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SESSION II.
1923.
NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1922-23.

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

The SECRETARY FOR LAND AND DEEDS to the MINISTER OF STAMP DUTIES.

SIR,— Head Office, Stamp Duties Department, Wellington, 1st June, 1923.

I have the honour to submit the usual report on the working of the Land Transfer and Deeds Registration Department for the year ended the 31st March, 1923.

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 discharges of mortgages, and the amount remaining secured by mortgage under the said Act on the 31st March, 1922.

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.

I have, &c.,

D. G. CLARK,

Secretary for Land and Deeds.

The Minister of Stamp Duties, Wellington.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED THE 31ST MARCH, 1923.

District.	Applications.				Certificates in Lieu of Crown Grants.				Transfers.				Mortgages.						
	Area.		Value.	Number.	Area.		Number.	Area.		Number.	Area.		Number.	Area.					
	Town and Suburban.	Country.			Town and Suburban.	Country.		Town and Suburban.	Country.		Town and Suburban.	Country.							
			Acres.	£			Acres.			£			Acres.	£	Acres.	£			
Auckland	75	50	118,788	58	10,190	150	21,178	8,068	3,586	5,765,427	3,000	1,024,658	5,056,921	6,455	3,716	3,295,665	2,743	1,214,072	3,160,754
Taranaki	12	3	9,889	4	85	11	10,595	879	284	431,434	664	107,244	1,442,692	719	267	282,912	849	178,110	755,328
Wellington	39	10	68,698	14	963	58	11,817	4,862	1,346	3,300,508	1,255	359,408	3,039,069	4,269	1,193	2,634,498	1,503	672,090	2,739,493
Hawke's Bay	12	2	15,900	4	12	28	2,446	856	463	429,696	319	83,418	731,443	715	367	385,391	471	242,759	933,754
Poverty Bay	5	3	18,600	1	48	40	3,216	443	249	189,216	212	83,418	484,563	368	223	201,270	272	325,867	707,924
Nelson	10	11	6,925	6	533	5	8,884	376	137	157,971	288	127,042	301,185	302	141	139,258	274	144,442	191,536
Marlborough	5	7	2,905	3	422	..	673	168	118	65,800	101	66,880	214,466	131	756	52,892	125	126,906	300,506
Canterbury	69	27	127,292	38	9,637	1	1,774	4,244	938	2,455,387	1,103	252,863	2,531,207	3,140	766	1,568,901	1,496	588,224	1,875,082
Otago	33	10	22,253	8	584	15	4,077	2,059	529	1,127,147	675	256,423	1,157,582	1,514	374	699,365	639	413,828	917,292
Southland	4	6	3,700	7	12,041	10	2,719	823	276	389,587	502	122,264	633,763	674	235	250,158	628	233,642	495,759
Westland	2	1	1,191	..	..	..	949	112	29	36,377	72	9,842	38,828	74	24	23,306	77	32,114	39,833
Totals, 1922-23	266	130	395,241	141	34,515	318	71,331	22,830	7,955	14,348,552	8,191	2,499,123	15,631,601	18,361	7,404	9,533,616	9,077	4,172,054	12,117,261
Totals, 1921-22	298	197	553,213	193	31,786	736	313,808	23,259	10,652	15,644,596	10,525	1,984,695	19,792,227	19,481	8,971	10,743,765	13,928	5,469,212	17,744,501

District.	Discharges.		Number of Caveats entered against Applications.	Number of Caveats registered.	Number of Encumbrances registered.	Number of Leases registered.	Number of Leases (Crown) held.	Number of Maps and Plans deposited.	Number of Orders of the Court registered.	Number of Orders in Council registered.	Number of Powers of Attorney and Revocation deposited.	Number of Proclamations deposited.	Number of Searches (Ordinary).	Number of Searches (State Advances).	Number of Searches (General).	Number of Transmissions registered (including Notices of Marriage, etc.).	Number of Trusts and other Instruments deposited.	Number of Wages Protection and Liens.	Miscellaneous.	General Fees.	Assurance Fees.	District Agency Fees.
	Number.	Total Amount discharged.																				
	£	4,932	3,167,446	10	58	7	512	396	993	319	37	224	236	8,215	356	121	1,323	3	30	1,481	20,598	1,047
Auckland	..	940	..	14	4	300	49	101	129	47	28	35	2,171	67	142	253	..	..	1,028	3,296	42	..
Taranaki	..	3,240,686	6	1	3	488	123	614	383	68	139	62	7,007	148	251	1,289	8	18	2,221	13,139	822	..
Wellington	..	723,671	..	4	3	107	25	130	85	11	32	32	1,747	42	116	264	2	..	617	2,718	167	..
Hawke's Bay	..	364,057	..	6	2	105	23	73	93	12	16	26	902	31	57	221	..	6	335	1,636	38	..
Poverty Bay	..	162,821	1	7	..	31	68	88	1	8	5	10	507	4	47	134	1	..	256	1,342	40	..
Nelson	..	134,283	1	2	..	14	46	40	36	1	13	5	384	4	26	69	7	..	113	679	52	..
Marlborough	..	1,812,623	..	19	1	177	50	314	1	5	103	24	7,347	102	502	966	2	4	1,970	10,975	578	..
Canterbury	2,998	792,533	3	32	13	141	139	99	14	18	54	24	2,750	20	149	492	6	..	519	4,978	82	..
Otago	..	593,020	..	4	4	87	30	75	22	3	19	13	1,803	7	117	238	1	..	429	2,775	114	..
Southland	883	38,231	1	..	1	118	46	33	..	..	..	6	281	13	32	63	..	..	243	534	2	..
Westland	97	12,007,277	22	147	38	2,080	995	2,560	1,083	210	633	473	33,114	794	1,560	5,312	30	58	9,212	62,670	2,984	..
Totals, 1922-23	16,602	10,824,276	64	125	27	2,379	1,560	2,738	733	306	755	531	27,683	610	1,468	5,346	23	53	9,860	64,198	2,602	..
Totals, 1921-22	16,729																					

