

1940.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1939-40.

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

Head Office, Stamp Duties Office, Wellington, 1st June, 1940.

The Hon. the MINISTER OF STAMP DUTIES, Wellington.

I HAVE the honour to submit the following report on the working of the Land Transfer and Deeds Registration Department for the year ended the 31st March, 1940.

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 amount secured by mortgage under the said Act during the year, and the amount paid off during the year.
- D.—The arrears existing at the various Land Transfer Offices at the close of business on the 31st March, 1940.
- E. The number of deeds received for registration during the year ended, and the number remaining unrecorded on, the 31st March, 1940, also the fees received in the Deeds Registration Offices during the year.

Business transacted.—Registration business has shown a decrease in the number of instruments registered and the amount of fees received during the year.

Compulsory Registration. The work of bringing under the provisions of the Land Transfer Act titles not previously subject to those provisions has been completed in all registries excepting those of the Auckland and the Otago Land Registration Districts. In the Otago District finality should be reached during 1941. Steady progress is being maintained in the Auckland District, but it is still too early to form an accurate estimate of when the work will be completed.

The following table shows the amount of business under the Land Transfer and the Deeds Registration Acts transacted during the last five years :

	Year ended 31st March,				
	1936.	1937.	1938.	1939.	1940.
* Instruments	100,275	118,301	129,492	127,668	110,236
* Searches (Land Transfer Act only) ..	53,203	75,285	103,723	105,107	101,557
Fees, excluding fees under Compulsory Registration Act, 1924	£50,547	£59,396	£63,930	£62,440	£59,049

* These figures include registrations and searches in respect of which no fees are paid or are payable.

Fees under Compulsory Registration Act, 1924—Paid for year ended 31st March, 1940, £3,884 ; outstanding, £26,075.

P. G. PEARCE,
Secretary for Lands and Deeds.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1940.

District.	Applications.				Certificates in Lieu of Crown Grants.				* Transfers.				Mortgages.					
	Town and Suburban.		Country.		Town and Suburban.		Country.		Town and Suburban.		Country.		Town and Suburban.		Country.			
	Number.	Value.	Area.	Number.	Value.	Area.	Number.	Value.	Area.	Number.	Value.	Area.	Number.	Value.	Area.	Number.	Value.	
Auckland	A. P.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	
	7	6 0 0	5,615	6	102	3,420	727	243	66,602	8,028	3,442	4,513,383	2,145	343,185	2,724,362	343,185	2,724,362	
										264	63	131,617	131	24,163	52,440	24,163	52,440	
Taranaki										935	229	381,221	438	47,708	640,077	47,708	640,077	
										34	12	31,416	279	14,506	57,171	14,506	57,171	
										142	936	3,404,206	149	112,004	1,492,607	112,004	1,492,607	
Wellington			50			10	110	32	6,146	4,403	8	69,725	34	9,944	19,832	9,944	19,832	
										755	377	407,257	204	24,304	326,597	24,304	326,597	
										707	19	25,930	127	11,154	31,953	11,154	31,953	
Hawke's Bay							30	8	2,284	303			85	315	355,890	315	355,890	
										314	160	155,430	97	27,745	202,908	27,745	202,908	
										11	9	4,005	19	10,040	19,993	10,040	19,993	
Gisborne							20	7	1,767	65			41	100,911	185,079	100,911	185,079	
										460	117	226,487	209	4,279	6,391	4,279	6,391	
			320				15	3	1,277	51	14	14,664	29	18,794	85,520	18,794	85,520	
Nelson										101			68	13,921	12,864	13,921	12,864	
										158	107	79,688	63	76	80,429	76	80,429	
										2		80	15	79,829	1,118,436	79,829	1,118,436	
Marlborough							6	3	29	34			32	22,772	63,848	22,772	63,848	
										3,435	822	2,187,909	703	49,762	450,353	49,762	450,353	
										6	6,886		94	24,582	37,922	24,582	37,922	
Canterbury							37	3	957	668			334	684	1,645,412	684	1,645,412	
										2,171	544	1,607,383	490	69,591	546,958	69,591	546,958	
			450							45	36,283		55	24,378	60,083	24,378	60,083	
Otago							29	3	1,745	400			192	566	1,152,992	566	1,152,992	
										1,025	479	517,659	309	64,616	415,733	64,616	415,733	
										30	14	16,708	62	357	477,916	357	477,916	
Southland							17	23	467	183			70	65	98,631	65	98,631	
										151	41	66,166	47	880,798	7,824,303	880,798	7,824,303	
										77	17	37,021	27	164,340	372,966	164,340	372,966	
Westland							22	1	1,218	37			29	5,035	9,879,389	5,035	9,879,389	
										21,533	7,254	13,546,789	5,207	804,556	8,812,439	804,556	8,812,439	
			5,835							663	207	375,325	564	153,615	378,534	153,615	378,534	
Totals, 1939-40	13	7 0 0	5,835	7	116	3,930	1047	349	86,217	3,623		1,642	15,939	5,035	9,879,389	6,608	1,845,656	7,688,126
Totals, 1938-39										22,739	7,514	13,940,964	5,054	804,556	8,812,439	804,556	8,812,439	
										663	689	527,309	509	153,615	378,534	153,615	378,534	
			1,955							3,677			1,671	5,418	11,752,598	6,990	1,977,959	8,582,249

