

SESSION II.
1921.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1920-21.

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

The SECRETARY FOR LAND AND DEEDS to the MINISTER OF STAMP DUTIES.

SIR, — Head Office, Stamp Duties Department, Wellington, 13th June, 1921.

I have the honour to submit the usual report on the working of the Land Transfer and Deeds Registration Department for the year ended the 31st March, 1921.

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 mortgages and discharges of mortgages, and the amount remaining secured by mortgage under the said Act on the 31st March, 1921.

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 unrecorded on the 31st March last; also the fees received in the Deeds Registration Offices.

I have, &c.,

P. C. CORLISS,

Secretary for Land and Deeds.

The Minister of Stamp Duties, Wellington.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED THE 31ST MARCH, 1921.

District.	Applications.						Certificates in Lieu of Crown Grants.						Transfers.						Mortgages.					
	Area.		Value.	Number.	Area.		Value.	Number.	Area.		Number.	Area.		Number.	Area.		Number.	Area.		Number.	Area.		Number.	
	Town and Suburban.	Country.			Town and Suburban.	Country.			Town and Suburban.	Country.		Town and Suburban.	Country.		Town and Suburban.	Country.		Town and Suburban.	Country.		Town and Suburban.	Country.		Town and Suburban.
Auckland ..	83	15,675	348,633	760	381	114,600	11,141	5,927	8,981,545	6,646	1,464,017	17,004,147	7,795	5,211,968	6,585	1,583,815	11,437,818	3,699	5,211,968	6,585	1,583,815	11,437,818		
Taranaki ..	27	1,276	46,032	51	..	7,185	2,068	697	1,406,327	1,789	322,602	6,154,603	1,346	795,948	2,385	549,616	4,176,742	462	795,948	2,385	549,616	4,176,742		
Wellington ..	52	14,150	295,611	218	55	35,775	8,646	3,824	6,600,028	2,612	846,814	10,250,032	6,845	4,449,261	3,027	973,405	7,771,007	3,039	4,449,261	3,027	973,405	7,771,007		
Hawke's Bay ..	5	7,247	95,063	82	26	18,670	1,945	1,190	1,421,815	849	234,414	3,905,789	1,366	868,982	1,149	425,658	3,014,406	860	868,982	1,149	425,658	3,014,406		
Poverty Bay ..	..	..	..	85	6	20,180	939	634	670,935	462	274,732	1,888,813	845	449,797	488	408,831	1,892,279	437	449,797	488	408,831	1,892,279
Nelson ..	4	215	11,062	6	..	27	584	368	245,745	549	138,859	941,185	369	184	231,902	629,232	184	184	231,902	358	472,302	975,909		
Marlborough ..	11	868	23,465	12	7	2,803	363	247	227,185	299	80,459	1,119,904	230	254	118,958	358	472,302	254	118,958	358	472,302	975,909		
Canterbury ..	125	26,801	392,253	61	23	3,043	7,143	1,720	4,972,134	2,621	478,863	8,799,078	4,758	1,157	2,493,752	2,998	1,000,827	1,157	2,493,752	2,998	1,000,827	6,595,627		
Otago ..	37	2,454	34,819	64	2	10,432	3,046	1,024	1,812,624	1,246	432,699	2,343,987	2,152	55,819	1,079,459	1,046	713,188	55,819	1,079,459	1,046	713,188	1,542,322		
Southland ..	6	1,850	29,929	131	43	17,341	1,414	459	792,905	1,088	263,868	2,086,106	964	267	445,570	1,190	365,774	267	445,570	1,190	365,774	1,789,288		
