

(No. 75.)



1882.

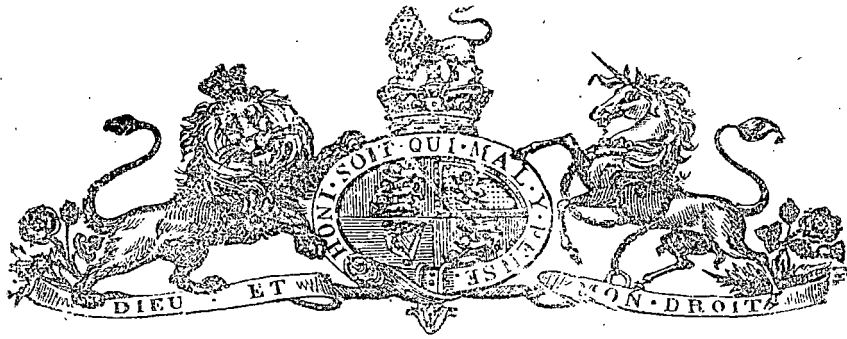
T A S M A N I A.

H O U S E O F A S S E M B L Y.

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

R E P O R T F O R T H E Y E A R E N D I N G 3 0 J U N E , 1 8 8 2 .

Laid upon the Table by the Attorney-General, and ordered by the House to be printed, August 1, 1882.



Lands Titles' Office, Hobart, 8th July, 1882.

SIR,

I HAVE the honor to forward, for the information of Parliament, a Report upon the operations of the Real Property Act, and also to transmit Returns of the different transactions which have been effected by the Department during the year ending 30th June, 1882.

The total value of land subject to the provisions of the Real Property Act was £1,650,528, embracing in extent 13,497 acres of Town and Suburban, and 762,967 acres of Country Land.

Real property of the value of £80,115 has been brought under the operation of the Act since 30th June, 1881.

485 Transfers have been effected during the same period, the purchase money of the land so transferred amounting to £131,044,—exceeding in number and value the Transfers registered in the year preceding by one-third.

291 Mortgages, for securing the sum of £121,737, were registered; and 212 Mortgages, of the value of £75,420, were paid off.

£1598 3s. 6d. for Registration Fees have been accounted for during the year ending 30th June last, and £142 9s. 10d. have been received towards the Assurance Fund.

The continued prosperity of the Colony has materially affected the business of the Office. Transactions for effecting the sale and purchase of land during the past year have been both numerous and extensive, and the Revenue has benefited in proportion,—£361 1s. more than in the preceding year having been paid for Fees of Office during the past twelve months. It is with considerable difficulty that the work has been done by the present staff of officials; and I must therefore express my decided opinion that the growing business of the Office will shortly necessitate an addition to its strength.

For some time past it cannot have escaped observation that the present limited Office accommodation is insufficient for the continually increasing requirements of the Department. Offices which were ample for the operations of 20 years ago, when the Real Property Act was in its infancy, do not afford sufficient room for conducting transactions which have been rapidly extending since that period. The subject requires attention, as, from want of available space, business is now being carried on at considerable disadvantage, and, unless the defect is remedied, the efficiency of the Office must be impaired.

The above facts and figures, in my opinion, speak highly for the progress made by the Department during the past year; and, with them in view, I think myself fully warranted in considering the prospects of the system of title by registration as encouraging.

Trusting that the Returns and Report now laid before you will be satisfactory to Parliament,

I have the honor to be,
Sir,

Your obedient Servant,

G. PATTEN ADAMS, *Recorder of Titles.*

The Hon. the Attorney-General.

No. 1.

APPLICATIONS for Certificates of Title and Grants.

YEAR.	NO.	VALUE.	AREA.					
			<i>Town and Suburbs.</i>			<i>Country.</i>		
			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 (first 6 months)	45	25,856	69	2	3	4205	1	39
	2778	1,231,882	5552	3	19	234,213	3	28
						5552	3	19
						239,766	3	7

No. 2.

GRANTS registered.

YEAR.	NO.	VALUE.	AREA.					
			<i>Town and Suburbs.</i>			<i>Country.</i>		
			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 (first 6 months)	112	11,437	105	1	34	10,995	0	4
	5310	418,646	7944	2	15	528,753	2	34
						7944	2	15
						536,638	1	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 (first 6 months)	245	67,161	223	1	34	25,322	0	27
	3800	900,836	5547	1	37	343,514	0	16
						5547	1	37
						349,061	2	13

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 (first 6 months)	120	41,724	75	2	25	6533	1	18	202	303,509
	3020	1,224,367	4356	3	10	494,471	1	26		
						4356	3	10		
						498,828	0	36		

No. 5.
MORTGAGES.

