

1930.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1929-30.

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

Head Office, Stamp Duties Department, Wellington, 1st August, 1930.

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, 1930.

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, 1930.
- 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 land-titles under the provisions of the Land Transfer Act, as required by the Land Transfer (Compulsory Registration of Titles) Act, 1924, is still being proceeded with, and has been completed, or nearly completed, except in the districts of Auckland, Nelson, and Otago, and 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. A large amount still remains to be done in the districts mentioned.

There were 11,734 more dealings registered than during the previous year, and registration fees amount to £5,250 more than for the previous year.

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,				
	1926.	1927.	1928.	1929.	1930.
Instruments	188,622	158,883	139,375	165,020	176,754
Searches (Land Transfer Act only) ..	45,577	41,726	40,254	42,568	46,613
Fees, excluding fees under Compulsory Registration Act, 1924.	£106,526	£97,990	£86,604	£85,232	£90,482

Fees under Compulsory Registration Act, 1924—Paid, £6,357; outstanding, £21,023 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, 1930.

District.	Applications.				Transfers.				Mortgages.						
	Town and Suburban.		Country.		Town and Suburban.		Country.		Town and Suburban.		Country.				
	Area.	Value.	Area.	Value.	Area.	Value.	Area.	Value.	Area.	Value.	Area.	Value.			
	Number.	Acres.	Number.	Acres.	Number.	Acres.	Number.	Acres.	Number.	Acres.	Number.	Acres.			
Auckland	54	41,326,232	1,746	45,268	6,712	2,881	3,992,964	2,713	4,002,415	6,539	2,689	4,508,756	3,853	873,734	4,053,936
Taranaki	2	180	32	1,417	834	244	497,362	629	1,028,842	818	295	585,579	1,227	258,678	1,662,938
Wellington	5	9,310	..	..	6,492	1,241	4,959,686	1,463	2,948,074	8,397	1,622	7,133,503	2,179	727,169	4,037,651
Hawke's Bay	..	..	..	..	1,103	728	794,465	434	1,356,299	1,289	721	907,463	751	308,754	1,465,072
Gisborne	..	..	..	..	8	2,023	170,153	239	621,662	376	211	242,868	311	287,523	687,112
Nelson	1	230	2	1,610	511	137	248,480	398	209,251	485	112	242,328	359	85,962	321,950
Marlborough	..	..	..	..	2	626	77,677	135	360,727	213	177	125,452	200	210,115	334,520
Canterbury	7	108	2	6,000	3,853	932	2,907,574	1,223	2,726,980	4,295	1,022	3,146,371	1,975	664,279	3,014,865
Otago	20	41,177	4	67,251	2,399	568	1,352,385	715	1,080,478	2,536	632	1,398,738	813	467,689	917,589
Southland	..	..	..	..	26	10,277	419,416	500	918,626	1,098	520	539,284	843	288,359	1,058,394
Westland	1	50	..	..	260	106	90,942	100	87,847	210	51	101,897	95	34,336	127,501
Totals, 1929-30	91	72,377,337	42	124,561	23,657	7,750	15,511,104	8,955	15,341,201	26,256	8,052	18,936,229	12,606	4,206,598	17,681,448
Totals, 1928-29	141	86,336,334	63	239,191	22,914	7,599	15,721,745	7,846	15,433,381	23,928	7,436	15,432,011	10,868	11,529,888	15,026,604

District.	Discharges.		Caveats against Applications.	Caveats against Dealings.	Certificates of Title Issued (other than Certificates in Lien of Crown Grants).	Encumbrances.	Leases.	Crown Leases.	Maps and Plans deposited.	Orders of Court.	Orders in Council.	Powers of Attorney and Revocation Orders.	Proclamations.	Searches (Ordinary).	Searches (Special).	Searches (General).	Transmission and Notices of Marriage, &c.	Trust and other Instruments deposited.	Vices Protection and Contractors Liens.	Miscellaneous.	General Fees.		Assurance Fees.			
	Number.	Amount.																			£	s.	d.	£	s.	d.
Auckland	7,505	5,496,300	4	684	1,897	41	460	753	821	173	49	256	262	12,874	321	475	1,363	2	111	7,984	21,774	18	8	..	..
Taranaki	1,786	1,814,400	..	59	592	3	275	103	101	85	19	34	30	2,014	135	168	280	..	..	1,351	3,757	10	10	..	..
Wellington	7,690	7,601,843	..	467	1,265	11	518	360	542	142	84	238	103	9,371	359	418	1,208	..	..	4,144	19,385	7	6	..	..
Hawke's Bay	1,736	2,045,110	..	479	95	5	194	28	172	79	13	68	25	2,281	54	123	392	..	..	1,443	4,460	13	3	..	..
Gisborne	662	882,524	..	19	2	1	159	21	43	178	10	30	23	893	2	89	103	..	..	1	664	1,712	14	2	..	..
Nelson	708	334,147	..	56	527	16	80	64	100	3	12	10	13	992	10	62	183	..	..	..	388	1,774	1	0	..	..
Marlborough	381	449,100	..	35	370	..	17	13	27	41	2	8	7	514	3	43	91	..	..	..	238	852	0	0	..	..
Canterbury	4,926	4,109,506	..	218	132	13	207	98	401	1	14	178	41	8,609	175	560	1,053	..	..	20	5,313	14,111	13	6	..	..
Otago	2,584	1,754,448	..	118	995	2	152	57	151	3	82	65	32	3,100	85	181	662	..	..	11	5,832	6,559	3	0	..	..
Southland	1,697	1,286,174	..	38	330	4	237	21	80	3	..	22	14	2,057	94	134	286	..	..	..	1,283	3,616	18	0	..	..
Westland	199	90,490	..	6	23	..	48	77	15	..	1	8	13	322	63	32	63	..	..	..	113	771	13	0	..	..
Totals, 1929-30	29,874	25,864,042	11	2,179	6,228	43	2,347	1,595	2,453	708	286	917	563	43,027	1,301	2,285	5,684	8	290	24,753	78,776	8	11	..	..
Totals, 1928-29	26,021	22,817,343	13	1,542	8,616	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	4

