

1939.  
NEW ZEALAND.

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# LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1938-39.

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

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Head Office, Stamp Duties Office, Wellington, 1st June, 1939.

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, 1939.

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 under the said Act during the year, and the amount paid off during the year.
- D.—The arrears existing at the various Land Transfer Offices at the close of business on the 31st March, 1939.
- E.—The number of deeds received for registration during the year ended, and the number remaining unrecorded on the 31st March, 1939, also the fees received in the Deeds Registration Offices during the year.

*Business transacted.*—Registration business has shown a small decrease 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,				
	1935.	1936.	1937.	1938.	1939.
* Instruments .. .. .	83,117	100,275	118,301	129,492	127,668
* Searches (Land Transfer Act only) ..	28,268	53,203	75,285	103,723	105,107
Fees, excluding fees under Compulsory Registration Act, 1924	£40,962	£50,547	£59,396	£63,930	£62,440

\* 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, 1939 : £4,028 ; outstanding, £27,510.

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

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1939.

District.	Applications.				Certificates in Lieu of Town 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	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£	Acres.	£			
	1	3	325	2	1,332	5,500	323	132	29,004	8,190	1,939	3,070,911	307,484	3,070,911	2,080	525,364	2,897,422		
Taranaki																			
Wellington																			
	3	2	1,045	3	5	650	100	17	6,130	4,398	3,284,192	1,596,131	107,161	1,596,131	158	104,806	739,778		
Hawke's Bay																			
Gisborne																			
Nelson																			
	1		200	2	27	112	11	1	1,939	464	287,893	156,551	18,944	156,551	149	92,863	236,854		
Marlborough																			
Canterbury																			
	1		5				23	6	677	3,589	2,273,830	1,281,667	94,990	1,281,667	114	101,484	169,230		
Otago																			
	4		410				45	2	4,854	2,690	1,908,102	828,280	65,430	828,280	663	407,363	1,151,811		
Southland																			
Westland																			
Totals, 1938-39	10	5	1,985	7	1,364	6,262	659	196	58,193	22,739	13,940,964	5,054	804,556	17,857	5,418	11,752,598	6,990	1,977,959	8,582,249
Totals, 1937-38	21	13	1,261	4	411	2,462	705	182	75,326	20,021	13,061,365	5,122	849,396	16,903	6,244	10,624,943	6,861	1,880,508	8,547,846

\* 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, 1939—continued.

District.	Discharges of Mortgages.		Caveats against Applications.	Caveats against Dealings.	Certificates of Title issued (other than Certificates in Lieu of Crown Grants).		Mortgages.	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, and Contractors' Liens.	Miscellaneous Registrations.	General Fees.	
	Number.	Amount.			Compulsory Registration.	Others.															
Auckland	6,700	4,657,279	2	269	1,321	4,211	15	488	326	831	3,049	36	192	239	49,206	2,015	1	48	6,926	20,684	1 0
Taranaki	1,224	1,046,071	..	44	1	315	9	233	62	82	699	4	19	23	3,110	342	..	..	1,079	2,722	7 9
Wellington	4,441	3,773,687	..	144	2	2,311	15	415	76	282	66	28	168	114	13,113	1,351	..	15	5,057	11,625	8 7
Hawke's Bay	1,033	954,516	..	70	..	374	2	134	21	134	705	8	46	43	2,875	333	..	1	955	2,583	0 0
Gisborne	463	602,936	..	18	1	200	3	63	10	42	419	7	19	27	1,747	118	..	..	343	1,130	15 3
Nelson	621	295,167	..	35	3	392	4	56	23	111	246	19	15	26	3,783	217	..	..	618	1,825	3 0
Marlborough	296	283,707	..	3	1	112	..	10	20	23	11	4	8	47	1,000	97	..	1	501	683	2 0
Canterbury	3,583	2,445,719	..	109	1	1,221	6	190	70	240	2,579	32	113	15	13,049	1,250	..	5	2,881	9,216	18 0
Otago	2,787	1,574,666	..	95	778	907	3	171	66	228	13	108	70	68	7,211	817	1	8	2,311	6,776	7 5
Southland	1,323	780,167	..	17	2	487	5	172	35	70	637	1	15	28	3,326	395	1	4	645	3,276	16 4
Westland	306	142,832	..	1	1	119	1	117	56	28	5	7	4	29	4,687	74	..	..	218	812	15 6
Totals, 1938-39	22,777	16,556,747	2	805	2,111	10,649	63	2,049	765	2,071	8,449	254	669	659	105,107	7,009	3	82	21,534	61,336	14 10
Totals, 1937-38	23,306	19,136,521	1	882	1,915	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

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE YEAR ENDED THE 31ST MARCH, 1939.

