

1925.

NEW ZEALAND.

LAND TRANSFER AND DEEDS REGISTRATION.

ANNUAL REPORT OF DEPARTMENT, 1924-25.

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

Head Office, Stamp Duties Department, Wellington, 1st August, 1925.

THE HON. THE MINISTER OF STAMP DUTIES, WELLINGTON.

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, 1925. My report as Registrar-General of Land is also included.

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, 1925.
- 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.

C. E. NALDER,

Assistant Secretary for Land and Deeds.

REPORT OF THE REGISTRAR-GENERAL OF LAND.

THE HON. THE MINISTER OF STAMP DUTIES.

The Land and Deeds Branch of the Department comes very little into immediate touch with the general public, its business being done chiefly with the law firms. Much of the work is of a highly technical nature, necessitating officers well trained and experienced in the work of the Branch. That the general public seems scarcely to know of the existence of the branch may be taken as evidence that it is functioning satisfactorily, though quietly.

The work of registration of deeds and instruments proceeds smoothly, and is completed expeditiously at all the district registry-offices, the average time in which instruments are ready to be uplifted being less than four days after presentation for registration.

The staffs are efficient, and the individual members are zealous in the execution of their duties. The setting-aside of a comparatively large number of the senior members of staffs to fill the positions of Examiners of Titles rendered necessary by the Land Transfer (Compulsory Registration of Titles) Act, 1924, will reduce the staffs necessary to carry out the ordinary duties of the offices, so that it may be somewhat difficult to carry on as efficiently as at present until newly appointed cadets have received sufficient training to become really useful.

The volume of business during the last five years is shown by the following figures :—

Year ended 31st March.	1921.	1922.	1923.	1924.	1925.
Instruments	213,129	154,394	136,028	154,805	168,523
Searches (under Land Transfer Act only) ..	37,677	29,761	35,468	45,205	43,965
Fees	£123,389	£86,157	£83,473	£94,365	£100,623

As regards the Act of last session above mentioned, all the necessary appointments and arrangements have been made to commence the work at the beginning of this month. Additional Examiners of Titles were necessary. They are required by law to be persons who have been admitted as barristers or solicitors of the Supreme Court. Fortunately, a sufficient number so qualified were available amongst the various staffs of the Department, and it is hoped that their promotion to the positions of Examiners of Titles will counteract for a time the tendency that has always existed for the best members of the staffs to qualify as solicitors and leave the Service. Search clerks have been appointed as temporary officers to assist the Examiners. Applicants for these positions were numerous, and the selections were, at the suggestion of the Public Service Commissioner, made by the Registrars, and very satisfactory officers have been obtained.

If the Bill to amend the Land Transfer Act, 1915, at present in the hands of the Law Draftsman, is passed into law it will be possible to simplify the registers with regard to the registration of dealings with leases; it will also provide powers for the Registrars which it is very expedient that they should have.

Wellington, 10th April, 1925.

C. E. NALDER,
Registrar-General of Land.

A.—STATEMENT OF BUSINESS TRANSACTED UNDER THE LAND TRANSFER ACT DURING THE YEAR ENDED THE 31ST MARCH, 1925.

District.	Applications.				Certificates in Lieu of Crown Grants.				Transfers.				Mortgages.						
	Number.	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.	£
Auckland	118	66	262,105	55	8,232	314,898	315	181	20,935	8,127	3,818	6,375,890	2,909	475,156	3,492	5,407,988	3,170	690,226	4,109,308
Taranaki	15	10	29,040	7	680	28,790	54	7	5,642	1,029	89,621	554,536	639	293,850	289	518,328	1,117	253,036	1,505,515
Wellington	45	24	141,048	25	14,393	203,126	99	16	7,474	5,805	1,755	4,082,327	1,161	293,850	1,746	4,026,226	1,824	650,581	3,927,776
Hawke's Bay	7	680	26,928	2	211	4,927	56	42	4,334	937	457	686,547	457	182,950	479	586,711	653	257,463	1,474,394
Poverty Bay	1	1	1,645	..	..	..	21	9	2,020	449	300	251,892	261	163,742	204	219,704	348	344,927	853,335
Nelson	12	5	10,111	1	26	2,030	34	9	3,777	406	157	184,650	286	64,397	122	157,659	313	96,225	294,287
Marlborough	2	3	2,790	1	156	5,158	7	2	3,603	154	80	84,456	144	51,040	100	84,570	209	213,267	451,576
Canterbury	56	12	116,240	30	1,352	56,591	44	6	128	5,264	853	3,360,274	1,183	244,136	951	2,649,806	1,922	763,394	3,059,124
Otago	25	15	56,515	8	576	11,918	82	101	6,928	2,591	587	1,625,193	700	285,040	532	2,123,775	781	528,648	1,038,978
Southland	10	61	9,838	1	..	1,500	30	4	3,769	929	251	527,909	545	133,996	243	464,699	820	248,745	1,009,415
Westland	2	1	157	..	..	..	19	1	1,032	191	56	68,213	102	24,056	31	55,163	74	20,178	54,302
Totals, 1924-25	293	876½	556,417	130	25,626	628,908	761	378	59,642	25,902	8,589	17,801,887	8,387	2,007,984	8,189	16,294,629	11,231	4,066,690	17,778,010
Totals, 1923-24	288	241	536,195	159	25,656	749,392	954	2,470	83,034	24,988	10,697	17,581,523	8,305	1,796,871	7,682	15,541,664	10,383	3,249,658	15,930,463

