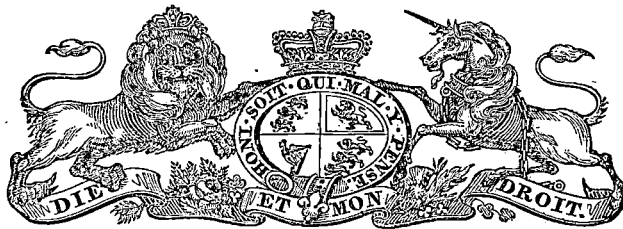


(No. 32.)



1864.

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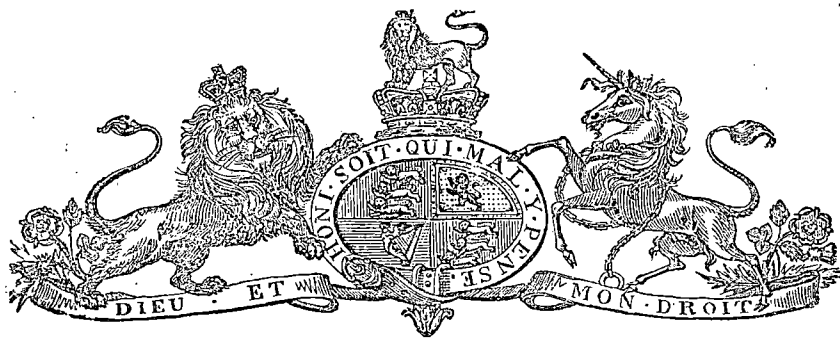
T A S M A N I A.

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**REPORT OF RECORDER OF TITLES.**

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Laid upon the Table by the Attorney-General, and ordered by the House to be printed, 12 July, 1864.



*Lands' Titles Office, 11th July, 1864.*

SIR,

I HAVE the honor to transmit herewith Returns of the various transactions which have been effected under the Real Property Act during the second year of its operation.

The period over which they extend has been one of acknowledged depression and unusual stagnation. Speculation in land or house property has been nearly at a stand-still, and the traffic in Real Property has been almost entirely confined to sales and other dealings of a forced and compulsory nature. Conveyancing, therefore, whether under the old or the new system, has been but limited in extent, and the operations under the Real Property Act have necessarily been unfavorably affected. I am happy, however, to report that, notwithstanding this adverse state of circumstances, the business of the Department has been of a steadily progressive character.

This will, perhaps, be best shown by the following comparison:—

	<b>1862—3.</b>	<b>1863—4.</b>
Number of transactions registered .....	373	476
Average brought under Act.....	27,000	36,000
Mortgages effected.....	23 for £8456	53 for £29,000
Transfers ditto .....	6 for £1418	27 for £5248
Total value of Property registered and dealt with .....	£143,000	£145,000

With regard to the financial position of the Department, it is necessary to explain that, as the Lands Act of 1863 abolished the necessity of exchanging Grants for Certificates of Title, the fees payable upon the registration of such Certificates have no longer been receivable. In other respects the receipts have steadily increased, the sums paid into the Treasury having been £350 7s. in the last twelve months, as compared with £307 in the previous year. The Assurance Fund now amounts to nearly £500: of this sum £400 is invested in Debentures; and it is anticipated that before the end of the month a sufficient amount will have been received for the purchase of another similar security.

It is with great pleasure that I have again to record my high sense of the merits of all the gentlemen connected with the Department. The Commissioners have continued to work with me in the most friendly and zealous spirit. The Deputy Recorder at Launceston has discharged his duties with his usual zeal and ability. The Solicitor has brought to bear upon the many intricate cases he has been called upon to investigate an amount of professional skill, care, and patient industry which have elicited my warm admiration, and confirmed my confidence in his conduct of the legal business of the Department. The Chief Clerk and the other two gentlemen attached to the office have also performed their respective duties to my entire satisfaction.

The caution evinced by all concerned in the administration of the Act cannot, indeed, be more conclusively shown than by the fact that, up to the present date, four Caveats only have been lodged, of which one has been withdrawn, two allowed to lapse, whilst the fourth will also, I trust, be amicably settled.