* Miscellaneous transfers comprise all transfers which are not transfers of land on actual sale—i.e., transfers of land from trustees to beneficiaries or to new trustees, transfers of mortgages, easements, &c.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1940—continued.

District.	Discharges of Mortgages.		Caveats against Applications.	Caveats against Dealings.	Certificates of Title issued (other than Certificates in Lieu of Crown Grants).		Encumbrances.	Leases.	Crown Leases.	Maps and Plans deposited.	Orders of Court.	Orders in Council.	Powers of Attorney and Revocation Orders.	Proclamations.	Searches.	Transmission and Notices of Marriage, &c.	Trust and other Instruments deposited.	Wages Protection and Contractors Liens.	Miscellaneous Registrations.	General Fees.
	Number.	Amount.			Compulsory Registration.	Others.														
Auckland	6,191	3,933,685	2	259	1,374	4,294	25	486	268	883	381	39	155	259	51,335	1,932	2	26	5,842	19,880
Taranaki	1,072	1,036,030	1	47	2	351	6	232	84	88	342	12	27	33	2,631	282	..	1	962	2,711
Wellington	3,978	2,868,889	..	195	6	2,274	6	446	116	271	75	37	99	96	14,906	1,332	1	15	3,624	10,990
Hawke's Bay	..	..	..	46	..	382	3	182	24	87	97	7	32	13	3,227	315	..	2	1,039	2,533
Gisborne	418	358,622	..	8	..	205	..	56	28	52	54	3	15	37	1,443	114	1	..	400	1,104
Nelson	498	215,661	..	25	2	399	2	60	43	112	33	27	18	35	2,693	189	..	..	468	1,775
Marlborough	247	214,475	..	12	3	70	..	10	28	18	42	5	5	14	1,327	109	..	..	292	374
Canterbury	3,522	2,769,389	..	121	2	1,400	4	206	131	259	102	28	84	41	12,400	1,236	..	4	2,813	9,285
Otago	2,454	1,110,265	..	86	578	744	3	179	74	141	6	65	43	39	6,567	817	1	3	1,561	5,949
Southland	1,069	582,714	..	27	..	443	1	107	42	102	50	8	24	30	3,000	337	..	1	672	2,971
Westland	183	80,153	..	..	..	133	1	38	58	33	1	4	2	18	2,028	81	..	..	235	657
Totals, 1939-40	20,577	14,076,219	9	796	1,967	10,695	51	2,002	896	2,046	1,183	235	504	617	101,557	6,754	5	52	17,968	58,434
Totals, 1938-39	22,777	16,359,747	2	805	2,111	10,649	63	2,049	765	2,071	8,449	254	669	639	105,107	7,069	3	82	21,534	61,336

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1940.