DISCHARGED.					TRANSFERRED.									
YEAR.	NO.	VALUE.	AREA.			YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.						Country.			Town and Suburbs.		
		£	A.	R.	P.	A.	R.	P.	A.	R.	P.	A.	R.	P.
1862....	—	—	—	—	—	1862....	—	—	—	—	—	—	—	—
last 6 mos.						last 6 mos.								
1863....	—	—	—	—	—	1863....	—	—	—	—	—	—	—	—
1864....	8	3050	40	1	17	0	2	0	1864....	1	154	0	0	37
1865....	15	6357	18	1	13	2578	0	15	1865....	2	330	0	1	9
1866....	23	13,681	6	1	1	7151	2	0	1866....	3	850	0	0	15
1867....	25	10,422	63	1	13	10,126	3	17	1867....	3	1143	0	2	6
1868....	39	9522	136	2	3	1521	0	36	1868....	9	8630	1	0	22
1869....	35	21,394	26	2	6	12,580	2	5	1869....	6	2347	0	3	13
1870....	49	20,116	112	0	31	6762	0	36	1870....	3	1242	2	0	34
1871....	60	21,359	117	3	17	5822	1	19	1871....	10	2989	55	1	6
1872....	50	18,906	24	1	34	4747	0	20	1872....	7	1405	14	0	4
1873....	82	32,618	73	0	31	12,246	3	24	1873....	5	3550	2	2	29
1874....	68	21,180	220	3	14	9081	1	32	1874....	5	15,695	—	—	—
1875....	83	19,415	269	2	34	6512	0	14	1875....	14	3687	1	3	1
1876....	108	31,065	118	3	30	18,902	3	15	1876....	9	3980	—	—	—
1877....	123	31,211	255	3	8	9879	2	18	1877....	8	2020	1	3	27
1878....	108	30,336	299	0	19	14,727	0	34	1878....	14	4737	0	0	18
1879....	129	82,246	96	2	32	29,449	2	25	1879....	13	4670	0	3	4
1880....	138	55,220	103	0	36	16,898	2	15	1880....	15	6600	2	3	27
1881....	218	72,727	252	2	0	18,675	3	16	1881....	12	13,905	1	0	14
1882....	106	32,020	81	3	29	19,664	0	17	1882....	1	300	0	0	36
first 6 mos.									first 6 mos.					
	1467	532,845	2317	3	8	207,928	2	38		140	78,234	86	0	22
						2317	3	8						86
						210,246	2	6						51,645
														3
														12

No. 6.
LEASES.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1862 (last 6 months) ..	—	—	—	—	—	—	—	—
1863.....	1	1080	4	3	17	—	—	—
1864.....	7	559	0	3	31	125	0	0
1865.....	11	1280	37	0	24	5195	2	10
1866.....	4	124	12	2	0	656	2	0
1867.....	6	403	1	1	27	1305	2	7
1868.....	8	267	20	1	33	777	0	0
1869.....	4	123	0	3	15	209	0	0
1870.....	5	705	0	0	26	6926	1	35
1871.....	3	59	—	—	—	219	3	0
1872.....	2	162	8	1	4	—	—	—
1873.....	7	695	1	1	39	2658	0	9
1874.....	5	290	0	2	0	7898	2	0
1875.....	6	345	0	3	3	2523	0	0
1876.....	11	781	4	2	38	4364	3	9
1877.....	8	298	—	—	—	153	3	35
1878.....	11	632	2	1	30	6857	3	24
1879.....	13	1742	1	2	14	9825	1	13
1880.....	16	3256	4	0	24	10,065	3	7
1881.....	11	1266	11	3	10	349	2	29
1882 (first 6 months) ..	8	2119	5	2	36	306	1	34
	147	16,191	119	3	11	60,418	1	12
						119	3	11
						60,538	0	23

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 (first 6 months)	27	20,879	207	3	30	10,436	2	3	—	—
	300	272,945	873	1	38	107,950	1	5	—	—
						873	1	38	—	—
						108,823	3	3	—	—

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. first 6 mos.
Mortgages partially discharged	—	—	—	—	—	—	—	9	1	—	3	1	4	1	2	4	6	3	12	6	5
Powers of Attorney	—	—	—	2	2	5	1	1	5	3	3	5	4	12	8	8	11	6	12	8	9
Surrenders of Lease	—	—	—	2	—	—	—	1	3	2	1	1	1	—	—	—	2	2	1	2	—
Transfers of Lease	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	1	3	1
Transfers by Death or Bankruptcy	—	—	—	—	—	2	6	—	2	3	17	2	7	13	12	17	25	33	26	36	18
Foreclosure Orders	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	—
Encumbrances	—	—	—	—	3	—	—	—	—	—	—	—	—	—	—	—	2	—	—	1	1
Order of Supreme Court	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Provisional Certificates	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Writ of <i>Fi. Fa.</i>	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	3	1	1	—	—
Registration Abstract	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Copy	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Entry of Marriage of Proprietor	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3
Entry of Death of Annuitant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Estate in Remainder	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Re-entry by Lessor	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1
Discharge of Encumbrance	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1