

1924.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1923-24.

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

Head Office, Stamp Duties Department, Wellington, 1st August, 1924.

THE RIGHT HON. THE MINISTER OF STAMP DUTIES, WELLINGTON.

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, 1924. The report of the Registrar-General of Land is also included.

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, 1924.
- 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.

D. G. CLARK,
Secretary for Land and Deeds.

REPORT OF THE REGISTRAR-GENERAL OF LAND.

THE SECRETARY FOR LAND AND DEEDS.

As is usual, I have visited the offices of all the District Land Registrars and Registrars of Deeds, and conferred with the Registrars upon the work of their offices and of the Department.

The current registration work is being kept well up to date in all the offices, but there is in some of them a very large amount of work that in my opinion should be done to render the offices as efficient as they ought to be. This consists of the preparation or completion of indexes to titles and plans, and more particularly to the renewal of index and other plans that have become obliterated by constant use during many years. This work is being carried on in some offices by the ordinary staff whenever time can be spared from the current registration work, but in one office in particular, where most requires to be done, the staff is quite insufficient at present to undertake it.

The following shows the increase in volume of business since the year 1884: Total registration on fees—1884, 44,558; 1894, 30,334; 1904, 50,709; 1914, 73,569; 1924, 94,386.

The number of register-books has doubled in the last seventeen years, and the number of documents filed has doubled in the last thirteen or fourteen years.

This increase of business and records makes increased accommodation a continual necessity. At the present time two of the offices are in urgent need of room to expand in. Allied to the question of sufficiency of accommodation is that of the security of the records. The rooms in which they are housed are supposed to be fireproof. Perhaps they are as regards fire from without, but it is open to grave doubt whether there is not sufficient inflammable material in the shape of wooden desks, book-racks, and other furniture, and sufficient ventilation in the room, to cause the destruction of a large part of the records in the event of a fire starting in the rooms, and that is by no means an impossibility. If it is only a remote contingency it is one that should be jealously guarded against, for even the partial destruction of the land-registration records of one district would be a calamity that would affect a greater number of people than would the destruction of perhaps any other property. I think the wooden fittings should be replaced, as soon as the circumstances admit, with steel or other non-inflammable fittings.

A Bill has been drafted, at the instance of the Hon. the Attorney-General, and circulated, intended to make provision for bringing all land alienated from the Crown under the provisions of the Land Transfer Act.

Some amendments of the present Land Transfer Act are desired by Registrars to facilitate the working of their offices.

Wellington, 12th April, 1924.

C. E. NALDER,
Registrar-General of Land.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED THE 31ST MARCH, 1924.

District.	Applications.										Transfers.						Mortgages.			
	Area.		Value.	Number.	Area.		Value.	Number.	Area.		Number.	Area.		Number.	Area.		Number.	Area.		
	Town and Suburban.	Acres.			Town and Suburban.	Acres.			Country.	Country.		Town and Suburban.	Acres.		Country.	Country.		Town and Suburban.	Acres.	Country.
Auckland	98	243,645	292,742	492	296	39,581	8,091	3,889	454,813	5,311,844	7,528	3,211	4,864,757	3,284	781,353	4,482,220				
Taranaki	17	20,083	34,078	84	..	9,312	1,008	267	117,255	1,335,096	816	248	488,535	1,057	240,965	1,170,364				
Wellington	38	77,627	140,385	82	19	8,436	5,795	3,478	335,493	2,831,657	5,386	1,644	4,592,740	1,688	519,693	2,953,555				
Hawke's Bay	9	5,594	..	22	3	105	1,011	529	98,425	911,858	854	485	518,139	494	189,093	1,178,515				
Poverty Bay	..	..	2,216	15	16	3,190	451	237	81,087	684,820	379	218	1,200,819	292	237,536	754,011		
Nelson	10	12,446	..	28	..	2,299	404	158	51,336	224,581	362	162	177,768	296	86,176	215,707				
Marlborough	10	15,495	53,022	7	4	1,231	152	106	75,210	355,607	146	133	113,476	179	161,103	327,059				
Canterbury	78	84,140	162,011	12	4	447	4,551	1,085	185,566	2,853,369	3,820	848	2,269,842	1,673	432,192	3,514,701				
Otago	14	23,520	22,514	152	2,119	11,098	2,472	633	243,262	944,850	1,961	483	907,539	708	326,163	603,053				
Southland	..	..	51,324	55	9	7,197	900	270	114,974	704,834	790	223	359,382	708	257,286	674,288		
Westland	6	53,645	..	5	..	138	153	45	39,450	91,207	112	27	48,667	78	18,098	56,990				
Totals, 1923-24	288	536,195	749,392	954	2,470	83,034	24,988	10,697	17,581,523	8,305	1,796,871	16,289,723	22,154	7,682	15,541,664	10,383	3,249,658	15,930,463		
Totals, 1922-23	266	395,241	420,614	788	318	71,331	22,830	7,955	14,348,552	8,191	2,499,123	15,631,601	18,361	7,404	9,544,791	9,077	4,172,054	11,809,043		

