0 1 2	£ 642 10 0	£ 748 10 0	£ 106 0 0	16½	
Southland	703	8,993	2,911	735	1	£ 150 0 0	£ 146 6 6	£ 296 6 6	£ 0 0 7½	£ 505 13 6	£ 839 15 0	£ 334 1 6	66½	
Hawke's Bay	600	7,375	*	593	1	£ 50 0 0	£ 24 13 3	£ 74 13 3	£ 0 0 2½	£ 389 7 11	£ 617 5 6	£ 227 17 7	58½	
Taranaki	435	3,053	1,199	435	1	£ 75 0 0	Nil.	£ 75 0 0	£ 0 0 5½	£ 280 16 6	£ 349 13 6	£ 68 17 0	24½	
Marlborough	330	4,444	1,716	349	1	£ 100 0 0	£ 3 9 3	£ 103 9 3	£ 0 0 5½	£ 307 1 3	£ 381 3 0	£ 74 1 9	24½	
Totals	18,500	193,369½	41,905	17,619	26	£ 4,315 0 0	£ 1,901 8 8	£ 6,216 8 8	£ ...	£ 9,712 19 4	£ 16,057 3 0	£ 6,344 3 8	...	

\* Plans entered by Registrar.

W. S. MOORHOUSE,  
Registrar-General of Land and Deeds.

## REPORT OF THE

## Enclosure 2 in No. 1.

## STATEMENT B.

District.	Particulars.	£ s. d.	£ s. d.	£ s. d.	
Registrar-General's Office	Registrar-General ...	800 0 0			
	Travelling Expenses ...	200 0 0			
	Chief Clerk ...	250 0 0			
	Furniture and Contingencies	100 0 0			
			1,350 0 0		
Auckland ...	Registrar, also Registrar of Deeds	700 0 0		1,350 0 0	
	Examiner of Titles ...	450 0 0			
	Clerk and Draftsman ...	250 0 0			
	Clerical aid ...	150 0 0			
	Furniture and Contingencies	200 0 0			
	Less salary of Registrar of Deeds	...	1,750 0 0	500 0 0	1,250 0 0
Otago ...	Registrar, also Registrar of Deeds	700 0 0			
	Examiner of Titles ...	600 0 0			
	Clerk and Draftsman ...	250 0 0			
	Clerical aid ...	150 0 0			
	Furniture and Contingencies	200 0 0			
	Less salary of Registrar of Deeds	...	1,900 0 0	550 0 0	1,350 0 0
Canterbury ...	Registrar, also Registrar of Deeds	700 0 0			
	Examiner of Titles ...	450 0 0			
	Clerk and Draftsman ...	250 0 0			
	Clerical aid ...	150 0 0			
	Furniture and Contingencies	200 0 0			
	Less salary of Registrar of Deeds	...	1,750 0 0	400 0 0	1,350 0 0
Wellington ...	Registrar, also Registrar of Deeds	700 0 0			
	Examiner of Titles ...	400 0 0			
	Clerk and Draftsman ...	250 0 0			
	Clerical aid and Contingencies	300 0 0			
	Less salary of Registrar of Deeds	...	1,650 0 0	400 0 0	1,250 0 0
	Westland ...	Registrar, also Registrar of Deeds	600 0 0		
Examiner of Titles ...		300 0 0			
Clerk and Draftsman ...		100 0 0			
Clerical aid and Contingencies		100 0 0			
Less salary of Registrar of Deeds		...	1,000 0 0	250 0 0	750 0 0
Nelson ...		Registrar, also Registrar of Deeds	400 0 0		
	Examiner of Titles ...	350 0 0			
	Clerk and Draftsman ...	200 0 0			
	Clerical aid and Contingencies	100 0 0			
	Less salary of Registrar of Deeds	...	1,050 0 0	175 0 0	875 0 0
	Southland ...	Registrar, also Registrar of Deeds	400 0 0		
Examiner of Titles ...		300 0 0			
Clerk and Draftsman ...		200 0 0			
Carried forward ...		900 0 0	...	8,175 0 0	