Westland ..	..	..	..	42	1	5,641	138	64	42,288	138	19,971	122,888	98	46	39,183	149	37,490	46	39,183	149	37,490	123,698
Totals, 1920-21 ..	331	70,536	1,276,887	1,512	544	235,697	37,447	16,154	27,173,531	18,299	4,557,328	54,616,532	26,768	66,224	16,133,642	20,035	6,821,808	66,224	16,133,642	20,035	6,821,808	39,948,328		
Totals, 1919-20 ..	264	85,237	958,784	1,206	457	115,546	28,344	107,432	18,928,237	16,784	3,775,251	43,518,337	18,274	43,398	9,726,821	17,358	6,050,551	43,398	9,726,821	17,358	6,050,551	30,943,228		
District.	Number.	Total Amount discharged.	Number of Caveats entered against Applications.	Number of Caveats entered against Discharges.	Number of Caveats entered against Applications.	Number of Caveats entered against Discharges.	Number of Caveats entered against Applications.	Number of Caveats entered against Discharges.	Number of Caveats entered against Applications.	Number of Caveats entered against Discharges.	Number of Caveats entered against Applications.	Number of Caveats entered against Discharges.	Number of Caveats entered against Applications.	Number of Caveats entered against Discharges.	Number of Caveats entered against Applications.	Number of Caveats entered against Discharges.	Number of Caveats entered against Applications.	Number of Caveats entered against Discharges.	Number of Caveats entered against Applications.	Number of Caveats entered against Discharges.	Number of Caveats entered against Applications.	Number of Caveats entered against Discharges.		
Auckland ..	8,724	5,933,617	1	531	3,664	38	479	799	301	224	6,731	346	103	1,150	3	2,138	27,323	3	7	2,138	27,323	461		
Taranaki ..	2,421	1,948,747	..	45	1,001	5	380	83	70	42	2,558	99	74	277	..	1,633	6,042	..	..	1,633	6,042	146
Wellington ..	6,819	6,444,140	2	287	3,099	13	537	341	234	54	7,338	167	259	1,093	13	2,188	18,749	..	14	2,188	18,749	520		
Hawke's Bay ..	1,740	1,669,237	2	58	846	6	120	71	65	29	2,400	31	89	363	..	738	4,976	..	..	738	4,976	121
Poverty Bay ..	875	819,824	..	37	544	4	138	61	39	25	1,564	25	71	314	4	343	2,805	..	..	343	2,805	51
Nelson ..	743	447,642	..	16	282	..	37	95	21	14	555	3	30	155	..	173	1,813	..	..	173	1,813	27
Marlborough ..	410	373,985	..	9	211	..	21	68	17	10	593	..	21	102	..	65	1,187	..	..	65	1,187	69
Canterbury ..	6,079	4,289,593	..	273	3,123	5	218	287	169	16	8,405	82	620	1,008	..	1,371	16,976	..	4	1,371	16,976	1,090		
Otago ..	2,573	1,392,937	2	27	1,021	..	142	184	67	21	2,867	8	113	536	..	265	6,410	..	1	265	6,410	213		
Southland ..	1,644	1,014,524	2	45	667	5	112	48	38	20	2,195	10	145	317	..	365	4,303	..	1	365	4,303	86		
Westland ..	169	60,471	..	10	40	1	37	42	6	3	142	7	16	83	..	296	554	..	..	296	554	..
Totals, 1920-21 ..	32,197	24,394,717	9	1,338	14,498	78	2,221	2,079	1,027	458	35,348	778	1,541	5,398	28	8,975	91,138	..	27	8,975	91,138	2,784		
Totals, 1919-20 ..	28,068	19,265,475	4	1,135	10,431	67	1,831	1,155	973	421	38,699	866	1,933	5,607	14	6,999	74,721	..	8	6,999	74,721	2,467		

