

1885.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

(ANNUAL REPORT OF DEPARTMENTS, 1884-85.)

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

The SECRETARY for STAMPS to the Hon. the COMMISSIONER OF STAMPS.
SIR,— Head Office, Stamp Department, Wellington.
I have the honour to submit the following returns showing the working of the Land Transfer and Deeds Registration Departments for the year ended 31st March, 1885:—
A.—The business transacted under the Land Transfer Acts.
B.—The fees received thereunder, including the fees received on account of Crown grants.
C.—The mortgages and discharges of mortgages, and the amount remaining secured by mortgage, under the said Acts, on the 31st March last.
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 unregistered, on the 31st March last; also the fees received in the Deeds Registration Offices.

I have, &c.,

The Hon. the Commissioner of Stamps, Wellington.

J. SPERREY,
Secretary for Stamps.

A.—STATEMENT of BUSINESS TRANSACTED under the LAND TRANSFER ACTS during the Twelve Months ended the 31st March, 1885.

DISTRICTS.	APPLICATIONS.				TRANSFERS.				MORTGAGES.							
	No.	AREA.		Value.	No.	AREA.		Consideration Money.	No.	AREA.		Amount Secured.				
		Town and Suburban.	Country.			Town and Suburban.	Country.									
Auckland ..	127	A. R. P.	A. R. P.	£ s. d.	A. R. P.	A. R. P.	£ s. d.	A. R. P.	A. R. P.	£ s. d.						
New Plymouth ..	61	100 0 36	12,255 0 38	172,550 3 3	1,184	434 3 25	267,400 0 21	472,732 18 0	997	318 2 28	217,924 0 21	570,048 14 0				
Wellington ..	82	34 3 15	170 0 2	4,578 10 0	223	188 1 0	10,436 0 0	42,617 12 7	211	254 0 0	20,973 0 36	96,716 18 5				
Hawke's Bay ..	40	32 0 39	8,504 0 0	74,207 0 0	969	1,100 0 33	90,653 0 22	263,213 17 8	742	920 0 17	136,428 1 46	499,804 17 11				
Nelson ..	57	64 1 13	49,577 0 18	374,617 0 0	473	1,009 0 19	259,463 2 5	238,280 10 8	366	872 3 38	204,625 0 6	332,098 6 0				
Marlborough ..	16	24 0 24	49,755 1 26	94,621 0 0	223	78 2 18	7,559 0 9	58,544 11 1	271	140 3 16	11,036 0 29	89,717 12 11				
Canterbury ..	189	12 1 24	684 3 33	19,225 0 0	124	83 1 20	4,281 2 16	25,916 19 0	81	547 2 24	15,751 3 28	50,790 0 0				
Otago ..	89	9 3 32	12,294 1 18	239,669 9 11	1,823	735 0 10	308,703 3 23	1,133,014 0 3	1,682	632 2 31	305,787 3 19	1,444,247 5 0				
Southland ..	62	55 0 3	2,985 2 14	68,198 0 0	1,312	981 1 12	108,036 3 25	387,905 3 2	980	532 3 28	150,822 1 0	630,037 0 0				
Westland ..	20	36 2 15	1,975 1 21	31,356 0 0	770	1,309 1 1	142,307 3 27	402,223 11 9	648	618 2 5	153,184 2 21	473,330 13 3				
Totals ..	743	1 2 30	178 3 7	3,637 0 0	124	19 1 16	1,757 1 39	6,892 3 9	47	12 0 22	1,968 2 22	8,220 17 6				
Corresponding period, 1883-84	868	371 1 31	138,380 3 17	1,082,659 3 2	7,225	5,939 1 34	1,200,599 2 27	3,031,341 7 11	5,975	4,910 2 9	1,218,502 1 8	4,195,012 5 0				
		359 0 37	62,968 3 17	730,496 16 0	7,417	6,651 0 39	1,649,062 1 21	3,541,128 18 9	5,916	4,152 3 32	1,225,415 3 31	4,072,328 15 3				
DISTRICTS.	No.	CROWN GRANTS.		Value.	Caveats.	Registration Abstracts.	Powers of Attorney.	Revocation Order.	Searches.	General Searches.	Caveats against Dealing.	Plans Deposited.	Trust Deeds, &c., Deposited.	Leases.	Encumbrances.	Certificates Issued.
		AREA.														
		Town and Suburban.	Country.													
	Auckland ..	20	A. R. P.	A. R. P.	£ s. d.	6	..	57	..	1,300	30	42	57	..	72	..	1,307
New Plymouth ..	58	0 0 39	2,317 2 24	4,226	..	2	3	..	118	12	18	1	1	217	..	267
Wellington ..	53	85 2 37	36,422 3 25	60,244	4	..	39	..	718	29	35	3	4	111	1	769
Hawke's Bay ..	3	..	12,696 0 12	940	10	..	23	..	518	33	26	49	1	37	..	439
Nelson	1,171 1 30	850	10	..	69	6	2	7	6	13	1	228
Marlborough	1	..	19	..	112	9	2	23	1	5	..	134
Canterbury ..	197	..	61,982 1 13	91,092	4	..	114	..	2,929	263	107	30	2	126	3	2,499
Otago ..	23	47 3 11	1,554 3 17	1,911	50	..	1,171	70	62	88	16	130	1	1,203
Southland ..	73	109 0 15	2,210 3 22	3,800	21	..	24	1	806	112	21	12	10	89	..	852
Westland	3	..	32	2	1	5	..	79
Totals ..	427	242 3 22	118,356 0 23	163,063	46	2	342	1	7,768	566	315	220	43	805	6	7,777
Corresponding period, 1883-84	423	526 1 16	165,312 2 19	..	48	2	348	..	8,009	598	325	244	45	758	3	9,646

B.—RETURN of FEES received under the LAND TRANSFER ACTS for the Twelve Months ended the 31st March, 1885.

