

1879.  
NEW ZEALAND.

## LAND TRANSFER AND DEEDS REGISTRATION.

(ANNUAL REPORT OF DEPARTMENTS.)

*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, 24th July, 1879.

In conformity with established practice, pursuant to which the Registrar-General of Land has hitherto reported annually to the Hon. the Minister of Justice upon the working of the Land Transfer and Deeds Registration Departments, I have the honor herewith to transmit statement and returns showing results of such working for the year ending 30th June, 1879.

It is necessary, however, to explain that in January last the Government deemed it desirable to transfer the administration of these departments from the Minister of Justice to the Commissioner of Stamps, and, upon such transfer, Registrars were notified that thereafter all returns, correspondence, &c. (excepting only such as pertained to points of practice, or involved technical questions of law, which were still to be addressed to the Registrar-General of Land), should be forwarded to the Commissioner of Stamps. Thus the information upon which this report is based has come into my hands, and hence the duty of reporting devolves upon me.

Since January, numerous changes have taken place in the staff of Registrars and Examiners, occasioned by the decision of the Government to extend the principle already introduced with success in Hawke's Bay, Westland, and Marlborough—viz., the amalgamation of the offices of District Land Registrar and Examiner of Titles. In pursuance of this decision, these offices have been amalgamated in the Districts of Taranaki, Nelson, and Southland, thus effecting a considerable saving. The second examinership at Wellington has been abolished, and the second examinership at Otago will shortly also be abolished. Notwithstanding the reduction of five officers as here pointed out, it is confidently anticipated that even greater efficiency will be secured.

The four principal stations—Auckland, Wellington, Canterbury, and Otago—alone now retain the assistance of Examiners. The remaining six are supervised by Registrars only, who, in addition to their duties as such, fill the offices of Deputy Commissioner of Stamps and Registrar of Joint-Stock Companies in their respective districts. The Examiner at Auckland is also charged with similar duties.

The transactions of the past year have largely exceeded those of 1877-78, as will be seen by reference to the returns hereto appended; and the year's receipts have exceeded the estimate of the Hon. the Colonial Treasurer by no less than £6,860, and the actual receipts of 1877-78 by £5,480.

With such an unexpected influx of business, it will not be matter of surprise that the expenditure has also exceeded the appropriation. When all the liabilities of the past year have been met, it will probably be found that the vote has been exceeded by nearly £900.

The receipts under the Land Transfer Act, exclusive of Assurance Fund, for the year, have been £20,538 13s. 2d.; under the Deeds Registration Act, £18,822 6s.: total, £39,360 19s. 2d.

The expenditure for the same period will be somewhat under £20,500. The amount standing to the credit of the Assurance Fund on the 30th June last was £19,961 16s. 9d., as against £14,645 on the 30th June, 1878.

The returns appended show—(A) the business transacted under the Land Transfer Act during the year 1878-79; (B) the fees received under the said Act during the same period; (C) the mortgages and discharges of mortgages during the same period, and the total amount remaining secured on mortgage under the said Act on the 30th June last; (D) the arrears existing in the various offices at the close of business on the same date; (E) number of deeds received for registration during the year, and those remaining unregistered on the 30th June last; as also the receipts from this branch of the department during the financial year.

In connection with Return A it may be of interest to note that, from the official returns of Victoria for the year 1877, the number of applications received there was 1,275; transfers registered, 8,184; mortgages, 3,615; fees received, £25,784.

The receipts of the Deeds Registry branch show an increase over the year 1877-78 of £1,751, having reached the sum of £18,822 6s. The number of deeds unregistered on the 30th June last (840) amount only to one-half the number of those unregistered on the 30th June, 1878.

I have, &c.,

The Hon. the Commissioner of Stamps,  
Wellington.

R. C. HAMERTON,  
Secretary for Stamps.

A.—STATEMENT of BUSINESS TRANSACTED under the LAND TRANSFER ACTS for the YEAR ended 30th JUNE, 1879.