District.	General Fees.			Compulsory Registration Fees.		
	£	s.	d.	£	s.	d.
Auckland	19,880	0	1	2,431	5	0
Taranaki	2,711	18	0	43	15	0
Wellington	10,990	0	0	132	10	0
Hawke's Bay	2,533	6	6	72	10	0
Gisborne	1,104	16	0	10	0	0
Nelson	1,775	16	0	111	5	0
Marlborough	574	15	0	71	5	0
Canterbury	9,285	2	0	101	5	0
Otago	5,949	14	6	870	0	0
Southland	2,971	7	0	32	10	0
Westland	657	11	0	7	10	0
Totals	58,434	6	1	3,883	15	0
Corresponding period, 1938-39	61,366	14	10	4,027	17	0

C.—RETURN SHOWING THE AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1940, AND THE AMOUNT PAID OFF DURING THE SAME PERIOD.

District.	Amount secured by Mortgage during the Year ended 31st March, 1940.	Amount of Mortgage paid off during the same Period.
	£	£
Auckland	5,514,730	3,933,685
Taranaki	999,050	1,036,030
Wellington	3,700,422	2,868,889
Hawke's Bay	891,851	900,336
Gisborne	474,781	358,622
Nelson	348,150	215,661
Marlborough	209,969	214,475
Canterbury	2,814,828	2,769,389
Otago	1,566,049	1,116,265
Southland	893,649	582,714
Westland	154,036	80,153
Totals	17,567,515	14,076,219

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1939, to 31st March, 1940.

District.	Number.	Amount.
		£
Auckland	6,300	4,011,015
Taranaki	1,072	1,036,030
Wellington	3,981	2,870,489
Hawke's Bay	945	900,336
Gisborne	418	358,622
Nelson	503	216,328
Marlborough	247	214,475
Canterbury	3,522	2,769,389
Otago	2,465	1,119,550
Southland	1,069	582,714
Westland	183	80,153
Totals	20,705	14,159,101

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1940.

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 ..	16	..	1	148	190	61	..
Taranaki ..	..	..	..	3	6	6	..
Wellington ..	..	..	..	60	120	77	..
Hawke's Bay ..	..	..	..	17	7	16	..
Gisborne ..	1	..	..	7	1	14	..
Nelson ..	..	..	1	26	23	..	..
Marlborough ..	..	..	..	10	..	..	1
Canterbury ..	1	..	..	20	8	21	..
Otago ..	1	..	..	27	1	30	1
Southland ..	..	..	..	19	26	31	..
Westland ..	..	..	..	14	..	12	..
Totals ..	19	..	2	351	382	268	3

OTHER INSTRUMENTS UNREGISTERED.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ..	..	..	..
Taranaki ..	..	1	14
Wellington ..	..	..	..
Hawke's Bay ..	1	1	3
Gisborne ..	27	15	42
Nelson ..	..	..	..
Marlborough ..	..	..	4
Canterbury ..	6	4	8
Otago ..	36	21	28
Southland ..	17	15	21
Westland ..	5	3	9
Totals ..	92	60	129

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNRECORDED ON THE 31ST MARCH, 1939; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER RECORDED DURING THE YEAR ENDED 31ST MARCH, 1940; ALSO THE NUMBER REMAINING UNRECORDED ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1939.	Received for Registration during the Year ended 31st March, 1940.	Recorded during the same Period.	Unrecorded on 31st March, 1940.	Fees.
Auckland ..	24	635	658	1	£ 554 19 0
Taranaki ..	..	10	10	..	8 7 0
Wellington ..	..	9	9	..	5 6 9
Hawke's Bay ..	..	..	..	..	..
Gisborne ..	..	3	3	..	2 4 0
Nelson ..	..	17	17	..	14 5 0
Marlborough ..	..	..	..	..	..
Canterbury ..	..	..	..	..	..
Otago ..	8	33	34	7	29 17 0
Southland ..	..	..	..	..	..
Westland ..	..	..	..	..	..
Totals ..	32	707	731	8	614 18 9

Approximate Cost of Paper.—Preparation, not given; printing (485 copies), £9 10s.

By Authority: E. V. PAUL, Government Printer, Wellington.—1940.

Price 6d.]

