

1928.
NEW ZEALAND

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1927-28.

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

Head Office, Stamp Duties Department, Wellington, 1st August, 1928.

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, 1928.

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, 1928.
- 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.	1924.	1925.	1926.	1927.	1928.
Instruments	154,805	168,523	188,622	158,883	139,375
Searches (Land Transfer Act only) ..	45,205	43,965	45,577	41,726	40,254
Fees, excluding fees under compulsory registration Act, 1924.	£94,635	£100,623	£106,526	£97,990	£86,604

Fees under compulsory registration Act, 1924—Paid, £6,580; outstanding, £15,533 15s.

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

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1928.

District.	Applications				Transfers.				Mortgages			
	Town and Suburban.		Country.		Town and Suburban.		Country.		Town and Suburban.		Country.	
	Number.	Value.	Area.	Value.	Number.	Area.	Value.	Area.	Number.	Area.	Value.	Area.
	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£
Auckland	100	377,169	2,497	113,234	282	7,482	5,257,181	2,226	477,464	3,812,426	6,949	4,800,862
Taranaki	1	600	64	2,000	47	17	391,636	533	84,181	888,586	675	415,774
Wellington	11	36,660	400	14,995	403	6,320	5,322,877	1,362	314,730	3,096,651	7,261	5,362,178
Hawke's Bay	1	19,400	..	..	16	11	553,057	270	96,819	689,116	1,016	601,255
Gisborne	..	..	..	..	21	15	170,004	251	83,378	472,097	323	172,039
Nelson	..	..	..	..	11	..	167,063	313	75	215,911	322	142,562
Marlborough	7	21,600	7	750	18	151	93,820	105	115,728	370,035	127	70,838
Canterbury	28	11,480	650	23,265	40	17	2,499,765	1,254	287,337	2,691,744	4,163	986,224,826
Otago	32	106,139	71	2,295	84	36	1,567,061	612	241,393	826,357	2,464	1,272,713
Southland	1	20	..	..	10	2	392,859	390	133,230	538,103	1,123	415,471,956
Westland	1	350	..	..	26	1	71,309	93	14,024	70,007	155	65,709
Totals, 1927-28	182	567,418	3,689	156,539	958	336	16,486,632	7,409	1,892,819	13,671,033	24,578	15,633,142
Totals, 1926-27	187	254,652	17,983	422,722	845	340	17,174,289	8,455	2,058,666	15,164,571	26,452	17,475,127
	Number.	Amount.	Leases.	Encumbrances.	Charges.	Discharges.	Amount.	Carveas against Applications.	Carveas against Dealings.	Certificates of Title issued (other than Certificates in Lieu of Crown Grants).	Compulsory Registration.	Others.
Auckland	6,289	5,343,712	2	427	200	903	122	38	288	238	9,022	163
Taranaki	1,202	1,328,863	1	252	101	92	63	13	29	49	1,819	73
Wellington	6,248	5,754,750	6	486	490	491	185	80	219	119	9,766	116
Hawke's Bay	1,027	1,403,516	6	136	18	159	54	20	64	48	1,801	16
Gisborne	581	1,030,250	..	..	68	28	63	17	26	27	1,588	4
Nelson	597	470,839	5	78	38	112	1	3	12	22	588	4
Marlborough	227	305,171	4	18	6	40	12	..	16	13	394	..
Canterbury	4,064	3,312,364	3	272	52	475	2	6	140	39	8,490	53
Otago	2,222	1,256,969	4	151	117	121	1	18	54	49	2,854	17
Southland	1,246	836,435	8	111	22	74	1	5	27	22	1,602	30
Westland	155	79,598	1	69	81	25	..	..	6	8	274	8
Totals, 1927-28	23,858	21,122,467	40	2,068	1,153	2,555	568	200	881	634	37,969	486
Totals, 1926-27	27,283	25,279,303	35	2,146	788	2,936	653	164	1,015	531	38,696	1,117
	Number.	Amount.	Leases.	Encumbrances.	Charges.	Discharges.	Amount.	Carveas against Applications.	Carveas against Dealings.	Certificates of Title issued (other than Certificates in Lieu of Crown Grants).	Compulsory Registration.	Others.
Auckland	7,041	21,102,655	210	9	210	7,041	21,102,655	210	9	210	7,041	210
Taranaki	4,959	3,145,121	4	..	4	4,959	3,145,121	4	..	4	4,959	4
Wellington	3,017	17,294,135	43	1	43	3,017	17,294,135	43	1	43	3,017	43
Hawke's Bay	1,103	3,132,833	1	2	1	1,103	3,132,833	1	2	1	1,103	1
Gisborne	356	1,488,166	44	..	44	356	1,488,166	44	..	44	356	44
Nelson	181	699,000	..	1	..	181	699,000	..	1	..	181	..
Marlborough	3,541	13,109,266	16	..	16	3,541	13,109,266	16	..	16	3,541	16
Canterbury	1,222	6,166,166	3	3	3	1,222	6,166,166	3	3	3	1,222	3
Otago	540	3,079,188	1	..	1	540	3,079,188	1	..	1	540	1
Southland	165	677,186	..	..	..	165	677,186	..	..	..	165	..
Westland	18,615	71,493,000	320	18	320	18,615	71,493,000	320	18	320	18,615	320
Totals, 1927-28	18,096	77,983,117	242	32	242	18,096	77,983,117	242	32	242	18,096	242
Totals, 1926-27	18,096	77,983,117	242	32	242	18,096	77,983,117	242	32	242	18,096	242

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1928.

