

1933.

NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1932-33.

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

Head Office, Stamp Duties Department, Wellington, 31st March, 1933.

The Hon. the Minister of Stamp Duties, Wellington.

I HAVE the honour to submit the following report on the working of the Land Transfer and Deeds Registration Department for the year ended the 31st March, 1933.

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, 1933.
- 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.

Business transacted.—Registration business suffered a further drop during the year.

Compulsory Registration.—The work of bringing under the provisions of the Land Transfer Act titles not previously subject to those provisions is progressing steadily in the Auckland, Nelson, and Otago Land Registration Districts, which are the only districts in which this work remains uncompleted. The work in the Nelson District is practically finished, and it is anticipated that the time required to complete it in the remaining two districts will be approximately four years.

Reconstruction of Hawke's Bay Register.—The reconstruction of the Hawke's Bay Register is progressing satisfactorily, and every effort is being made to completely restore this registry at the earliest possible date. During the year more suitable permanent accommodation was secured in the post-office, to which the office was transferred from the Public Trust Building, where it was previously located. It is considered that certain amendments to the Land Transfer (Hawke's Bay) Act, 1931, would facilitate the work of reconstruction, and steps are being taken to have the necessary legislation passed. A probable period of five years will elapse before the registry is approximately reconstructed, after which the statute will operate in an ever-lessening degree.

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,				
	1929.	1930.	1931.	1932.	1933.
Instruments	165,020	176,754	144,436	98,267	81,905
Searches (Land Transfer Act only) ..	42,568	46,613	41,240	27,727	25,471
Fees, excluding fees under Compulsory Registration Act, 1924	£85,232	£90,482	£71,230	£44,945	£33,700

Fees under Compulsory Registration Act, 1924—Paid for year ended 31st March, 1933; £3,994; outstanding, £29,465.

J. MURRAY,
Secretary for Lands and Deeds.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1933.

District.	Applications.				Certificates in Lieu of Crown Grants.				Transfers.				Mortgages.												
	Town and Suburban.		Country.		Town and Suburban.		Country.		Town and Suburban.		Country.		Town and Suburban.		Country.										
	Number.	Area.	Value.	Number.	Area.	Value.	Number.	Area.	Number.	Area.	Con-sideration.	Number.	Area.	Amount secured.	Number.	Area.	Amount secured.								
		Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£								
Auckland	4	10	845	9	1,971	25,310	202	145	9,349	3,225	1,926	1,855	318,769	1,838	1,080	974,296	1,555	261							
Taranaki	1	..	350	..	..	..	18	4	325	391	113	124,969	63,917	277	128	123,388	415	865							
Wellington	1	..	50	..	..	..	62	30	1,056	2,231	450	1,349,173	141,732	1,632	428	1,052,672	838	1,097,514							
Hawke's Bay	..	..	..	..	..	..	11	2	1,430	701	306	254,436	191	1,099	301	708,182	293	340,789							
Gisborne	..	..	..	..	..	..	4	9	1,896	200	147	77,364	127	116	84	37,576	129	152,250							
Nelson	1	1	600	1	47	200	33	6	186	308	58	78,539	19,450	246	57	94,162	202	83,469							
Marlborough	..	..	..	..	..	..	4	..	24	101	68	24,063	63	68	64	23,877	75	78,996							
Canterbury	1	..	..	..	..	..	31	25	328	1,884	381	771,258	582	1,194	319	489,206	678	653,890							
Otago	7	1	9,425	1	5	1,500	19	3	3,030	1,054	395	416,950	330	995	363	378,007	310	163,945							
Southland	..	..	..	..	..	..	14	..	769	434	285	149,363	273	473	245	169,425	318	307,446							
Westland	..	..	..	..	..	..	12	..	1,652	130	32	55,670	58	150	162	82,266	45	9,993							
Totals, 1932-33	15	12	11,270	11	2,023	27,010	410	224	20,045	10,659	4,161	4,583,219	4,722	8,088	3,231	4,133,507	5,169	4,806,418							
Totals, 1931-32	35	12	120,760	7	755	18,806	604	321	19,110	11,908	4,113	5,972,578	5,035	10,986	4,046	5,771,364	6,807	6,814,783							
District.	Discharges.	Number.	Amount.	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 (Statute Advances).	Searches (General).	Transmission and Notices of Marriage, &c.	Trust and other Instruments deposited.	Wages Protection and Contractors Liens.	Miscellaneous.	General Fees.
				Caveats against Applications.	Dealings.		Compulsory Registration.	Others.																	
				£	Number.		Number.	Number.																	
Auckland	2,981	1,976,641	2	318	3,592	2,047	31	20	267	399	433	110	19	102	252	8,160	62	376	1,145	3	20	6,055	10,695	0	1
Taranaki	599	401,380	..	36	7	180	16	2	193	81	50	50	14	12	45	1,362	15	123	220	..	1	719	1,746	15	1
Wellington	2,619	2,308,415	..	153	26	1,056	2	8	329	54	119	23	28	59	59	4,303	14	361	879	..	41	2,456	6,443	9	0
Hawke's Bay	..	562,282	..	357	..	1,873	..	..	1	210	214	64	10	26	23	743	27	53	342	..	9	1,568	1,987	13	0
Gisborne	228	289,922	..	19	..	109	..	..	1	49	12	39	4	12	21	523	..	53	101	..	..	403	762	16	1
Nelson	350	180,529	..	75	..	368	..	..	1	54	77	75	1	17	17	535	..	56	158	..	..	325	1,201	15	4
Marlborough	123	124,308	..	11	..	4	..	..	2	9	38	6	5	6	5	356	..	42	57	..	..	201	414	1	0
Canterbury	1,517	894,842	1	133	3	584	12	6	178	26	110	9	6	56	31	4,033	14	484	875	..	6	2,362	5,246	5	0
Otago	988	499,128	..	122	1,063	368	11	1	90	76	58	..	22	28	34	1,946	..	176	525	..	3	1,073	2,994	3	0
Southland	600	504,154	..	25	6	154	5	3	65	23	32	1	3	11	15	1,272	2	114	235	..	1	314	1,611	16	4
Westland	109	57,993	..	8	1	160	1	..	83	73	17	1	..	5	10	233	1	28	33	..	..	132	515	16	0
Totals, 1932-33	10,695	7,799,594	4	1,257	5,070	6,824	80	45	15,27	1,073	996	310	124	334	512	23,466	137	1,868	4,570	5	81	15,808	33,619	9	11
Totals, 1931-32	13,888	9,516,148	1	1,177	6,988	7,206	299	42	16,646	885	1,243	448	177	464	545	25,523	317	1,887	4,826	..	117	18,083	40,630	1	2

