

(No. 63.)



1868.

T A S M A N I A.

RECORDER OF TITLES.

RETURNS OF TRANSACTIONS UNDER THE REAL PROPERTY
ACT, 1866—1868.

Laid upon the Table by the Attorney-General, August 20, 1868; and ordered by
the House to be printed, August 21, 1868.



Lands' Titles Office, Hobart Town, 19th August, 1868.

SIR,

IN compliance with the desire of the House of Assembly, I have herewith the honor to transmit detailed returns of the transactions effected under the Real Property Act from the 1st of July, 1866, to the 30th June, 1868, to which I have also appended a statement of the work done in various ways from the date when the Act first came into force down to the present year.

The trade in land has unfortunately not been exempt from the depression which has pervaded all other kinds of business; and the operations of this Office during the past two years have undoubtedly been to a considerable extent checked thereby. But it will be seen that they have nevertheless been both numerous and important.

Property of the value of £197,395 has been added to that already under the Act; whilst Mortgages, Transfers, and other dealings have been effected to the amount of £144,838.

The amount of land under the Act on the 30th June, 1868, was 3911 acres of town and suburban, and 235,849 of country land, of the aggregate value of £660,458.

A total sum of £202,523 has been lent on Mortgage; but of this amount £39,231 has been discharged, leaving £163,292 still secured.

Transfers giving effect to the sale of lands of the value of £94,785 have also been registered. I would particularly call attention to the fact that at least 90 per cent. of these transactions, involving such heavy sums, have been safely carried out by the staff of the Department, without the intervention of solicitors, and at the mere expense to the parties concerned of the Office Fees.

The Registration Fees have slightly increased during the past two years, those for '67-68 being the highest yet received, viz., £518 12s. 10d. The increased amount of land under the Act is now beginning to tell in a steady extension of transactions, and I have no doubt that henceforward the receipts of the Office will steadily progress.

The Assurance Fund now amounts to £1400. No demand has yet been made upon it, nor do I at present foresee any danger of claims for compensation arising against it. Under the management of able and experienced officers, to whose carefulness and diligence I am happy to bear testimony, the system has worked so easily and smoothly as to leave no room for apprehension of the past or misgiving for the future.

Trusting that the details of our work which I have thus afforded may be deemed satisfactory both to Parliament and the public,

I am, Sir,

Your obedient Servant,

W. TARLETON, *Recorder of Titles.*

The Hon. the Attorney-General.

RETURN of the Number of Applications for Certificates of Title and for Crown Grants, (under Section 6, "Real Property Act, No. 2,") made from 1st July, 1867, to 30th June, 1868.

Months.	No.	Acreage.						Value.
		Town and Suburbs.			Country.			
1867.								
July.....	13	69	2	12 ⁷ / ₁₀	998	3	0	5441
August.....	20	28	0	32 ⁵ / ₁₀	1984	2	3	12,390
September.....	12	6	0	21 ⁶ / ₁₀	2334	0	0	5470
October.....	13	24	1	15 ⁶ / ₁₀	679	3	36	2940
November.....	13	7	3	12 ⁶ / ₁₀	317	0	39	1537
December.....	8	2	3	0 ⁴ / ₁₀	—			880
1868.								
January.....	9	3	3	16 ⁵ / ₁₀	347	1	29 ⁸ / ₁₀	2899
February.....	13	18	2	26 ⁷ / ₁₀	700	0	0	5040
March.....	22	46	1	8 ¹ / ₁₀	8741	0	30	26,365
April.....	13	11	3	16 ⁸ / ₁₀	654	0	0	2411
May.....	25	37	1	29 ⁸ / ₁₀	2109	2	33	6823
June.....	12	24	1	5	620	0	0	3120
TOTAL.....	173	281	0	38 ¹ / ₁₀	19,486	3	10 ⁸ / ₁₀	75,316

RETURN of the Number of Crown Grants (for Lands purchased since 1st July, 1862,) registered under the 7th Section of the Real Property Act, No. 2, from 1st July, 1867, to 30th June, 1868.

