

(No. 10.)



1900.

PARLIAMENT OF TASMANIA.

RECORDER OF TITLES:

REPORT FOR 1899.

Presented to both Houses of Parliament by His Excellency's Command.

Cost of printing—£2 6s. 6d.



Lands' Titles Office, Hobart, 7th April, 1900.

SIR,

I HAVE the honour to submit to you the Annual Report on the working of this Department for the year ending 31st December last.

The expenditure for the year was £2631 1s. 1d., of which £2483 3s. 4d. was for salaries for Head Office and Launceston Branch, and £147 17s. 9d. was for contingencies, including £123 13s. 4d. for advertising, applications prepaid by applicants, and so forming no charge upon the revenue. The receipts for fees under the Real Property (Torrens) Act were £3316 0s. 6d., being £684 19s. 5d. in excess of expenditure, and £448 14s. in excess of 1898, and £721 10s. 2d. in excess of 1897 receipts.

Under the Stamp Duties Acts I have personally collected £1272 in cash for duty on various Instruments submitted to me as Collector of Stamp Duties. This amount is a shade below that received in the previous year, but is £206 5s. in excess of that collected in 1897. The office has also been the medium of the revenue receiving, under those acts, £2218 14s. 6d. (including in part personal collections as above), that being the Stamp Duty paid on Instruments which it is my duty to certify to as being correctly stamped before they are passed as correct for registration in this office. The departmental machinery has therefore directly and indirectly been the means of collecting £5534 15s. for fees and Stamp Duty in addition to the amounts received by me for Stamp Duty on Instruments outside of the Real Property Acts.

The above is, I consider, satisfactory, not only from a revenue point of view, but also as one of the important proofs of the increased prosperity of the Colony. Judging by the receipts of the first 3 months of this year, I hope the receipts will reach an even more satisfactory amount next year.

The following table shows the principal dealings of the year, and at the end will be found tables showing all the transactions of the past five years:—

Nature of Instrument.	Number.	Area of Land, Town and Country.			Value. £
		A.	R.	P.	
Transfers.....	873	50,283	1	28	201,187
Mortgages*	742	69,016	1	14	294,496
Grant Deeds prepared at Crown Lands Office and registered here (in duplicate)	610	25,171	3	2	39,460
Applications to bring Land under "Torrens Act," including applications for Grants of Land held under Location					
Orders as roots of Title	39	4775	3	27	17,865
Certificates of Title (in duplicate).....	912				
Ditto by Endorsement (in duplicate)	224				
Total number of Memorials of Instruments entered on Certificates of Title and Grant Deeds in course of registration of dealings during the year ...	7669				
Proclamation under Lands Vesting Acts for road and railway purposes	42				
Searches, exclusive of those made for other Government Departments.....	366				

* Many of these of course represent new loans to take up old ones, and are not additional encumbrances on the real estate of the Colony.

The Assurance Fund on 31st December last amounted to £7804 15s. 11*d.*, as against £7385 16s. 10*d.* at the end of the previous year. The public have confidence in this fund, which should be carefully fostered, as it is impossible to say when it may be called upon to meet claims.

The Board of Lands Titles Commissioners held 44 meetings, and dealt with 165 applications of various kinds. Among these were applications to convert titles from the old system into Torrens Titles, covering 132a. 2r. 29p. of City and Suburban, and 4643a. 0r. 38p. of Country Lands, of the value of £17,865—bringing the total area of lands under the Torrens system (Town and Country) up to 1,418,212 acres, of the declared value of £3,220,889 at the time of bringing same thereunder. What the actual value now is of these lands it is impossible for me to say, but, as the area represents nearer one-third than one-fourth of the alienated land of the Colony its present value must be nearly double the above amount.

The conversion of mere holding titles into marketable ones, and improvements, including improvements on land purchased from the Crown on credit, are, no doubt, among the principal factors in accounting for this discrepancy. As every week additional land is brought under the system, and every acre sold by the Crown is ultimately granted under it, it is obvious that the jurisdiction and, consequently, the work and responsibilities of the department, are ever increasing. This is illustrated by the fact that its revenue is nearly three times as large as it was 16 years back.

330 diagrams and plans from actual survey have been checked by mathematical computation, and as all the detail calculations and requisitions, &c., in this respect are permanently attached to the plans, the record will always remain to show for itself how carefully the work has been performed.

The influenza epidemic, which swept through the Colony last year, seriously affected this in common with other departments, and made it difficult to meet our daily responsibilities. The officers who were not laid up and at times their number was few, cheerfully did their best to meet the difficulty, but of course dead work had for a time to suffer to some extent.

I have to thank the legal profession for kind consideration in the above circumstances, and also for their usual cordial and courteous cooperation in our business relationships.

I have the honour to be,

Sir,

Your obedient Servant,

JAMES WHYTE, *Recorder of Titles.*

No. 1.—*APPLICATIONS for Certificates of Title and Grants.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1895.....	45	45,675	65	2	36	7634	1	0
1896.....	54	33,455	57	0	35	4422	2	11
1897.....	33	21,569	129	2	1	3320	2	19
1898.....	36	14,739	50	3	19	1233	2	31
1899.....	39	17,865	132	2	29	4643	0	38
	207	133,303	436	0	0	21,254	1	19

No. 2.—*GRANTS Registered.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1895.....	373	27,007	311	3	19	18,444	2	17
1896.....	377	27,087	377	3	25	15,004	1	2
1897.....	568	34,245	506	3	34	20,836	1	23
1898.....	592	35,118	474	2	23	22,491	1	36
1899.....	610	39,460	658	3	2	24,513	0	0
	2520	162,917	2330	0	23	101,289	2	38

