

1941.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1940-41.

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

Head Office, Stamp Duties Office, Wellington, 1st June, 1941.

The Hon. the MINISTER OF STAMP DUTIES, Wellington.

I SUBMIT the following report on the working of the Land Transfer and Deeds Registration Department for the year ended the 31st March, 1941.

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, 1941.
- E. —The number of deeds received for registration during the year ended, and the number remaining unrecorded on, the 31st March, 1941, also the fees received in the Deeds Registration Offices during the year.

Business transacted. —Registration business has shown a slight increase 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 these 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.				
	1937.	1938.	1939.	1940.	1941.
* Instruments	118,301	129,492	127,668	110,236	112,386
* Searches (Land Transfer Act only) ..	75,285	103,723	105,107	101,557	88,213
Fees, excluding fees under Compulsory Registration Act, 1924	£59,396	£63,930	£62,440	£59,049	£60,032

* 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, 1941, £2,901; outstanding, £23,504.

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

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1941.

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.	Area.	Value.	Number.	Area.	Value.	Number.	Area.	Value.	Number.	Area.	Value.	Number.	Area.	Value.	Number.	Area.	Value.	Number.	Area.	Value.	Number.	Area.	Value.	Number.	Area.	Value.
	A. R. P.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£
Auckland	4	5 1 4	340	3	24	3,480	358	153	24,905	Freehold ..	8,226	3,551	5,052,155	2,137	404,485	3,860,344	4,420	1,919	2,773,720	2,698	551,571	2,814,471	..	..	..	..	..
Taranaki	..	..	..	..	..	..	..	..	..	Leasehold ..	269	108	160,236	225	41,230	188,988	..	..	..	..	..	..	..	..	..	..	..
Wellington	5	0 1 8	227	1	..	..	..	7	4,031	Miscellaneous	667	363	459,710	293	45,968	660,546	423	211	245,651	461	94,721	508,062	..	..	..	..	..
Hawke's Bay	..	..	..	..	..	..	..	33	9,205	Leasehold ..	49	28	27,086	56	13,725	58,461	..	..	..	..	..	..	..	..	..	..	..
Gisborne	1	1 0 0	110	..	..	..	..	6	530	Miscellaneous	4,318	955	3,808,221	824	102,711	1,746,620	2,981	610	2,002,578	949	256,883	1,640,727	..	..	..	..	..
Nelson	..	..	..	..	..	..	..	103	..	Freehold ..	69	14	55,117	29	7,432	41,245	..	..	..	..	..	..	..	..	..	..	..
Marlborough	..	..	..	..	..	..	..	300	..	Leasehold ..	790	427	462,050	208	40,016	495,977	616	320	339,071	292	99,836	485,492	..	..	..	..	..
Canterbury	2	0 1 1	138	1	13	250	51	2	2,004	Miscellaneous	34	7	16,564	23	8,852	32,554	..	..	..	..	..	..	..	..	..	..	..
Otago	3	0 1 13	965	..	..	..	..	6	..	Freehold ..	71	161	160,376	87	33,679	205,671	181	86	115,731	141	129,972	410,681	..	..	..	..	..
Southland	..	..	..	..	..	..	..	116	..	Leasehold ..	452	108	254,278	200	32,688	471,445	343	83	172,074	250	41,869	113,412	..	..	..	..	..
Westland	..	..	..	..	..	..	..	203	..	Miscellaneous	7	2	1,017	20	19,629	85,721	..	..	..	..	..	..	..	..	..	..	..
Totals, 1940-41	16	7 0 26	1,845	5	37	4,030	692	231	55,855	Freehold ..	3,685	844	2,430,927	688	87,289	1,071,394	2,482	614	1,321,911	714	168,899	815,850	..	..	..	..	..
Totals, 1939-40	13	7 0 0	5,835	7	116	3,930	1047	349	86,217	Leasehold ..	20	6	8,202	67	4,087	43,078	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Miscellaneous	57	621	1,640,632	599	76,555	537,368	2,376	532	1,094,858	476	148,558	372,186	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Freehold ..	3,655	844	2,430,927	688	87,289	1,071,394	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Miscellaneous	663	621	1,640,632	599	76,555	537,368	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Leasehold ..	20	6	8,202	67	4,087	43,078	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Miscellaneous	441	520	589,934	170	15,150	52,841	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Freehold ..	1,108	520	589,934	340	68,192	570,162	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Leasehold ..	23	10	8,691	48	12,683	31,843	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Miscellaneous	163	152	79,012	49	7,164	35,125	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Freehold ..	215	18	75,704	22	4,194	11,738	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Miscellaneous	41	..	..	35	..	..	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Freehold ..	22,054	7,856	15,030,324	5,495	918,376	9,760,373	15,035	4,594	8,705,451	6,583	1,698,609	7,706,882	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Leasehold ..	669	223	430,034	610	147,562	517,290	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Miscellaneous	3,452	..	..	1,671	..	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Freehold ..	21,533	7,254	13,546,789	5,297	880,798	7,824,303	15,939	5,035	9,879,389	6,608	1,845,656	7,688,126	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Leasehold ..	663	207	375,325	564	164,340	372,966	..	..	..	..	..	..	..	..	..	..	..
	..	..	..	..	..	..	..	..	..	Miscellaneous	3,623	..	..	1,642	..	..	..	..	..	..	..	..	..	..	..	..