Months.	No.	Acreage.						Value.
		Town and Suburbs.			Country.			
1867.		A.	R.	P.	A.	R.	P.	£
July.....	7	0	2	15	125	2	17 ⁸ / ₁₀	191
August.....	35	45	0	7	1328	1	3	1006
September.....	40	21	2	8	2404	2	35	1334
October.....	14	17	3	22	1686	2	22	715
November.....	11	16	0	20	861	2	39	588
December.....	5	4	3	25	711	1	30	255
1868.								
January.....	5	2	0	4	660	2	25	304
February.....	3	10	2	30	533	0	0	353
March.....	11	20	0	0	3983	1	0	2502
April.....	5	—			351	1	6	310
May.....	19	17	2	23	3260	0	8	1738
June.....	17	1	2	0	2292	3	3	1556
TOTAL.....	172	158	0	14	18,199	1	28 ⁸ / ₁₀	10,852

RETURN of the Number of Mortgages registered during the Twelve Months ending 30th June, 1868.

Months.	No.	Acreage.		Value Secured.
		Town and Suburbs.	Country.	
1867.		A. R. P.	A. R. P.	£
July.....	7	30 0 23 $\frac{3}{10}$	104 3 0	875
August.....	8	39 3 3	956 3 14	1810
September.....	5	9 1 22	159 1 17	597
October.....	6	1 3 36	254 2 36	1414
November.....	6	46 2 0	154 0 2	680
December.....	6	4 0 5 $\frac{1}{10}$	49 0 0	1583
1868.				
January.....	5	2 1 20 $\frac{3}{10}$	876 0 0	3246
February.....	9	0 1 4 $\frac{1}{10}$	1646 3 20	1670
March.....	8	52 3 1	91 1 6	1294
April.....	6	4 2 12 $\frac{6}{10}$	1822 2 37	4030
May.....	15	5 0 12	5449 2 6	6335
June.....	6	5 2 8 $\frac{3}{10}$	1889 3 34	2950
TOTAL.....	87	202 1 27$\frac{3}{10}$	13,455 0 12	26,484

RETURN of the Number of Transfers registered during the Twelve Months ending 30th June, 1868.

Months.	No.	Acreage.		Consideration.
		Town and Suburbs.	Country.	
1867.		A. R. P.	A. R. P.	£
July.....	7	8 1 27 $\frac{3}{10}$	112 0 24	1214
August.....	17	2 0 12 $\frac{3}{10}$	288 3 15 $\frac{5}{10}$	1902
September.....	8	3 3 34 $\frac{5}{10}$	88 3 30	1280
October.....	5	4 1 29	160 1 22	243
November.....	3	55 2 16	50 0 0	301
December.....	7	23 3 17 $\frac{5}{10}$	—	536
1868.				
January.....	3	2 0 0	5188 3 20	4760
February.....	7	2 0 17 $\frac{9}{10}$	2767 0 33 $\frac{1}{2}$	531
March.....	6	2 3 39 $\frac{1}{10}$	59 1 17	275
April.....	6	3 3 21 $\frac{3}{10}$	2165 1 36 $\frac{1}{2}$	2446
May.....	17	31 1 2 $\frac{11}{10}$	134 3 0	2840
June.....	5	11 1 22 $\frac{3}{10}$	849 3 34	493
TOTAL.....	91	148 3 39$\frac{9}{10}$	11,865 3 32$\frac{9}{10}$	16,821

RETURN of the Number of Leases registered during the Twelve Months ending 30th June, 1868.

	No.	Acreage.		Rental.
		Town and Suburbs.	Country.	
		A. R. P.	A. R. P.	£
From 1st July, 1867, to 30th } June, 1868	7	17 3 26½	461 3 27	184

RETURN of the Number of Mortgages discharged during the Twelve Months ending 30th June, 1868.