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1933.

District.	General Fees.			Compulsory Registration Fees.		
	£	s.	d.	£	s.	d.
Auckland	10,695	0	1	2,088	15	0
Taranaki	1,746	15	1	88	15	0
Wellington	6,443	9	0	280	0	0
Hawke's Bay	1,987	13	0	323	16	0
Gisborne	762	16	1	15	0	0
Nelson	1,201	15	4	256	5	0
Marlborough	414	1	0	80	0	0
Canterbury	5,246	5	0	128	15	0
Otago	2,994	3	0	642	10	0
Southland	1,611	16	4	78	15	0
Westland	515	16	0	11	5	0
Totals	33,619	9	11	3,993	16	0
Corresponding period, 1931-32 ..	40,630	1	2	4,522	10	0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1933.

District.	Amount remaining secured by Mortgage on the 31st March, 1932.	Amount secured by Mortgage during the Year ended 31st March, 1933.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1933.
	£	£	£	£
Auckland	78,579,050	2,529,557	1,976,641	79,131,966
Taranaki	21,275,892	486,253	401,380	21,360,765
Wellington	73,374,148	2,150,186	2,308,415	73,215,919
Hawke's Bay	22,471,733	1,048,971	562,282	22,958,422
Gisborne	11,545,610	189,826	289,922	11,445,514
Nelson	4,202,707	178,081	180,529	4,200,259
Marlborough	4,434,864	102,873	124,308	4,413,339
Canterbury	53,167,597	1,143,096	894,842	53,415,851
Otago	18,165,898	541,952	499,128	18,208,722
Southland	13,927,488	476,871	504,154	13,900,205
Westland	1,418,519	92,259	57,993	1,452,785
Totals	302,563,506	8,939,925	7,799,594	303,703,747

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1932, to 31st March, 1933.

District.	Number.	Amount. £
Auckland	3,419	2,233,032
Taranaki	599	401,380
Wellington	2,620	2,308,765
Hawke's Bay	581	562,282
Gisborne	228	289,922
Nelson	361	184,279
Marlborough	123	124,308
Canterbury	1,517	894,842
Otago	1,146	588,398
Southland	600	504,154
Westland	109	57,993
Totals	11,303	£8,149,355

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1933.

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 ...	12	2	2	41	35	82	...
Taranaki ...	...	...	...	15	3	3	...
Wellington ...	...	...	...	38	10	8	...
Hawke's Bay ...	...	...	...	60	...	48	...
Gisborne ...	...	...	...	2	...	1	...
Nelson ...	...	...	...	11	3	2	3
Marlborough ...	...	...	...	7	...	...	...
Canterbury ...	1	...	...	74	7	13	...
Otago ...	4	...	...	48	...	14	7
Southland ...	...	...	...	4	...	2	...
Westland ...	...	...	...	9	4	4	...
Totals ...	17	2	2	309	62	177	10

Other Instruments unrecorded.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland
Taranaki	5	26
Wellington	1
Hawke's Bay	30	495
Gisborne	1	..
Nelson	5	4
Marlborough	5	7
Canterbury	2	..
Otago	1	4
Southland	4	4
Westland
Totals	53	92
			561

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1932; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED 31ST MARCH, 1933; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1932.	Received for Registration during the Year ended 31st March, 1933.	Recorded during the same Period.	Unrecorded on 31st March, 1933.	Fees.
Auckland ...	108	2,567	2,624	51	£ 2,133 15 7
Taranaki ...	...	11	11	...	10 17 6
Wellington ...	...	10	10	...	19 2 0
Hawke's Bay ...	...	...	...	...	...
Gisborne ...	...	1	1	...	1 7 0
Nelson ...	2	50	52	...	45 10 0
Marlborough ...	...	...	...	...	...
Canterbury ...	...	1	1	...	0 13 6
Otago ...	120	876	917	79	867 13 6
Southland	2 0 0
Westland	0 3 0
Totals ...	230	3,516	3,616	130	3,081 2 1

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