

1938.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1937-38.

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

Head Office, Stamp Duties Office, Wellington, 1st June, 1938.

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, 1938.

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 amount secured by mortgage and the amount paid off during the year, and the amount remaining secured by mortgage under the said Act on 31st March, 1938.
- 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, 1938, 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 business under the Land Transfer and the Deeds Registration Acts transacted during the last five years:—

	Year ended 31st March,				
	1934.	1935.	1936.	1937.	1938.
* Instruments	76,355	83,117	100,275	118,301	129,492
* Searches (Land Transfer Act only) ..	24,170	28,268	53,203	75,285	103,723
Fees, excluding fees under Compulsory Registration Act, 1924	£35,240	£40,962	£50,547	£59,396	£63,930

* These figures include registrations and searches in respect of which no fees are paid or are payable.

Fees under Compulsory Registration Act, 1924— Paid for year ended 31st March, 1938: £4,453; outstanding, £28,908.

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

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1938.

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.	Consideration.	Number.	Area.	Amount secured.	Number.	Area.	Amount secured.
Auckland	8	9	550	4	411	2,462	355	100	36,765	£	Freehold	6,970	3,505	4,084,221	1,983	260,223	2,854,781
	..	..	..	..	..	..	..	..	..	..	Leasehold	205	72	286,582	142	26,454	93,228
Taranaki	..	..	..	..	..	..	..	..	..	..	Miscellaneous	985	..	..	510	..	..
	..	..	..	..	..	..	..	..	..	..	Freehold	611	337	382,111	231	44,666	494,583
Wellington	..	..	..	..	..	..	..	..	..	..	Leasehold	49	20	22,196	39	9,917	38,593
	..	..	..	..	..	..	..	..	..	..	Miscellaneous	105	..	..	115	..	..
Hawke's Bay	..	..	..	..	..	..	..	..	..	..	Freehold	3,992	840	3,446,243	827	133,795	2,138,646
	..	..	..	..	..	..	..	..	..	..	Leasehold	81	340	241,657	58	13,162	44,569
Gisborne	..	..	..	..	..	..	..	..	..	..	Miscellaneous	719	..	..	180	..	..
	..	..	..	..	..	..	..	..	..	..	Freehold	746	370	452,806	199	45,802	558,278
Nelson	..	..	..	..	..	..	..	..	..	..	Leasehold	53	25	23,744	34	7,822	40,644
	..	..	..	..	..	..	..	..	..	..	Miscellaneous	237	..	..	120	..	..
Marlborough	..	..	..	..	..	..	..	..	..	..	Freehold	298	182	148,858	115	26,800	265,086
	..	..	..	..	..	..	..	..	..	..	Leasehold	11	13	3,137	31	17,776	20,365
Canterbury	..	..	..	..	..	..	..	..	..	..	Miscellaneous	57	..	..	27	..	..
	..	..	..	..	..	..	..	..	..	..	Freehold	371	101	208,350	178	23,381	158,045
Otago	..	..	..	..	..	..	..	..	..	..	Leasehold	44	10	34,804	36	15,384	15,357
	..	..	..	..	..	..	..	..	..	..	Miscellaneous	99	..	..	32	..	..
Southland	..	..	..	..	..	..	..	..	..	..	Freehold	173	126	70,314	65	26,477	133,086
	..	..	..	..	..	..	..	..	..	..	Leasehold	8	3	3,120	6	7,193	9,137
Westland	..	..	..	..	..	..	..	..	..	..	Miscellaneous	34	..	..	30	..	..
	..	..	..	..	..	..	..	..	..	..	Freehold	3,195	710	2,005,782	699	116,052	1,334,267
Totals, 1937-38	21	13	1,261	4	411	2,462	705	182	75,326	£	Leasehold	30	6	22,811	65	12,834	40,144
Totals, 1936-37	20	13	5,515	4	109	1,421	664	300	77,997	£	Miscellaneous	652	604	1,635,036	336	82,109	563,922
											Freehold	2,405	3	12,226	497	28,634	87,131
											Miscellaneous	339	461	545,030	148	83,391	520,014
											Freehold	1,047	15	6,753	41	16,045	35,279
											Miscellaneous	204	48	82,614	67	6,700	53,562
											Freehold	213	22	72,051	45	3,890	10,603
											Miscellaneous	100	..	..	262	..	..
											Freehold	20,021	7,283	13,061,365	7,122	849,396	9,104,270
											Leasehold	618	529	729,081	513	159,111	435,050
											Miscellaneous	3,471	..	..	..	..	..
											*

