

1935.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1934-35.

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

Head Office, Stamp Duties Office, Wellington, 31st March, 1935.

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, 1935.

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 discharge of mortgages, and the amount remaining secured by mortgage under the said Act on the 31st March, 1935.
- 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 has shown a substantial increase in the number of instruments registered and the amount of fees received during the year.

Compulsory Registration.—The work of bringing under the provisions of the Land Transfer Act titles not previously subject to those provisions has been completed in all registries excepting those of the Auckland and the Otago Land Registration Districts. In both these districts steady progress is being made, and it is anticipated that in a period of from two to three years this work will be completed and the system of registration under the Deeds Registration Act, 1908, finally abolished.

Reconstruction of the Hawke's Bay Register.—The reconstruction of the Hawke's Bay Register, which was destroyed in the fire following upon the earthquake in February, 1931, is proceeding steadily. Good progress has been made in examining, checking, indexing, and collating generally the information available. Considerable delay to the work, with the prospects of resultant loss to property-owners, is caused by the failure of property-owners to move in the matter of reconstructing their titles and through their neglect to answer repeated inquiries by the Registrar. More co-operation in this direction would facilitate the work and enable it to be brought to an earlier conclusion.

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,				
	1931.	1932.	1933.	1934.	1935.
Instruments	144,436	98,267	81,905	76,355	83,117
Searches (Land Transfer Act only) ..	41,240	27,727	25,471	24,170	28,268
Fees, excluding fees under Compulsory Registration Act, 1924	£71,230	£44,945	£36,700	£35,240	£40,962

Fees under Compulsory Registration Act, 1924—Paid for year ended 31st March, 1935; £3,716; outstanding, £31,310.

J. MURRAY,
Secretary for Lands and Deeds.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1935.

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.				
																			Certificates in Lieu of Crown Grants.		Certificates of Title issued (other than Certificates in Lieu of Crown Grants).	
Town and Suburban.		Country.		Town and Suburban.		Country.		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.					
Auckland	2	Acres.	£	273	Acres.	£	3,966	1,408,549	1,915	289,862	1,866,388	2,096	1,094	1,169,156	1,847	426,324	1,528,983					
Taranaki	..	..	..	14	..	..	515	178,337	283	43,400	402,363	311	159	188,003	381	81,436	392,165
Wellington	..	..	..	67	..	..	2,470	1,264,932	725	216,964	1,186,170	1,912	412	1,303,340	838	325,540	1,447,466
Hawke's Bay	..	..	..	35	..	..	717	283,082	213	80,162	648,567	746	230	288,526	293	189,553	855,447
Gisborne	..	..	..	8	..	..	203	60,841	114	63,554	222,078	109	62	73,399	111	113,194	130,392
Nelson	..	..	..	4	..	..	316	89,530	181	24,200	90,592	281	72	109,323	188	48,581	114,825
Marlborough	..	..	..	1	..	..	134	34,172	98	71,514	149,364	80	54	35,003	90	111,089	91,469
Canterbury	..	..	..	1	..	..	446	1,169,065	698	120,891	1,059,625	1,568	384	963,797	803	271,478	1,023,664
Otago	..	..	..	10	..	..	2,461	375,745	487	163,920	578,744	1,373	380	585,404	457	269,448	611,337
Southland	..	..	..	8	..	..	1,611	609,745	357	101,319	550,402	708	380	302,659	400	144,166	394,338
Westland	..	..	..	30	..	..	818	252,763	70	10,831	36,263	150	50	68,924	33	7,365	18,021
Totals, 1934-35	12	2	4,807	550	461	10,918	13,396	5,406,865	5,141	1,186,617	6,790,556	9,334	3,425	5,087,534	5,441	1,988,174	6,608,107					
Totals, 1933-34	16	1	5,673	382	216	7,804	11,183	4,317,981	4,577	1,017,612	5,233,224	7,677	2,749	3,873,076	4,515	1,433,892	3,779,917					
District.	Number.	Amount.	Caveats against Applications.	Caveats against Dealings.	Certificates of Title issued (other than Certificates in Lieu of Crown Grants).	Charging orders.	Encumbrances.	Leases.	Crown Leases.	Maps and Plans deposited.	Orders of Court.	Orders in Council.	Powers of Attorney and Revocation Orders.	Proclamations.	Searches (Ordinary).	Searches (General).	Transmission and Notices of Marriage, &c.	Trust and other Instruments deposited.	Vages Protection Liens.	Miscellaneous.	General Fees.	
Auckland	3,959	£	..	343	2,245	2,465	8	303	251	585	118	26	117	206	7,998	361	1,422	1	8	4,228	£	s. d.
Taranaki	..	786,943	..	87	5	195	..	166	35	45	65	10	21	22	1,354	138	259	..	1	593	11,456	18 8
Wellington	3,069	3,296,574	..	104	9	1,192	3	321	29	148	46	26	88	63	4,539	299	1,024	..	20	2,317	1,913	0 6
Hawke's Bay	..	1,286,013	..	54	..	1,090	5	168	37	87	44	51	33	158	1,286	102	364	..	5	804	7,017	0 0
Gisborne	229	278,987	..	17	..	115	..	75	26	26	69	5	16	14	590	30	72	334	2,131	13 0
Nelson	..	178,356	..	89	53	243	3	39	40	104	2	29	12	12	754	63	132	..	1	313	713	0 0
Marlborough	..	231,153	..	3	4	55	..	18	12	15	..	6	13	7	398	37	80	200	1,246	19 0
Canterbury	2,175	2,251,081	..	81	4	850	2	127	35	160	3	14	80	19	4,774	387	935	..	3	591	489	4 10
Otago	..	992,682	..	96	814	531	6	146	52	132	..	54	27	28	2,722	172	648	..	5	1,821	6,569	4 0
Southland	..	730,981	..	14	..	356	3	98	8	58	..	4	16	8	1,686	116	305	..	2	512	4,231	11 0
Westland	143	62,702	..	10	..	156	2	84	86	13	2	1	18	14	308	40	82	160	2,368	0 3
Totals, 1934-35	14,262	13,431,183	..	898	3,136	7,248	134	34	611	1,373	349	226	441	551	26,409	1,745	5,323	8	45	13,873	38,744	12 6
Totals, 1933-34	10,673	8,829,477	..	1,090	4,447	6,525	179	50	699	1,051	269	150	329	603	22,485	1,562	4,921	7	81	12,683	32,630	13 0

