

1936.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1935-36.

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

Head Office, Stamp Duties Office, Wellington, 31st March, 1936.

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, 1936.

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, 1936.
- 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, but an accurate estimate cannot yet be formed as to when finality will be reached. The Otago district should be completed within two years, but the Auckland district will take longer.

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,				
	1932.	1933.	1934.	1935.	1936.
Instruments	98,267	81,905	76,355	83,117	100,275
Searches (Land Transfer Act only) ..	27,727	25,471	24,170	28,268	53,203
Fees, excluding fees under Compulsory Registration Act, 1924	£44,945	£36,700	£35,240	£40,962	£50,547

Fees under Compulsory Registration Act, 1924—Paid for year ended 31st March, 1936; £3,994; outstanding, £30,813.

P. G. PEARCE,
Secretary for Lands and Deeds.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1936.

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.	Value.	Number.	Value.	Number.	Area.	Number.	Area.	Number.	Area.	Number.	Area.	Number.	Area.	Number.	Area.							
	Acres.	£	Acres.	£	Acres.	Country.	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£							
Auckland	12	4,890	4	1,342	278	23,113	5,098	2,354	2,317,003	2,260	389,524	2,881	1,429	1,693,897	2,305	499,246	2,213,119						
Taranaki	1	..	..	..	33	18	614	232,895	338	51,841	388	198	196,383	416	110,002	488,949				
Wellington	1	608	..	..	123	24	6,075	853	1,815,490	793	167,899	366	813	2,124,999	1,020	365,210	2,055,955				
Hawke's Bay	..	..	..	..	9	4	835	381	369,735	273	81,081	696	320	368,376	387	220,124	920,079		
Gisborne	1	253	..	..	12	5	255	170	81,597	142	95,289	166	81	82,065	143	307,556	638,660				
Nelson	..	..	2	430	10	2	478	113	136,706	195	31,108	357	172	161,987	233	45,268	169,990				
Marlborough	..	..	..	..	..	..	168	129	53,525	100	93,989	114	95	354,088	112	157,264	170,424
Canterbury	2	115	..	..	28	6	2,992	631	1,319,837	752	164,052	1,928	480	1,185,043	899	353,928	1,625,209				
Otago	4	3,105	1	400	37	6	2,008	559	929,650	542	174,416	1,771	558	1,133,584	553	320,457	524,560						
Southland	..	..	..	..	17	..	1,013	654	281,889	410	134,274	744	390	350,829	481	163,542	483,590		
Westland	1	21	..	..	7	..	208	69	65,819	78	10,059	161	65	80,544	50	16,057	35,343				
Totals, 1935-36	22	8,989	7	2,172	554	49,361	17,161	6,174	7,604,146	5,883	1,393,532	12,080	4,601	7,731,745	6,599	2,558,654	9,325,478						
Totals, 1934-35	12	4,807	11	10,918	550	33,286	13,396	4,684	5,406,865	5,141	1,186,617	9,334	3,425	5,087,534	5,441	1,988,174	6,608,107						
District.	Number.	Amount.	Caveats against Applications.	Caveats against Dealings.	Certificates of Title issued (other than Certificates in Lieu of Crown Grants).	Charging-orders.	Benchmarks.	Leases.	Crown Leases.	Maps and Plans deposited.	Orders of Court.	Orders in Council.	Powers of Attorney and Revocation Orders.	Proclamations.	Searches (Ordinary).	Searches (Special Advances).	Searches (General).	Transmission and Notices of Marriage, &c.	Trust and other Instruments deposited.	Wages Protection Liens, and Contractors Liens.	Miscellaneous.	General Fees.	
Auckland	5,361	4,330,388	2	328	1,928	10	17	336	232	626	99	20	163	174	9,976	65	10,254	1,541	1	18	5,364	14,649	
Taranaki	839	845,665	..	42	1	77	5	223	44	74	88	9	24	31	1,403	9	153	287	24	851	2,206
Wellington	4,208	4,579,246	..	140	2	..	5	398	53	217	65	21	143	75	6,078	35	363	1,130	24	2,976	9,559
Hawke's Bay	1,090	1,544,774	..	62	..	2	4	139	19	209	69	12	60	92	1,577	7	129	394	1	1,046	2,598
Gisborne	367	978,552	..	15	..	1	..	35	29	17	30	6	16	15	642	7	47	105	364	929
Nelson	510	313,763	..	35	1	109	56	96	3	17	17	18	824	3	66	179	370	1,617
Marlborough	201	197,474	..	7	17	3	17	..	6	10	7	436	..	24	77	261	554
Canterbury	2,507	2,334,996	..	96	..	4	..	192	40	228	4	16	102	20	5,633	12	441	1,093	10	2,576	7,611
Otago	1,975	1,277,324	..	100	..	2	3	180	83	160	3	84	52	19	3,218	2	209	643	3	1,527	5,139
Southland	891	785,218	..	6	..	1	9	112	36	71	6	1	18	8	1,968	3	193	311	2	523	2,711
Westland	149	123,303	..	9	2	85	28	26	..	3	13	8	378	12	36	61	1	177	679
Totals, 1935-36	18,108	17,310,703	2	840	2,636	99	53	1,826	623	1,741	367	195	618	467	32,133	155	20,915	5,821	3	59	16,035	48,257	
Totals, 1934-35	14,262	13,431,183	..	898	3,136	134	34	1,545	611	1,373	349	226	441	551	26,409	114	1,745	5,323	8	45	13,873	38,744	

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1936.

