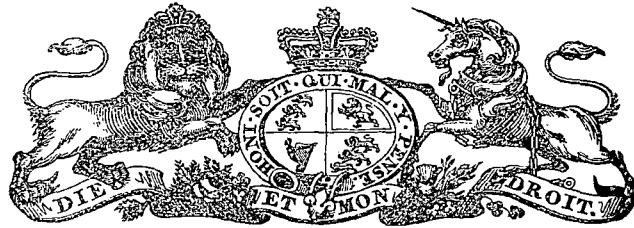


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1901.

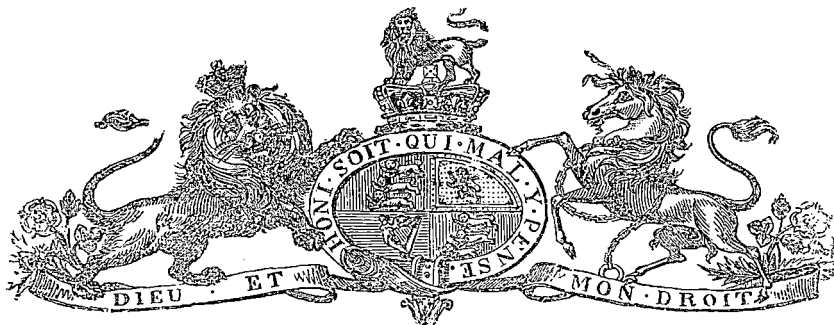
PARLIAMENT OF TASMANIA.

R E C O R D E R O F T I T L E S :

REPORT FOR 1900.

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

Cost of printing.—£2 10s. 6d.



RECORDER OF TITLES.

REPORT FOR 1900.

Lands Titles' Office, Hobart, 22nd April, 1901.

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 £2866 7s. 8d., made up as follows:—

| | £ | s. | d. |
|---|--------------|----------|----------|
| Salaries, Head Office and Launceston Branch... | 2596 | 8 | 7 |
| Advertising Claims..... | 176 | 0 | 0 |
| Inspection of Surveys..... | 46 | 5 | 5 |
| Miscellaneous, including stationery, stores, &c.... | 47 | 13 | 8 |
| | <u>£2866</u> | <u>7</u> | <u>8</u> |

The amount paid for advertising forms no charge on the revenue, as it is prepaid by Applicants for Titles.

The receipts under The Real Property (Torrens) Act were £3539 14s., as against £3316 0s. 6d. in 1899; £2868 6s. 6d. in 1898, £2595 10s. 4d. in 1897, £2435 11s. 6d. in 1896, and £2436 5s. in 1895, showing an increase of nearly 50 per cent. in the last five years.

As Collector of Stamp Duties, I have personally received £2974 12s. 6d. in cash on various documents submitted for assessment and payment of duty under The Stamp Duties Acts; £2295 2s. 6d. duty has been paid on Instruments which it is my duty to see duly stamped, and the bulk of which are actually stamped in my presence before they are passed for registration in this Office. Most of these bear adhesive stamps, so that a small proportion only of the amount is included in first-mentioned cash collection. These figures show that the machinery of the Torrens Office, although not established for revenue purposes, has been the medium of collecting £6514 6s. 6d. in cash over and above the amounts paid as Stamp Duty in adhesive stamps on the Instruments registered in it.

The following table shows the principal dealings under Torrens' System for the year, and the subjoined tables set out all the business transacted thereunder for the past five years :—

| Nature of Instrument. | Number. | Area of Land, Town and Country. | | | Value. |
|---|---------|---------------------------------|----|----|-----------|
| | | A. | R. | P. | |
| Transfers | 998 | 40,047 | 0 | 3 | £ 228,076 |
| Mortgages* | 793 | 46,623 | 1 | 11 | 250,630 |
| Grant Deeds prepared at Crown Lands Office and registered here (in duplicate) | 739 | 18,467 | 2 | 3 | 32,721 |
| Applications to bring Land under "Torrens Act," including applications for Grants of Lands held under Location Orders as roots of Title | 35 | 1187 | 1 | 33 | 23,684 |
| Certificates of Title (in duplicate) | 971 | | | | |
| Ditto by Endorsement (in duplicate) | 216 | | | | |
| Total number of Memorials of Instruments entered on Certificates of Title and Grant Deeds in course of registration of dealings during the year | 8172 | | | | |
| Proclamations under Lands Vesting Acts for road and railway purposes | 85 | | | | |
| Searches, exclusive of those made for other Government Departments | 356 | | | | |

* Many of these, of course, represent new loans to take up old ones, and are not additional encumbrances on the privately-owned lands in the State.