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1935.

District.	General Fees.			Compulsory Registration Fees.		
	£	s.	d.	£	s.	d.
Auckland	11,456	18	8	1,900	0	0
Taranaki	1,913	0	6	68	15	0
Wellington	7,017	10	0	218	15	0
Hawke's Bay	2,131	13	0	320	0	0
Gisborne	713	10	0	5	0	0
Nelson	1,246	19	0	140	0	0
Marlborough	489	4	10	71	5	0
Canterbury	6,569	4	0	120	0	0
Otago	4,231	11	0	801	5	0
Southland	2,368	0	3	58	15	0
Westland	607	1	3	12	10	0
Totals	38,744	12	6	3,716	5	0
Corresponding period, 1933-34 ..	32,630	13	0	3,661	5	0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1935.

District.	Amount remaining secured by Mortgage on the 31st March, 1934.	Amount secured by Mortgage during the Year ended 31st March, 1935.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1935.
	£	£	£	£
Auckland	77,929,776	2,698,139	3,335,711	77,292,204
Taranaki	21,384,237	580,168	786,943	21,177,462
Wellington	71,798,366	2,750,806	3,296,574	71,252,598
Hawke's Bay	23,143,254	1,143,973	1,286,013	23,001,214
Gisborne	10,264,896	203,791	278,987	10,189,700
Nelson	4,210,870	224,148	178,356	4,256,662
Marlborough	4,345,196	126,472	231,153	4,240,515
Canterbury	52,721,926	1,987,461	2,251,081	52,458,306
Otago	17,346,613	1,196,741	992,682	17,550,672
Southland	13,921,920	696,997	730,981	13,887,936
Westland	1,460,209	86,945	62,702	1,484,452
Totals	298,527,263	11,695,641	13,431,183	296,791,721

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1934, to 31st March, 1935.

District.	Number.	Amount. £
Auckland	4,288	3,570,720
Taranaki	759	786,943
Wellington	3,069	3,296,574
Hawke's Bay	878	1,286,013
Gisborne	229	278,987
Nelson	401	178,956
Marlborough	184	231,153
Canterbury	2,175	2,251,081
Otago	1,761	1,088,425
Southland	841	730,981
Westland	143	62,702
Totals	14,728	£13,762,535

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 193

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 ..	8	1	..	27	53	75	..
Taranaki ..	..	..	..	24	10	53	..
Wellington ..	..	..	..	58	50	34	..
Hawke's Bay ..	..	..	..	63	20	21	..
Gisborne ..	..	..	..	6	..	3	..
Nelson ..	..	..	..	7	..	7	1
Marlborough ..	..	..	..	2	..	5	1
Canterbury ..	1	..	..	37	..	22	1
Otago ..	2	..	..	47	19	51	1
Southland ..	..	..	..	1	..	16	..
Westland ..	..	..	..	11	..	2	..
Totals ..	11	1	..	283	152	289	4

OTHER INSTRUMENTS UNRECORDED.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ..	..	..	7
Taranaki ..	2	3	6
Wellington ..	..	..	..
Hawke's Bay ..	3	7	487
Gisborne ..	3	1	3
Nelson ..	3	3	10
Marlborough ..	2	..	1
Canterbury ..	10	9	23
Otago ..	13	3	14
Southland ..	4	3	3
Westland ..	2	4	4
Totals ..	42	33	558

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1934; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED 31ST MARCH, 1935; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1934.	Received for Registration during the Year ended 31st March, 1935.	Recorded during the same Period.	Unrecorded on 31st March, 1935.	Fees.
Auckland ..	17	1,615	1,619	13	£ 1,491 9 9
Taranaki ..	..	10	10	..	9 17 6
Wellington ..	..	4	4	..	8 19 0
Hawke's Bay ..	..	..	..	..	..
Gisborne ..	..	1	1	..	1 17 0
Nelson ..	3	11	14	..	10 11 0
Marlborough ..	..	..	..	..	..
Canterbury ..	1	1	2	..	0 13 6
Otago ..	29	669	669	29	687 5 0
Southland	6 11 0
Westland
Totals ..	50	2,311	2,319	42	2,217 3 9

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