District.	Discharges.		Number of Caveats entered against Applications.	Number of Caveats Dealt.	Certificates of Title issued (other than Certificates in Lien of Crown Grants).	Number of Charges registered.	Number of Encumbrances registered.	Number of Leases registered.	Number of Leases (Crown) registered.	Number of Maps posted.	Number of Orders of the Court registered.	Number of Orders in Council registered.	Number of Powers of Attorney and Revo- cation Orders deposited.	Number of Pro- ceedings de- posited.	Number of Searches (Ordinary).	Number of Searches (State Advances).	Number of Searches (General).	Number of Trans- missions regis- tered (including Notices of Mar- riages, &c.).	Number of Trusts and other Instru- ments deposited.	Number of Wages Protection and Contractors.	Miscellaneous.	General Fees.			Assurance Fees.			Crown-grant Fees and Plan Check- ing.			
	Number.	Total Amount of Discharges.																				£	s.	d.	£	s.	d.		£	s.	d.
Auckland	7,638	6,766,100	4	360	5,178	49	..	507	409	941	223	57	313	223	12,977	520	369	1,147	5	54	2,799	23,612	13	8	1,585	18	11	..	..
Taranaki	1,781	1,740,059	2	70	532	8	6	304	44	136	90	28	55	27	2,069	138	140	285	..	2	1,122	4,103	19	0	103	11	11	..	..
Wellington	6,125	6,240,660	2	334	2,878	..	..	495	187	422	236	63	276	90	7,244	245	304	1,022	20	33	4,214	16,079	19	3	692	8	7	..	..
Hawke's Bay	1,292	1,915,960	5	38	602	7	..	157	17	118	115	12	65	45	1,972	45	120	333	..	..	..	962	3,569	19	9	70	4	10	..	..
Poverty Bay	583	1,052,188	11	27	286	7	..	88	24	59	181	25	40	18	1,032	17	112	110	3	..	..	592	1,691	19	0	3	8	7	..	..
Nelson	587	400,274	..	18	238	12	..	54	45	100	4	6	10	31	575	7	60	116	..	..	..	271	1,452	14	0	26	4	10	..	..
Marlborough	244	472,233	..	14	104	13	..	17	20	26	11	2	15	11	454	4	14	49	1	..	..	141	661	19	0	6	1	8	..	..
Canterbury	4,266	3,607,717	6	275	2,246	18	1	175	35	448	3	7	173	29	8,548	155	573	1,004	..	10	3,713	13,320	12	6	361	19	9	553	1	0	
Otago	2,254	1,368,873	3	36	811	1	2	165	97	91	17	31	67	28	3,334	44	183	568	41	..	..	1,001	6,304	8	0	142	1	5	..	..
Southland	1,480	1,217,936	..	36	505	52	1	72	33	111	17	2	28	2	2,153	90	158	291	1	..	..	665	3,499	15	10	23	12	5	..	..
Westland	129	47,868	..	7	65	2	..	96	72	29	..	2	7	10	264	10	35	61	233	611	13	0	2	13	9	8	9	8
Totals, 1924-25	26,379	24,829,868	33	1,215	13,445	169	12	1,130	1,073	2,481	881	235	1,049	514	40,622	1,275	2,068	4,986	71	100	15,713	74,909	13	0	3,018	6	8	561	10	8	
Totals, 1923-24	22,750	18,436,019	11	1,217	13,123	110	29	2,358	961	2,580	930	239	869	527	40,957	2,426	1,822	4,943	38	104	10,999	70,659	2	0	2,553	18	8	..	..	..

B.—RETURN OF FEES RECEIVED UNDER THE LAND TRANSFER ACT FOR THE TWELVE MONTHS ENDED THE 31ST MARCH, 1925.

District.					General Fees.			Assurance Fees.		
					£	s.	d.	£	s.	d.
Auckland	...	...	...	...	23,612	13	8	1,585	18	11
Taranaki	...	...	...	...	4,103	19	0	103	11	11
Wellington	...	...	...	...	16,079	19	3	692	8	7
Hawke's Bay	...	...	...	...	3,560	19	9	70	4	10
Poverty Bay	...	...	...	...	1,691	19	0	3	8	7
Nelson	...	...	...	...	1,452	14	0	26	4	10
Marlborough	...	...	...	...	661	19	0	6	1	8
Canterbury	...	...	...	...	13,873	13	6	361	19	9
Otago	...	...	...	...	6,304	8	0	142	1	5
Southland	...	...	...	...	3,499	15	10	23	12	5
Westland	...	...	...	...	620	2	8	2	13	9
Totals	...	...	...	...	75,471	3	8	3,018	6	8
Corresponding period, 1923-24	...	...	...	...	70,659	2	0	2,553	18	8

C.—RETURN SHOWING THE TOTAL AMOUNT OF MONEY SECURED BY MORTGAGE UNDER THE LAND TRANSFER ACT ON THE 31ST MARCH, 1925.

