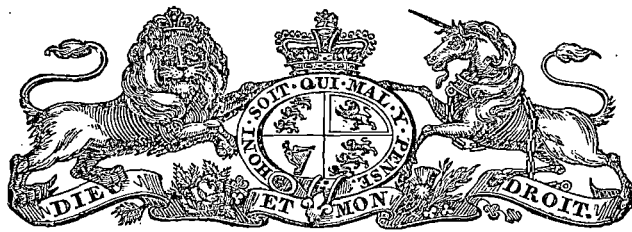


(No. 71.)



1881.

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TASMANIA

LEGISLATIVE COUNCIL.

---

**REAL PROPERTY ACT:**

REPORT TO JUNE 30, 1881.

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Laid upon the Table by Mr. Moore, and ordered by the Council 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.*

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## 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	11,833	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	128	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.	A.	R.	P.					
1862....	—	£	—	—	—	—	—	—	—	—	—	—	—	—					
last 6 mos.																			
1863....	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
1864....	8	3050	40	1	17	0	2	0	1864....	1	154	0	0	37	—	—			
1865....	15	6357	18	1	13	2578	0	15	1865....	2	330	0	1	9	70	2	0		
1866....	23	13,681	6	1	1	7151	2	0	1866....	3	850	0	0	15	4	2	36		
1867....	25	10,422	63	1	13	10,126	3	17	1867....	3	1143	0	2	6	406	0	4		
1868....	39	9522	136	2	3	1521	0	36	1868....	9	8630	1	0	22	3208	3	2		
1869....	35	21,394	26	2	6	12,580	2	5	1869....	6	2347	0	3	13	769	2	4		
1870....	49	20,116	112	0	31	6762	0	36	1870....	3	1242	2	0	34	705	2	17		
1871....	60	21,359	117	3	17	5822	1	19	1871....	10	2989	55	1	6	3494	1	0		
1872....	50	18,906	24	1	34	4747	0	20	1872....	7	1405	14	0	4	918	1	21		
1873....	82	32,618	73	0	31	12,246	3	24	1873....	5	3550	2	2	29	3317	0	0		
1874....	68	21,180	220	3	14	9081	1	32	1874....	5	15,695	—	—	—	10,480	0	0		
1875....	83	19,415	269	2	34	6512	0	14	1875....	14	3687	1	3	1	1553	2	0		
1876....	108	31,065	118	3	30	18,902	3	15	1876....	9	3980	—	—	—	7092	3	3		
1877....	123	31,211	255	3	8	9879	2	18	1877....	8	2020	1	3	27	481	3	0		
1878....	108	30,336	299	0	19	14,727	0	34	1878....	14	4737	0	0	18	3367	1	26		
1879....	129	82,246	96	2	32	29,449	2	25	1879....	13	4670	0	3	4	2326	0	21		
1880....	138	55,220	103	0	36	16,898	2	15	1880....	15	6600	2	3	27	2272	3	19		
1881....	112	29,327	113	0	25	10,170	3	11	1881....	9	13,460	1	0	14	10,901	3	37		
first 6 mos.									first 6 mos.										
	1255	457,425	2096	2	4	179,759	2	16		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.	A.	R.	P.					
1862 (last 6 months)....	—	£	—	—	—	—	—	—	—	—	—	—	—
1863.....	1	1080	4	3	17	—	—	—	—	—	—	—	—
1864.....	7	559	0	3	31	125	0	0	—	—	—	—	—
1865.....	11	1280	37	0	24	5195	2	10	—	—	—	—	—
1866.....	4	124	12	2	0	656	2	0	—	—	—	—	—
1867.....	6	403	1	1	27	1305	2	7	—	—	—	—	—
1868.....	8	267	20	1	33	777	0	0	—	—	—	—	—
1869.....	4	128	0	3	15	209	0	0	—	—	—	—	—
1870.....	5	705	0	0	26	6926	1	35	—	—	—	—	—
1871.....	3	59	—	—	—	219	3	0	—	—	—	—	—
1872.....	2	162	8	1	4	—	—	—	—	—	—	—	—
1873.....	7	695	1	1	39	2658	0	9	—	—	—	—	—
1874.....	5	290	0	2	0	7898	2	0	—	—	—	—	—
1875.....	6	345	0	3	3	2523	0	0	—	—	—	—	—
1876.....	11	781	4	2	38	4364	3	9	—	—	—	—	—
1877.....	8	298	—	—	—	153	3	35	—	—	—	—	—
1878.....	11	632	2	1	30	6857	3	24	—	—	—	—	—
1879.....	13	1742	1	2	14	9825	1	13	—	—	—	—	—
1880.....	16	3256	4	0	24	10,065	3	7	—	—	—	—	—
1881 (first 6 months)....	5	740	0	2	0	163	2	29	—	—	—	—	—
	133	13,546	102	3	5	59,925	3	18	—	—	—	—	—
						102	3	5	—	—	—	—	—
						60,028	2	23	—	—	—	—	—

## 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		

## 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 . . . . .	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Writ of <i>Fi. Fa.</i> . . . . .	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	2	3	1	1	—
Registration Abstract . . . . .	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—
Office Copy . . . . .	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—
Entry of Marriage of Proprietor . . . . .	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	—	—	—	3
Entry of Death of Annuitant . . . . .	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Registration of Proprietor on Letters of Administration . . . . .	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—
Estate in Remainder . . . . .	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—
Re-entry by Lessor . . . . .	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1