

(No. 78.)



1881.

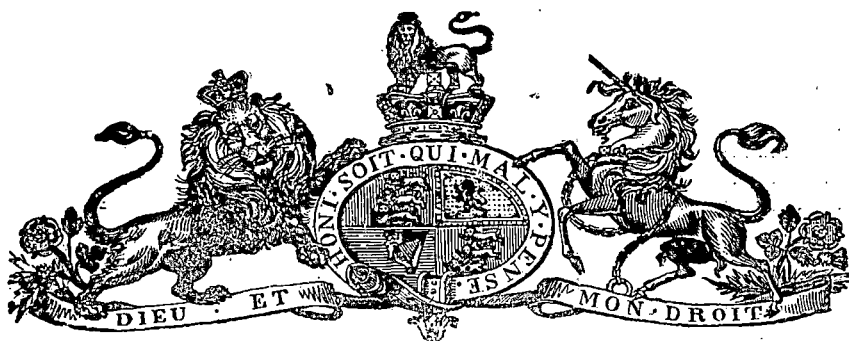
TASMANIA

HOUSE OF ASSEMBLY.

REAL PROPERTY ACT:

REPORT TO JUNE 30, 1881.

Laid upon the Table by the Attorney-General, and ordered by the House to be printed, July 29, 1881.



Lands' Titles Office, 13th July, 1881.

SIR,

I HAVE the honor to furnish, for the information of Parliament, a Report upon the working of the Real Property Act, from 1st July, 1880, to 30th June, 1881, and also Returns showing the results of such working.

On the 30th June, 1881, the extent of Real Property subject to the provisions of the Real Property Act was 13,056 acres of Town and Suburban, and 732,997 acres of Country Land, and the aggregate value of such land amounted to £1,570,413.

Since 1st July, 1880, property amounting in value to £108,959 has been brought under the operation of the Act.

There have been registered during the same period 363 Transfers,—the purchase money of the land so transferred being £85,861.

338 Mortgages, securing the sum of £134,107, were registered, and 196 Mortgages, amounting in the aggregate to £56,906, have been paid off and released.

The sum of £1237 2s. 6d. has been received for Registration Fees for the year ending 30th June last, and £124 6s. has been placed to the credit of the Assurance Fund.

Upon a review of the operations of the Office during the past year, I consider there is reason to be satisfied with the progress made. The area of land to be dealt with by the new system of Land Transfer is annually increasing, and property of the value of more than a million and a half is now subject to the provisions of the Real Property Act.

To all the gentlemen connected with the Department I have much pleasure in tendering my sincere thanks for their willing co-operation and ready assistance.

There do not appear to be any grave defects in the Real Property Acts calling for immediate amendment, nor am I aware of any serious obstacle to the smooth working of the system which has hitherto prevailed; and nothing further specially deserving of notice relating to the conduct of business has occurred during the last twelve months.

I have the honor to be,
Sir,

Your obedient Servant,

G. PATTEN ADAMS, *Recorder of Titles.*

The Honorable the Attorney-General.

No. 1.

APPLICATIONS for Certificates of Title and Grants.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1862 (last 6 months)	63	£ 35,919	444	2	17	6190	0	0
1863	226	137,094	670	3	8	20,825	3	15
1864	247	111,799	402	0	39	32,408	1	1
1865	235	88,003	392	2	3	25,949	2	30
1866	201	107,154	388	2	28	21,685	3	14
1867	190	69,278	307	0	35	14,147	0	35
1868	170	65,900	230	1	35	15,063	3	30
1869	106	24,946	156	0	7	5162	0	18
1870	110	26,559	338	3	13	5136	1	10
1871	109	69,576	172	2	28	12,919	0	8
1872	110	38,043	231	2	8	7594	0	29
1873	118	35,921	204	1	31	7688	3	18
1874	88	24,788	192	2	35	5428	1	26
1875	123	52,892	195	3	31	6937	1	20
1876	108	30,692	102	2	38	3111	0	22
1877	101	43,813	259	1	19	4895	1	23
1878	96	52,502	275	3	29	10,739	2	18
1879	116	50,641	189	3	27	3773	2	10
1880	117	76,318	187	0	12	8276	3	0
1881 (first 6 months)	47	29,737	34	0	16	3365	2	26
	2681	1,171,575	5377	3	19	221,299	0	33
						5377	3	19
						226,677	0	12

No. 2.