Three hundred and fifty eight surveyors' diagrams and plans, from actual survey, have been examined and checked, according to the best up-to-date principles, and as all the detail calculations and requisitions, and the correspondence, are permanently attached to the plans, the record remains to show for itself how faithfully the work has been performed.

The Assurance fund, on 31st December last, amounted to £8287 17s., as against £7804 15s. 11d. at the end of the previous year. This fund is a source of confidence to the public, and must always be carefully conserved, as it is impossible to say when it may be called upon to meet claims.

The Board of Lands Titles Commissioners, held 46 meetings, and dealt with 206 applications of various kinds.

I am well satisfied with the amount of business transacted during the past year; and judging by the receipts for the first three months of the current year, I expect to be able to make an even more satisfactory report at its close.

I have to thank the legal profession for their cordial and courteous co-operation with me, in dealing with their business through the department.

I have the honour to be,

Sir,

Your obedient servant,

JAMES WHYTE, *Recorder of Titles.*

The Hon. 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. |
| 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 |
| 1900..... | 35 | 23,684 | 30 | 1 | 29 | 1157 | 0 | 4 |
| | 197 | 111,312 | 400 | 2 | 33 | 14,777 | 0 | 23 |

No. 2.—*GRANTS Registered.*

| YEAR. | NO. | VALUE. | AREA. | | | | | |
|-----------|------|----------|-------------------|----|----|----------|----|----|
| | | | Town and Suburbs. | | | Country. | | |
| | | | A. | R. | P. | A. | R. | P. |
| 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 |
| 1900..... | 739 | 32,721 | 294 | 1 | 5 | 18,173 | 0 | 38 |
| | 2886 | 168,631 | 2312 | 2 | 9 | 101,018 | 1 | 19 |

No. 3.—*TRANSFERS.*

| YEAR. | NO. | VALUE. | AREA. | | | | | |
|-----------|------|-----------|-------------------|----|----|----------|----|----|
| | | | Town and Suburbs. | | | Country. | | |
| | | | A. | R. | P. | A. | R. | P. |
| 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 |
| 1900..... | 998 | 228,076 | 948 | 1 | 35 | 39,098 | 2 | 8 |
| | 3909 | 957,107 | 3638 | 0 | 17 | 214,990 | 1 | 23 |

No. 4.—*MORTGAGES registered.*

| YEAR. | NO. | VALUE. | AREA. | | | | | |
|-----------|------|-----------|-------------------|----|----|----------|----|----|
| | | | Town and Suburbs. | | | Country. | | |
| | | | A. | R. | P. | A. | R. | P. |
| 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 |
| 1900..... | 793 | 250,630 | 1534 | 2 | 31 | 45,088 | 2 | 20 |
| | 3386 | 1,235,524 | 4638 | 0 | 24 | 300,615 | 2 | 17 |

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. | A. | R. | P. | A. | R. | P. | | | |
| 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 |
| 1900..... | 549 | 184,316 | 1918 | 0 | 17 | 46,511 | 2 | 0 | 1900... | 74 | 8848 | 58 | 2 | 13 | 7118 | 3 | 22 |
| | 2537 | 994,490 | 4207 | 1 | 1 | 260,381 | 2 | 36 | | 289 | 38,553 | 229 | 1 | 10 | 15,078 | 3 | 10 |

No. 6.—MORTGAGES transferred.

