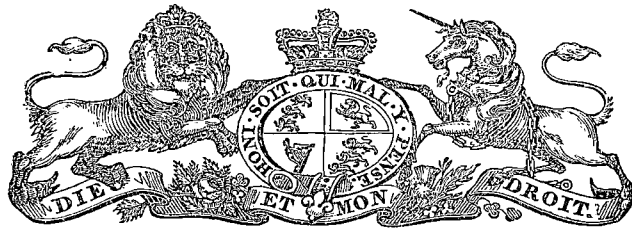


(No. 30.)



1895.

PARLIAMENT OF TASMANIA.

RECORDER OF TITLES:

REPORT FOR 1894.

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

Cost of printing—£2 2s.



Lands' Titles Office, Hobart, March 28th, 1895.

SIR,

I HAVE the honor to submit to you the Annual Report on this Department for the year ending 31st December, 1894.

In the general depression, which has more or less affected all classes of business in the community, it was of course impossible for this Office to escape suffering to some extent, although until last year the decrease in business might fairly well have been considered as nothing more than would have arisen from ordinary fluctuations. The year just ended was, however, not so satisfactory on this point, and this is not to be wondered at when one remembers the great difficulty which has existed in realising on property at satisfactory prices. To meet this state of affairs, additional retrenchment was carried out last year, and further reductions in expenditure came into force this year.

In illustration, allow me to draw your attention to the following figures showing the amounts borne on the Estimates for the Department for five consecutive years, commencing with 1891, when the depression first set in:—

	1891.	1892.	1893.	1894.	1895.
	£	£	£	£	£
Salaries	2655	2695	2675*	2507	2303
Contingencies	356†	356	321	281	206
TOTALS	£3011	£3051	£2996	£2788	£2509

* Further reduced by per-centage reduction by £166 14s. 0d.

† Embraces amounts varying from £250 to £150 voted for advertising, but which are actually paid by applicants, and not out of the Revenue.

It will be seen, therefore, that the expenditure provided for the current year is £502 (1/6th) less than that provided for 1891. When it is taken into consideration that the Solicitor to the Department now also acts as Parliamentary Draftsman, it may fairly be claimed that the saving effected is considerable. Notwithstanding the unfavourable state of the property market, the receipts for the year are slightly in excess of the true and actual cost proper of working the Department, although the amount standing to its debit in the Treasury Accounts is in excess of the receipts, owing to certain expenditure unconnected with its working, and which will not occur again, having for convenience' sake remained charged to it for the year.

The following table shows the principal transactions for the year, and a more detailed table of all transactions is subjoined in the usual form:—

Nature of Instrument.	Number.	Area of Lands, Town and Country.	Value.
Transfers	651	ACRES. 37,465	£ 107,787
Mortgages	539	115,254	283,950
Grant Deeds prepared at Crown Lands Office and registered here	337 (in duplicate)	16,809	24,356
Applications to bring Land under "The Real Property Act," and for Grants of Land held under Location Orders as roots of Title	50	25,466	66,362
Certificates of Title	753 (in duplicate)	...	...
Ditto by Endorsement	146	...	...
Total number of Memorials of Transactions entered on Grant Deeds or Certificates of Title in course of registration of dealings during year	5877	...	...

289 searches were made, not including those effected by the Department for the Crown Law Office and the Income Tax Department.

The Lands' Titles Commissioners have held 40 sittings, and dealt with 131 applications of all kinds, many of them affecting properties of considerable value, one of which alone was declared at £45,000.

The Assurance Fund now amounts to £10,423 10s. 9d.; no one, however, can say when a claim upon it may arise, and the proportion which it bears even to the value of the land annually brought under "The Real Property Act," or indeed to some of the properties (see last paragraph), is still small, showing that this Fund requires careful nursing for many years to come, not only for its own sake but also for the confidence which its existence inspires in the public for the Torrens' system.

The town and country lithographic plans supplied to this Office from the Survey Department have now all been coloured to show the lands under "The Torrens' Act." Compilations of Hobart and the Town of Queenborough giving similar information have been recently completed and are being lithographed for distribution. I expect to find ready purchasers for these among the legal profession and those doing business with the Department. This work has been performed at intervals as occasion served, and now that it is completed will prove of great value in searching and otherwise facilitating the working of the system. It has involved a considerable amount of labour, and reflects credit on the Drafting Staff.

The Long Room has been enlarged by the removal of a partition, and now holds all the clerical staff, who were previously dispersed in three rooms. This will greatly assist supervision and the passing on of the work from one stage to another, and will thus conduce to improve administration coupled with some economy.

I have as usual to acknowledge the courteous co-operation which the Legal Profession have extended to me in the administration of "The Real Property Act."

I have the honor to be,

Sir,

Your obedient Servant,

The Hon. the Attorney-General.