GRANTS registered.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1862 (last 6 months)	42	£ 1616	78	3	7	1445	0	9
1863	214	10,248	449	3	30	11,114	0	9
1864	154	11,333	227	2	26	14,859	1	34
1865	254	15,848	458	3	8	26,305	2	19
1866	298	14,652	342	2	33	25,474	1	6
1867	206	7475	201	0	21	13,810	3	2
1868	138	11,923	207	3	7	17,010	0	20
1869	146	17,788	154	2	7	24,013	0	0
1870	166	17,211	198	3	7	25,679	0	36
1871	194	29,168	95	3	3	47,690	2	34
1872	230	31,521	223	3	22	45,125	3	32
1873	471	40,447	1350	2	38	50,042	1	30
1874	567	44,435	788	0	9	56,607	3	16
1875	326	33,241	559	2	13	41,444	0	32
1876	366	22,968	451	3	12	29,723	1	15
1877	321	18,517	442	1	0	18,744	1	5
1878	369	24,460	653	2	29	20,431	3	38
1879	315	23,080	558	0	22	22,862	0	0
1880	200	16,289	169	0	23	14,196	0	23
1881 (first 6 months)	95	6018	65	2	18	4917	3	19
	5081	398,838	7678	3	15	511,498	1	19
						7678	3	15
						519,177	0	34

No. 3.
TRANSFERS.

YEAR.	NO.	VALUE.	AREA.							
			Town and Suburbs.			Country.				
			A.	R.	P.	A.	R.	P.		
1862 (last 6 months)	1	£ 60	1	0	25					
1863	29	4587	47	3	26	781	0	17		
1864	47	16,162	88	2	8	3766	2	15		
1865	79	24,269	116	0	21	5917	0	1		
1866	57	17,692	100	1	10	4887	1	35		
1867	99	19,590	166	0	16	4667	3	36		
1868	111	21,485	204	1	24	13,186	2	36		
1869	97	18,779	75	0	27	2712	1	11		
1870	116	18,152	198	3	7	25,679	0	36		
1871	155	23,659	176	2	10	7326	1	35		
1872	145	27,507	156	2	39	36,308	0	0		
1873	137	49,499	206	3	12	20,652	0	37		
1874	170	42,677	184	3	16	24,427	3	5		
1875	214	55,255	390	2	3	31,193	1	28		
1876	250	53,563	448	1	13	15,251	3	30		
1877	349	73,193	531	2	11	26,045	3	34		
1878	344	88,938	574	0	2	29,791	0	28		
1879	385	84,859	783	0	17	22,367	1	5		
1880	329	75,888	380	0	36	16,158	3	17		
1881 (first 6 months)	201	53,978	170	2	34	15,148	1	14		
	3315	769,792	5001	3	37	306,269	3	20		
						5001	3	37		
						311,271	3	17		

No. 4.
MORTGAGES registered.

UNDER REAL PROPERTY ACT.							UNDER OLD SYSTEM.			
YEAR.	NO.	VALUE.	AREA.						NO.	VALUE.
			Town and Suburbs.			Country.				
			A.	R.	P.	A.	R.	P.		
1862 (last 6 months)	7	£ 4522	30	2	21	1139	3	10	172	78,798
1863	39	36,291	89	1	13	5780	1	9	234	218,214
1864	60	34,251	91	2	10	14,147	3	0	205	165,132
1865	88	39,297	122	1	19	17,138	1	20	186	126,280
1866	113	46,756	180	0	10	23,438	3	36	203	109,352
1867	86	37,942	187	0	7	22,178	1	18	222	122,198
1868	102	30,471	125	0	23	16,290	0	2	251	156,310
1869	101	35,412	117	1	39	17,364	1	1	269	145,690
1870	117	46,341	301	3	25	33,043	2	24	234	139,138
1871	139	41,487	124	1	28	18,681	3	26	254	129,336
1872	127	40,553	171	3	16	18,649	0	12	250	119,537
1873	117	53,880	126	2	0	18,894	0	6	250	175,531
1874	121	36,393	133	1	9	16,287	1	2	219	113,780
1875	127	31,263	275	1	17	21,682	2	25	273	242,574
1876	168	55,994	123	1	30	33,884	0	28	338	231,984
1877	234	103,057	435	3	27	26,201	2	12	357	173,992
1878	249	112,994	224	1	25	43,544	3	34	419	284,245
1879	269	126,355	587	2	28	43,653	2	1	452	248,052
1880	313	127,148	491	1	12	50,359	2	0	421	246,414
1881 (first 6 months)	152	62,223	189	1	38	23,108	2	21	217	157,549
	2729	1,102,630	4134	0	37	475,468	3	7		
						4134	0	37		
						479,603	0	4		

No. 5.
MORTGAGES.