District.	General Fees.			Assurance Fees.			Compulsory Registration Fees.		
	£	s.	d.	£	s.	d.	£	s.	d.
Auckland ...	21,102	6	5	23	5	11	618	15	0
Taranaki ...	3,145	12	1	...	...	...	377	10	0
Wellington ...	17,294	13	5	0	8	0	1,191	5	0
Hawke's Bay ...	3,132	8	3	...	...	...	1,041	5	0
Poverty Bay ...	1,597	2	2	...	...	...	93	15	0
Nelson ...	1,488	1	6	...	...	...	465	0	0
Marlborough ...	699	0	0	...	...	...	303	15	0
Canterbury ...	13,109	2	6	...	...	...	1,630	0	0
Otago ...	6,166	16	6	...	...	...	301	5	0
Southland ...	3,079	18	8	...	...	...	478	15	0
Westland ...	677	18	6	...	...	...	78	15	0
Totals ...	71,493	0	0	23	13	11	6,580	0	0
Corresponding period, 1926-27...	77,983	11	7	31	9	3	6,843	15	0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1928.

District.	Amount remaining secured by Mortgage on the 31st March, 1927.	Amount secured by Mortgage during the Year ended 31st March, 1928.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1928.
	£	£	£	£
Auckland ...	66,628,381	7,939,549	5,343,712	69,224,218
Taranaki ...	19,952,281	1,494,296	1,328,863	20,117,714
Wellington ...	61,601,828	8,626,655	5,754,750	64,473,733
Hawke's Bay ...	20,548,333	1,646,847	1,403,516	20,791,664
Poverty Bay ...	11,592,053	959,531	1,030,250	11,521,334
Nelson ...	3,846,970	326,308	470,839	3,702,439
Marlborough ...	4,336,528	317,261	305,171	4,348,618
Canterbury ...	45,714,741	4,874,264	3,312,364	47,276,641
Otago ...	15,285,605	2,016,384	1,256,969	16,045,020
Southland ...	12,624,928	1,079,278	836,435	12,867,771
Westland ...	976,032	126,574	79,598	1,023,008
Totals ...	263,107,680	29,406,947	20,122,467	271,392,160

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1927, to 31st March, 1928.

District.	Number.	Amount.
		£
Auckland ...	8,433	6,912,765
Taranaki ...	1,304	1,403,416
Wellington ...	6,583	6,099,210
Hawke's Bay ...	1,178	1,625,290
Poverty Bay ...	582	1,034,150
Nelson ...	765	574,960
Marlborough ...	271	358,286
Canterbury ...	4,113	3,373,395
Otago ...	2,895	1,662,892
Southland ...	1,305	873,878
Westland ...	156	80,598
Totals ...	27,585	£23,998,840

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1928.

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 ...	82	47	5	249	38	86	2
Taranaki ...	2	...	...	25	...	19	...
Wellington ...	4	6	2	221	65	32	...
Hawke's Bay ...	1	...	...	33	21	16	...
Poverty Bay ...	...	...	...	2	...	4	...
Nelson ...	...	...	1	6	...	8	...
Marlborough ...	2	...	...	3	...	12	...
Canterbury ...	2	2	...	89	38	39	...
Otago ...	2	...	3	29	...	42	6
Southland ...	1	1	...	12	...	24	...
Westland ...	2	...	...	17	...	...	...
Totals ...	98	56	11	686	162	282	8

Other Instruments unrecorded.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ...	23	28	65
Taranaki ...	21	22	54
Wellington ...	12	21	34
Hawke's Bay ...	7	12	15
Poverty Bay ...	3	5	7
Nelson ...	...	...	...
Marlborough ...	...	...	...
Canterbury ...	31	37	30
Otago ...	5	7	5
Southland ...	8	15	19
Westland ...	...	1	2
Totals ...	110	148	231

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1927; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED THE 31ST MARCH, 1928; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1927.	Received for Registration during the Year ended 31st March, 1928.	Recorded during the same Period.	Unrecorded on 31st March, 1928.	Fees.
Auckland ...	201	9,168	9,094	201	£ 8,271 10 6
Taranaki ...	5	471	473	3	428 17 0
Wellington ...	45	1,527	1,500	68	1,423 11 0
Hawke's Bay ...	12	738	731	19	712 15 6
Poverty Bay ...	...	4	4	...	3 13 0
Nelson ...	26	679	695	6	623 0 0
Marlborough ...	...	257	257	...	257 12 0
Canterbury ...	16	398	386	15	356 10 6
Otago ...	42	3,159	3,132	46	2,877 7 0
Southland ...	14	243	249	8	229 4 0
Westland	2	2	...	1 9 6
Totals ...	361	16,646	16,523	366	15,185 10 0

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