At the Hobart Town Office the staff, although fully occupied, has been equal to the work it has had to perform; but at Launceston the necessity of some Clerical assistance being afforded to the Deputy Recorder has strongly shown itself, and I am happy therefore to observe that in the Estimates for 1865 provision is made to supply this want.

In conclusion, I have only further to express my hope that the Returns and Report which I have thus been enabled to lay before you will be deemed satisfactory to the Government and the Parliament. Owing to the remote date of the settlement of Tasmania, the titles to property are in many cases both lengthy and intricate; and hence it has been argued by the opponents of the Act that its provisions are not applicable to the circumstances of this Colony. Experience, however, has now shown the fallacy of this view, and has clearly demonstrated not only that, with due care and caution, there is no difficulty in dealing with long titles, but that it is precisely in such cases that the Real Property Act affords the greatest relief, and is of the greatest service. To this practical truth the landed proprietors are becoming very generally alive; and I am happy to believe that they are rapidly beginning to value the Torrens' system as the best and only means of finally emancipating themselves from the unintelligible entanglements and consequent heavy law expenses in which they now find their estates involved, whenever the necessity arises for dealing in any manner with them.

Upwards of a quarter of a million's worth of land has now been brought under the Act, and, in spite of all opposition, this basis for future operations is being every week enlarged; and I feel no doubt that, as the prosperity of the Colony increases, and trade revives, so the business of this Department will extend until it finally embraces the great majority of dealings with the Real Property of the Island.

I have the honor to be,  
Sir,

Your obedient Servant,

W. TARLETON, *Recorder of Titles.*

*The Hon. the Attorney-General.*

*RETURN of the Number of Applications for Certificates of Title and Grants from the Crown, with the Amount of Fees received, under the Real Property Act, from the 1st July, 1863, to 30th June, 1864.*

MONTHS.	NO. OF APPLI-CATIONS.	ACREAGE.		VALUE.	FEES.			TOTAL.
		<i>Town and Suburban.</i>	<i>Country.</i>		<i>Assurance.</i>	<i>Commissioners.</i>	<i>Registration.</i>	
July.....	14	A. R. P. 74 3 35·8	A. R. P. 107 1 20	£ 7938	£ s. d. 16 10 9	£ s. d. 5 4 0	£ s. d. 28 10 0	£ s. d. 50 4 9
August ..	13	10 2 20·7	1436 1 6	2787	5 16 1½	4 17 0	23 13 0	34 6 1½
September	13	29 1 24·4	363 2 0	1778	3 14 1	3 12 0	34 6 0	41 12 1
October ..	12	9 2 3·9	1092 0 0	8152	16 19 8	4 13 0	24 13 0	46 5 8
November	22	61 1 24·5	212 0 25·7	11,339	23 12 5½	11 10 0	37 1 0	72 3 5½
December	15	7 1 27·6	946 2 0	11,250	23 8 9	11 19 0	28 15 0	64 2 9
January ..	9	4 2 28·3	..	5582	11 12 7	3 4 0	15 8 0	30 4 7
February	8	16 3 24	858 1 13	4460	9 5 10	4 5 0	12 1 0	25 11 10
March....	16	8 3 13·4	1447 0 0	4423	9 4 3½	6 6 0	30 0 0	45 10 3½
April ....	32	54 3 35·3	8671 0 0	22,516	46 18 2	19 2 0	48 9 0	114 9 2
May.....	26	25 3 19·9	2150 0 0	8911	18 11 3½	13 8 0	41 19 0	73 18 3½
June ....	15	39 0 33·8	845 0 0	6603	13 15 1½	7 18 0	25 12 0	47 5 1½
	*195	343 3 11·6	18,129 0 24·7	95,739	199 9 1½	95 18 0	350 7 0	645 14 1½

\* Of this number Five have been rejected and Seven withdrawn, the property in which amounted to £5143.

