

1931.
NEW ZEALAND

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1930-31.

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

Head Office, Stamp Duties Department, Wellington, 1st August, 1931.

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, 1931.

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, 1931.
- 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.

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,				
	1927.	1928.	1929.	1930.	1931.
Instruments	158,883	139,375	165,020	176,754	144,436
Searches (Land Transfer Act only) . .	41,726	40,254	42,568	46,613	41,240
Fees, excluding fees under Compulsory Registration Act, 1924.	£97,990	£86,604	£85,232	£90,482	£71,230

Fees under Compulsory Registration Act, 1924—Paid for year ended 31st March, 1931, £5,755 ; outstanding, £22,980.

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, 1931.

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.			
																			Acres.	Acres.	Acres.
Auckland	30	17	107,248	26	4,078	62,316	360	271	19,118	4,918	2,684,444	2,293	369,351	3,428,858	4,550	2,050	3,358,503	3,426	735,027	3,530,152	
Taranaki	1	..	10	..	..	..	6	1,701	..	650	254,143	502	66,094	795,051	671	235	342,276	1,035	215,288	1,181,470
Wellington	2	..	21,890	..	..	..	59	5,034	..	5,062	3,243,018	1,063	253,007	2,070,229	7,244	1,386	5,277,617	2,019	614,846	3,142,544
Hawke's Bay	2	..	120	..	..	..	22	32	..	737	442,859	317	98,066	810,181	854	430	709,910	546	229,910	1,265,570
Gisborne	..	..	..	..	..	..	3	1,004	..	279	137,948	182	130,347	353,651	271	174	187,681	265	256,697	439,216
Nelson	39	7	831	454	126	198,616	320	31,492	215,752	429	127	225,961	327	71,795	211,251
Marlborough	..	..	..	..	..	..	8	8	18	190	78,360	104	58,535	247,682	176	140	114,161	186	163,760	364,216
Canterbury	56	7	2,894	702	2,135,608	1,025	196,490	3,542	886	702,047	1,841	2,484,589	..	424,464	749,176
Otago	..	..	..	..	..	..	63	13	4,007	1,802	946,354	662	147,696	749,011	2,126	479	1,030,741	811	255,118	779,123
Southland	..	..	..	..	..	..	50	26	2,568	397	301,885	429	112,883	632,968	955	465	500,242	744	133,578	55,980
Westland	..	..	..	..	..	..	18	1	1,485	216	95,325	77	10,019	36,602	222	57	133,578	89	..	..
Totals, 1930-31	52	492	155,443	31	4,353	123,209	863	423	38,712	18,652	10,518,760	69,741	474,040	11,550,054	21,040	6,669	14,262,919	11,289	3,689,511	14,208,287	
Totals, 1929-30	91	72	377,337	42	8,238	124,561	751	231	63,707	23,657	15,511,104	84,551	697,208	15,321,201	26,256	8,652	18,936,219	12,606	4,206,598	17,681,488	

District.	Discharges.		Amount.	Caveats against Applications.	Caveats against Dealings.	Certificates of Title issued (other than Certificates in Lieu of Crown Grants).		Charging-orders.	Incumbrances.	Leases.	Maps and Plans deposited.	Orders of Court.	Orders in Council.	Powers of Attorney and Revocation Orders.	Proclamations.	Searches (Ordinary).	Searches (Statute Advances).	Searches (General).	Transmission and Notices of Marriage, &c.	Trusts and other Instruments deposited.	Wages Protection and Contractors Liens.	Miscellaneous.	General Fees.	Assurance Fees.
	Number.	Amount.				Compulsory Registration.	Others.																	
Auckland	5,398	3,968,700	£	4	360	3,322	46	8	354	686	153	51	174	365	12,361	249	423	1,305	1	159	6,099	16,857	3	
Taranaki	1,400	1,291,003	..	..	59	351	82	8	249	104	65	24	34	60	1,755	83	155	265	..	3	1,160	3,138	4
Wellington	6,805	6,168,328	..	..	839	931	..	19	412	414	111	69	214	129	8,758	214	448	1,125	..	205	4,592	16,149	0
Hawke's Bay	1,080	1,153,408	..	..	51	1	5	1	182	25	104	13	44	36	1,616	30	97	294	1	2	1,292	2,910	0
Gisborne	443	561,279	..	..	26	..	6	..	66	43	125	15	15	15	33	785	5	88	107	..	455	1,330	3
Nelson	556	291,263	..	..	63	..	6	..	118	50	107	26	15	35	858	15	60	191	..	4	326	1,745	0
Marlborough	261	354,029	..	..	11	122	..	..	19	32	28	5	10	10	448	4	61	96	..	..	210	759	0
Canterbury	3,732	2,869,526	..	..	175	6	13	9	296	309	49	20	126	40	6,730	100	681	991	..	20	4,363	11,305	0
Otago	2,010	1,155,426	..	..	..	1,099	9	7	140	156	1	78	52	40	2,732	54	162	594	..	5	1,956	5,583	0
Southland	1,300	876,748	..	..	24	..	2	12	131	39	7	10	16	37	1,759	50	134	290	2	5	759	2,978	6
Westland	155	70,146	..	..	..	..	4	..	74	28	2	4	3	15	294	41	30	65	..	..	126	715	4
Totals, 1930-31	23,140	18,759,796	..	..	13	6,206	173	66	2,041	2,060	552	313	703	809	38,056	845	2,339	5,323	4	403	21,338	63,484	9
Totals, 1929-30	29,874	25,864,042	..	..	11	6,228	152	43	2,347	2,453	708	286	917	563	43,027	1,301	2,285	5,684	8	290	24,753	78,876	8

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1931.