DISCHARGED.					TRANSFERRED.						
YEAR.	NO.	VALUE.	AREA.			YEAR.	NO.	VALUE.	AREA.		
			Town and Suburbs.		Country.				Town and Suburbs.		Country.
		£	A.	R.	P.			£	A.	R.	P.
1862....	—	—	—	—	—	1862....	—	—	—	—	—
last 6 mos.						last 6 mos.					
1863....	—	—	—	—	—	1863....	—	—	—	—	—
1864....	8	3050	40	1	17	1864....	1	154	0	0	37
1865....	15	6357	18	1	13	1865....	2	330	0	1	9
1866....	23	13,681	6	1	1	1866....	3	850	0	0	15
1867....	25	10,422	63	1	13	1867....	3	1143	0	2	6
1868....	39	9522	136	2	3	1868....	9	8630	1	0	22
1869....	35	21,394	26	2	6	1869....	6	2347	0	3	13
1870....	49	20,116	112	0	31	1870....	3	1242	2	0	34
1871....	60	21,359	117	3	17	1871....	10	2989	55	1	6
1872....	50	18,906	24	1	34	1872....	7	1405	14	0	4
1873....	82	32,618	73	0	31	1873....	5	3550	2	2	29
1874....	68	21,180	220	3	14	1874....	5	15,695	—	—	—
1875....	83	19,415	269	2	34	1875....	14	3687	1	3	1
1876....	108	31,065	118	3	30	1876....	9	3980	—	—	—
1877....	123	31,211	255	3	8	1877....	8	2020	1	3	27
1878....	108	30,336	299	0	19	1878....	14	4737	0	0	18
1879....	129	82,246	96	2	32	1879....	13	4670	0	3	4
1880....	138	55,220	103	0	36	1880....	15	6600	2	3	27
1881....	112	29,327	113	0	25	1881....	9	13,460	1	0	14
first 6 mos.						first 6 mos.					
	1255	457,425	2096	2	4		136	77,489	85	3	26
									51,371	0	30
									85	3	26
									51,467	0	16

No. 6.
LEASES.

YEAR.	NO.	VALUE.	AREA.		
			Town and Suburbs.		Country.
		£	A.	R.	P.
1862 (last 6 months)....	—	—	—	—	—
1863.....	1	1080	4	3	17
1864.....	7	559	0	3	31
1865.....	11	1280	37	0	24
1866.....	4	124	12	2	0
1867.....	6	403	1	1	27
1868.....	8	267	20	1	33
1869.....	4	128	0	3	15
1870.....	5	705	0	0	26
1871.....	3	59	—	—	—
1872.....	2	162	8	1	4
1873.....	7	695	1	1	39
1874.....	5	290	0	2	0
1875.....	6	345	0	3	3
1876.....	11	781	4	2	38
1877.....	8	298	—	—	—
1878.....	11	632	2	1	30
1879.....	13	1742	1	2	14
1880.....	16	3256	4	0	24
1881 (first 6 months)....	5	740	0	2	0
	133	13,546	102	3	5
			59,925	3	18
			102	3	5
			60,028	2	23

No. 7.

APPLICATIONS on Death of Registered Proprietor.

YEAR.	NO.	VALUE.	AREA.								
			Town and Suburbs.			Country.					
			A.	R.	P.	A.	R.	P.			
1862 (last 6 months)	—	£ —		—							
1863	—	—		—							
1864	1	200	2	0	3						
1865	—	—		—							
1866	2	533	22	1	33						
1867	1	1175	0	0	20						
1868	3	1480	2	2	39	1350	0	0			
1869	4	1041	0	2	8	859	0	0			
1870	7	5140	4	1	18	1336	0	0			
1871	13	26,218	14	2	21	10,290	3	21			
1872	13	4584	38	0	30	4715	3	7			
1873	11	5154	46	3	19	857	0	37			
1874	10	4826	2	3	37	3587	2	22			
1875	21	6499	34	1	7	5756	2	10			
1876	25	36,456	96	1	38	7664	2	36			
1877	19	6200	63	3	26	1766	3	0			
1878	35	53,875	151	3	22	13,756	2	35			
1879	34	52,502	97	3	19	20,309	3	26			
1880	33	8956	36	1	34	2763	1	8			
1881 (first 6 months)	16	14,895	28	3	16	1065	2	16			
	248	229,734	644	2	30	76,080	0	18			
						644	2	30			
						76,724	3	8			

No. 8.

OTHER Transactions mentioned in Statistics.

	1862. last 6 mos.	1863.	1864.	1865.	1866.	1867.	1868.	1869.	1870.	1871.	1872.	1873.	1874.	1875.	1876.	1877.	1878.	1879.	1880.	1881. first 6 mos.
Mortgages partially discharged	—	—	—	—	—	—	—	9	1	—	3	1	4	1	2	4	6	3	12	4
Powers of Attorney	—	—	—	2	2	5	1	1	5	3	3	5	4	12	8	8	11	6	12	3
Surrenders of Lease	—	—	—	2	—	—	—	1	3	2	1	1	1	—	—	—	2	2	1	2
Transfers of Lease	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	1	2
Transfers by Death or Bankruptcy	—	—	—	—	—	2	6	—	2	3	17	2	7	13	12	17	25	33	26	18
Foreclosure Orders	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—
Encumbrances	—	—	—	—	3	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—
Order of Supreme Court	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	—	—	1	—
Provisional Land Grant	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—
Writ of <i>Fi. Fa.</i>	—	—	—	—	—	—	—	—	—	—	—	1	—	1	—	2	3	1	1	—
Registration Abstract	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—
Office Copy	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—
Entry of Marriage of Proprietor	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	—	—	—	3
Entry of Death of Annuitant . .	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—
Registration of Proprietor on Letters of Administration	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Estate in Remainder	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—
Re-entry by Lessor	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1