

1926.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1925-26.

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

Head Office, Stamp Duties Department, Wellington, 1st June, 1926.

THE 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, 1926. My report as 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, 1926.
- 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.

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

Year ended 31st March.	1922.	1923.	1924.	1925.	1926.
Instruments	154,394	136,028	154,805	168,523	188,622
Searches (Land Transfer Act only) ..	29,761	35,468	45,205	43,965	45,577
Fees, excluding fees under compulsory Registration Act, 1924.	£86,157	£83,473	£94,635	£100,623	£106,526

The Land Transfer (Compulsory Registration of Titles) Act, 1924, came into operation, and the work directed by it to be done was commenced on the 1st April last. I am pleased to be able to report that the Act is working very smoothly, and appears to be giving general satisfaction both to property-owners whose titles were not under the Land Transfer Act and to the legal profession. It is the aim of the Registrars in bringing the old system titles under the Land Transfer Act to do so, giving as little trouble or expense as possible to owners of land. During the year 8,095 titles were examined and certificates of title issued, and the fees on 2,515 of these have already been paid.

C. E. NALDER,
Registrar-General of Land, and Secretary for Land and Deeds.

A.—STATEMENT OF BUSINESS TRANSACTIONS UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1926.

District.	Applications.						Transfers.						Mortgages.					
	Town and Suburban.			Country.			Town and Suburban.			Country.			Town and Suburban.			Country.		
	Number.	Area.	Value.	Number.	Area.	Value.	Number.	Area.	Con- sideration.	Number.	Area.	Con- sideration.	Number.	Area.	Amount secured.	Number.	Area.	Amount secured.
Auckland	80	111	177,253	47	8,701	152,525	309	205	22,006	9,139	4,027	6,311,410	2,602	636,477	4,463,571	8,805	3,456	5,698,256
Taranaki	13	7	12,803	3	250	6,954	80	13	12,608	963	338	509,333	623	103,054	992,896	920	350	710,903
Wellington	38	26	61,345	11	5,010	121,102	228	56	22,070	5,394	1,055	3,982,072	2,334	199,942	4,506,971	6,741	1,462	5,251,877
Hawke's Bay	5	6	6,300	3	1,934	19,960	24	3	3,523	1,083	584	734,314	462	20,233	1,237,498	1,036	570	620,353
Gisborne	2	1	70	3	1,934	19,960	57	37	6,363	507	333	303,527	283	137,327	669,449	456	267	302,862
Nelson	2	..	2,700	3	107	1,208	57	28	2,276	374	129	173,331	267	126,800	280,042	400	131	173,794
Marlborough	5	6	16,195	3	309	11,335	9	..	1,426	130	102	73,483	134	54,297	227,793	149	139	392,945
Canterbury	87	19	79,922	59	6,282	216,302	55	1,259	5,072	5,394	1,171	3,367,606	1,226	250,351	2,920,326	4,841	119,042	2,920,598
Otago	24	11	41,515	11	2,769	25,507	67	21	4,107	2,422	545	1,787,667	658	215,556	884,693	2,559	499	1,341,857
Southland	15	7	29,240	5	358	6,455	57	14	11,004	1,068	325	539,765	594	149,118	1,055,374	1,118	325	571,906
Westland	7	..	713	..	..	..	23	4	489	244	59	74,515	137	24,296	100,324	131	29	47,903
Totals, 1925-26	277	194	428,056	145	25,720	561,348	966	1,640	90,944	26,718	8,668	17,857,023	9,320	2,007,451	17,338,937	27,156	126,220	18,033,254
Totals, 1924-25	293	876	656,417	130	25,626	628,908	761	378	59,642	25,902	8,589	17,801,887	8,387	2,007,984	15,823,735	23,986	8,189	16,294,629

District.	Number.	Discharges.	Amount.	Caveats against Applications.	Caveats against Dealters.	Certificates of Title Issued (other than Certificates in Lieu of Crown Grants.)		Encumbrances.	Leases.	Maps and Plans deposited.	Orders of Court.	Orders in Council.	Powers of Attorney and Revocation Orders.	Proclamations.	Searches Ordinary.	Searches (General).	Transmission and Notices of Marriage, &c.	Trust and other Instruments deposited.	Wages Protection and Contractors Liens.	Miscellaneous.	General Fees.	Assurance Fees.			
						Compulsory Registration.	Others.																		
																							Number.	Amount.	
						Acres.	Value.																		
Auckland	8,610	7,089,233	..	4	320	1,183	5,507	32	523	932	262	32	296	195	12,347	657	315	1,261	21	105	7,740	25,565	13	1	657,151
Taranaki	1,906	1,800,967	..	..	69	202	453	8	1	140	97	18	38	52	2,219	174	158	244	..	..	1,300	4,022	0	9	3710
Wellington	7,812	8,484,554	..	5	422	2,097	3,261	21	5	459	180	56	243	78	8,241	480	298	1,045	..	24	3,317	17,952	18	7	38
Hawke's Bay	1,517	1,864,365	..	..	136	888	593	8	..	117	120	15	76	34	2,141	71	94	273	..	1	1,258	3,817	9	9	0
Gisborne	736	1,043,470	..	12	21	186	405	2	2	69	204	14	51	21	1,321	13	112	130	..	..	918	2,120	5	2	0
Nelson	675	451,740	..	1	36	450	262	24	6	30	..	5	18	37	602	6	52	128	..	..	..	1,752	7	3	..
Marlborough	243	513,247	..	3	16	402	98	19	8	35	..	2	17	16	385	3	28	62	..	1	160	679	19	0	..
Canterbury	4,810	4,026,203	..	7	411	1,532	2,364	17	6	471	..	2	158	19	9,169	161	570	944	..	4	3,637	15,170	19	0	..
Otago	2,457	1,779,217	..	..	58	478	1,022	10	4	96	3	18	65	25	3,093	56	180	506	3	2	1,674	6,398	11	0	..
Southland	1,693	1,441,759	..	..	42	447	557	82	2	116	4	4	38	19	2,061	70	137	285	..	1	777	4,029	8	0	..
Westland	157	92,521	..	..	32	230	71	3	..	22	..	..	7	14	303	26	34	80	..	..	263	785	19	2	..
Totals, 1925-26	30,616	28,587,347	..	32	1,563	8,095	14,593	226	30	2,242	890	166	1,027	510	41,882	1,717	1,978	4,958	26	138	21,473	82,295	11	7	734
Totals, 1924-25	26,379	24,829,868	..	33	1,215	..	13,445	169	12	2,130	881	235	1,049	514	40,622	1,275	2,068	4,986	71	100	15,713	74,909	13	0	3,018