	No.	Acreage.		Consideration.
		Town and Suburbs.	Country.	
		A. R. P.	A. R. P.	£
From 1st July, 1867, to 30th } June, 1868	34	78 0 25½	3030 2 14	10,371

RETURN of the Number of Mortgages transferred during the Twelve Months ending 30th June, 1868.

	No.	Acreage.		Consideration.
		Town and Suburbs.	Country.	
		A. R. P.	A. R. P.	£
From 1st July, 1867, to 30th } June, 1868	6	1 2 28	640 0 0	2075

Transmissions by Bankruptcy or Insolvency....	6	Powers of Attorney.....	1
Ditto by Death	1	Order for Foreclosure	1
Re-entry by Lessor	1		

RETURN of the Amount of Fees received during the Twelve Months ending 30th June, 1868.

Months.	Assurance.	Commissioners.	Registration.	TOTAL.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1867.				
July.....	14 7 2	7 19 0	40 1 0	62 7 2
August	24 15 4	11 1 0	57 8 0	93 4 4
September	39 5 11	6 1 0	37 18 0	83 4 11
October	5 16 4½	5 11 0	40 8 6	51 15 10½
November.....	2 2 6	3 11 0	36 3 0	41 16 6
December.....	0 10 0	2 1 0	25 5 6	27 16 6
1868.				
January	2 17 9	5 17 0	32 15 0	41 9 9
February	5 8 10½	6 11 0	36 15 4	48 15 2½
March	61 15 11	11 7 0	50 9 0	123 11 11
April	22 16 8	5 13 0	39 14 0	68 3 8
May	8 9 0½	8 13 0	75 19 6	93 1 6½
June	5 0 8	5 9 0	45 16 0	56 5 8
TOTAL.....	193 6 2½	79 14 0	518 12 10	791 13 0½

RETURN of the Number of Applications for Certificates of Title, and for Crown Grants, under 6th Section "Real Property Act, No. 2," made from 1st July, 1866, to 30th June, 1867.

Months.	No.	Acreage.		Value.
		Town and Suburbs.	Country.	
1866.		A. R. P.	A. R. P.	£
July.....	30	56 3 13 ¹ / ₂	3270 2 26 ¹ / ₂	17,437
August.....	27	52 1 33 ¹ / ₂	6657 0 26	24,000
September.....	14	33 1 37 ³ / ₁₀	701 0 12	3450
October.....	20	19 2 26	1042 2 6	7258
November.....	14	21 0 35 ¹ / ₁₀	354 3 3	7676
December.....	4	4 1 14 ¹ / ₂	307 1 0	1352
1867.				
January.....	16	15 3 38 ³ / ₁₀	931 2 0	7442
February.....	15	5 1 39 ³ / ₁₀	838 1 0	5645
March.....	14	10 3 27 ¹ / ₂	317 0 31	4115
April.....	16	37 0 23 ³ / ₁₀	0 2 0	4505
May.....	16	20 0 29	1479 3 14	3965
June.....	34	78 2 22 ¹ / ₁₀	4265 1 32	14,940
TOTAL.....	220	356 1 20¹/₂	20,166 0 30¹/₂	101,785

RETURN of the Number of Crown Grants (for Lands purchased since 1st July, 1862) registered under the 7th Section of "The Real Property Act, No. 2," from 1st July, 1866, to 30th June, 1867.

Months.	No.	Acreage.		Value.
		Town and Suburbs.	Country.	
1866.		A. R. P.	A. R. P.	£
July.....	17	8 0 2	2455 2 0	810
August.....	24	16 0 24	1130 1 8	747
September.....	—	—	—	—
October.....	21	38 2 22	6399 2 3	2911
November.....	19	20 3 14	1 1 0	644
December.....	37	45 3 39 ¹ / ₁₀	1925 2 31	944
1867.				
January.....	31	30 3 9 ¹ / ₁₀	922 3 1	757
February.....	5	0 3 8	314 2 37	208
March.....	5	21 2 25	50 2 22	121
April.....	47	38 3 18	4457 2 7	1659
May.....	2	1 2 24	—	93
June.....	4	1 1 0	946 2 29	548
TOTAL.....	212	224 2 26¹/₂	18,614 2 28	9442

RETURN of the Number of Mortgages registered during the Twelve Months ending 30th June, 1867.