District.	General Fees.		Compulsory Registration Fees.	
	£	s. d.	£	s. d.
Auckland .. .. .	20,684	1 0	2,582	17 0
Taranaki .. .. .	2,722	7 9	50	0 0
Wellington .. .. .	11,625	8 7	161	5 0
Hawke's Bay .. .. .	2,583	0 0	77	10 0
Gisborne .. .. .	1,130	15 3	2	10 0
Nelson .. .. .	1,825	3 0	85	0 0
Marlborough .. .. .	683	2 0	51	5 0
Canterbury .. .. .	9,216	18 0	72	10 0
Otago .. .. .	6,776	7 5	880	0 0
Southland .. .. .	3,276	16 4	58	15 0
Westland .. .. .	812	15 6	6	5 0
Totals .. .. .	61,336	14 10	4,027	17 0
Corresponding period, 1937-38	62,271	17 3	4,453	15 0

C.—RETURN SHOWING THE AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED 31ST MARCH, 1939, AND THE AMOUNT PAID OFF DURING THE SAME PERIOD.

District.	Amount secured by Mortgage during the Year ended 31st March, 1939.	Amount of Mortgage paid off during the same Period.
	£	£
Auckland .. .. .	6,294,373	4,657,279
Taranaki .. .. .	1,033,846	1,046,071
Wellington .. .. .	4,705,374	3,773,687
Hawke's Bay .. .. .	1,001,964	954,516
Gisborne .. .. .	370,241	602,936
Nelson .. .. .	418,444	295,167
Marlborough .. .. .	260,788	283,707
Canterbury .. .. .	2,985,696	2,445,719
Otago .. .. .	1,941,135	1,574,666
Southland .. .. .	1,016,038	780,167
Westland .. .. .	306,948	142,832
Totals .. .. .	20,334,847	16,556,747

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1938, to 31st March, 1939.

District.	Number.	Amount.
		£
Auckland .. .. .	6,881	4,796,838
Taranaki .. .. .	1,224	1,046,071
Wellington .. .. .	4,441	3,773,687
Hawke's Bay .. .. .	1,033	954,516
Gisborne .. .. .	464	604,436
Nelson .. .. .	623	295,167
Marlborough .. .. .	296	283,707
Canterbury .. .. .	3,584	2,446,069
Otago .. .. .	2,830	1,624,489
Southland .. .. .	1,323	780,167
Westland .. .. .	306	142,832
Totals .. .. .	23,005	16,747,979

## D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1939.

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	..	..	106	153	63	1
Taranaki ..	..	..	..	9	3	3	..
Wellington ..	..	2	..	73	49	43	1
Hawke's Bay ..	..	..	..	83	17	..	..
Gisborne ..	1	..	..	15	4	21	..
Nelson ..	1	..	..	12	8	1	..
Marlborough ..	..	..	..	3	..	2	..
Canterbury ..	1	..	..	58	5	52	1
Otago ..	2	2	..	12	..	29	..
Southland ..	..	..	..	29	22	22	..
Westland ..	..	..	..	19	..	7	..
Totals ..	18	4	..	419	261	243	3

## OTHER INSTRUMENTS UNREGISTERED.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ..	.. 52	39	76
Taranaki ..	.. 4	4	6
Wellington ..	.. ..	..	..
Hawke's Bay ..	.. 14	10	3
Gisborne ..	.. 11	10	30
Nelson ..	.. 10	4	32
Marlborough ..	.. 4	5	8
Canterbury ..	.. 27	25	30
Otago ..	.. 11	17	30
Southland ..	.. 8	16	11
Westland ..	.. ..	..	..
Totals ..	.. 141	130	226

## E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNRECORDED ON THE 31ST MARCH, 1938; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER RECORDED DURING THE YEAR ENDED 31ST MARCH, 1939; ALSO THE NUMBER REMAINING UNRECORDED ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1938.	Received for Registration during the Year ended 31st March, 1939.	Recorded during the same Period.	Unrecorded on 31st March, 1939.	Fees.
Auckland ..	36	1,053	1,065	24	£ 885 2 4
Taranaki ..	..	8	8	..	5 15 0
Wellington ..	..	15	15	..	2 14 0
Hawke's Bay ..	..	..	..	..	..
Gisborne ..	..	2	2	..	1 12 1
Nelson ..	..	20	20	..	11 19 0
Marlborough ..	..	..	..	..	..
Canterbury ..	..	3	3	..	1 3 0
Otago ..	19	199	210	8	195 6 6
Southland ..	..	..	..	..	..
Westland ..	..	..	..	..	0 3 0
Totals ..	55	1,300	1,323	32	1,103 14 11

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