

1929.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1928-29.

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

Head Office, Stamp Duties Department, Wellington, 1st August, 1929.

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, 1929.

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, 1929.
- 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 work of bringing all titles to land under the provisions of the Land Transfer Act, as required by the Land Transfer (Compulsory Registration of Titles) Act, 1924, is being steadily proceeded with, and has been completed in the districts of Canterbury, Hawke's Bay, Gisborne, and Westland, with the exception of a few titles in each district that it has been considered unwise to deal with at present owing to grave doubt as to ownership or for some other reason. The work is nearing completion in several other districts.

There were 5,491 more dealings registered than during the previous year, and registration fees amount to £1,372 less than for the previous year. The apparent anomaly is accounted for by the operation of the Compulsory Registration Act and the fact that registration under the Land Transfer Act is cheaper than under the Deeds Registration Act.

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

	Year ended 31st March,				
	1925.	1926.	1927.	1928	1929.
Instruments	168,523	188,622	158,883	139,375	142,552
Searches (Land Transfer Act only) . .	43,965	45,577	41,726	40,254	42,568
Fees, excluding fees under Compulsory Registration Act, 1924.	£100,623	£106,526	£97,990	£86,604	£85,232

Fees under Compulsory Registration Act, 1924—Paid, £6,720; outstanding, £19,583 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, 1929.

District.	Applications.						Transfers.						Mortgages.					
	Town and Suburban.			Country.			Town and Suburban.			Country.			Town and Suburban.			Country.		
	Number.	Area.	Value.	Number.	Area.		Number.	Area.	Value.	Number.	Area.		Number.	Area.	Amount secured.	Number.	Area.	Amount secured.
					Town and Suburban.	Country.					Town and Suburban.	Country.							Town and Suburban.	Country.
	Acres.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£	Acres.	Acres.	£
Auckland ..	65	283,874	177,830	203	16,255	4,487,451	2,353	3,101	3,518,804	6,210	2,642	4,361,602	3,124	8,028,924	3,390,795	2,642	8,028,924	3,390,795
Taranaki ..	6	2,686	..	8	2,259	411,388	674	95,222	1,251,807	688	224	412,735	1,033	257,183	1,370,662	224	257,183	1,370,662
Wellington ..	5	3,150	46,601	423	6,615	5,288,385	1,265	1,319	3,786,843	7,511	1,508	5,386,082	1,598	715,986	3,341,019	1,508	715,986	3,341,019
Hawke's Bay ..	..	..	..	3	4,610	497,803	410	517	1,088,509	1,029	526	631,427	598	341,153	1,316,413	526	341,153	1,316,413
Gisborne ..	..	..	..	27	2,082	174,614	249	222	581,774	352	203	205,205	355	371,523	847,780	203	371,523	847,780
Nelson ..	..	..	..	3	642	234,302	308	115	192,909	314	140	225,244	314	78,737	160,222	140	78,737	160,222
Marlborough ..	..	..	..	7	228	86,084	127	115	264,522	145	121	77,232	185	174,075	347,320	121	174,075	347,320
Canterbury ..	12	2,494	900	50	2,285	2,662,674	1,301	800	2,806,909	4,022	940	2,357,558	1,806	693,558	2,503,600	940	693,558	2,503,600
Otago ..	25	42,872	13,310	15	1,060	1,349,551	605	583	1,127,020	2,402	678	1,226,827	759	600,554	903,137	678	600,554	903,137
Southland ..	1	..	500	39	4,003	420,480	448	425	744,964	965	414	474,065	739	244,652	738,809	414	244,652	738,809
Westland ..	..	..	..	2	203	109,013	106	57	69,320	184	40	74,034	101	23,543	106,847	40	23,543	106,847
Totals, 1928-29 ..	141	336,334	239,191	942	1,203	15,721,745	7,846	7,599	15,433,381	23,928	7,436	15,432,011	10,868	11,529,888	15,026,604	7,436	11,529,888	15,026,604
Totals, 1927-28 ..	182	567,418	156,539	958	336	174,429	23,732	8,188	13,671,033	24,578	7,341	15,633,142	9,724	3,626,937	13,773,805	7,341	3,626,937	13,773,805