No. 3.—*TRANSFERS.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1895.....	631	153,602	673	3	10	45,418	1	9
1896.....	633	172,081	530	3	8	32,145	3	10
1897.....	680	181,225	542	3	0	46,755	0	35
1898.....	725	174,538	613	2	33	47,709	3	3
1899.....	873	201,187	1002	1	21	49,281	0	7
	3542	882,633	3363	1	32	221,310	0	24

No. 4.—*MORTGAGES registered.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1895.....	552	242,329	812	2	1	101,568	1	29
1896.....	540	217,241	606	0	15	66,423	0	19
1897.....	617	211,831	743	1	14	57,331	0	2
1898.....	694	261,326	811	3	13	63,698	2	33
1899.....	742	294,496	942	0	31	68,074	0	23
	3145	1,227,223	3915	3	34	357,095	1	26

No. 5.—MORTGAGES.

DISCHARGED.						PARTIALLY DISCHARGED.											
YEAR.	NO.	VALUE.	AREA.			YEAR.	NO.	VALUE.	AREA.								
			Town and Suburbs.		Country.				Town and Suburbs.		Country.						
		£	A.	R.	P.			£	A.	R.	P.						
1895.....	407	184,297	383	0	4	59,456	1	7	1895...	57	14,302	57	0	10	1942	0	15
1896.....	474	167,413	323	0	8	51,211	1	13	1896...	52	6816	9	0	25	1759	1	3
1897.....	461	166,690	291	0	17	37,906	3	3	1897...	38	3707	20	1	6	1340	3	20
1898.....	526	187,251	1157	3	28	72,617	0	7	1898...	72	8743	109	3	29	3773	3	27
1899.....	527	288,820	517	0	11	52,135	0	13	1899...	53	10,439	31	1	17	1085	3	18
	2395	994,471	2672	0	28	273,326	2	3		272	44,007	227	3	7	9902	0	

No. 6.—MORTGAGES transferred.

YEAR.	NO.	VALUE.	AREA.					
			Town and Country.		Suburbs.			
		£	A.	R.	P.	A.	R.	P.
1895.....	65	15,780	201	2	9	10,247	0	0
1896.....	62	17,680	10	3	26	27,034	3	15
1897.....	71	15,597	159	3	30	12,051	3	13
1898.....	100	15,816	1172	2	18	50,338	3	9
1899.....	65	25,771	1047	1	6	8169	1	12
	363	90,644	2592	1	9	107,841	3	9

No. 7.—LEASES.

YEAR.	NO.	VALUE PER ANNUM.	AREA.					
			Town and Suburbs.		Country.			
		£	A.	R.	P.	A.	R.	P.
1895.....	36	1655	18	1	39	6038	2	0
1896.....	37	2506	12	2	13	19,602	2	15
1897.....	35	1800	128	3	13	5908	1	17
1898.....	44	3603	17	2	1	10,994	0	7
1899.....	51	3679	146	2	23	8842	3	31
	203	13,243	324	0	9	51,386	1	30

No. 8.—APPLICATIONS on Death of Registered Proprietor.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.		Country.			
		£	A.	R.	P.	A.	R.	P.
1895.....	72	43,639	126	0	10	11,614	2	35
1896.....	75	35,675	248	2	2	6018	1	9
1897.....	110	68,811	333	2	23	25,725	0	39
1898.....	95	57,489	408	0	3	8637	0	6
1899.....	109	103,795	260	1	29	22,994	2	5
	461	309,409	1376	2	27	74,989	3	14

No. 9.—*OTHER Transactions mentioned in Statistics.*

	1895.	1896.	1897.	1898.	1899.
Mortgages extended	10	8	13	10	8
Leases extended .....	...	1	1	2	...
Leases transferred	4	2	6	8	5
Leases surrendered.....	5	8	8	10	4
Leases partially surrendered	2	...	...	6	...
Re-entry by Lessor.....	...	...	...	...	1
Encumbrances	2	3	1	3	6
Encumbrances transferred .....	...	1	...	...	...
Encumbrances discharged	3	1	3	3	2
Encumbrances partially discharged .....	...	...	...	...	...
Annuities .....	...	...	...	...	...
Annuities discharged ... ..	...	1	1	1	...
Annuities partially discharged .....	...	...	...	...	...
Entry of Death of Annuitant or Life Tenant	2	4	3	4	1
Transmission by Death or Bankruptcy	62	87	111	126	128
Entry of Writs of <i>Fi. Fa.</i> Warrants of Execution and Caveats	68	64	42	75	55
Evidence of Satisfaction of Writ	1	1	2	3	...
Foreclosure Orders.....	23	8	9	3	6
Entries of Marriage of Proprietor	2	8	9	14	28
Powers of Attorney	50	64	68	69	64
Estates in Remainder.....	1	6	1	...	...
Registration of Abstract .....	...	...	...	...	...
Decree of Order of Supreme Court ..	5	6	7	4	7
Applications to dispense with the production of Grants, Certificates of Title, and Mortgages, &c.....	1	4	3	2	1
Surrenders to the Crown	8	13	7	1	4
Certificates of Title (in duplicate).....	685	710	781	844	912
Certificates of Title by Endorsement (in duplicate)	142	138	140	135	224
Provisional Certificates .....	...	1	1	1	1
Certified Copies.....	3	3	1	1	2
Proclamations under Lands Vesting Act, 58 Vict. No. 17	53	38	26	30	42
Vesting Orders where Vendor absent, &c. from Colony...	...	1	2	...	...