

(No. 117.)



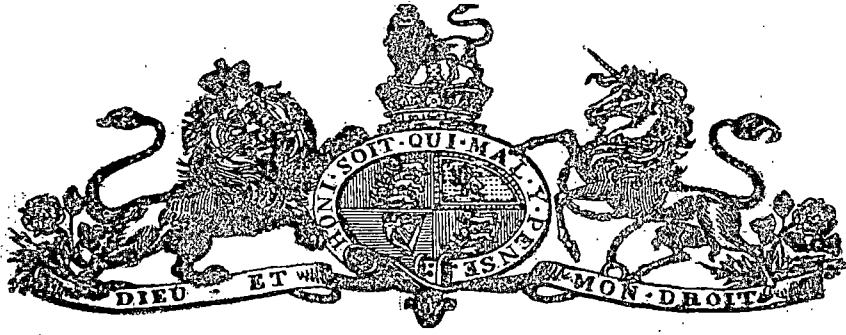
1884.

PARLIAMENT OF TASMANIA.

RECORDER OF TITLES:

REPORT FOR THE YEAR ENDING JUNE 30, 1884.

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



Lands' Titles Office, Hobart, 25th July, 1884.

SIR,

I HAVE the honor to submit to you a Report on the working of this Department for the twelve months ending 30th June last, and also to enclose Returns of Transactions registered by the Department to that date from the inception of "The Real Property Act," in 1862.

The total area of Lands brought under the provisions of "The Real Property Act" up to 30th June last is 252,463 acres, of a value of £3,092,409. This area and value does not include lands granted on sale by the Crown.

A considerable increase in the business of the Office has taken place during the past twelve months, notably in the Registration of Transfers, which number 659, as against 603 for the previous corresponding period, and cover purchase money to the amount of £284,179. 439 Mortgages have been registered during the same period.

As the Office revenue during the past 12 months amounted to £2056 12s., exceeding that of the previous 12 months by £149 12s., and as it is a fair presumption that the business of the Department will continue to increase, it will be seen that there is every probability that it will be self-supporting during the ensuing year.

The present staff, although recently increased by the acceptance of the services of a volunteer, is barely strong enough numerically to cope with the work, while in many cases transactions are in consequence unavoidably delayed. There can be no doubt that to be efficient it will have to be increased before long.

An additional room has been placed at the disposal of the Department, and although somewhat removed from the main offices, not being on the same flat, yet it affords considerable convenience.

The system has become so well established here and in the other Colonies that there can be little doubt but that, subject to amending legislation to meet existing defects, the principle of Registration of Title, as against Registration of Deeds, will remain as one of the permanent features of the Land Laws of the Colony. Under such circumstances, I respectfully submit that the principles and practice of Conveyancing under the Torrens' System should form part of the Conveyancing curriculum in future Law examinations.

The Recorder and Solicitor to the Department have already fully reported, on the system, and its administration, to you for the information of the Select Committee of the House of Assembly appointed during last Session of Parliament; and I have addressed you on the question of strong-room accommodation for the Department.

Business with the profession and the public is, I think, being conducted without undue friction; but there are many vexatious formalities which the Department might use its discretion in dispensing with, although strictly prescribed by "The Real Property Act." I do not think, however, I ought to take the responsibility of assenting to any important alteration in existing practice while holding only an acting appointment.

I have the honor to be,
Sir,

Your obedient Servant,

JAMES WHYTE, *Acting 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	99	64,188	139	2	13	12,074	3	22
1882	91	67,860	91	0	23	13,257	0	26
1883	91	48,623	209	1	19	2981	0	29
1884 (first 6 months)	37	17,699	10	2	9	422	3	28
	2952	3,092,409	5793	1	27	246,669	2	32
						5793	1	27
						252,463	0	19

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	54	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	211	14,389	225	3	24	11,178	0	30
1882	338	39,840	591	0	4	36,969	0	16
1883	323	21,644	273	3	27	15,949	3	18
1884 (first 6 months)	276	21,770	448	0	11	16,642	1	5
	6135	490,463	9152	0	20	587,319	3	29
						9152	0	20
						596,472	0	9