District.	Discharges.		Caveats against Applications.	Caveats against Dealings.	Certificates of Title issued (other than Certificates in Lieu of Crown Grants).		Charging-orders.	Incumbrances.	Leases.	Crown Leases.	Maps and Plans deposited.	Orders of Court.	Orders in Council.	Powers of Attorney and Revocation Orders.	Proclamations.	Searches (Ordinary).	Searches (State Advances).	Searches (General).	Transmission and Notices of Marriage, &c.	Trust and other Instruments deposited.	Vages Protection and Contractors Lems.	Miscellaneous.	General Fees.		Assurance Fees.		
	Number.	Amount.			Compulsory Registration.	Others.																	£	s. d.	£	s. d.	
Auckland ..	6,468	5,313,778	7	331	1,601	4,475	65	2	478	382	814	156	40	276	215	8,995	270	313	1,200	..	71	7,273	20,285	7	1	5	6
Taranaki ..	1,435	1,409,702	2	67	708	404	58	6	285	82	135	86	14	54	32	2,025	85	137	264	..	..	1,373	3,561	11	0	0	1
Wellington ..	6,594	6,090,957	..	417	1,143	2,729	..	8	444	298	474	144	94	223	98	10,513	183	365	1,129	..	44	4,089	17,543	16	0	0	17
Hawke's Bay ..	1,394	1,873,617	..	140	1,926	558	5	3	148	45	153	64	17	58	24	1,982	34	82	329	..	3	1,108	3,624	14	6	..	..
Gisborne ..	691	1,267,363	..	18	..	248	3	1	95	28	48	174	20	31	26	859	5	74	132	..	..	511	1,601	5	11	..	..
Nelson ..	679	337,520	..	56	563	213	11	6	27	48	102	1	4	23	13	756	1	55	177	..	1	394	1,632	17	7	..	..
Marlborough ..	310	500,180	..	39	502	94	7	2	13	8	40	27	4	17	8	509	3	27	102	..	..	170	741	0	0	..	..
Canterbury ..	4,440	3,553,824	..	308	909	2,166	10	14	202	35	439	1	6	187	41	8,526	823	639	1,109	..	18	5,073	13,743	5	0	..	..
Otago ..	2,370	1,438,428	..	109	700	959	6	6	114	126	91	1	20	82	45	2,900	25	171	596	..	7	1,293	6,082	0	6	..	..
Southland ..	1,486	955,682	..	38	547	372	85	2	158	48	72	3	3	33	16	1,636	49	129	323	..	4	466	3,082	19	8	..	..
Westland ..	154	76,292	..	19	17	254	..	..	81	75	16	2	..	13	10	338	15	44	69	..	..	161	802	1	0	..	..
Totals, 1928-29 ..	26,021	22,817,343	13	1,542	8,616	12,472	250	50	2,045	1,175	2,384	659	222	997	528	39,039	1,493	2,036	5,430	4	148	21,911	72,700	18	3	6	5
Totals, 1927-28 ..	23,858	21,122,467	24	1,632	8,878	14,547	294	40	2,068	1,153	2,555	568	200	881	634	37,969	486	1,799	5,320	18	320	18,615	71,493	0	0	23	13

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1929.

District.	General Fees.		Assurance Fees.		Compulsory Registration Fees.	
	£	s. d.	£	s. d.	£	s. d.
Auckland	20,285	7 1	5	6 6	716	5 0
Taranaki	3,561	11 0	0	1 10	463	15 0
Wellington	17,543	16 0	0	17 0	1,241	5 0
Hawke's Bay	3,624	14 6	..	..	1,483	15 0
Poverty Bay	1,601	5 11	..	..	40	0 0
Nelson	1,632	17 7	..	..	402	10 0
Marlborough	741	0 0	..	..	342	10 0
Canterbury	13,743	5 0	..	..	1,161	5 0
Otago	6,082	0 6	..	..	373	15 0
Southland	3,082	19 8	..	..	440	0 0
Westland	802	1 0	..	..	55	0 0
Totals	72,700	18 3	6	5 4	6,720	0 0
Corresponding period, 1927-28 ..	71,493	0 0	23	13 11	6,580	0 0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1929.