DISTRICTS.	APPLICATIONS.				TRANSFERS.				MORTGAGES.				CROWN GRANTS.																											
	AREA.		No.	Value.	AREA.		No.	Consideration Money.	AREA.		No.	Amount Secured.	AREA.		No.	AREA.		Value.																						
	A. E. P.	A.			E. P.	A.			E. P.	A.			E. P.	Town and Suburban.		Country.	Town and Suburban.		Country.	Town and Suburban.	Country.																			
Auckland ...	156	59	2	36	14,810	1	2	94,504	0	0	473	103	1	19	263,195	0	18	207,808	10	1	312	59	1	17	5	197,106	3	18	200,712	3	9	194	669	2	24	77,305	2	1		
Otago ...	195	45	3	14	11,825	2	13	5	187,714	0	0	1265	575	1	0	33,293	1	12	345,759	15	0	949	353	3	2	7	81,074	1	22	591,258	7	0	454	340	3	8	9	50,852	2	11
Canterbury ...	433	19	2	5	17,011	2	27	5	422,523	6	2	2898	738	3	14	320,396	1	28	1,116,712	7	7	2074	389	2	33	75	578,659	0	33	1,866,652	2	8	964	102	3	19	133,006	3	13	
Wellington ...	120	45	3	23	11,587	2	5	127,670	0	0	1575	1,249	1	13	107,835	3	0	436,067	9	2	765	356	3	26	82,976	1	27	506,459	4	9	134	139	2	26	66,035	3	28			
Nelson ...	72	47	0	3	2,890	2	6	27,731	5	0	157	50	2	12	1,911	2	31	23,151	5	0	145	54	1	13	30,120	3	19	65,854	15	1	208	83	2	15	3,564	3	11			
Southland ...	119	19	2	14	8,830	2	17	61,268	0	0	643	545	0	22	85,760	2	0	320,990	8	10	437	355	2	13	163,474	0	1	442,243	18	8	513	396	2	22	114,374	2	32			
Hawke's Bay ...	31	70	2	8	725	0	21	24,248	0	0	314	788	3	39	87,058	1	2	99,178	18	6	189	1,126	0	3	64,603	3	32	184,432	10	10	164	721	2	16	34,890	1	33			
Westland ...	21	2	2	9	16	0	36	4,764	10	0	151	29	3	23	3,384	1	17	12,673	16	5	69	17	1	29	3,384	3	6	20,865	0	3	284	...	...	...	54	0	0			
Taranaki ...	10	2	0	0	2,232	3	11	32,586	0	0	439	704	1	14	8,422	1	31	66,273	0	7	97	51	1	6	8,520	0	2	47,112	10	4	134	63	1	20	5	6,172	1	15		
Marlborough ...	10	630	0	11	679	3	12	9,251	10	0	112	1,338	1	39	3,967	1	31	15,869	10	9	57	652	3	30	1,549	0	18	22,905	10	9	85	1,906	2	0	3,345	3	33			
Totals ...	1167	942	3	35	70,610	0	31	992,260	11	2	3027	6,124	0	35	924,225	1	10	2,644,485	1	11	5094	3,417	1	15	25	1,211,469	2	18	3,948,546	4	1	13134	4,424	2	31	4,489,603	0	17		
Corresponding Year, 1877-78	1174	440	3	31	146,749	0	14	926,983	14	11	3770	5,059	3	20	900,373	2	9	2,045,935	13	11	4081	1,876	3	27	1,176,159	0	30	3,329,579	14	0	2407	1,267	0	9	356,887	0	28			

Incumbrances registered. 642 ...  
 Leases registered. 49,444 ...  
 Trusts, &c., deposited. 642 ...  
 Maps deposited. 174,145 ...  
 Caveats against Dealing. 174,145 ...  
 General Searches. 398,428,038 ...  
 Searches. 398,428,038 ...  
 Powers of Attorney. 398,428,038 ...  
 Registration Abstracts. 398,428,038 ...  
 Certificates issued. 398,428,038 ...  
 Caveats. 398,428,038 ...

B.—RETURN of FEES received under the LAND TRANSFER ACTS for the YEAR ending the 30th JUNE, 1879.

District.	General Fees.	Land Assurance.	Totals.
	£ s. d.	£ s. d.	£ s. d.
Auckland ... ..	1,449 15 0	366 12 0	1,816 7 0
Otago ... ..	3,363 7 2	674 10 6	4,037 17 8
Canterbury ... ..	8,234 10 8	1,553 14 6	9,788 5 2
Wellington ... ..	3,167 15 4	409 0 0	3,576 15 4
Nelson ... ..	554 15 0	72 16 5	627 11 5
Southland ... ..	1,766 5 0	480 6 8	2,246 11 8
Hawke's Bay ... ..	860 9 0	196 1 0	1,056 10 0
Westland ... ..	261 16 0	27 14 0	289 10 0
Taranaki ... ..	699 4 0	88 13 4	787 17 4
Marlborough ... ..	181 12 0	9 15 5	191 7 5
Totals ... ..	20,539 9 2	3,879 3 10	24,418 13 0
Corresponding Year, 1877-78 ... ..	16,810 8 7	2,994 19 7	19,805 8 2

C.—RETURN showing the Total Amount in Money remaining secured by MORTGAGES under the LAND TRANSFER ACTS on the 30th JUNE, 1879.