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE TWELVE MONTHS ENDED 31ST MARCH, 1921.

District.	General Fees.		Assurance Fees.		District Agency Fees.
	£	s. d.	£	s. d.	s. d.
Auckland ...	27,323	0 10	461	11 10	...
Taranaki ...	6,042	2 5	145	19 0	...
Wellington ...	18,749	4 8	519	9 6	...
Hawke's Bay ...	4,975	11 5	120	19 8	...
Poverty Bay ...	2,804	13 11	50	18 9	...
Nelson ...	1,813	2 6	27	2 8	...
Marlborough ...	1,187	1 9	68	16 4	...
Canterbury ...	16,976	3 0	1,090	1 10	...
Otago ...	6,410	2 9	213	1 6	...
Southland ...	4,302	19 1	86	12 6	...
Westland ...	553	12 0	...	...	...
Totals ...	91,137	14 4	2,784	13 7	...
Corresponding period, 1919-20 ...	74,721	5 4	2,468	2 2	0 12 0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1921.

District.	Amount remaining secured by Mortgage on the 31st March, 1920.	Amount secured by Mortgage during the Year ended 31st March, 1921.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1921.
	£	£	£	£
Auckland...	33,069,405	16,649,786	5,933,617	43,785,574
Taranaki...	13,897,481	4,972,690	1,948,747	16,921,424
Wellington...	39,445,373	12,220,268	6,444,140	45,221,501
Hawke's Bay...	15,616,311	3,883,388	1,669,237	17,830,462
Poverty Bay...	6,493,976	2,342,076	819,824	8,016,228
Nelson ...	2,909,701	809,996	447,642	3,272,055
Marlborough...	2,664,143	1,094,867	373,985	3,385,025
Canterbury...	28,186,325	9,089,379	4,289,593	32,986,111
Otago ...	8,629,073	2,621,781	1,392,937	9,857,917
Southland...	9,668,655	2,234,858	1,014,524	10,888,989
Westland...	571,297	162,881	60,471	673,707
Totals ...	161,151,740	56,081,970	24,394,717	192,838,993

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1920, to 31st March, 1921.

District.	Number.	Amount. £
Auckland ..	12,106	7,807,029
Taranaki ...	2,782	2,182,470
Wellington ...	7,610	7,219,648
Hawke's Bay ...	2,282	2,295,579
Poverty Bay ...	901	853,314
Nelson ...	1,171	728,316
Marlborough ...	563	515,007
Canterbury ...	6,559	4,728,021
Otago ...	3,387	1,974,497
Southland ...	1,870	1,162,229
Westland ...	188	68,856
Totals ...	39,419	£29,534,966

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1921.

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 ...	150	200	10	572	2,023	1,143	172
Taranaki ...	4	...	3	35	...	162	6
Wellington ...	25	20	9	1,021	610	1,106	53
Hawke's Bay...	1	7	2	50	60	212	4
Poverty Bay ...	4	...	...	7	...	18	...
Nelson ...	4	1	1	9	13	18	...
Marlborough ...	1	...	1	2	...	6	...
Canterbury ...	50	...	...	357	28	175	...
Otago ...	12	...	...	14	...	24	12
Southland ...	...	2	1	12	...	58	...
Westland ...	...	...	...	14	...	15	...
Totals ...	251	230	27	2,093	2,734	2,937	247

Other Instruments unrecorded.

	Transfers.	Mortgages.	Miscellaneous.
Auckland ...	2,901	2,053	397
Taranaki ...	...	...	...
Wellington ...	77	77	102
Hawke's Bay ...	...	...	...
Poverty Bay ...	14	6	9
Nelson ...	11	10	9
Marlborough ...	3	2	4
Canterbury ...	22	33	36
Otago ...	4	1	4
Southland ...	22	14	16
Westland ...	...	...	...
Totals ...	3,054	2,196	577

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1920; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE TWELVE MONTHS ENDED THE 31ST MARCH, 1921; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1920.	Received for Registration during the Year ended 31st March, 1921.	Recorded during the same Period.	Unrecorded on 31st March, 1921.	Fees.
Auckland ...	2,563	17,291	17,735	2,119	£ 15,435 11 6
Taranaki ...	99	1,729	1,771	57	1,476 14 6
Wellington ...	246	4,506	4,577	175	3,872 13 6
Hawke's Bay ...	828	2,706	2,911	623	2,695 5 6
Poverty Bay ...	16	131	142	5	114 19 6
Nelson ...	92	1,655	1,690	57	1,297 5 0
Marlborough ...	97	870	943	24	752 17 0
Canterbury ...	295	2,424	2,657	62	2,110 15 0
Otago ...	435	3,884	4,302	17	3,408 10 6
Southland ...	298	1,031	1,254	75	974 3 0
Westland ...	4	142	140	6	112 14 0
Totals ...	4,973	36,369	38,122	3,220	32,251 9 0

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