District.	Amount remaining secured by Mortgage on the 31st March, 1928.	Amount secured by Mortgage during the Year ended 31st March, 1929.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1929.
	£	£	£	£
Auckland	69,224,218	7,752,397	5,313,778	71,662,837
Taranaki	20,117,714	1,783,397	1,409,702	20,491,409
Wellington	64,473,733	8,727,101	6,090,957	67,109,877
Hawke's Bay	20,791,664	1,947,840	1,873,617	20,865,887
Poverty Bay	11,521,334	1,052,985	1,267,363	11,306,956
Nelson	3,702,439	385,466	337,520	3,750,385
Marlborough	4,348,618	424,552	500,180	4,272,990
Canterbury	47,276,641	4,861,158	3,553,824	48,583,975
Otago	16,045,020	2,129,964	1,438,428	16,736,556
Southland	12,867,771	1,212,874	955,682	13,124,963
Westland	1,023,008	180,881	76,292	1,127,597
Totals	271,392,160	30,458,615	22,817,343	279,033,432

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1928, to 31st March, 1929.

District.	Number.	Amount. £
Auckland	8,405	6,622,733
Taranaki	1,533	1,515,994
Wellington	6,890	6,449,830
Hawke's Bay	1,466	1,947,465
Poverty Bay	691	1,267,363
Nelson	774	385,755
Marlborough	336	589,485
Canterbury	4,453	3,582,139
Otago	2,999	1,867,448
Southland	1,501	965,109
Westland	154	76,292
Totals	29,202	£25,269,613

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1929.

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 ...	83	12	9	134	32	95	2
Taranaki ...	5	...	...	29	8	20	1
Wellington ...	5	1	...	188	177	197	3
Hawke's Bay ...	1	...	...	22	28	53	...
Poverty Bay ...	...	...	...	4	1	4	...
Nelson ...	...	...	...	11	6	8	...
Marlborough ...	1	...	1	1	...	5	...
Canterbury ...	2	...	...	103	42	31	...
Otago ...	5	...	...	40	...	68	10
Southland ...	1	1	...	12	...	23	...
Westland ...	...	...	...	25	...	8	...
Totals ...	103	14	10	569	294	512	16

Other Instruments unrecorded.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ...	14	18	29
Taranaki ...	10	5	22
Wellington ...	35	53	79
Hawke's Bay ...	33	43	42
Poverty Bay ...	5	4	8
Nelson ...	...	...	...
Marlborough ...	4	3	3
Canterbury ...	46	56	181
Otago ...	7	9	12
Southland ...	38	48	52
Westland ...	...	...	...
Totals ...	192	239	428

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1928; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED 31ST MARCH, 1929; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1928.	Received for Registration during the Year ended 31st March, 1929.	Recorded during the same Period.	Unrecorded on 31st March, 1929.	Fees.
Auckland ...	201	8,501	8,523	179	£ 7,611 12 0
Taranaki ...	3	377	376	4	323 4 0
Wellington ...	68	1,028	1,084	12	982 11 6
Hawke's Bay ...	19	328	345	2	314 6 0
Poverty Bay ...	...	4	4	...	4 12 0
Nelson ...	6	440	442	4	394 5 0
Marlborough ...	...	153	152	1	169 8 0
Canterbury ...	15	106	108	13	92 8 0
Otago ...	46	2,849	2,826	69	2,662 5 0
Southland ...	8	63	63	8	64 4 6
Westland ...	...	2	2	...	2 12 6
Totals ...	366	13,851	13,925	292	12,621 8 6

Approximate Cost of Paper.—Preparation, not given; printing (480 copies), £6 10s.

By Authority: W. A. G. SKINNER, Government Printer, Wellington.—1929.