

1883.  
NEW ZEALAND.

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## LAND TRANSFER AND DEEDS REGISTRATION.

(ANNUAL REPORT OF DEPARTMENTS FOR 1882-83.)

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

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

SIR,—

Head Office, Stamp Department, Wellington, 11th July, 1883.

I have the honour to submit the following returns showing the working of the Land Transfer and Deeds Registration Departments for the year ended the 31st March, 1883:—

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.

F.—Comparative statement of the working of the land-transfer system in Victoria, New South Wales, South Australia, Queensland, Tasmania, and New Zealand.

I have, &c.,

J. SPERREY,

The Hon. the Commissioner of Stamps, Wellington.

Secretary for Stamps.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACTS DURING THE TWELVE MONTHS ENDED THE 31st MARCH, 1883.

DISTRICTS.	APPLICATIONS.						TRANSFERS.						MORTGAGES.					
	No.	AREA.		Value.	No.	AREA.		Consideration Money.	No.	AREA.		Amount Secured.						
		Town and Suburban.	Country.			Town and Suburban.	Country.			Town and Suburban.	Country.							
Auckland	188	A. R. P. 173 3 35	A. R. P. 23,900 0 32	£ 186,902 0 0	980	A. R. P. 794 2 21	A. R. P. 400,405 2 07	£ 639,913 14 5	650	A. R. P. 593 3 20	A. R. P. 79,502 2 19	£ 415,104 12 0						
Otago	138	A. R. P. 38 3 05	A. R. P. 5,099 0 34	£ 198,963 7 6	1,432	A. R. P. 696 2 21	A. R. P. 80,696 3 10	£ 432,488 10 9	1,161	A. R. P. 445 1 23	A. R. P. 112,507 1 11	£ 852,782 0 0						
Canterbury	352	A. R. P. 20 1 25-50	A. R. P. 23,680 0 10	£ 454,904 0 0	2,500	A. R. P. 1,093 0 36-50	A. R. P. 457,966 0 31	£ 1,808,111 10 1	2,258	A. R. P. 843 0 21-25	A. R. P. 446,330 0 01	£ 2,187,680 16 1						
Wellington	85	A. R. P. 31 2 27-50	A. R. P. 9,267 1 13	£ 113,803 0 0	1,007	A. R. P. 1,322 1 19	A. R. P. 72,175 2 17	£ 252,899 5 2	707	A. R. P. 709 3 31	A. R. P. 126,251 2 16	£ 487,983 19 7						
Nelson	48	A. R. P. 24 3 34-50	A. R. P. 2,327 3 31	£ 27,005 0 0	186	A. R. P. 66 3 25	A. R. P. 4,819 3 03	£ 44,621 4 11	153	A. R. P. 47 1 15-50	A. R. P. 8,495 0 04	£ 106,248 3 0						
Southland	126	A. R. P. 15 3 18-50	A. R. P. 36,858 0 20	£ 128,082 1 0	832	A. R. P. 1,955 3 27-50	A. R. P. 105,901 3 32	£ 353,949 15 5½	600	A. R. P. 589 0 18-78	A. R. P. 95,509 0 32-50	£ 412,819 9 10						
Hawke's Bay	31	A. R. P. 54 0 35-85	A. R. P. 41,234 2 34-30	£ 135,589 0 0	329	A. R. P. 676 0 18-50	A. R. P. 140,832 3 26-70	£ 198,784 10 1	267	A. R. P. 1,216 1 21-05	A. R. P. 139,383 3 21	£ 468,185 18 10						
Westland	19	A. R. P. 3 3 15-50	A. R. P. 18 2 0	£ 1,934 0 0	174	A. R. P. 33 2 39	A. R. P. 8,243 3 06	£ 14,249 19 0	51	A. R. P. 11 0 05-30	A. R. P. 1,294 2 28	£ 8,817 0 0						
Taranaki	48	A. R. P. 42 2 25-10	A. R. P. 1,769 1 19	£ 23,469 0 0	519	A. R. P. 478 1 14	A. R. P. 22,022 1 07	£ 110,672 2 9	334	A. R. P. 248 0 14	A. R. P. 22,867 1 18	£ 144,563 10 6						
Marlborough	13	A. R. P. 0 3 18	A. R. P. 23,470 0 09-60	£ 47,462 0 0	129	A. R. P. 208 2 09-70	A. R. P. 4,480 3 22	£ 25,058 0 0	69	A. R. P. 206 2 17-20	A. R. P. 4,488 1 36	£ 27,469 0 0						
Totals ..	1,048	407 1 00-45	166,625 2 02-90	£ 1,320,113 8 6	8,088	7,416 1 26-20	1,297,545 3 01-7½	£ 3,880,748 12 9½	6,250	4,910 3 27-03	1,086,680 0 26-50	£ 5,113,604 9 10						
Corresponding period, 1881-82	1,201	487 0 22-45	174,114 1 15	£ 1,261,848 8 1	7,715	6,004 1 35-29	891,790 0 13-50	£ 2,814,446 14 3	5,883	6,057 2 13-24	1,231,166 2 18-10	£ 6,151,795 6 5						
DISTRICTS.	CROWN GRANTS.						MORTGAGES.											
	No.	AREA.		Value.	Caveats.	Registration Abstracts.	Powers of Attorney.	Revocation Order.	Searches.	General Searches.	Caveats against Dealing.	Plans Deposited.	Trust Deeds, &c., Deposited.	Leases.	Encumbrances.	Certificates Issued.		
		Town and Suburban.	Country.															
Auckland	56	A. R. P. 4 3 36	A. R. P. 33,553 2 03	..	5	..	..	847	33	40	42	..	76	..	1,144			
Otago	346	A. R. P. 82 1 0	A. R. P. 24,591 2 28	..	1	53	..	1,115	50	63	69	11	90	..	1,322			
Canterbury	239	A. R. P. 1 1 0	A. R. P. 57,080 2 04	..	4	133	..	3,786	313	149	78	6	138	..	3,013			
Wellington	130	A. R. P. 0 0 21	A. R. P. 92,486 2 02	..	3	39	..	691	24	37	16	4	96	..	1,043			
Nelson	1	A. R. P. ..	A. R. P. 13 1 14	..	1	16	..	70	6	7	1	2	11	..	175			
Southland	83	A. R. P. 23 0 27	A. R. P. 9,009 2 15	..	34	35	1	872	89	84	25	14	47	..	1,083			
Hawke's Bay	4	A. R. P. 1 2 28	A. R. P. 1,578 0 0	..	2	26	..	358	37	13	26	4	26	..	384			
Westland	..	A. R. P. ..	A. R. P. ..	..	1	4	..	27	1	2	..	1	..	..	111			
Taranaki	124	A. R. P. 51 0 17	A. R. P. 72,244 0 34	..	..	10	..	179	43	18	14	3	73	..	704			
Marlborough	..	A. R. P. ..	A. R. P. ..	..	2	5	..	86	18	3	17	4	1	..	151			
Totals ..	983	164 2 09	290,507 1 20	..	53	358	1	8,081	614	366	288	49	553	7	9,130			
Corresponding period, 1881-82	2,108	4,826 2 35	393,912 3 04	..	53	335	..	7,860	580	310	330	46	550	3	8,232			