District.	General Fees.			Compulsory Registration Fees.		
	£	s.	d.	£	s.	d.
Auckland	14,649	10	6	2,206	5	0
Taranaki	2,206	15	6	86	5	0
Wellington	9,559	5	0	231	5	0
Hawke's Bay	2,598	1	0	256	5	0
Gisborne	929	0	0	5	0	0
Nelson	1,617	15	0	142	10	0
Marlborough	554	17	0	57	10	0
Canterbury	7,611	8	6	95	0	0
Otago	5,139	13	0	850	0	0
Southland	2,711	8	0	52	10	0
Westland	679	13	0	11	5	0
Totals	48,257	6	6	3,993	15	0
Corresponding period, 1934-35 ..	38,744	12	6	3,716	5	0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1936.

District.	Amount remaining secured by Mortgage on the 31st March, 1935.	Amount secured by Mortgage during the Year ended 31st March, 1936.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1936.
	£	£	£	£
Auckland	77,292,204	3,907,016	4,330,388	76,868,832
Taranaki	21,177,462	684,932	845,665	21,016,729
Wellington	71,252,598	4,180,954	4,579,246	70,854,306
Hawke's Bay	23,001,214	1,288,455	1,544,774	22,744,895
Gisborne	10,189,700	720,725	978,552	9,931,873
Nelson	4,256,662	331,977	313,763	4,274,876
Marlborough	4,240,515	524,462	197,474	4,567,503
Canterbury	52,458,306	2,810,252	2,334,996	52,933,562
Otago	17,550,672	1,658,144	1,277,324	17,931,492
Southland	13,887,936	834,419	785,218	13,937,137
Westland	1,484,452	115,887	123,303	1,477,036
Totals	296,791,721	17,057,223	17,310,703	296,538,241

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1935, to 31st March, 1936.

District.	Number.	Amount. £
Auckland	5,673	4,556,394
Taranaki	839	845,665
Wellington	4,208	4,579,246
Hawke's Bay	1,090	1,544,774
Gisborne	369	979,852
Nelson	515	316,308
Marlborough	201	197,474
Canterbury	2,507	2,334,996
Otago	2,140	1,417,083
Southland	891	785,218
Westland	149	123,303
Totals	18,582	£17,680,313

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1936.

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 ..	13	..	2	63	41	78	..
Taranaki ..	..	..	..	6	1	6	1
Wellington ..	..	..	..	57	54	47	..
Hawke's Bay ..	..	..	..	34	9	23	..
Gisborne ..	1	..	..	1	..	11	..
Nelson ..	1	..	..	10	..	18	..
Marlborough ..	..	..	..	9	..	2	..
Canterbury ..	2	..	..	45	8	16	1
Otago ..	1	..	..	28	15	25	..
Southland ..	..	..	..	2	..	51	..
Westland ..	..	..	..	7	12	18	..
Totals ..	18	..	2	262	140	295	2

OTHER INSTRUMENTS UNRECORDED.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ..	..	..	7
Taranaki ..	12	19	8
Wellington ..	..	..	..
Hawke's Bay ..	8	7	449
Gisborne ..	7	2	5
Nelson ..	6	3	8
Marlborough ..	..	..	2
Canterbury ..	24	21	60
Otago ..	14	15	17
Southland ..	6	7	7
Westland ..	4	1	6
Totals ..	81	75	569

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1935; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED 31ST MARCH, 1936; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1935.	Received for Registration during the Year ended 31st March, 1936.	Recorded during the same Period.	Unrecorded on 31st March, 1936.	Fees.
Auckland ..	13	1,634	1,585	62	£ 1,574 0 5
Taranaki ..	..	7	7	..	7 10 0
Wellington ..	..	2	2	..	17 0 2
Hawke's Bay ..	..	..	..	..	..
Gisborne ..	..	3	3	..	2 11 0
Nelson ..	..	20	18	2	16 5 0
Marlborough ..	..	..	..	..	..
Canterbury ..	..	1	1	..	..
Otago ..	29	687	653	63	672 10 1
Southland
Westland	0 1 0
Totals ..	42	2,354	2,269	127	2,289 17 8

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