District.	Amount remaining secured by Mortgage on the 31st March, 1924.	Amount secured by Mortgage during the Year ended 31st March, 1925.	Amount of Mortgage paid off during the same Period.	Amount remaining secured by Mortgage on the 31st March, 1925.
	£	£	£	£
Auckland	57,580,035	9,517,296	6,766,100	60,331,231
Taranaki	18,554,435	2,023,843	1,740,059	18,838,219
Wellington	54,174,626	7,954,002	6,240,660	55,887,968
Hawke's Bay	20,014,275	2,061,105	1,915,960	20,159,420
Poverty Bay	11,370,365	1,073,039	1,052,188	11,391,216
Nelson	3,716,051	451,946	400,274	3,767,723
Marlborough	3,939,763	536,146	472,233	4,003,676
Canterbury	39,468,799	5,708,930	3,607,717	41,570,012
Otago	11,790,721	3,162,753	1,368,873	13,584,601
Southland	11,718,670	1,474,114	1,217,936	11,974,848
Westland	820,949	109,465	47,868	882,546
Totals	233,148,689	34,072,639	24,829,868	242,392,460

Return showing Number and Amount of Mortgages under Land Transfer and Deeds Registry released in each District from 1st April, 1924, to 31st March, 1925.

District.	Number.	Amount.
		£
Auckland	10,481	8,677,061
Taranaki	2,027	1,955,691
Wellington	7,000	7,138,788
Hawke's Bay	1,773	2,596,921
Poverty Bay	610	1,074,734
Nelson	860	573,332
Marlborough	370	628,628
Canterbury	4,610	3,888,430
Otago	2,965	1,835,925
Southland	1,663	1,311,115
Westland	141	53,258
Totals	32,500	£29,733,883

D.—RETURN SHOWING ARREARS IN THE LAND TRANSFER DEPARTMENT ON THE 31ST MARCH, 1925.

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 ...	118	43	5	145	53	49	1
Taranaki ...	7	...	...	34	42	24	...
Wellington ...	9	24	...	181	115	202	...
Hawke's Bay...	3	...	...	34	32	22	1
Poverty Bay ...	...	...	...	15	2	43	1
Nelson ...	1	1	2	11	...	6	...
Marlborough ...	...	...	...	...	...	...	...
Canterbury ...	3	2	...	80	18	56	...
Otago ...	10	...	6	16	...	91	7
Southland ...	2	1	...	12	...	37	...
Westland ...	1	...	...	7	...	...	...
Totals ...	154	71	13	535	262	530	10

Other Instruments unrecorded.

District.	Transfers.	Mortgages.	Miscellaneous.
Auckland ...	57	59	82
Taranaki ...	12	17	52
Wellington ...	12	15	33
Hawke's Bay ...	20	17	39
Poverty Bay ...	4	3	6
Nelson ...	...	...	...
Marlborough ...	...	...	...
Canterbury ...	126	126	188
Otago ...	4	7	20
Southland ...	29	41	59
Westland ...	10	6	10
Totals ...	274	291	489

E.—RETURN SHOWING THE NUMBER OF DEEDS REMAINING UNREGISTERED ON THE 31ST MARCH, 1924; THE NUMBER RECEIVED FOR REGISTRATION AND THE NUMBER REGISTERED DURING THE TWELVE MONTHS ENDED THE 31ST MARCH, 1925; ALSO THE NUMBER REMAINING ON THAT DATE, AND THE AMOUNT OF FEES COLLECTED DURING THE SAME PERIOD.

District.	Unrecorded on 31st March, 1924.	Received for Registration during the Year ended 31st March, 1925.	Recorded during the same Period.	Unrecorded on 31st March, 1925.	Fees.
Auckland ...	1,314	13,050	13,827	496	£ 12,126 10 0
Taranaki ...	13	1,041	1,039	15	882 15 0
Wellington ...	4	3,573	3,520	56	3,225 1 0
Hawke's Bay ...	117	1,947	1,994	70	1,834 11 0
Poverty Bay ...	1	134	134	1	104 12 0
Nelson ...	77	1,146	1,163	60	1,015 0 0
Marlborough ...	...	512	501	4	471 1 0
Canterbury ...	21	1,862	1,821	51	1,611 19 0
Otago ...	31	3,316	3,105	237	3,120 14 0
Southland ...	3	676	662	17	675 13 8
Westland ...	1	90	91	...	84 19 6
Totals ...	1,582	27,347	27,857	1,007	25,152 16 2

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