District.	Amount remaining secured by Mortgage on 30th June, 1878.	Amount secured by Mortgage during the Year ended 30th June, 1879.	Total Amount of Mortgage paid off during same Period.	Amount remaining secured by Mortgage on 30th June, 1879.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Auckland ... ..	381,376 8 4	200,712 3 9	85,328 3 0	496,760 9 1
Otago ... ..	1,632,028 10 7	591,258 7 0	186,516 0 0	2,036,770 17 7
Canterbury ... ..	3,147,450 15 10	1,866,652 2 8	627,691 0 0	4,386,411 18 6
Wellington ... ..	780,109 3 6	506,459 4 9	164,940 3 6	1,121,628 4 9
Nelson ... ..	161,862 12 9	65,854 15 1	39,459 0 0	188,258 7 10
Southland ... ..	98,427 7 7	442,243 18 8	188,107 2 4	352,564 3 11
Hawke's Bay ... ..	691,658 3 6	184,482 10 1	22,756 14 4	853,383 19 3
Westland ... ..	35,729 13 6	27,865 0 3	4,781 9 0	51,813 4 9
Taranaki ... ..	49,166 0 6	47,112 10 4	12,061 19 5	84,216 11 5
Marlborough ... ..	67,163 8 4	22,905 10 9	10,787 0 0	79,281 19 1
Totals ... ..	7,044,972 4 5	3,948,546 3 4	1,342,428 11 7	9,651,089 16 2
Correspond'g Year, 1877-78 ... ..	...	3,329,579 14 0	1,224,495 18 2	...

D.—RETURN showing WORK in ARREAR in the LAND TRANSFER DEPARTMENT on the 30th JUNE, 1879.

District.	Number of Applications awaiting compliance with Requisitions made on them.	Number of Applications (other than those above-mentioned) received during the current Month which have not yet been passed by the District Land Registrar and Examiner.	Number of Applications received previously which have not yet been passed.	Number of Certificates (including Transfers) due, but not issued.
Auckland	54	...	...	...
Otago	24	6	10	43
Canterbury	51	6	...	97
Wellington	25	1	...	...
Nelson	16	2	...	...
Southland	15	...	...	22
Hawke's Bay	18	...	...	...
Westland	1	...	1	...
Taranaki	2	...	...	121
Marlborough	4	2	...	3
Total	210	17	11	286

*Transfers, Mortgages, &c., unrecorded.—Otago.*

Transfers	...	...	...	...	39
Mortgages	...	...	...	...	37

*Requisitions (awaiting compliance with).—Otago.*

Transfers	...	...	...	...	11
Mortgages	...	...	...	...	8

E.—RETURN showing the NUMBER of DEEDS remaining UNREGISTERED on the 30th JUNE, 1878, the NUMBER received for REGISTRATION and the NUMBER REGISTERED during the YEAR ending the 30th JUNE, 1879; also the NUMBER remaining UNREGISTERED on that Date, and the Total Amount of FEES collected for the same Period.

District.	Unregistered, 30th June, 1878.	Received for Registration during Year.	Registered during Year.	Unregistered on the 30th June, 1879.	Fees.
Auckland	155	4,781	4,796	140	£ 4,563 19 0
Otago	317	2,167	2,367	117	2,413 3 0
Canterbury	352	3,536	3,610	278	3,894 19 0
Wellington	386	3,962	4,232	116	3,776 15 0
Nelson	102	479	581	...	512 2 0
Southland	71	849	878	42	1,018 17 0
Hawke's Bay	104	1,084	1,123	65	1,152 15 0
Westland	13	124	128	9	121 7 0
Taranaki	140	1,147	1,214	73	970 1 0
Marlborough	36	365	401	...	398 8 0
Total	1,676	18,494	19,330	840	18,822 6 0

By Authority: GEORGE DIDSBUY, Government Printer, Wellington.—1879.