* A departure has been made in respect of this year regarding the particulars shown under this head. Miscellaneous transfers comprise all transfers which are not transfers of land on actual sale—i.e., transfers of land from trustees to beneficiaries or to new trustees, transfers of mortgages, easements, &c.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1938—continued.

District.	Discharges of Mortgages.		Caveats against Applications.	Caveats against Dealmans.	Certificates of title issued (other than Certificates in Lieu of Crown grants).		Encumbrances.	Leases.	(Town Leases.	Maps and Plans deposited.	Orders of Court.	Orders in Council.	Powers of Attorney and Revocation Orders.	Proclamations.	Searches.	Transmission and Notices of Marriage, &c.	Trust and other Instruments deposited.	Wages Protection Liens.	Miscellaneous Registrations.	General Fees.	
	Number.	Amount.			Compulsory Registration.	Others.															
Auckland	6,928	5,673,493	..	341	1,265	3,867	13	399	251	844	2,103	47	264	228	46,642	1,910	4	18	8,797	20,849	17 10
Taranaki	1,115	1,080,369	..	29	6	276	3	218	133	60	426	5	36	34	2,835	294	..	3	1,294	2,681	14 0
Wellington	4,991	4,408,865	1	208	7	1,814	2	382	51	225	75	30	198	112	14,656	1,348	..	15	8,618	11,908	5 0
Hawke's Bay	1,261	1,431,151	..	47	..	385	2	182	41	110	814	7	51	54	2,301	334	..	..	1,529	2,964	18 0
Gisborne	450	536,160	..	12	1	198	1	72	8	48	310	3	33	34	1,763	136	1	..	478	1,246	6 0
Nelson	572	265,092	..	33	1	342	3	64	156	95	31	35	16	29	2,951	192	1	..	480	1,695	7 6
Marlborough	244	222,102	..	6	4	85	..	21	9	26	8	14	16	10	1,727	89	..	..	386	670	5 0
Canterbury	3,586	2,974,602	..	116	..	1,297	6	155	36	273	1	23	123	42	18,052	1,274	1	7	5,308	9,691	11 0
Otago	2,692	1,602,659	..	61	627	864	2	143	107	205	1	111	58	39	7,513	759	..	2	3,072	6,658	0 6
Southland	1,234	785,562	..	27	4	408	4	81	7	78	241	5	27	27	3,385	353	..	2	654	3,010	12 5
Westland	223	156,266	..	2	..	220	1	93	76	33	14	6	11	28	1,898	63	..	..	300	895	0 0
Totals, 1937-38	23,306	19,136,521	1	882	1,945	9,756	37	1,810	875	1,997	4,024	281	833	637	103,723	6,752	7	47	30,916	62,271	17 3
Totals, 1936-37	21,396	19,490,243	..	710	3,336	9,145	49	2,027	1,011	2,123	394	300	743	552	75,285	6,048	1	58	22,520	57,216	3 2

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1938.

