

1927.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1926-27.

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

Head Office, Stamp Duties Department, Wellington, 1st August, 1927.

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, 1927.

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, 1927.
- 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.	1923.	1924.	1925.	1926.	1927.
Instruments	136,028	154,805	168,523	188,622	158,883
Searches (Land Transfer Act only) ..	35,468	45,205	43,965	45,577	41,726
Fees, excluding fees under compulsory registration Act, 1924.	£83,473	£94,635	£100,623	£106,526	£97,990

Fees under compulsory registration Act, 1924—Paid, £6,843 15s.; outstanding, £11,266 5s.

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

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1927.

District.	General Fees.			Assurance Fees.			Compulsory Registration Fees.		
	£	s.	d.	£	s.	d.	£	s.	d.
Auckland	24,642	13	4	18	2	11	631	5	0
Taranaki	3,701	18	0	3	16	0	246	5	0
Wellington	17,951	6	0	9	10	0	1,547	10	0
Hawke's Bay	3,511	8	0	...	...	...	793	15	0
Poverty Bay	1,782	0	3	...	...	...	298	15	0
Nelson	1,486	17	0	...	...	...	472	10	0
Marlborough	754	4	0	...	...	...	198	15	0
Canterbury	13,693	14	0	...	...	...	1,978	15	0
Otago	6,158	3	0	...	...	...	143	15	0
Southland	3,489	13	0	...	...	...	411	5	0
Westland	811	15	0	0	0	4	121	5	0
Totals	77,983	11	7	31	9	3	6,843	15	0
Corresponding period, 1925-26...	82,295	19	7	734	12	0	3,145	15	0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1927.

District.	Amount remaining secured by Mortgage on the 31st March, 1926.	Amount secured by Mortgage during the Year ended 31st March, 1927.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1927.
	£	£	£	£
Auckland	63,016,620	10,397,506	6,785,745	66,628,381
Taranaki	19,806,422	2,182,244	2,036,385	19,952,281
Wellington	59,382,662	9,300,358	7,081,192	61,601,828
Hawke's Bay	20,418,060	1,600,470	1,470,197	20,548,333
Poverty Bay	11,439,023	1,145,590	992,560	11,592,053
Nelson	3,864,709	362,178	379,917	3,846,970
Marlborough	4,210,286	512,475	386,233	4,336,528
Canterbury	43,859,259	5,497,755	3,642,272	45,714,741
Otago	14,419,937	2,148,111	1,282,443	15,285,605
Southland	12,309,047	1,438,213	1,122,332	12,624,928
Westland	895,356	180,703	100,027	976,032
Totals	253,621,381	34,765,603	25,279,303	263,107,680

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1926, to 31st March, 1927.

District.	Number.	Amount. £
Auckland	10,846	8,715,134
Taranaki	2,034	2,246,849
Wellington	7,453	7,689,276
Hawke's Bay	1,425	1,799,411
Poverty Bay	621	1,012,368
Nelson	847	504,007
Marlborough	305	450,221
Canterbury	4,371	3,805,754
Otago	2,862	1,722,226
Southland	1,601	1,187,256
Westland	152	100,827
Totals	32,517	£29,233,329

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1927

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 ...	61	57	8	113	41	98	16
Taranaki ...	4	...	...	22	3	12	...
Wellington ...	8	5	3	108	208	232	1
Hawke's Bay ...	3	...	...	48	11	11	...
Poverty Bay ...	...	...	...	4	...	2	...
Nelson ...	1	...	...	7	...	5	...
Marlborough ...	2	...	...	3	...	9	...
Canterbury ...	4	3	...	82	28	30	...
Otago ...	10	...	2	33	...	109	1
Southland ...	1	2	...	12	...	33	...
Westland ...	3	...	...	9	...	9	...
Totals ...	97	67	13	441	291	550	18

Other Instruments unrecorded.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ...	29	19	74
Taranaki ...	9	18	24
Wellington ...	62	70	92
Hawke's Bay ...	7	12	20
Poverty Bay ...	3	...	...
Nelson ...	...	...	...
Marlborough ...	3	3	1
Canterbury ...	31	24	52
Otago ...	11	9	18
Southland ...	22	14	26
Westland ...	1	2	...
Totals ...	178	171	307

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH 1926; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED THE 31ST MARCH, 1927; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1926.	Received for Registration during the Year ended 31st March, 1927.	Recorded during the same Period.	Unrecorded on 31st March, 1927.	Fees.
Auckland ...	391	11,493	11,569	201	£ 10,365 14 3
Taranaki ...	21	776	792	5	672 18 3
Wellington ...	133	2,546	2,629	45	2,370 18 6
Hawke's Bay ...	188	1,193	1,369	12	1,139 18 0
Poverty Bay ...	...	69	69	...	52 10 0
Nelson ...	5	842	821	26	756 9 0
Marlborough ...	...	325	325	...	315 7 0
Canterbury ...	38	1,009	989	16	861 3 0
Otago ...	217	3,308	3,480	42	3,110 11 0
Southland ...	59	483	524	14	441 11 0
Westland ...	...	18	18	...	16 15 0
Totals ...	1,052	22,062	22,585	361	20,103 15 0

Approximate Cost of Paper.—Preparation not given; printing (500 copies), £6 5s.

By Authority: W. A. G. SKINNER, Government Printer, Wellington.—1927.