STATEMENT B.—*continued.*

District.	Particulars.	£	s.	d.	£	s.	d.	£	s.	d.
Southland— <i>contd.</i>	Brought forward ...	900	0	0	...			8,175	0	0
	Clerical aid and Contingencies	200	0	0						
					1,100	0	0			
	Less salary of Registrar of Deeds	...			200	0	0	900	0	0
Hawke's Bay ...	Registrar, also Registrar of Deeds	400	0	0						
	Examiner of Titles ...	300	0	0						
	Clerk and Draftsman ...	175	0	0						
	Clerical aid and Contingencies	100	0	0						
					975	0	0			
	Less salary of Registrar of Deeds	...			300	0	0	675	0	0
Taranaki ...	Registrar, also Registrar of Deeds	400	0	0						
	Examiner of Titles ...	300	0	0						
	Clerk and Draftsman ...	150	0	0						
	Contingencies ...	50	0	0						
					900	0	0			
	Less salary of Registrar of Deeds	...			200	0	0	700	0	0
Marlborough ...	Registrar, also Registrar of Deeds	300	0	0						
	Examiner of Titles ...	300	0	0						
	Clerk and Draftsman ...	150	0	0						
	Contingencies ...	50	0	0						
					800	0	0			
	Less salary of Registrar of Deeds	...			250	0	0	550	0	0
	Total ...	...			...			11,000	0	0

W. S. MOORHOUSE,  
Registrar-General of Land and Deeds.

## No. 2.

MEMORANDUM by Mr. MOORHOUSE for the Hon. W. GISBORNE.

REGISTRAR-GENERAL OF LAND estimates the total cost of the Land Transfer Department, in the event of all the existing Deeds Registration Districts being constituted Land Registration Districts, at £5,107 for the financial year ending 30th June, 1871, £900 of which is for eight months' cost of the Registrar-General's Office.

	£	s.	d.
Salaries, extra clerical aid, furniture and contingencies, for all the ten proposed Land Registration Districts ...	4,207	0	0
Registrar-General's salary and travelling expenses, clerk's salary for six months (£125), furniture of office, and contingencies to 30th June ...	900	0	0
	£5,107	0	0
Amount of vote for current year ...	2,500	0	0
Deficiency ...	£2,607	0	0

N.B.—Mr. Gawler's expenses, say £400, not included in the above estimate.

19th January, 1871.

W. S. MOORHOUSE,  
Registrar-General of Land.

## No. 3.

MEMORANDUM by Mr. MOORHOUSE for the Hon. W. GISBORNE.

1. REQUESTS have been made by Clerks in the Registration of Deeds Department for increase of salary.
2. In some cases there appear to be strong grounds for entertaining the applications. Generally considered, the department is more costly than necessary.

3. Registrar-General of Land and Deeds submits that a saving of from 30 to 40 per centum would result from changing the mode of payment of recording clerks,—substituting payment per folio and section for payment by salary.

4. However, there may be instances in which a complete change of system might be uneconomical. For instance, at Taranaki, Marlborough, and Napier; the Westland Office also may require exceptional arrangements.

5. The amount of money actually paid in five offices, calculated on the basis of the returns for the last three months to permanent clerks, for simply copying, is about £1,265. A saving on this expenditure would accrue from the change suggested, of about one-third of the present rate of cost, or in round numbers, about £425 annually.

6. The change under consideration would involve a discharge from the Civil Service of a number of clerks—probably ten, in five offices—having claims in respect of service for various periods.

7. Compensation to these clerks would, if allowed, amount to about £900.

8. The direct saving during a fraction over two years following the change would liquidate this special outlay, and would, moreover, extinguish all future claims under the Civil Service Act, for pension, &c., upon extinction of the Registry of Deeds, either by gradual disuse or by Statute. The value of the proposed change might be stated generally as embracing the following advantages, viz. :—

- (1.) The perfect operation of an *ad valorem* system of payment for labour.
- (2.) An actual reduction of one-third of present ratio of cost per annum, for an indefinite period.
- (3.) The complete extinction of Civil Service claims, following the discharge of officers whose services under the old system were comparatively unprofitable.

9. Registrar-General of Land, in compiling his estimate of the expenses of the department for next year, wishes to have the decision of the Hon. the Colonial Secretary on the subject of this Memorandum, as a guide.

14th June, 1871.

W. S. MOORHOUSE,  
Registrar-General of Land and Deeds.

N.B.—Clerks removed from Civil Service would be eligible for immediate employment at folio rate.

#### No. 4.

Mr. MOORHOUSE to the Hon. W. GISBORNE.