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	441	117,861	492	3	0	27,070	1	23
1882	545	187,022	503	3	11	55,982	1	28
1883	634	172,217	553	1	13	50,194	3	1
1884 (first 6 months)	328	111,962	264	1	34	10,294	2	25
	5062	1,304,876	6645	2	21	434,663	3	3
						6645	2	21
						441,309	1	24

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.....	323	142,236	336	1	26	35,577	3	22	430	265,247
1882.....	290	201,818	281	3	8	51,451	1	34	445	503,585
1883.....	343	232,053	459	3	22	31,007	1	13	533	472,159
1884 (first 6 months)	230	136,166	316	0	8	17,482	2	4		
	3763	1,752,680	5338	3	23	557,879	1	19		
						5338	3	23		
						563,218	1	2		

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.... last 6 mos.	—	—	—			1862.... 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....	218	72,727	252	2	0	1881....	12	13,905	1	0	14
1882....	194	65,511	111	0	12	1882....	11	1972	8	1	0
1883....	225	92,655	237	2	14	1883....	18	3958	40	1	33
1884.... first 6 mos.	136	56,233	206	1	13	1884.... first 6 mos.	1	250	..	..	..
	1916	817,324	2790	3	18		169	84,114	134	2	19
					2790 3 18						56,836 2 26
					262,099 1 10						134 2 19
											56,971 1 5

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.....	11	1266	11	3	10
1882.....	24	2631	5	3	3
1883.....	45	3879	5	3	7
1884 (first 6 months)...	15	1166	2	2	12
	231	23,867	133	3	30
					76,140 3 7
					133 3 30
					76,274 2 37

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.....	41	37,227	49	2	34	12,499	1	0
1882.....	53	50,671	336	2	10	30,505	2	23
1883.....	35	46,976	147	1	34	13,681	2	29
1884 (first six months).....	30	20,195	445	0	22	4039	1	9
	391	369,908	1594	2	24	146,781	1	24
						1594	2	24
						148,376	0	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.	1882.	1883.	1884. first 6 mos.
Mortgages partially discharged.....	..	..	..	..	..	..	..	9	1	..	3	1	4	1	2	4	6	3	12	6	12	8	6
Powers of Attorney.....	..	..	..	2	2	5	1	1	5	3	3	5	4	12	8	8	11	6	12	8	21	17	3
Surrenders of Lease.....	..	..	2	..	..	..	..	1	3	2	1	1	1	..	..	..	2	2	1	2	3	2	9
Transfers of Lease.....	..	..	1	..	..	..	..	..	..	..	..	..	..	..	..	1	..	..	1	3	1	7	1
Transfers by Death or Bankruptcy	..	..	..	..	..	2	6	..	2	3	17	2	7	13	12	17	25	33	26	36	42	34	19
Foreclosure Orders.....	..	..	..	1	..	..	..	..	..	..	..	..	..	..	1	..	..	..	..	1	..	..	..
Encumbrances	..	..	..	..	3	..	..	..	..	..	..	..	..	..	..	..	2	..	..	1	1	..	..
Order of Supreme Court	..	..	..	..	..	..	..	..	..	..	1	..	..	..	..	1	..	..	1	..	..	..	..
Provisional Certificates	..	..	..	..	..	..	..	..	..	..	1	..	..	..	..	..	..	..	..	1	3	2	3
Writ of <i>Ft. Fa.</i>	..	..	..	..	..	..	..	..	..	..	..	1	..	1	..	2	3	1	1	..	1	..	..
Registration Abstract.....	..	..	..	..	..	..	..	..	..	..	..	1	..	..	..	..	..	..	..	..	..	..	..
Office Copy.....	..	..	..	..	..	..	..	..	..	..	..	1	..	..	..	..	..	..	..	..	..	..	..
Entry of Marriage of Proprietor	..	..	..	..	..	..	..	..	..	..	..	..	1	..	1	..	..	..	..	3	..	4	2
Entry of Death of Annuitant.....	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	1	..	..	..	..	..	..	..
Estate in Remainder	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	1
Re-entry by Lessor.....	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	1	..	..	..	..	..
Discharge of Encumbrance	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	1	2	..
Surrender to the Crown.....	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	6