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1930.

District.	General Fees.	Assurance Fees.	Compulsory Registration Fees.
	£ s. d.	£ s. d.	£ s. d.
Auckland	21,774 19 4	..	1,165 0 0
Taranaki	3,857 10 10	..	576 5 0
Wellington	19,385 7 6	..	1,186 5 0
Hawke's Bay	4,460 13 3	..	1,066 5 0
Gisborne	1,712 14 2	..	30 0 0
Nelson	1,774 1 0	..	456 5 0
Marlborough	852 0 0	..	406 5 0
Canterbury	14,111 13 6	..	482 10 0
Otago	6,559 3 0	..	591 5 0
Southland	3,616 18 0	..	368 10 0
Westland	771 13 0	..	30 0 0
Totals	78,876 13 7	Nil.	6,358 10 0
Corresponding period, 1928-29 ..	72,700 18 3	6 5 4	6,720 0 0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1930.

District.	Amount remaining secured by Mortgage on the 31st March, 1929.	Amount secured by Mortgage during the Year ended 31st March, 1930.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1930.
	£	£	£	£
Auckland	71,662,837	8,562,692	5,496,300	74,729,229
Taranaki	20,491,409	2,248,477	1,814,400	20,925,486
Wellington	67,109,877	11,171,154	7,601,843	70,679,188
Hawke's Bay	20,865,887	2,372,525	2,045,110	21,193,302
Gisborne	11,306,956	933,980	882,524	11,358,412
Nelson	3,750,385	564,278	334,147	3,980,516
Marlborough	4,272,990	459,972	449,100	4,283,862
Canterbury	48,583,975	6,161,236	4,109,506	50,635,705
Otago	16,736,556	2,316,317	1,754,448	17,298,425
Southland	13,124,963	1,597,678	1,286,174	13,436,467
Westland.. .. .	1,127,597	229,398	90,490	1,266,505
Totals	279,033,432	36,617,707	25,864,042	289,787,097

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1929, to 31st March, 1930.

District.	Number.	Amount. £
Auckland	9,648	7,004,545
Taranaki	1,873	1,910,270
Wellington	7,892	7,810,767
Hawke's Bay	1,738	2,050,999
Gisborne.. .. .	664	884,224
Nelson	789	383,567
Marlborough	399	499,370
Canterbury	4,929	4,110,806
Otago	3,272	2,355,918
Southland	1,697	1,286,174
Westland	199	90,490
Totals	33,100	£28,387,130

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1930.

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 ...	67	12	7	124	33	89	...
Taranaki ...	1	2	...	11	2	16	...
Wellington ...	4	...	3	173	142	125	1
Hawke's Bay ...	1	...	...	60	11	26	...
Gisborne ...	...	1	...	3	4	13	...
Nelson ...	...	...	...	8	1	4	2
Marlborough ...	1	...	...	9	2	7	...
Canterbury ...	1	...	1	54	37	38	...
Otago ...	4	...	...	51	...	35	1
Southland ...	...	1	...	20	...	23	...
Westland ...	...	...	...	17	...	10	...
Totals ...	79	16	11	530	232	386	4

Other Instruments unrecorded.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ...	...	...	...
Taranaki ...	10	9	18
Wellington ...	59	78	93
Hawke's Bay ...	30	37	48
Gisborne ...	11	8	1
Nelson ...	...	...	...
Marlborough ...	5	5	6
Canterbury ...	68	65	103
Otago ...	10	5	14
Southland ...	13	18	22
Westland ...	2	2	5
Totals ...	208	227	310

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1929; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED 31ST MARCH, 1930; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1929.	Received for Registration during the Year ended 31st March, 1930.	Recorded during the same Period.	Unrecorded on 31st March, 1930.	Fees.
Auckland ...	179	8,411	8,504	86	£ 7,683 s. 9 d. 6
Taranaki ...	4	209	213	...	186 10 0
Wellington ...	12	703	701	14	634 10 0
Hawke's Bay ...	2	47	48	1	6 16 0
Gisborne ...	...	7	7	...	6 3 0
Nelson ...	4	352	355	1	297 16 0
Marlborough ...	1	75	76	...	95 12 0
Canterbury ...	13	22	34	1	18 3 0
Otago ...	69	2,917	2,883	103	2,664 6 11
Southland ...	8	5	13	...	7 19 0
Westland
Totals ...	292	12,748	12,834	206	11,601 5 5

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