<i>Months.</i>	<i>No.</i>	<i>Acreage.</i>		<i>Value secured.</i>
		Town and Suburbs.	Country.	
1866.		A. R. P.	A. R. P.	£
July.....	20	6 1 9	7253 2 34	11,769
August.....	7	17 2 39½	349 2 20	1855
September.....	8	2 2 17½	1314 1 12	2350
October.....	9	31 3 19½	1540 2 18	3640
November.....	10	7 3 31½	584 2 33	3779
December.....	4	0 0 27	199 1 7	1035
1867.				
January.....	7	0 1 26	954 2 0	1542
February.....	10	15 3 31½	11,135 0 0	16,260
March.....	6	10 0 15½	3 1 34	1725
April.....	7	13 2 27½	0 2 38½	2025
May.....	10	7 2 23½	5896 0 15	6391
June.....	8	7 1 33½	2509 3 22	2940
TOTAL.....	106	121 3 21½	31,741 3 33½	55,411

RETURN of the Number of Transfers registered during the Twelve Months ending 30th June, 1867.

<i>Months.</i>	<i>No.</i>	<i>Acreage.</i>		<i>Consideration.</i>
		Town and Suburbs.	Country.	
1866.		A. R. P.	A. R. P.	£
July.....	6	5 0 21	651 2 0	1655
August.....	2	—	1538 0 0	2460
September.....	2	5 0 7½	2 1 17	1850
October.....	4	27 2 17	0 0 17½	210
November.....	10	23 0 27½	1334 1 30	854
December.....	2	0 2 25½	—	400
1867.				
January.....	13	21 1 28	173 1 15	3286
February.....	3	6 0 30	—	1263
March.....	5	1 0 1½	916 2 0	188
April.....	6	1 2 6	505 0 0	494
May.....	11	10 2 29½	399 2 5	1364
June.....	14	29 3 24½	1824 1 4½	7520
TOTAL.....	78	133 1 19½	7345 0 9	21,544

RETURN of the Number of Leases registered during the Twelve Months ending 30th June, 1867.

	No.	Acreage.		Rental.
		Town and Suburbs.	Country.	
From 1st July, 1866, to 30th June, 1867	6	A. R. P. 10 2 11	A. R. P. 1759 2 20	£ 385

RETURN of the Number of Mortgages discharged during the Twelve Months ending 30th June, 1867.

	No.	Acreage.		Consideration.
		Town and Suburbs.	Country.	
From 1st July, 1866, to 30th June, 1867	20	A. R. P. 13 3 27 $\frac{3}{16}$	A. R. P. 13,508 1 33	£ 11,183

RETURN of the Number of Mortgages transferred during the Twelve Months ending 30th June, 1867.

	No.	Acreage.		Consideration.
		Town and Suburbs.	Country.	
From 1st July, 1866, to 30th June, 1867	1	A. R. P. 2 1 8	A. R. P. —	£ 380

RETURN of the Amount of Fees collected during the Twelve Months ending 30th June, 1867.

