

1937.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1936-37.

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

Head Office, Stamp Duties Office, Wellington, 31st March, 1937.

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, 1937.

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, 1937.
- 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 a year or two, 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,				
	1933.	1934.	1935.	1936.	1937.
Instruments	81,905	76,355	83,117	100,275	118,301
Searches (Land Transfer Act only) ..	25,471	24,170	28,268	53,203	75,285
Fees, excluding fees under Compulsory Registration Act, 1924	£36,700	£35,240	£40,962	£50,547	£59,396

Fees under Compulsory Registration Act, 1924—Paid for year ended 31st March, 1937 ; £4,456 ; outstanding, £30,512.

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

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31st MARCH, 1937.

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.	Consideration.	Number.	Area.	Consideration.	Number.	Area.	Amount secured.	Number.	Area.	Country.	Number.	Area.	Country.	Number.	Area.	Amount secured.	Number.	Area.	Country.	
Auckland	9	7	3,825	3	107	1,401	353	40,276	Acres.	2,823	2,947,502	2,601	400,324	Acres.	1,624	2,419,868	3,694	644,247	Acres.	2,706	644,247	2,706	1,624	£	3,162,072			
Taranaki	1	3	90				23	1,519	330	317,172	358	58,253	578,278	226	277,879	524	96,921	653,694				524	96,921	£	653,694			
Wellington	1	1	200				108	8,111	930	2,445,768	303	230,779	1,828,978	767	2,304,011	1,333	483,858	2,491,208				1,333	483,858	£	2,491,208			
Hawke's Bay	1	1					16	3,006	488	444,248	174	98,252	813,024	380	480,732	408	166,267	976,803				408	166,267	£	976,803			
Gisborne	2	2	250				20	10,167	263	169,135	215	39,856	358,301	150	161,423	161	199,973	514,606				161	199,973	£	514,606			
Nelson	2	2					21	1,984	465	218,943	60	50,916	149,725	89	214,157	196	54,617	102,641				196	54,617	£	102,641			
Marlborough	2	2	30				8	1,687	231	60,586	760	200,716	1,395,027	615	1,449,277	832	266,518	1,320,105				832	266,518	£	1,320,105			
Canterbury	2	2					40	7,061	3,401	1,698,513	527	161,548	539,745	432	980,141	502	237,474	543,658				502	237,474	£	543,658			
Otago	5	5	1,120				19	974	2,321	1,160,628	417	111,766	573,946	450	490,830	479	159,191	474,467				479	159,191	£	474,467			
Southland	1	1					26	1,455	1,217	475,951	101	23,948	53,031	52	101,397	55	14,651	37,999				55	14,651	£	37,999			
Westland	1	1					30	1,757	289	82,925	6,470	1,473,548	8,865,542	4,858	8,932,966	7,295	2,446,324	10,486,485				7,295	2,446,324	£	10,486,485			
Totals, 1936-37	20	13	5,515	4	109	1,421	664	77,997	300	9,988,371	6,470	1,473,548	8,865,542	4,858	8,932,966	7,295	2,446,324	10,486,485				7,295	2,446,324	£	10,486,485			
Totals, 1935-36	22	12	8,989	7	206	2,172	554	49,361	202	7,604,146	5,883	1,393,532	7,987,245	4,601	7,731,745	6,599	2,558,654	9,325,478				6,599	2,558,654	£	9,325,478			
District.	Number.	Discharges.	Amount.	Caveats against Applications.	Caveats against Dealing.	Certificates of Title issued (other than Certificates in Lieu of Crown Grants).	Charging-orders.	Encumbrances.	Leases.	Town Leases.	Maps and Plans deposited.	Orders of Court.	Orders in Council.	Powers of Attorney and Revo- cation Orders.	Proclamations.	Searches (Ordinary).	Searches (State Advances).	Searches (General).	Transmission and Notice of Mar- riage, &c.	Trust and other Instruments de- posited.	Wages Protection Liens.	Miscellaneous.	General Fees.					
Auckland	6,454	5,760,669	£	..	257	2,590	3,338	3	554	271	805	115	30	184	227	39,581	53	533	1,691	..	7	7,185	£	17,794 19 8				
Taranaki	1,165	1,101,360	6	..	31	6	296	5	201	184	80	68	8	34	24	2,096	21	182	298	..	..	1,049	£	2,690 10 0				
Wellington	4,909	6,148,259	2	..	120	1,715	392	2	380	54	217	83	30	171	88	8,815	47	442	4,407	..	18	4,407	£	11,427 7 0				
Hawke's Bay	1,208	1,461,797	..	..	40	..	143	2	143	22	252	50	12	58	56	2,036	15	175	1,481	..	2	1,481	£	2,916 11 0				
Gisborne	526	636,381	..	..	17	..	190	1	51	33	41	64	6	29	29	1,040	8	80	441	..	..	441	£	1,300 0 0				
Nelson	520	211,045	4	..	48	..	343	..	52	223	116	1	35	15	16	1,102	..	97	178	..	6	568	£	1,688 9 6				
Marlborough	236	299,960	1	..	9	1	69	..	10	27	22	3	6	9	5	771	..	47	99	..	..	391	£	669 15 1				
Canterbury	2,905	2,422,573	5	..	88	1,242	1,242	3	208	42	244	8	28	143	34	7,754	7	556	1,119	..	2	3,854	£	8,904 6 0				
Otago	2,144	1,460,099	721	..	73	721	834	4	192	45	227	2	144	73	41	3,875	..	1,056	710	..	7	2,149	£	5,843 18 0				
Southland	1,117	839,405	7	..	22	..	456	7	140	38	79	..	..	22	10	3,302	1	150	294	..	14	627	£	3,101 19 5				
Westland	212	148,695	..	..	5	..	270	..	96	72	40	..	1	5	23	1,449	18	72	78	..	2	368	£	878 7 6				
Totals, 1936-37	21,396	19,490,243	3,336	9,145	710	3,336	9,145	49	2,027	1,011	2,123	394	300	743	552	71,621	170	3,390	6,048	1	58	22,520	£	57,216 3 2				
Totals, 1935-36	18,108	17,310,703	2,636	8,801	840	2,636	8,801	53	1,826	623	1,741	367	195	618	467	32,133	155	20,915	5,821	3	59	16,035	£	48,257 6 6				

