

1880.  
NEW ZEALAND.

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## LAND TRANSFER AND DEEDS REGISTRATION.

(ANNUAL REPORT OF DEPARTMENTS FOR 1879-80.)

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

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

Head Office, Stamp Department,  
Wellington, 16th June, 1880.

SIR,—

I have the honor to submit the usual report on the working of the Land and Deeds Department for the financial year 1879-80 (nine months).

The transactions of this period, as might have been expected, consequent on the prevailing depression, are much more limited than in the previous year, and the revenue has fallen short of the estimate by nearly £1,300.

The fees received under the Land Transfer Acts for the nine months ended the 31st March last, exclusive of the Assurance Fund, amounted to £13,573 5s. 4d., whilst the receipts under the Deeds Registration Act were £12,132, making a total of £25,705 5s. 4d.

The balance to credit of the Assurance Fund in the books of the Public Trustee on the 31st March was £21,759 9s. 10d. Fees amounting to £2,750 17s. 6d. were received during the nine months.

The expenditure for the same period has been £14,136, showing a saving upon the estimates of over £460.

The returns appended show—(A) the business transacted under the Land Transfer Acts; (B) the fees received thereunder; (C) the mortgages and discharges of mortgages, and the total amount remaining secured on mortgage under the said Act on the 31st March; (D) the arrears existing in the various offices at the close of business on the same date; (E) the number of deeds received for registration and those remaining unregistered on the 31st March, and also the receipts from this branch of the department; and (F) comparative summary of the working of the Land Transfer system in the Australasian Colonies, from which it will be seen that New Zealand occupies the second position as regards the number of transactions, whilst on the basis of population its position compares very favourably with the other colonies. It must, however, be borne in mind that the New Zealand returns are made up to a date later than has been found possible as regards the other colonies.

I have, &c.,  
R. C. HAMBERTON,  
Secretary for Stamps.

The Hon. the Commissioner of Stamps,  
Wellington.

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A.—STATEMENT of BUSINESS TRANSACTED under the LAND TRANSFER ACTS for the NINE MONTHS ended 31st MARCH, 1880.

DISTRICTS.	APPLICATIONS.				TRANSFERS.				MORTGAGES.				CROWN GRANTS.				Certificates Issued.	Registration Abstract.	Powers of Attorney.	Searches.	General Searches.	Caveats against Dealing.	Maps Deposited.	Trusts, &c., Deposited.	Leases Registered.	Incumbrances Registered.
	AREA.		Value.	No.	AREA.		Consideration Money.	No.	AREA.		Amount Secured.	No.	AREA.		Value.											
	A. R. P.	A. R. P.			A. R. P.	A. R. P.			A. R. P.	A. R. P.			A. R. P.	A. R. P.		Town and Suburban.										
Auckland ...	113	83 3 11	18,593 2 34	92,501 0 0	299	115 0 27-50	76,587 0 37	51,113 1 7	264	163 1 27	120,727 3 1	151,093 6 3	330	204 3 21	62,713 0 5-50	227 2 ...	31	260	3	25	10	4	57	...		
Otago ...	118	30 2 18	3,504 3 24	107,748 0 0	874	412 2 27	55,914 0 5	291,576 0 0	816	423 0 38	173,154 1 32	638,083 0 0	455	192 2 12	49,009 2 1	771 ...	38	711	44	52	23	2	70	...		
Canterbury ...	203	19 1 11-50	6,471 1 22-50	296,880 0 0	1,775	369 1 15-50	184,032 29-25	638,685 4 0	1,444	227 1 38-58	362,674 3 1-25	1,173,693 13 1	1,288	36 1 29	241,082 1 37	1,641 ...	60	2,215	239	94	81	5	63	1		
Wellington ...	71	46 3 31-50	5,651 1 39	85,348 0 0	684	892 1 13	40,091 2 25	146,129 13 2	514	437 0 1	104,956 2 38	414,395 16 7	54	19 2 8	35,130 0 8	513 3 ...	16	640	27	52	30	6	42	1		
Nelson ...	39	12 2 28	40,046 3 37	47,162 10 0	91	16 2 32	2,606 2 12	14,102 9 9	78	60 1 17	4,443 2 31	34,079 0 2	43	16 1 33	1,433 1 37	114 2 ...	8	71	8	3	4	1	4	...		
Southland ...	73	12 1 25	2,544 1 1	47,364 4 2	412	438 1 13	94,864 1 32	170,648 11 9	402	369 0 16	121,897 3 14	263,480 18 9	558	621 0 15	69,241 1 20	315 7 ...	5	456	79	32	20	8	34	1		
Hawke's Bay	9	46 3 19-40	4,768 0 0	25,053 0 0	175	351 2 35-83	29,086 2 36	80,600 13 5	155	1,192 0 0-61	78,412 1 10	167,782 8 8	19	67 0 16	6,206 3 28	180 ...	8	168	8	15	14	4	26	...		
Westland ...	13	1 2 24	10 2 0	1,256 0 0	87	66 2 25-50	767 2 26	5,403 10 0	20	14 2 4	171 3 0	8,718 14 5	107	9 1 25	2,105 0 10	24 ...	...	28	5	1	1	2	2	3		
Taranaki ...	9	1 1 31-30	794 0 2	8,530 0 0	243	203 0 12-50	5,130 2 37	33,164 8 10	115	131 3 10-50	9,829 0 1	43,563 12 1	130	57 1 36-50	8,859 3 26	425 ...	3	55	22	9	11	2	20	...		
Marlborough	9	3 0 15	1,814 2 8	2,025 0 0	62	672 0 33	2,785 0 35	9,339 7 10	31	765 3 2	2,494 2 11	12,427 9 3	1	...	17 0 0	45 ...	5	19	1	...	11	...	2	...		
Totals ...	657	258 3 14-70	84,199 3 7-50	713,867 14	2,470	3,538 0 84-83	401,866 1 34-25	1,430,713 0	4,383	3,784 2 34-69	978,762 3 19-25	2,907,317 19	3,298	1,224 3 35-50	475,848 3 12-50	4,255 14 ...	174	4,623	436	288	206	34	320	6		
*Financial year 1878-9 }	1167	942 3 3-50	70,610 0 31	992,260 11	2,307	6,124 0 35	924,225 1 10-75	2,644,485 1	11,509	4,317 1 15-25	1,211,469 2 18	3,948,546 4	1,313	4,424 2 31-40	489,603 0 17	6,203 10	7,395	6,089	562	326	305	49	444	2		