[INTERIM REPORT.]

SIR,—

I have the honor to forward estimates of the total expenditure I believe to be necessary in the Land Transfer and Deeds Registry Department. They are rendered separately, so that the exact additional cost attending the new system of Land Transfer may be seen. The exact expenditure up to the 30th ultimo cannot yet be ascertained, but the figures given in the enclosed returns are fairly approximate. The above remark applies to both Land Transfer and Deeds Registration. The detailed estimates are in the Printer's hands.

I have, &c.,

W. MOORHOUSE,

Registrar-General of Land.

The Hon. the Colonial Secretary.

#### Enclosure 1 in No. 4.

##### ESTIMATED RECEIPTS AND EXPENDITURE, 1871-72.

	£	s.	d.	£	s.	d.
Total estimated Expenditure on Land Transfer Department for the Financial Year 1871-72	8,614	15	0			
Total amount of Revenue from Land Transfer Department for the Financial Year 1871-72, estimated on the actual receipts for the month of June, 1871, × 12 + Land Brokers' fees*	4,942	11	0			
Balance, deficiency on year's working				3,672	4	0
Total estimated Expenditure on Deeds Registry Department for the Financial Year 1871-72	8,701	10	0			
Total estimated Revenue from Deeds Registry Department for the Financial Year 1871-72 (same as 1870-71)†	15,300	0	0			
Surplus balance				6,598	10	0

\* In order that the Government may be perfectly safe I have only estimated the year's revenue upon the basis given in the return; but, as a matter of opinion, I calculate that the amount of fees will be at least 25 per cent. in excess of the estimate.

† Although the operation of the Land Transfer Act will, in time, account for a diminution in the receipts from the Deeds Registry, still, after carefully regarding the probable circumstances of the Colony during the next two years, I feel myself justified in the expectation of a revenue equal to the amount I have estimated.

## Enclosure 2 in No. 4.

## APPROXIMATE STATEMENT OF THE WORKING OF THE LAND TRANSFER AND DEEDS REGISTRY DEPARTMENTS FOR THE PAST FINANCIAL YEAR.

	£	s.	d.	£	s.	d.
Cost of Deeds Registry	10,000	0	0			
„ Land Transfer	4,500	0	0			
Total				14,500	0	0
Revenue from Deeds Registry	15,300	0	0			
„ „ Land Transfer	1,140	0	0			
Total				16,440	0	0
Balance to credit on Year's work in both Departments				£1,940	0	0

## Enclosure 3 in No. 4.

## COMPARATIVE STATEMENT SHOWING THE ESTIMATED EXPENDITURE OF THE LAND TRANSFER AND DEEDS REGISTRY DEPARTMENTS FOR 1871-72; AND THE AMOUNTS VOTED FOR 1870-71.

	1871-72.			1870-71.		
	£	s.	d.	£	s.	d.
Land Transfer Department:—						
Colonial Charges ...	1,114	15	0	*500	0	0
Provincial Charges	7,500	0	0			
	£8,614	15	0	£500	0	0
Deeds Registry,—						
Colonial Charges ...	200	0	0			
Provincial Charges	8,501	10	0	10,206	10	0
	£8,701	10	0	£10,206	10	0
Totals—						
Land Transfer Department	8,614	15	0	500	0	0
Deeds Registry	8,701	10	0	10,206	10	0
Grand totals	£17,316	5	0	£10,706	10	0

## Enclosure 4 in No. 4.

## COST OF BRINGING LAND TRANSFER ACT INTO OPERATION.

	£	s.	d.	£	s.	d.
Vote	2,500	0	0			
Expenditure in excess of vote (estimated)	2,000	0	0			
Estimated actual cost to end of past Financial Year				4,500	0	0
Less fees received to 30th June...				1,140	0	0
Total net cost				£3,360	0	0

Thus the working of the Act during the first experimental months has cost a net sum of £3,360. This amount includes cost of books, seals, &c., sufficient to last for many years, together with some furniture and fittings; also £570 travelling expenses and honorarium to Mr. Gawler, as well as travelling expenses of the Registrar-General of Land and other officers of the Department.

The net expenditure in excess of vote is £2,000—£1,140=£860.

W. S. MOORHOUSE,  
Registrar-General of Land and Deeds.

\* Land registration under "Land Registry Act, 1860."