District.	General Fees.		Assurance Fees.		Compulsory Registration Fees.	
	£	s. d.	£	s. d.	£	s. d.
Auckland	16,857	9 4	..	..	1,743	15 0
Taranaki	3,138	13 0	..	..	477	10 0
Wellington	16,159	11 0	..	..	1,320	0 0
Hawke's Bay	2,910	7 0	..	..	316	5 0
Gisborne	1,330	10 3	..	..	15	0 0
Nelson	1,745	18 0	..	..	373	15 0
Marlborough	759	0 0	..	..	243	15 0
Canterbury	11,305	17 0	..	..	323	15 0
Otago	5,583	15 0	..	..	697	10 0
Southland	2,978	4 6	..	..	180	0 0
Westland	715	4 0	..	..	63	15 0
Totals	63,484	9 1	..	..	5,755	0 0
Corresponding period, 1929-30 ..	78,876	13 7	..	..	6,358	10 0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1931.

District.	Amount remaining secured by Mortgage on the 31st March, 1930.	Amount secured by Mortgage during the Year ended 31st March, 1931.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1931.
	£	£	£	£
Auckland	74,729,229	6,888,655	3,968,700	77,649,184
Taranaki	20,925,486	1,523,746	1,291,003	21,158,229
Wellington	70,679,188	8,420,161	6,168,328	72,931,021
Hawke's Bay	21,193,302	1,975,284	1,153,408	22,015,178
Gisborne	11,358,412	626,897	561,279	11,424,030
Nelson	3,980,516	437,212	291,203	4,126,525
Marlborough	4,283,862	478,377	354,029	4,408,210
Canterbury	50,635,705	4,867,034	2,869,526	52,633,213
Otago	17,298,425	1,779,917	1,155,426	17,922,916
Southland	13,436,467	1,279,365	876,748	13,839,084
Westland	1,266,505	189,558	70,146	1,385,917
Totals	289,787,097	28,466,206	18,759,796	299,493,507

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1930, to 31st March, 1931.

District.	Number.	Amount. £
Auckland	6,776	4,892,687
Taranaki	1,404	1,293,003
Wellington	6,841	6,194,419
Hawke's Bay	1,080	1,153,408
Gisborne	443	561,279
Nelson	621	338,033
Marlborough	261	354,029
Canterbury	3,733	2,870,126
Otago	2,432	1,345,011
Southland	1,300	876,748
Westland	155	70,146
Totals	25,046	£19,948,889

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1931.

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 ...	49	8	2	100	24	69	...
Taranaki ...	...	...	...	22	...	10	...
Wellington ...	4	...	...	70	53	41	...
Hawke's Bay ...	...	...	...	...	...	...	...
Gisborne ...	1	...	...	3	...	5	...
Nelson ...	...	...	...	12	8	24	3
Marlborough ...	...	...	...	5	...	3	...
Canterbury ...	2	...	...	106	27	22	1
Otago ...	3	...	3	45	13	38	1
Southland ...	...	...	...	6	...	12	...
Westland ...	...	...	...	13	...	21	...
Totals ...	59	8	5	382	125	245	5

Other Instruments unrecorded.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland
Taranaki
Wellington
Hawke's Bay
Gisborne
Nelson
Marlborough
Canterbury
Otago
Southland
Westland
Totals

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1930; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED 31ST MARCH, 1931; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1930.	Received for Registration during the Year ended 31st March, 1931.	Recorded during the same Period.	Unrecorded on 31st March, 1931.	Fees.
Auckland ...	86	5,851	5,910	27	£ 5,213 s. 5 d. 10
Taranaki ...	...	33	33	...	30 13 0
Wellington ...	14	173	187	...	170 18 0
Hawke's Bay ...	1	5	6	...	2 10 0
Gisborne ...	...	8	8	...	6 12 0
Nelson ...	1	302	282	21	256 4 6
Marlborough ...	...	10	10	...	10 9 0
Canterbury ...	1	20	21	...	15 16 6
Otago ...	103	2,183	2,203	83	2,038 3 6
Southland ...	...	...	...	...	1 0 0
Westland ...	...	...	...	...	...
Totals ...	206	8,585	8,660	131	7,745 12 4

Approximate Cost of Paper.—Preparation, not given; printing (455 copies), £6 5s.

By Authority: W. A. G. SKINNER, Government Printer, Wellington.—1931.