\* Twelve months.

B.—RETURN of FEES received under the LAND TRANSFER ACTS for the NINE MONTHS ended the 31st MARCH, 1880.

District.	General Fees.		Land Assurance.		Totals.	
	£	s. d.	£	s. d.	£	s. d.
Auckland ... ..	929	9 0	238	17 0	1,168	6 0
Otago ... ..	2,502	1 8	464	7 6	2,966	9 2
Canterbury ... ..	5,400	9 8	1,254	12 2	6,654	1 10
Wellington ... ..	1,718	14 0	179	16 9	1,898	10 9
Nelson ... ..	403	6 0	106	3 6	509	9 6
Southland ... ..	1,314	19 0	346	13 10	1,661	12 10
Hawke's Bay ... ..	517	14 0	91	4 0	608	18 0
Westland ... ..	179	8 0	5	4 0	184	12 0
Taranaki ... ..	463	18 0	51	18 4	515	16 4
Marlborough ... ..	143	6 0	12	0 5	155	6 5
Totals ... ..	13,573	5 4	2,750	17 6	16,324	2 10
Financial year 1878-79 (twelve months) ... ..	20,539	9 2	3,879	3 10	24,418	13 0

C.—RETURN showing the TOTAL AMOUNT in MONEY remaining secured by MORTGAGES under the LAND TRANSFER ACTS on the 31st MARCH, 1880.