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1937.

District.	General Fees.			Compulsory Registration Fees.		
	£	s.	d.	£	s.	d.
Auckland	17,794	19	8	2,013	15	0
Taranaki	2,690	10	0	78	15	0
Wellington	11,427	7	0	200	0	0
Hawke's Bay	2,916	11	0	140	0	0
Gisborne	1,300	0	0	8	15	0
Nelson	1,688	9	6	123	15	0
Marlborough	669	15	1	55	0	0
Canterbury	8,904	6	0	97	10	0
Otago	5,843	18	0	866	5	0
Southland	3,101	19	5	66	5	0
Westland	878	7	6	6	5	0
Totals	57,216	3	2	4,456	5	0
Corresponding period, 1935-36 ..	48,257	6	6	3,993	15	0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1937.

District.	Amount remaining secured by Mortgage on the 31st March, 1936.	Amount secured by Mortgage during the Year ended 31st March, 1937.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1937.
	£	£	£	£
Auckland	76,868,832	5,581,940	5,760,669	76,690,103
Taranaki	21,016,729	931,573	1,101,360	20,846,942
Wellington	70,854,306	4,795,219	5,148,259	70,501,266
Hawke's Bay	22,744,895	1,457,535	1,461,797	22,740,633
Gisborne	9,931,873	676,029	636,381	9,971,521
Nelson	4,274,876	316,798	211,045	4,380,629
Marlborough	4,567,503	262,483	299,960	4,530,026
Canterbury	52,933,562	2,769,382	2,422,573	53,280,371
Otago	17,931,492	1,523,799	1,460,099	17,995,192
Southland	13,937,137	965,297	839,405	14,063,029
Westland	1,477,036	139,396	148,695	1,467,737
Totals	296,538,241	19,419,451	19,490,243	296,467,449

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1936, to 31st March, 1937.

District.	Number.	Amount.
Auckland	6,777	6,011,964
Taranaki	1,165	1,101,360
Wellington	4,909	5,148,259
Hawke's Bay	1,208	1,461,797
Gisborne	526	636,381
Nelson	524	213,905
Marlborough	236	299,960
Canterbury	2,905	2,422,573
Otago	2,252	1,530,386
Southland	1,117	839,405
Westland	212	148,695
Totals	21,831	19,814,685

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1937.

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	108	126	137	..
Taranaki ..	..	..	..	3	3	3	..
Wellington ..	..	..	..	73	151	88	..
Hawke's Bay ..	..	..	..	44	12	20	..
Gisborne ..	1	..	..	1	..	1	..
Nelson ..	..	..	1	16	..	8	..
Marlborough ..	..	..	..	6	..	6	..
Canterbury ..	1	..	..	44	5	9	1
Otago ..	1	..	..	27	1	31	..
Southland ..	..	..	..	9	..	36	..
Westland ..	..	..	..	18	23	21	..
Totals ..	15	..	3	349	321	360	1

OTHER INSTRUMENTS UNRECORDED.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland
Taranaki	1	13
Wellington	9	6
Hawke's Bay	15	55
Gisborne	4	2
Nelson	12	10
Marlborough
Canterbury	21	15
Otago	2	4
Southland	13	14
Westland
Totals	77	107

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1936; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED 31ST MARCH, 1937; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1936.	Received for Registration during the Year ended 31st March, 1937.	Recorded during the same Period.	Unrecorded on 31st March, 1937.	Fees.
Auckland ..	62	1,676	1,671	56	£ 1,575 18 3
Taranaki ..	..	9	7	2	7 19 6
Wellington ..	..	1	1	..	4 12 0
Hawke's Bay ..	..	..	..	..	..
Gisborne ..	..	2	2	..	1 12 0
Nelson ..	2	25	26	1	24 4 6
Marlborough ..	..	..	..	..	..
Canterbury ..	..	4	2	2	0 9 0
Otago ..	63	544	544	60	560 9 3
Southland	2 19 0
Westland	2	2	..	2 0 0
Totals ..	127	2,263	2,255	121	2,180 3 6

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