District.	Discharges.		Number of Caveats entered against Applications.	Number of Caveats entered against Dealings.	Certificates of Title Issued (other than Certificates in Lieu of Crown Rights).	Number of Charging Orders registered.	Number of Plans deposited.	Number of Orders in Council registered.	Number of Powers of Attorney and Reversions deposited.	Number of Proclamations deposited.	Number of Searches (Ordinary).	Number of Searches (State Advances).	Number of Searches (General).	Number of Transmissions registered (including Notices of Mortgage, &c.).	Number of Trusts and other Instruments deposited.	Number of Wages Protection and Liens Contractors.	Miscellaneous.	General Fees.	Assurance Fees.	District Agency Fees.
	Number.	Total Amount of Discharges.																		
Auckland	7,089	5,241,095	9	421	5,099	60	1,148	378	263	13,108	1,144	1,144	258	1,220	..	57	2,464	23,609	876	..
Taranaki	1,497	1,291,483	..	47	556	14	117	137	40	2,021	203	203	164	262	..	1	698	3,917	106	..
Wellington	4,915	4,396,732	2	268	2,793	6	409	223	202	7,472	590	590	252	1,050	14	37	2,501	14,498	529	..
Hawke's Bay	923	1,234,505	..	48	497	3	110	76	55	1,925	74	74	89	275	1	4	716	3,060	194	..
Poverty Bay	509	567,611	..	32	309	4	76	79	16	949	24	24	72	89	1	2	363	1,511	4	..
Nelson	482	289,291	..	20	227	1	105	15	12	578	14	14	68	146	..	..	254	1,422	29	..
Marlborough	201	230,592	..	4	122	1	50	15	9	418	1	1	27	69	..	..	111	767	112	..
Canterbury	3,895	3,335,213	303	303	2,099	19	370	4	21	8,835	212	212	583	918	1	3	2,517	12,620	6	..
Southland	1,153	771,867	30	30	442	2	74	9	31	2,243	63	63	142	315	3	..	436	3,097	106	..
Otago	1,977	1,033,768	31	31	875	6	77	8	52	3,140	82	82	140	537	17	..	673	5,533	95	..
Westland	109	43,862	..	13	104	1	44	..	8	268	19	19	27	62	1	..	266	620	7	..
Totals, 1923-24	22,730	18,436,019	11	1,217	13,123	110	2,580	930	869	527,409,957	2,426	2,426	1,822	4,943	38	104	10,999	70,659	2,553	..
Totals, 1922-23	16,602	12,007,277	22	1,418	13,257	147	2,560	1,083	633	473,33,114	794	794	1,560	5,312	30	58	9,212	62,670	2,984	..

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE TWELVE MONTHS ENDED 31ST MARCH, 1924.