JAMES WHYTE, *Recorder of Titles.*

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

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1890.....	76	£ 72,851	93	2	1	4341	3	5
1891.....	101	90,687	244	1	31	7436	1	3
1892.....	82	75,386	204	3	25	4021	2	28
1893.....	55	42,820	44	1	16	7656	3	6
1894.....	50	66,362	93	1	28	25,373	3	17
	364	348,106	680	2	21	48,830	1	19

No. 2.—*GRANTS Registered.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1890.....	523	£ 38,270	659	0	0	27,076	1	0
1891.....	470	46,888	630	3	36	44,915	2	13
1892.....	455	32,889	310	3	0	26,496	2	25
1893.....	535	42,447	592	0	31	28,640	2	14
1894.....	337	24,356	308	1	4	16,501	0	0
	2320	184,850	2501	0	31	143,630	0	22

No. 3.—*TRANSFERS.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1890.....	1106	£ 276,513	1037	0	12	67,553	3	33
1891.....	967	217,955	1209	2	38	49,260	2	29
1892.....	886	210,437	886	3	37	56,824	1	5
1893.....	806	168,410	586	1	20	68,610	3	38
1894.....	651	107,787	481	0	0	36,984	0	34
	4416	981,102	4201	0	27	279,234	0	19

No. 4.—*MORTGAGES registered.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1890.....	913	£ 332,824	1483	1	31	93,640	1	37
1891.....	790	429,559	823	3	9	102,465	2	34
1892.....	863	386,389	1309	3	32	86,836	0	16
1893.....	723	474,356	670	1	6	109,871	2	39
1894.....	539	283,950	777	0	22	114,477	0	28
	3828	1,907,578	5064	2	20	506,291	0	34

No. 5.—*MORTGAGES.*

DISCHARGED.						PARTIALLY DISCHARGED.											
YEAR.	NO.	VALUE.	AREA.														
			Town and Suburbs.			Country.			YEAR.	NO.	VALUE.	AREA.					
			A.	R.	P.	A.	R.	P.				A.	R.	P.	A.	R.	P.
1890.....	423	£ 184,527	817	1	12	41,532	2	29				1890...	77	£ 10,015	13	0	32	2234	2	12
1891.....	412	159,548	92	1	0	28,910	1	4	1891...	66	6488	17	2	21	803	3	16
1892.....	403	141,311	408	3	14	55,498	2	28	1892...	93	6783	20	3	6	945	0	16
1893.....	485	188,077	368	0	25	29,293	3	35	1893...	80	9340	28	3	8	1322	3	33
1894.....	413	137,019	473	2	17	39,781	0	9	1894...	62	9334	13	2	12	14,993	1	6
	2136	810,482	2160	0	28	195,016	2	25		378	41,960	93	3	39	20,299	3	3

No. 6.—*MORTGAGES transferred.*

YEAR.	NO.	VALUE PER ANNUM.	AREA.					
			Town and Country.			Suburbs.		
			A.	R.	P.	A.	R.	P.
1890.....	22	£ 4866	56	3	8	2066	1	23
1891.....	33	20,543	58	0	15	11,833	0	30
1892.....	59	16,158	99	1	10	14,142	0	21
1893.....	81	10,883	224	0	22	49,103	3	11
1894.....	72	14,669	123	1	8	44,629	2	7
	267	67,119	561	2	23	121,775	0	12

No. 7.—LEASES.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1890.....	37	4356	4	1	1	19,584	2	8
1891.....	28	7819	5	2	1	38,211	3	11
1892.....	50	12,623	90	3	28	10,427	3	35
1893.....	46	13,349	95	0	39	32,693	1	26
1894.....	39	2854	264	1	27	19,082	0	28
	200	41,001	460	0	16	119,999	2	28

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

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1890.....	88	60,953	300	1	29	13,957	1	22
1891.....	70	31,395	250	1	26	9230	2	1
1892.....	86	88,423	226	0	38	14,196	1	28
1893.....	90	42,560	184	3	5	8770	3	6
1894.....	59	27,038	97	1	12	4969	3	33
	393	250,369	1059	0	30	51,125	0	10

No. 9.—OTHER Transactions mentioned in Statistics.

	1890.	1891.	1892.	1893.	1894.
Mortgages extended .....	...	2	11	6	8
Leases transferred	2	9	14	3	7
Leases surrendered	5	11	7	10	5
Leases partially surrendered .....	...	...	...	4	...
Re-entry by Lessor	1	...	1	...	...
Encumbrances	1	7	3	1	3
Encumbrances discharged .....	...	2	...	2	1
Encumbrances partially discharged .....	...	...	...	1	...
Annuities .....	...	...	...	...	...
Annuities discharged	2	1	...	...	2
Annuities partially discharged .....	...	...	...	...	...
Entry of Death of Annuitant or Life Tenant .....	...	...	1	...	1
Transmission by Death or Bankruptcy	34	69	112	113	53
Entry of Writs of <i>Fi. Fa.</i> Warrants of Execution and Caveats	8	8	7	11	74
Foreclosure Orders .....	...	1	2	12	15
Entries of Marriage of Proprietor	11	8	7	9	8
Powers of Attorney	25	34	51	69	62
Estates in Remainder .....	...	3	...	1	1
Registration of Abstract .....	...	...	...	...	...
Decree of Order of Supreme Court	1	2	...	2	...
Applications to dispense with the production of Grants, Certificates of Title and Mortgages .....	...	...	...	5	2
Surrenders to the Crown .....	...	...	3	2	4
Certificates of Title (in duplicate)	1168	982	969	880	753
Certificates of Title by Endorsement (in duplicate) .....	...	259	220	172	146
Provisional Certificates	1	3	2	1	...
Certified Copies .....	...	9	3	5	8
Proclamations .....	...	...	...	...	...