| YEAR. | NO. | VALUE. | AREA. | | | | | |
|-----------|-----|--------|-------------------|----|----------|---------|----|----|
| | | | Town and Country. | | Suburbs. | | | |
| | | £ | A. | R. | P. | A. | R. | P. |
| 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 | 8,169 | 1 | 12 |
| 1900..... | 78 | 22,604 | 166 | 1 | 18 | 7,670 | 0 | 17 |
| | 376 | 97,468 | 2557 | 0 | 18 | 105,264 | 3 | 26 |

No. 7.—LEASES.

| YEAR. | NO. | VALUE PER ANNUM. | AREA. | | | | | |
|-----------|-----|------------------|-------------------|----|----------|--------|----|----|
| | | | Town and Suburbs. | | Country. | | | |
| | | £ | A. | R. | P. | A. | R. | P. |
| 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 |
| 1900..... | 58 | 4992 | 9 | 3 | 30 | 10,378 | 3 | 36 |
| | 225 | 16,580 | 315 | 2 | 0 | 55,726 | 3 | 26 |

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

| YEAR. | NO. | VALUE. | AREA. | | | | | |
|-----------|-----|---------|-------------------|----|----------|--------|----|----|
| | | | Town and Suburbs. | | Country. | | | |
| | | £ | A. | R. | P. | A. | R. | P. |
| 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 |
| 1900..... | 124 | 60,491 | 680 | 3 | 21 | 8364 | 0 | 29 |
| | 513 | 326,261 | 1931 | 1 | 38 | 71,739 | 1 | 3 |

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

| | 1896. | 1897. | 1898. | 1899. | 1900. |
|---|-------|-------|-------|-------|-------|
| Mortgages extended | 8 | 13 | 10 | 8 | 11 |
| Leases extended | 1 | 1 | 2 | ... | 3 |
| Leases transferred | 2 | 6 | 8 | 5 | 8 |
| Leases surrendered | 8 | 8 | 10 | 4 | 10 |
| Leases partially surrendered | ... | ... | 6 | ... | ... |
| Re-entry by Lessor | ... | ... | ... | 1 | ... |
| Encumbrances | 3 | 1 | 3 | 6 | 2 |
| Encumbrances transferred | 1 | ... | ... | ... | ... |
| Encumbrances discharged | 1 | 3 | 3 | 2 | 1 |
| Encumbrances partially discharged | ... | ... | ... | ... | ... |
| Annuities | ... | ... | ... | ... | ... |
| Annuities discharged | 1 | 1 | 1 | ... | 1 |
| Annuities transferred | ... | ... | ... | ... | 1 |
| Entry of Death of Annuitant or Life Tenant | 4 | 3 | 4 | 1 | 1 |
| Transmission by Death or Bankruptcy | 87 | 111 | 126 | 128 | 86 |
| Entry of Writs of <i>Fi. Fa.</i> Warrants of Execution and Caveats | 64 | 42 | 75 | 55 | 40 |
| Evidence of Satisfaction of Writ | 1 | 2 | 3 | ... | ... |
| Foreclosure Orders | 8 | 9 | 3 | 6 | 4 |
| Entries of Marriage of Proprietor | 8 | 9 | 14 | 28 | 22 |
| Powers of Attorney | 64 | 68 | 69 | 64 | 83 |
| Estates in Remainder | 6 | 1 | ... | ... | ... |
| Registration of Abstract | ... | ... | ... | ... | ... |
| Decree of Order of Supreme Court | 6 | 7 | 4 | 7 | 6 |
| Applications to dispense with the production of Grants, Certificates of Title, and Mortgages, &c. | 4 | 3 | 2 | 1 | 4 |
| Surrenders to the Crown | 13 | 7 | 1 | 4 | 5 |
| Certificates of Title (in duplicate) | 710 | 781 | ... | 912 | 971 |
| Certificates of Title by Endorsement (in duplicate) | 138 | 140 | 135 | 224 | 216 |
| Provisional Certificates | 1 | 1 | 1 | 1 | 6 |
| Certified Copies | 3 | 1 | 1 | 2 | 2 |
| Proclamations under Lands Vesting Act 58 Vict. No. 17 | 38 | 26 | 30 | 42 | 85 |
| Vesting Orders where Vendor absent, &c., from Colony... | 1 | 2 | ... | .. | ... |