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1926.

District.	General Fees.			Assurance Fees.			Compulsory Registration.		
	£	s.	d.	£	s.	d.	£	s.	d.
Auckland	25,565	13	1	657	15	11	358	15	0
Taranaki	4,022	0	9	37	10	0	703	15	0
Wellington	17,952	18	7	38	5	11	737	10	0
Hawke's Bay	3,817	9	9	0	17	3	63	15	0
Gisborne	2,120	5	2	0	2	11	197	10	0
Nelson	1,752	7	3	...	...	...	61	0	0
Marlborough	680	7	0	...	...	...	393	15	0
Canterbury	15,170	19	0	...	...	...	127	10	0
Otago	6,398	11	10	...	...	...	183	15	0
Southland	4,029	8	0	...	...	...	185	0	0
Westland	780	19	2	...	...	...	133	10	0
Totals	82,295	19	7	734	12	0	3,145	15	0
Corresponding period, 1924-25...	75,471	3	8	2,553	18	8	...	...	...

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1926.

District.	Amount remaining secured by Mortgage on the 31st March, 1925.	Amount secured by Mortgage during the Year ended 31st March, 1926.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1926.
	£	£	£	£
Auckland	60,331,231	9,774,622	7,089,233	63,016,620
Taranaki	18,838,219	2,769,170	1,800,967	19,806,422
Wellington	55,887,968	11,979,248	8,484,554	59,382,662
Hawke's Bay	20,159,420	2,123,005	1,864,365	20,418,060
Gisborne	11,391,216	1,091,277	1,043,470	11,439,023
Nelson	3,767,723	548,726	451,740	3,864,709
Marlborough	4,003,676	719,857	513,247	4,210,286
Canterbury	41,570,012	6,315,450	4,026,203	43,859,259
Otago	13,584,601	2,614,552	1,779,217	14,419,937
Southland	11,974,848	1,775,958	1,441,759	12,309,047
Westland	882,546	105,331	92,521	895,356
Totals	242,391,460	39,817,196	28,587,276	253,621,381

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1925, to 31st March, 1926.

District.	Number.	Amount. £
Auckland	12,219	9,450,483
Taranaki	2,202	2,016,607
Wellington	8,792	9,464,167
Hawke's Bay	1,909	2,306,763
Gisborne	782	1,083,809
Nelson	982	644,226
Marlborough	342	828,209
Canterbury	5,109	4,236,339
Otago	3,212	2,256,743
Southland	1,921	1,572,962
Westland	170	97,836
Totals	37,640	£33,958,144

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1926.

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.	Application received previous to Current Month not yet passed.
Auckland ...	73	32	2	102	53	134	...
Taranaki ...	9	6	1	59	13	35	5
Wellington ...	10	10	4	141	66	156	...
Hawke's Bay ...	1	...	...	35	21	47	1
Gisborne ...	...	...	...	9	1	5	...
Nelson ...	...	...	1	12	...	13	...
Marlborough ...	2	1	1	1	...	1	2
Canterbury ...	4	10	...	51	20	28	...
Otago ...	5	...	2	72	...	69	10
Southland ...	3	1	1	12	...	54	...
Westland ...	6	...	...	10	...	1	...
Totals ...	113	60	12	504	174	543	18

Other Instruments unrecorded.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ...	115	104	159
Taranaki ...	32	43	78
Wellington ...	127	158	279
Hawke's Bay ...	19	31	49
Gisborne ...	4	5	4
Nelson ...	...	...	...
Marlborough ...	...	...	...
Canterbury ...	85	75	126
Otago ...	19	36	36
Southland ...	29	36	52
Westland ...	2	2	1
Totals ...	432	490	784

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1925; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED THE 31ST MARCH, 1926; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1925.	Received for Registration during the Year ended 31st March, 1926.	Recorded during the same Period.	Unrecorded on 31st March, 1926.	Fees.
Auckland ...	496	13,977	14,154	391	£ 12,462 s. 2 d. 6
Taranaki ...	15	1,125	1,119	21	936 16 0
Wellington ...	58	3,673	3,596	133	3,244 5 0
Hawke's Bay ...	70	1,888	1,770	188	1,766 4 0
Gisborne ...	1	157	158	...	114 9 0
Nelson ...	60	1,185	1,240	5	1,000 4 0
Marlborough ...	4	439	443	...	385 19 6
Canterbury ...	51	1,833	1,825	38	1,608 7 0
Otago ...	237	3,581	3,599	217	3,268 5 0
Southland ...	17	861	819	59	794 3 0
Westland	65	65	...	68 16 3
Totals ...	1,009	28,784	28,788	1,052	25,649 11 3

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