District.	General Fees.			Assurance Fees.		
	£	s.	d.	£	s.	d.
Auckland	23,609	13	3	876	4	5
Taranaki	3,917	3	6	106	11	1
Wellington	14,498	12	5	529	4	3
Hawke's Bay	3,060	4	3	194	2	1
Poverty Bay	1,511	4	9	4	12	4
Nelson	1,422	17	0	29	3	8
Marlborough	767	11	10	112	1	3
Canterbury	12,620	8	6	492	1	4
Otago	5,533	9	0	95	17	10
Southland	3,097	17	6	106	18	6
Westland	620	0	0	7	1	11
Totals	70,659	2	0	2,553	18	8
Corresponding period, 1922-23	62,576	19	6	2,984	19	10

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1924.

District.	Amount remaining secured by Mortgage on the 31st March, 1923.	Amount secured by Mortgage during the Year ended 31st March, 1924.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1924.
	£	£	£	£
Auckland... ..	53,474,153	9,346,977	5,241,095	57,580,035
Taranaki... ..	18,187,019	1,658,899	1,291,483	18,554,435
Wellington	51,025,063	7,546,295	4,396,732	54,175,256
Hawke's Bay	19,552,126	1,696,654	1,234,505	20,014,275
Poverty Bay	9,983,146	1,954,830	567,611	11,370,365
Nelson	3,611,867	393,475	289,291	3,716,051
Marlborough	3,729,820	440,535	230,592	3,939,763
Canterbury	37,019,469	5,784,543	3,335,213	39,468,799
Otago	11,313,897	1,510,592	1,033,768	11,790,721
Southland	11,456,867	1,033,670	771,867	11,718,670
Westland	759,154	105,657	43,862	820,949
Totals	220,112,581	31,472,127	18,436,019	233,148,689

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1923, to 31st March, 1924.

District.	Number.	Amount. £
Auckland	9,813	6,827,989
Taranaki	1,697	1,445,348
Wellington	5,627	5,114,766
Hawke's Bay	1,269	1,629,188
Poverty Bay	523	580,116
Nelson	721	474,135
Marlborough	285	329,531
Canterbury	4,181	3,551,425
Otago	2,607	1,376,941
Southland	1,305	870,140
Westland	119	46,933
Totals	28,147	£22,246,512

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1924

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 ...	149	69	6	84	200	39	...
Taranaki ...	8	1	1	28	9	16	...
Wellington ...	7	13	...	167	156	177	...
Hawke's Bay ...	3	...	...	28	25	36	...
Poverty Bay ...	...	...	...	17	...	29	...
Nelson ...	1	...	...	16	...	8	...
Marlborough ...	3	1	...	2	1	3	...
Canterbury ...	3	5	...	140	29	30	...
Otago ...	7	...	1	16	...	22	8
Southland ...	2	1	...	11	...	35	...
Westland ...	...	...	2	22	...	3	1
Totals ...	183	90	10	531	420	398	9

Other Instruments unrecorded.

	Transfers.	Mortgages.	Miscellaneous.
Auckland ...	15	13	9
Taranaki ...	7	4	11
Wellington ...	6	10	13
Hawke's Bay ...	19	17	36
Poverty Bay ...	...	...	9
Nelson ...	1	...	...
Marlborough ...	...	...	...
Canterbury ...	51	51	64
Otago ...	7	9	7
Southland ...	15	18	17
Westland ...	...	...	3
Totals ...	121	122	169

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1923; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE TWELVE MONTHS ENDED THE 31ST MARCH, 1924; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1923.	Received for Registration during the Year ended 31st March, 1924.	Recorded during the same Period.	Unrecorded on 31st March, 1924.	Fees.
Auckland ...	717	13,003	12,373	1,314	£ 11,916 3 3
Taranaki ...	19	920	926	13	829 16 6
Wellington ...	227	3,069	3,285	4	2,768 10 6
Hawke's Bay ...	46	1,604	1,533	117	1,567 13 6
Poverty Bay ...	10	63	72	1	60 3 0
Nelson ...	75	1,197	1,195	77	1,071 9 0
Marlborough ...	5	458	463	...	429 3 0
Canterbury ...	34	1,661	1,670	21	1,522 19 0
Otago ...	115	3,067	3,148	31	2,811 13 0
Southland ...	6	661	664	3	652 12 0
Westland	83	82	1	76 3 6
Totals ...	1,254	25,786	25,411	1,582	23,706 6 3

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