B.—RETURN of FEES received under the LAND TRANSFER ACTS for the Twelve Months ended the 31st March, 1883.

District.	General Fees.			Land Assurance.			Total.		
	£	s.	d.	£	s.	d.	£	s.	d.
Auckland ... ..	3,241	15	10	1,055	11	6	4,297	7	4
Otago ... ..	3,860	2	5	613	7	6	4,473	9	11
Canterbury ... ..	8,321	15	0	1,947	10	5	10,269	5	5
Wellington ... ..	2,646	0	9	610	10	9	3,256	11	6
Nelson ... ..	575	4	0	71	7	3	646	11	3
Southland ... ..	2,293	13	8	356	14	10	2,650	8	6
Hawke's Bay ... ..	1,033	18	3	304	10	0	1,338	8	3
Westland ... ..	334	8	3	14	12	0	349	0	3
Taranaki ... ..	1,055	17	0	469	11	7½	1,525	8	7½
Marlborough ... ..	344	4	0	115	3	0	459	7	0
Totals ... ..	23,706	19	2*	5,558	18	10½	29,265	18	0½*
Corresponding period, 1881-82 ... ..	23,586	15	2†	4,655	8	9	28,242	3	11†

\* Includes £1,209 14s. 2d. Crown-grant fees. † Includes £1,325 2s. 4d. Crown-grant fees.

C.—RETURN showing the TOTAL AMOUNT in MONEY remaining secured by MORTGAGES under the LAND TRANSFER ACTS on the 31st March, 1883.