Months.	Assurance.	Commissioners.	Registrations.	TOTAL.
1866.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
July	37 14 7	14 2 0	64 19 0	116 15 7
August	51 14 7 $\frac{1}{2}$	17 12 0	43 14 0	113 0 7 $\frac{1}{2}$
September	8 12 10 $\frac{1}{2}$	4 19 0	29 15 0	43 6 10 $\frac{1}{2}$
October	17 6 4 $\frac{1}{2}$	9 16 0	40 10 0	67 12 4 $\frac{1}{2}$
November	30 0 0 $\frac{1}{2}$	6 18 0	47 10 0	84 8 0 $\frac{1}{2}$
December	4 2 9 $\frac{1}{2}$	2 16 0	20 10 0	27 8 9 $\frac{1}{2}$
1867.				
January	10 7 7 $\frac{1}{2}$	6 4 0	41 8 0	57 19 7 $\frac{1}{2}$
February	25 6 10	5 19 0	34 6 8	65 12 6
March	30 9 11	9 7 0	33 16 0	73 12 11
April	9 6 11 $\frac{1}{2}$	7 6 0	33 3 0	49 15 11 $\frac{1}{2}$
May	10 16 9	6 13 0	51 15 0	69 4 9
June	20 1 0	15 10 0	76 7 0	111 18 0
TOTAL.....	256 0 4$\frac{1}{2}$	107 2 0	517 13 8	880 16 0$\frac{1}{2}$

RETURN of the Number of Applications for Certificates of Title and for Crown Grants (under Section 6, "Real Property Act, No. 2,") made from 1st July, 1862, to 30th June, 1868.

Year.	No.	Acreage.		Value.
		Town and Suburbs.	Country.	
From 1st July, 1862, to 30th June, 1863	203	A. R. P. 930 1 0 $\frac{7}{10}$	A. R. P. 23,006 1 4	£ 129,940
Ditto 1863 to 1864	195	343 3 11 $\frac{6}{10}$	18,129 0 24 $\frac{7}{10}$	95,739
Ditto 1864 to 1865	255	476 0 23 $\frac{85}{100}$	34,821 2 27 $\frac{7}{10}$	109,001
Ditto 1865 to 1866	209	368 3 12 $\frac{3}{10}$	19,187 1 11 $\frac{8}{10}$	84,287
Ditto 1866 to 1867	220	356 1 20 $\frac{13}{10}$	20,166 0 30 $\frac{6}{10}$	101,785
Ditto 1867 to 1868	173	281 0 38 $\frac{1}{10}$	19,486 3 10 $\frac{8}{10}$	75,316
TOTAL	1255	2756 2 27 $\frac{11}{10}$	134,797 1 29 $\frac{1}{2}$	596,068

RETURN of the Number of Crown Grants (for Lands purchased since 1st July, 1862) registered under the 7th Section of "The Real Property Act, No. 2," from 1st July, 1862, to 30th June, 1868.

Year.	No.	Acreage.		Value.
		Town and Suburbs.	Country.	
From 1st July, 1862, to 30th June, 1863	9	A. R. P. 7 2 8	A. R. P. 148 0 0	£ 155
Ditto 1863 to 1864	190	274 1 25 $\frac{131}{100}$	17,817 2 20	15,707
Ditto 1864 to 1865	194	275 0 8 $\frac{6}{10}$	13,851 0 18	8809
Ditto 1865 to 1866	316	215 2 14 $\frac{3}{10}$	32,421 1 15	19,425
Ditto 1866 to 1867	212	224 2 26 $\frac{2}{10}$	18,614 2 28	9442
Ditto 1867 to 1868	172	158 0 14	18,199 1 28 $\frac{6}{10}$	10,852
TOTAL	1093	1155 1 17 $\frac{13}{10}$	101,052 0 29 $\frac{3}{10}$	64,390

RETURN of the Number of Mortgages registered during the period from 1st July 1862, to 30th June, 1868.