*RETURN of the Number of Grants (in duplicate), with the Amount of Fees, &c., registered under the Provisions of the 7th Section of the Real Property Act, No. 2, from 1st July, 1863, to 30th June, 1864.*

MONTHS.	No.	ACREAGE.				Value.	FEES.								
		Town and Suburban.		Country.			Assurance.	Registration.	Total.						
		A.	R.	P.	A.	R.	P.	£	£	s.	d.	£	s.	d.	
July .....	15	19	2	4 $\frac{1}{2}$	723	3	15	798	1	13	0 $\frac{1}{2}$	Nil.	1	13	0 $\frac{1}{2}$
August .....	25	16	3	37	1396	1	10	1050	2	3	9	—	2	3	9
September .....	63	123	2	1 $\frac{19}{100}$	5878	0	8	4880	10	3	4	—	10	3	4
October .....	2	5	0	0	667	0	0	373	0	15	6 $\frac{1}{2}$	—	0	15	6 $\frac{1}{2}$
November .....	2	—	—	—	401	0	0	290	0	12	1	—	0	12	1
December .....	5	0	0	37 $\frac{1}{2}$	296	2	30	278	0	11	7	—	0	11	7
January .....	1	0	0	17	—	—	—	513	1	1	4 $\frac{1}{2}$	—	1	1	4 $\frac{1}{2}$
February .....	35	63	2	28	957	0	17	1098	2	5	9	—	2	5	9
March .....	7	1	3	3	1872	3	21	601	1	5	0 $\frac{1}{2}$	—	1	5	0 $\frac{1}{2}$
April .....	24	39	2	27 $\frac{39}{100}$	2874	1	0	4408	9	3	8	—	9	3	8
May .....	4	3	2	10	959	3	15	334	0	13	11	—	0	13	11
June .....	7	0	0	20 $\frac{1}{2}$	1790	2	24	1089	2	5	4 $\frac{1}{2}$	—	2	5	4 $\frac{1}{2}$
	190	274	1	25 $\frac{131}{100}$	17,817	2	20	15,707	32	14	5 $\frac{1}{2}$	Nil.	32	14	5 $\frac{1}{2}$

*RETURN of the Number, &c., of the Mortgages and Transfers registered during the Year ending 30th June, 1864.*

MORTGAGES.					TRANSFERS.												
MONTHS.	NO.	ACREAGE.		VALUE SECURED.	NO.	ACREAGE.		AMOUNT OF PURCHASE MONEY.	MONTHS.								
		Town and Suburban.	Country.			Town and Suburban.	Country.										
		A.	R.	P.	A.	R.	P.	£									
July .....	5	20	0	30	986	0	0	4575	2	20	0	37	163	0	15	147	July.
August .....	3	6	0	25	483	0	15	2030	3	0	1	32	—	—	—	32	August.
September .....	4	0	1	23	964	2	0	5200	4	0	0	36	273	0	2	359	September.
October .....	5	2	0	30	735	3	0	2290	2	0	1	10	50	0	0	1059	October.
November .....	5	13	1	13 $\frac{1}{2}$	—	—	—	1200	3	0	0	33 $\frac{1}{2}$	—	—	—	245	November.
December .....	1	—	—	—	826	2	0	1000	2	0	3	18 $\frac{9}{10}$	—	—	—	1386	December.
January .....	6	1	2	10 $\frac{1}{2}$	2229	1	0	4950	—	—	—	—	—	—	—	—	January.
February .....	5	8	1	21	770	0	0	895	1	1	0	6	..	..	..	200	February.
March .....	5	2	1	36	99	2	0	750	2	0	0	5 $\frac{1}{2}$	315	0	0	445	March.
April .....	2	0	0	36	2388	0	0	1100	3	0	2	27 $\frac{1}{2}$	—	—	—	565	April.
May .....	5	0	1	5 $\frac{1}{2}$	371	0	0	2172	3	0	1	8 $\frac{87}{100}$	—	—	—	710	May.
June .....	7	36	0	29 $\frac{1}{2}$	102	1	20	2840	2	0	0	16	—	—	—	100	June.
	53	91	1	19 $\frac{17}{100}$	9955	3	35	29,002	27	24	1	30 $\frac{11}{100}$	801	0	17	5248	

W. TARLETON, Recorder of Titles.