* 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, 1941—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 Liens.	Miscellaneous Registrations.	General Fees.		
	Number.	Amount.			Compulsory Registration.	Others.																
Auckland	7,337	4,933,701	2	204	1,105	4,060	14	428	293	712	202	48	198	424	39,925	1,913	1	22	7,108	20,659	14	7
Taranaki	1,073	967,307	..	48	3	360	6	165	113	78	56	14	22	38	2,655	311	..	1	1,998	2,586	3	0
Wellington	4,365	3,488,466	..	158	5	1,865	4	368	145	272	52	21	119	187	12,779	1,432	..	9	3,194	11,164	18	6
Hawke's Bay	1,043	1,078,666	4	48	..	366	1	95	36	77	71	2	27	48	2,874	338	3	..	1,160	2,584	16	6
Gisborne	435	379,676	..	16	..	176	1	60	31	32	71	8	12	54	2,590	155	..	..	389	1,116	12	0
Nelson	640	281,720	..	16	3	380	2	81	65	99	4	25	13	33	3,497	194	..	..	472	1,782	18	0
Marlborough	207	110,789	..	5	4	92	2	11	18	24	1	8	2	31	1,140	113	..	..	261	649	7	6
Canterbury	3,362	2,369,539	..	92	5	1,203	3	155	56	212	16	24	99	100	11,012	1,260	..	3	3,185	9,238	2	0
Otago	2,865	1,395,988	..	41	121	715	7	207	42	117	6	66	45	52	5,892	773	..	7	1,454	6,038	6	0
Southland	1,310	688,498	..	21	5	434	4	58	12	56	14	2	16	34	2,958	361	..	3	855	3,036	15	6
Westland	185	181,126	..	7	..	168	1	58	47	25	1	4	3	20	2,892	69	..	10	184	739	10	0
Totals, 1940-41	22,822	15,875,476	7	656	1,251	9,819	45	1,686	858	1,704	494	222	556	1,021	88,214	6,919	4	55	19,260	59,597	3	7
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	17,908	58,434	6	1

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1941.

District.	General Fees.		Compulsory Registration Fees.	
	£	s. d.	£	s. d.
Auckland	20,659	14 7	2,697	10 0
Taranaki	2,586	3 0	56	5 0
Wellington	11,164	18 6	117	10 0
Hawke's Bay	2,584	16 6	107	10 0
Gisborne	1,116	12 0	11	5 0
Nelson	1,782	18 0	83	15 0
Marlborough	649	7 6	60	0 0
Canterbury	9,238	2 0	61	5 0
Otago	6,038	6 0	648	15 0
Southland	3,036	15 6	47	10 0
Westland	739	10 0	10	0 0
Totals	59,597	3 7	3,901	5 0
Corresponding period, 1939-40	58,431	6 1	3,883	15 0

C.—RETURN SHOWING THE AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1941, AND THE AMOUNT PAID OFF DURING THE SAME PERIOD.

District.	Amount secured by Mortgage during the Year ended 31st March, 1941.	Amount of Mortgage paid off during the same Period.
	£	£
Auckland	5,588,191	4,933,701
Taranaki	753,713	967,307
Wellington	3,643,305	3,488,466
Hawke's Bay	824,563	1,078,666
Gisborne	526,412	379,676
Nelson	285,486	281,720
Marlborough	134,817	110,789
Canterbury	2,137,761	2,369,539
Otago	1,467,044	1,395,988
Southland	926,138	688,498
Westland	124,903	181,126
Totals	16,412,333	15,875,476

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1940, to 31st March, 1941.

District.	Number.	Amount. £
Auckland	7,412	4,930,329
Taranaki	1,074	967,857
Wellington	4,365	3,488,466
Hawke's Bay	1,043	1,078,666
Gisborne	436	380,976
Nelson	641	281,850
Marlborough	207	110,789
Canterbury	3,362	2,369,539
Otago	2,865	1,395,988
Southland	1,310	688,498
Westland	185	181,126
Totals	22,900	15,934,084

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1941.

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 ..	19	..	..	166	167	85	..
Taranaki ..	..	..	..	7	8	8	..
Wellington ..	..	..	..	65	133	122	..
Hawke's Bay ..	..	..	..	16	12	18	..
Gisborne ..	..	..	..	4	4	27	..
Nelson ..	..	..	..	191	11	..	..
Marlborough ..	..	..	..	54	3	..	..
Canterbury ..	1	..	..	28	1	34	..
Otago ..	..	..	..	14	..	14	2
Southland ..	..	..	..	9	14	19	..
Westland ..	..	..	..	10	..	6	..
Totals ..	20	..	..	564	353	333	3

OTHER INSTRUMENTS UNREGISTERED.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ..	.. 12	15	23
Taranaki ..	.. ..	..	..
Wellington ..	.. ..	..	..
Hawke's Bay ..	.. 4	9	6
Gisborne ..	.. 6	..	9
Nelson ..	.. ..	..	..
Marlborough ..	.. ..	..	..
Canterbury ..	.. 86	56	134
Otago ..	.. 27	14	33
Southland ..	.. 17	16	20
Westland ..	.. ..	..	..
Totals ..	.. 152	110	225

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNRECORDED ON THE 31ST MARCH, 1940; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER RECORDED DURING THE YEAR ENDED 31ST MARCH, 1941; ALSO THE NUMBER REMAINING UNRECORDED ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1940.	Received for Registration during the Year ended 31st March, 1941.	Recorded during the same Period.	Unrecorded on 31st March, 1941.	Fees.
Auckland ..	1	451	448	4	£ 403 0 0
Taranaki ..	..	12	12	..	8 9 0
Wellington ..	..	..	..	..	..
Hawke's Bay ..	..	..	..	..	..
Gisborne ..	..	1	1	..	0 11 0
Nelson ..	..	20	20	..	20 4 0
Marlborough ..	..	..	..	..	..
Canterbury	1	1	..	0 14 0
Otago ..	7	1	5	3	1 5 0
Southland
Westland	1	1	..	0 19 0
Totals ..	8	487	488	7	435 2 0

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