District.	General Fees.			Compulsory Registration Fees.		
	£	s.	d.	£	s.	d.
Auckland	20,849	17	10	2,862	10	0
Taranaki	2,681	14	0	56	5	0
Wellington	11,908	5	0	203	15	0
Hawke's Bay	2,964	18	0	103	15	0
Gisborne	1,246	6	0	6	5	0
Nelson	1,695	7	6	121	5	0
Marlborough	670	5	0	72	10	0
Canterbury	9,691	11	0	85	0	0
Otago	6,658	0	6	876	5	0
Southland	3,010	12	5	55	0	0
Westland	895	0	0	11	5	0
Totals	62,271	17	3	4,453	15	0
Corresponding period, 1936-37	57,216	3	2	4,456	5	0

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1938.

District.	Amount remaining secured by Mortgage on the *31st March, 1937.	Amount secured by Mortgage during the Year ended 31st March, 1938.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the *31st March, 1938.
	£	£	£	£
Auckland	76,690,103	5,771,375	5,673,493	76,787,985
Taranaki	20,846,942	932,613	1,080,569	20,698,986
Wellington	70,501,266	4,217,993	4,408,865	70,310,394
Hawke's Bay	22,740,633	1,087,257	1,431,151	22,396,739
Gisborne	9,971,521	515,222	536,160	9,950,583
Nelson	4,380,629	347,255	265,092	4,462,792
Marlborough	4,530,026	247,388	222,102	4,555,312
Canterbury	53,280,371	3,263,653	2,974,602	53,569,422
Otago	17,995,192	1,665,411	1,602,659	18,057,944
Southland	14,063,029	950,744	785,562	14,228,211
Westland	1,467,737	173,878	156,266	1,485,349
Totals	296,467,449	19,172,789	19,136,521	296,503,717

* It has been found that the figures hereunder are inaccurate, and this data will not be included in future reports.

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1937, to 31st March, 1938.

District.	Number.	Amount. £
Auckland	7,181	5,900,644
Taranaki	1,175	1,080,569
Wellington	4,991	4,408,865
Hawke's Bay	1,261	1,431,151
Gisborne	450	536,160
Nelson	575	265,442
Marlborough	244	222,102
Canterbury	3,596	2,974,602
Otago	2,772	1,634,025
Southland	1,234	785,562
Westland	223	156,266
Totals	23,702	19,395,388

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1938.

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 ..	17	..	..	111	132	49	..
Taranaki ..	..	..	..	2	2	2	..
Wellington ..	..	..	..	63	85	53	..
Hawke's Bay ..	..	..	..	94	14	..	..
Gisborne ..	1	..	..	..	..	14	..
Nelson ..	..	..	..	5	..	4	..
Marlborough ..	..	..	..	26	24	24	..
Canterbury ..	1	..	2	59	5	3	..
Otago ..	..	..	1	25	..	19	..
Southland ..	..	..	..	23	15	17	..
Westland ..	..	..	..	9	5	6	..
Totals ..	19	..	3	417	282	191	..

OTHER INSTRUMENTS UNRECORDED.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ..	12	9	16
Taranaki ..	6	1	16
Wellington ..	..	..	..
Hawke's Bay ..	3	5	428
Gisborne ..	1	1	1
Nelson ..	..	..	..
Marlborough ..	5	2	8
Canterbury ..	27	19	53
Otago ..	11	8	13
Southland ..	2	4	4
Westland ..	3	4	5
Totals ..	70	53	544

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1937; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE YEAR ENDED 31ST MARCH, 1938; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1937.	Received for Registration during the Year ended 31st March, 1938.	Recorded during the same Period.	Unrecorded on 31st March, 1938.	Fees.
Auckland ..	56	1,527	1,547	36	£ 1,267 18 6
Taranaki ..	2	14	16	..	12 9 6
Wellington ..	..	5	5	..	9 18 0
Hawke's Bay ..	..	..	..	..	..
Gisborne ..	..	1	1	..	0 16 0
Nelson ..	1	18	19	..	15 4 0
Marlborough ..	..	..	..	..	..
Canterbury ..	2	4	6	..	2 16 0
Otago ..	60	373	414	19	348 3 0
Southland	1 0 0
Westland
Totals ..	121	1,942	2,008	55	1,658 5 0

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