Year.	No.	Acreage.		Value Secured.
		Town and Suburbs.	Country.	
From 1st July, 1862, to 30th June, 1863	23	A. R. P. 77 2 33	A. R. P. 2924 1 4	£ 8456
Ditto 1863 to 1864	53	91 1 19 $\frac{17}{100}$	9955 3 35	29,002
Ditto 1864 to 1865	79	105 2 4	20,992 2 25	48,919
Ditto 1865 to 1866	94	1721 1 32 $\frac{7}{10}$	16,830 1 7	34,251
Ditto 1866 to 1867	106	121 3 21 $\frac{17}{10}$	31,741 3 33 $\frac{1}{2}$	55,411
Ditto 1867 to 1868	87	202 1 27 $\frac{3}{10}$	13,455 0 12	26,484
TOTAL	442	2320 1 18 $\frac{17}{100}$	95,990 0 36 $\frac{1}{2}$	202,523

RETURN of the Number of Transfers registered during the period from 1st July, 1862, to 30th June, 1868.

Year.	No.	Acreage.		Con- sideration.
		Town and Suburbs.	Country.	
From 1st July, 1862 to 30th June, 1863	6	A. R. P. 26 3 14	A. R. P. 295 0 0	£ 1418
Ditto 1863 to 1864	27	24 1 30 ⁴¹ / ₁₀₀	801 0 17	5248
Ditto 1864 to 1865	59	167 3 17 ⁹⁵ / ₁₀₀	7344 1 34	36,459
Ditto 1865 to 1866	73	73 1 29 ²² / ₁₀₀	3385 1 27	13,295
Ditto 1866 to 1867	78	133 1 19 ¹ / ₁₀₀	7345 0 9	21,544
Ditto 1867 to 1868	91	148 3 39 ⁸ / ₁₀₀	11,865 3 32 ⁹ / ₁₀₀	16,821
TOTAL	334	574 3 31 ⁷ / ₁₀₀	31,036 3 39 ⁹ / ₁₀₀	94,785

RETURN of the Number of Leases registered from 1st July, 1862, to 30th June, 1868.

	No.	Acreage.		Rental.
		Town and Suburbs.	Country.	
From 1st July, 1862, to 30th June, 1868	34	A. R. P. 67 0 9 ³ / ₄	A. R. P. 7492 0 7	£ 1918

RETURN of the Number of Mortgages discharged from 1st July, 1862, to 30th June, 1868.

	No.	Acreage.		Considera- tion.
		Town and Suburbs.	Country.	
From 1st July, 1862, to 30th June, 1868	87	A. R. P. 155 3 1 ³ / ₁₀₀	A. R. P. 20,467 3 33	£ 39,231

RETURN of the Number of Mortgages transferred from 1st July, 1862, to 30th June, 1868.

	No.	Acreage.		Considera- tion.
		Town and Suburbs.	Country.	
From 1st July, 1862, to 30th June, 1868	12	A. R. P. 4 2 2 ¹ / ₄	A. R. P. 1472 3 18	£ 3489

RETURN of the Number of Leases transferred from 1st July, 1862, to 30th June, 1868.

	No.	Acreage.						Consideration.
		Town and Suburbs.			Country.			
From 1st July, 1862, to 30th June, 1868	1	A.	R.	P.	A.	R.	P.	£
		—			4	2	8	170

Transmissions by Bankruptcy or Insolvency	7
Ditto, Death	1
Re-entry by Lessor	1
Powers of Attorney	11
Orders for Foreclosure	2
Leases surrendered	2

RETURN of Fees received from 1st July, 1862, to 30th June, 1863.

Years.	Assurance.	Commissioners.	Registrations.	TOTAL.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
From 1st July, 1862, to 30th June, 1863	257 7 5	92 10 0	324 2 0	673 19 5
Ditto 1863 to 1864	217 0 0½	96 7 0	351 6 0	664 13 0½
Ditto 1864 to 1865	255 12 5	108 8 0	507 16 0	871 16 5
Ditto 1865 to 1866	222 5 0½	98 10 0	474 0 0	794 15 0½
Ditto 1866 to 1867	256 0 4½	107 2 0	517 13 8	880 16 0½
Ditto 1867 to 1868	193 6 2½	79 14 0	518 12 10	791 13 0½
TOTAL	1401 11 6	582 11 0	2693 10 6	4677 13 0