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE TWELVE MONTHS ENDED 31ST MARCH, 1923.

District.	General Fees.	Assurance Fees.
	£ s. d.	£ s. d.
Auckland	20,597 17 7	1,047 1 2
Taranaki	3,295 13 1	41 18 2
Wellington	13,139 6 9	822 3 1
Hawke's Bay	2,717 10 5	166 13 6
Poverty Bay	1,635 13 0	38 7 3
Nelson	1,341 14 0	40 1 0
Marlborough	679 2 0	52 5 3
Canterbury	11,062 5 6	578 5 11
Otago	4,797 17 0	82 1 2
Southland	2,775 1 0	114 1 8
Westland	534 19 2	2 1 8
Totals...	62,576 19 6	2,984 19 10
Corresponding period, 1921-22	64,201 9 1	2,601 10 7

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1923.

District.	Amount remaining secured by Mortgage on the 31st March, 1922.	Amount secured by Mortgage during the Year ended 31st March, 1923.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1923.
	£	£	£	£
Auckland...	50,466,892	6,174,707	3,167,446	53,474,153
Taranaki...	18,126,685	1,038,240	977,906	18,187,019
Wellington...	48,891,758	5,373,991	3,240,686	51,025,063
Hawke's Bay...	18,956,652	1,319,145	723,671	19,552,126
Poverty Bay...	9,439,209	907,994	364,057	9,983,146
Nelson	3,443,894	330,794	162,821	3,611,867
Marlborough...	3,560,699	373,442	204,321	3,729,820
Canterbury...	35,386,764	3,445,328	1,812,623	37,019,469
Otago	10,525,293	1,581,137	792,533	11,313,897
Southland	11,303,940	745,947	593,020	11,456,867
Westland	724,246	73,139	38,231	759,154
Totals	210,826,032	21,363,864	12,077,315	220,112,581

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1922, to 31st March, 1923.

District.	Number.	Amount. £
Auckland	6,733	4,134,673
Taranaki	1,095	1,129,605
Wellington	4,265	3,731,931
Hawke's Bay	989	996,317
Poverty Bay	322	387,020
Nelson	543	242,671
Marlborough	230	255,548
Canterbury	3,212	1,963,043
Otago	1,991	1,049,547
Southland	980	644,366
Westland	111	45,046
Totals	20,471	£14,579,767

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1923.

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 ...	155	71	2	61	42	52	...
Taranaki ...	5	1	...	21	24	15	...
Wellington ...	7	11	...	256	77	205	...
Hawke's Bay ...	6	...	...	36	14	28	2
Poverty Bay ...	...	...	...	19	1	9	...
Nelson ...	2	...	...	13	...	13	1
Marlborough ...	1	...	...	1	1	1	...
Canterbury ...	5	5	...	86	23	21	...
Otago ...	5	1	3	15	...	56	7
Southland ...	2	1	1	4	...	37	...
Westland ...	...	...	...	3	...	2	2
Totals ...	188	90	6	515	182	439	12

Other Instruments unrecorded.

	Transfers.	Mortgages.	Miscellaneous.
Auckland ...	19	16	8
Taranaki ...	7	9	16
Wellington ...	33	35	54
Hawke's Bay ...	15	15	39
Poverty Bay ...	12	3	6
Nelson ...	3	4	1
Marlborough ...	2	1	1
Canterbury ...	31	32	38
Otago ...	1	4	8
Southland ...	41	45	30
Westland ...	...	...	...
Totals ...	164	164	201

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1923; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE TWELVE MONTHS ENDED THE 31ST MARCH, 1923; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1922.	Received for Registration during the Year ended 31st March, 1923.	Recorded during the same Period.	Unrecorded on 31st March, 1923.	Fees.
Auckland ...	1,654	11,170	12,078	717	£ 10,528 6 9
Taranaki ...	8	859	848	19	811 11 0
Wellington ...	387	2,661	2,821	227	2,474 19 6
Hawke's Bay ...	27	1,386	1,367	46	1,373 3 0
Poverty Bay ...	3	60	53	10	62 18 6
Nelson ...	34	962	921	75	853 18 6
Marlborough ...	1	390	386	5	364 13 0
Canterbury ...	46	1,394	1,405	34	1,250 17 0
Otago ...	38	2,737	2,661	115	2,578 13 6
Southland ...	15	559	568	6	530 16 0
Westland	68	68	...	66 16 6
Totals ...	2,213	22,244	23,176	1,254	20,896 13 3

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