District.	Amount remaining secured by Mortgage on 31st March, 1882.			Amount secured by Mortgage during the Year ended 31st March, 1883.			Amount of Mortgages Paid off during the same Period.			Amount remaining secured by Mortgage on 31st March, 1883.		
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
Auckland ... ..	1,602,666	1	0	415,104	12	0	136,397	0	0	1,881,373	13	0
Otago ... ..	4,239,079	17	7	852,782	0	0	431,339	0	0	4,660,522	17	7
Canterbury ... ..	7,549,772	4	11	2,187,680	16	1	1,304,440	0	0	8,433,013	1	0
Wellington ... ..	1,938,712	14	11	487,983	19	7	254,929	4	4	2,171,767	10	2
Nelson ... ..	276,238	19	8	108,248	3	0	79,672	7	7	304,814	15	1
Southland ... ..	2,207,580	10	5	412,819	9	10	223,684	0	0	2,396,716	0	3
Hawke's Bay ... ..	1,167,988	6	11	468,135	18	10	329,549	6	5	1,306,574	19	4
Westland ... ..	68,075	3	3	8,817	0	0	7,647	13	5	69,244	9	10
Taranaki ... ..	207,346	8	11	144,563	10	6	42,984	12	1	308,925	7	4
Marlborough ... ..	136,067	4	2	27,469	0	0	12,790	0	0	150,746	4	2
Totals ... ..	19,393,527	11	9	5,113,604	9	10	2,823,433	3	10	21,683,698	17	9
Corresponding period, 1881-82 ... ..	...	...	...	6,151,795	6	5	2,596,091	6	1	...	...	...

D.—RETURN showing WORK in ARREAR in the LAND TRANSFER DEPARTMENT on the 31st March, 1883.

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.	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 ... ..	27	18	5	2	4	6	11
Otago ... ..	20	...	12	17	16	4	25
Canterbury ... ..	42	...	6	...	187	...	75
Wellington ... ..	31	...	...	...	12	...	...
Nelson ... ..	10	2	1	...	...	1	...
Southland ... ..	14	...	1	...	4	2	7
Hawke's Bay ... ..	32	...	...	...	...	...	...
Westland ... ..	...	...	...	...	...	...	...
Taranaki ... ..	10	5	...	1	...	...	...
Marlborough ... ..	4	...	2	...	...	1	...
Totals ... ..	190	25	27	20	223	14	118

					<i>Other Instruments Unrecorded.</i>		Auckland.	Otago.
Transfers	...	...	...	...	...	5	43	
Leases	...	...	...	...	...	1	...	
Mortgages	...	...	...	...	...	2	20	
„ Discharges	...	...	...	...	...	...	6	
					<i>Certificates in lieu of Crown Grants.</i>			
Taranaki	...	...	...	...	...	...	29	

E.—RETURN showing the NUMBER of DEEDS remaining UNREGISTERED on the 31st March, 1882, the NUMBER received for REGISTRATION and the NUMBER REGISTERED during the Twelve Months ended the 31st March, 1883; also the NUMBER remaining UNREGISTERED on that Date, and the AMOUNT of FEES collected for the same Period.

District.	Unregistered 31st March, 1882.	Received for Registration during the Year ended the 31st March, 1883.	Registered during the same Period.	Unregistered 31st March, 1883.	Fees.
					£ s. d.
Auckland	229	5,959	6,000	188	6,282 1 9
Taranaki	34	1,042	1,054	22	1,078 15 0
Wellington	34	2,185	2,207	12	2,474 5 5
Hawke's Bay	58	960	907	111	1,096 19 3
Nelson	119	587	706	...	601 18 0
Marlborough...	42	528	502	68	641 12 0
Canterbury	116	2,942	2,951	107	3,298 3 0
Otago	33	2,020	2,046	7	2,305 1 0
Southland	...	597	597	...	727 17 0
Westland	1	47	48	...	51 18 0
Totals	666	16,867	17,018	515	18,558 10 5*

\* This includes £1,281 6s. 11d. Crown-grant fees.

F.—TABLE showing the WORK done and FEES received in the OFFICES for the REGISTRATION of TITLE in AUSTRALIA, TASMANIA, and NEW ZEALAND. (The particulars for Victoria, New South Wales, South Australia, Queensland, and Tasmania are for the Year 1881, and for New Zealand for the Year ended the 31st March, 1883.)

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	862,346	1,256	10,958	6,269	30,920 0 0
New South Wales	751,468	298	6,317	2,366	13,589 10 0
South Australia	286,324	585	8,596	5,759	No information.
Queensland	213,525	193	4,744	1,793	6,888 0 3
Tasmania	118,000	99	441	323	No information.
New Zealand	500,910	1,043	8,088	6,250	22,497 5 0