District.	General Fees.	Land Assurance.	Total.
	£ s. d.	£ s. d.	£ s. d.
Auckland ...	3,444 3 4	947 3 11	4,391 7 3
New Plymouth ...	825 9 11	167 11 11	993 1 10
Wellington ...	2,509 6 7	369 10 9	2,878 17 4
Hawke's Bay ...	1,447 15 5	951 9 6	2,399 4 11
Nelson ...	736 12 4	232 16 2	969 8 6
Marlborough ...	331 9 0	43 1 0	374 10 0
Canterbury ...	6,963 10 1	1,633 19 11	8,597 10 0
Otago ...	3,299 8 8	361 1 1	3,660 9 9
Southland ...	2,095 13 6	438 6 9	2,534 0 3
Westland ...	274 2 3	19 2 3	293 4 6
Totals ...	21,927 11 1*	5,164 3 3	27,091 14 4
Corresponding period, 1883-84 ...	22,463 5 1†	5,154 12 11	27,617 18 0

* Includes £1,403 17s. 3d. Crown-grant fees.

† Includes £1,576 4s. 6d. Crown-grant fees.

C.—RETURN showing the TOTAL AMOUNT of MONEY remaining secured by MORTGAGES under the LAND TRANSFER ACTS on the 31st March, 1885.

District.	Amount remaining Secured by Mortgage on 31st March, 1884.	Amount secured by Mortgage during the Year ended 31st March, 1885.	Amount of Mortgages paid off during the same Period.	Amount remaining Secured by Mortgage on the 31st March, 1885.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Auckland ...	2,371,143 13 0	570,048 14 0	231,976 0 0	2,709,216 7 0
New Plymouth ...	396,771 2 3	96,716 18 5	34,422 3 0	459,065 17 8
Wellington ...	2,335,203 7 4	499,804 17 11	316,022 0 0	2,518,986 5 3
Hawke's Bay ...	1,500,263 3 11	332,098 6 0	217,922 9 5	1,614,439 0 6
Nelson ...	343,661 6 9	89,717 12 11	52,891 12 6	380,487 7 2
Marlborough ...	177,800 4 2	50,790 0 0	37,043 0 0	191,547 4 2
Canterbury ...	9,003,926 16 6	1,444,247 5 0	1,163,303 0 0	9,284,871 1 6
Otago ...	4,990,453 17 7	630,037 0 0	283,799 0 0	5,336,691 17 7
Southland ...	3,223,345 7 5	473,330 13 3	173,537 0 0	3,523,139 0 8
Westland ...	69,774 2 10	8,220 17 6	6,665 0 0	71,330 0 4
Total ...	24,412,343 1 9	4,195,012 5 0	2,517,581 4 11	26,089,774 1 10
Corresponding period 1883-84 ...	...	4,072,328 15 3	2,038,044 11 0	...

D.—RETURN showing WORK in ARREAR in the LAND TRANSFER DEPARTMENT on the 31st March, 1885.

District.	Applications awaiting Compliance with Requisition.	Applications Detained for Examination in the Survey Office.	Applications (other than those already mentioned) Received during the Month not yet passed.	Applications received previously, not yet passed.	Unregistered Instruments awaiting Compliance with Requisitions.	Unregistered Instruments Detained in the Survey Office.	Certificates of Title due but not issued.
Auckland ...	18	8	3	...	16	21	15
New Plymouth ...	8	6	...	...	...	...	...
Wellington ...	34	...	...	...	14	...	...
Hawke's Bay ...	48	...	...	...	...	...	10
Nelson ...	6	2	...	...	...	1	...
Marlborough ...	2	1	2	1	...	...	...
Canterbury ...	16	...	3	...	73	...	39
Otago ...	16	...	2	...	11	3	3
Southland ...	12	2	...	...	...	5	13
Westland ...	...	...	...	...	...	...	...
Totals ...	160	19	10	1	114	30	80

Other Instruments Unrecorded.

					Otago.	Westland.
Transfers	...	...	...	...	8	...
Mortgages	...	...	...	...	10	...
discharges	...	...	...	...	3	...
Certificates of title in lieu of Crown grants	...	...	...	...	...	62

E.—RETURN showing the NUMBER of DEEDS remaining UNREGISTERED on the 31st March, 1884, the NUMBER received for REGISTRATION and the NUMBER REGISTERED during the Twelve Months ended the 31st March, 1885; also the NUMBER remaining UNREGISTERED on that Date, and the AMOUNT of FEES collected for the same Period.

District.	Unrecorded 31st March, 1884.	Received for Registration during the Year ended the 31st March, 1885.	Registered during the same Period.	Unregistered 31st March, 1885.	Fees.
Auckland	112	6,338	6,279	171	£ s. d. 6,347 17 6
New Plymouth	11	570	578	3	669 0 7
Wellington	25	1,994	1,926	93	2,167 7 8
Hawke's Bay	40	1,154	1,097	97	1,326 13 3
Nelson	18	623	597	44	702 1 0
Marlborough	7	622	572	57	748 1 0
Canterbury	65	2,215	2,212	68	2,556 0 0
Otago	183	1,522	1,654	51	1,740 13 6
Southland	5	499	504	...	612 5 0
Westland ... ..	...	82	82	...	99 8 0
Total	466	15,619	15,501	584	16,969 7 6*

* This includes £645 8s., Crown-grant fees.