District.	Amount remaining secured by Mortgage on 30th June, 1879.		Amount secured by Mortgage during the Nine Months ended 31st March, 1880.		Total Amount of Mortgages Paid off during same Period.		Amount remaining secured by Mortgage on 31st March, 1880.	
	£	s. d.	£	s. d.	£	s. d.	£	s. d.
Auckland ... ..	496,760	9 1	151,093	6 3	51,350	5 2	596,503	10 2
Otago ... ..	2,036,770	17 7	638,083	0 0	315,808	0 0	2,359,045	17 7
Canterbury ... ..	4,386,411	18 6	1,173,693	13 1	464,573	0 0	5,095,532	11 7
Wellington ... ..	1,121,628	4 9	414,395	16 7	82,322	0 0	1,453,702	1 4
Nelson ... ..	183,258	7 10	34,079	0 2	10,220	0 0	212,117	8 0
Southland ... ..	352,564	3 11	263,480	18 9	71,361	0 0	544,684	2 8
Hawke's Bay ... ..	853,383	19 3	167,782	8 8	32,508	19 9	988,657	8 2
Westland ... ..	51,813	4 9	8,718	14 5	2,843	6 2	57,688	13 0
Taranaki ... ..	84,216	11 5	43,563	12 1	6,804	8 6	120,975	15 0
Marlborough ... ..	79,281	19 1	12,427	9 3	8,484	10 0	83,224	18 4
Totals ... ..	9,651,089	16 2	2,907,317	19 3	1,046,275	9 7	11,512,132	5 10
Financial year 1878-79 (twelve months) ... ..	...	...	3,948,546	3 4	1,342,428	11 7	...	...

D.—RETURN showing WORK in ARREAR in the LAND TRANSFER DEPARTMENT on the 31st MARCH, 1880.

Districts.	Applications Awaiting Compliance with Requisitions.	Applications Detained for Examination in the Survey Office.	Applications (other than those mentioned) Received during 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 ... ..	32	17	...	...	5	1	...
Otago ... ..	26	...	10	5	32	16	66
Canterbury ... ..	52	...	3	...	132	...	92
Wellington ... ..	22	3	...	...	10	...	8
Nelson ... ..	6	3	...	...	...	...	2
Southland ... ..	25	...	2	...	...	...	2
Hawke's Bay ... ..	14	...	...	...	...	...	...
Westland ... ..	...	...	3	...	4	...	4
Taranaki ... ..	6	...	...	...	...	...	...
Marlborough ... ..	7	...	...	...	5	...	...
Totals ... ..	190	23	18	5	188	17	174

*Transfers, Mortgages, &c., Unrecorded.*

Otago—	Transfers ... ..	90	Canterbury—	Transfers ... ..	22
	Mortgages ... ..	93		Mortgages ... ..	25
	Leases ... ..	11		Discharges ... ..	7
				Sundries ... ..	7

E.—RETURN showing the NUMBER of DEEDS remaining UNREGISTERED on the 30th JUNE, 1879, the NUMBER received for REGISTRATION and the NUMBER REGISTERED during the NINE MONTHS ended the 31st MARCH, 1880; also the NUMBER remaining UNREGISTERED on that Date, and the TOTAL AMOUNT of FEES collected for the same Period.

Provincial District.	Unregistered, 30th June, 1879.	Received for Registration during the Nine Months.	Registered during the Nine Months.	Unregistered, 31st March, 1880.	Fees.
					£ s. d.
Auckland ... ..	140	3,239	3,305	74	3,062 6 0
Otago ... ..	117	1,646	1,691	72	1,888 17 0
Canterbury ... ..	278	2,109	2,206	181	2,377 6 0
Wellington ... ..	116	2,195	2,292	19	2,140 9 0
Nelson ... ..	...	292	292	...	291 2 0
Southland ... ..	42	561	564	39	739 15 0
Hawke's Bay ... ..	65	575	574	66	659 0 0
Westland ... ..	9	62	71	...	82 15 0
Taranaki ... ..	73	642	700	15	593 11 0
Mariborough ... ..	...	273	264	9	296 19 0
Total ... ..	840	11,594	11,959	475	12,132 0 0

F.—TABLE showing the WORK done and FEES received in the OFFICES for the REGISTRATION of TITLE in the AUSTRALIAN COLONIES, TASMANIA, and NEW ZEALAND. (The particulars for Victoria, New South Wales, and South Australia are for the year 1878, Queensland and Tasmania for the year 1877, and New ZEALAND for the year 1879.

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 ... ..	879,442	1,075	7,725	6,488	22,600 0 0
New South Wales ... ..	693,473	203	3,607	1,451	7,347 16 0
South Australia ... ..	248,795	647	7,155	4,325	No information.
Queensland ... ..	203,084	200	3,201	877	5,049 19 2
Tasmania ... ..	107,104	101	349	234	962 0 0
New Zealand ... ..	463,729	976	6,768	5,102	18,789 16 6

By Authority: GEORGE DIDSBUCK, Government Printer, Wellington.—1880.