

(No. 17.)



1865.

---

T A S M A N I A.

---

**REPORT OF RECORDER OF TITLES.**

---

Laid upon the Table by the Attorney-General, and ordered by the House to be printed, 18 July, 1865.



Lands' Titles Office, 17th July 1865.

SIR,

IN the Report which I had the honor of making to you last year, I expressed my belief that the business of this Department would rapidly extend. I am happy to be able now to inform you that my expectations have not been disappointed. Although the depression of the Colony, to which I had then occasion to advert, has unfortunately continued, and operated as a serious check upon all dealings in Real Property, the growth of the Torrens System has been but little retarded, and the transactions effected under it have very considerably increased both in number and importance.

The following is a Comparative Statement of the proceedings of the last two years:—

	1863-4.	1864-5.
Number of Transactions registered .....	476	614
Number of Acres brought under the Act.....	36,000	48,624
Mortgages effected.....	53 for £29,000	79 for £48,919
Transfers ditto .....	27 for £5248	59 for £36,459
Total value of Land registered and dealt with	£145,000	£208,665

The general progress indicated by the foregoing Return is self-evident: but there is one feature in it to which I wish to call especial attention as strikingly illustrative of the advantages of the System; namely,—that 79 Mortgages and 59 Transfers, involving together the large sum of £85,379, have been effected at a cost to the operators of £128, or 3s. 0 $\frac{1}{4}$ d. per £100.

The increased business of the Office has, as a matter of course, added considerably to the amount of Fees received; the Registration Fees paid into the General Revenue having been £507 16s. as against £350 7s., and the Total Receipts £871 16s. 5d. as compared with £678 8s. 7d. in the previous year. In estimating the Revenue arising from the work of the Department, I think it also only fair to include the sum of £63 paid for Stamps placed on the various Instruments registered. The Assurance Fund now amounts to £711 14s., of which £700 is invested in Debentures bearing interest at 6 per cent.

I have much pleasure in once more recording my entire satisfaction with the conduct of the staff of the Department. The Commissioners have worked in perfect harmony with myself; and the Solicitor and the subordinate Officers have performed their respective duties with laudable zeal and efficiency.

For about three months I was deprived of the valuable services of the Deputy Recorder of Titles at Launceston, by his absence on leave from the Colony. His post, however, was very effectively filled by Messrs. Milligan and Weedon; and since his return to his duty, Mr. Gunn has evinced his wonted ability and industry, and has transmitted from the north a large and regular amount of business.

It will be gratifying to the many zealous supporters of the Real Property Act, and especially to yourself as its introducer, to learn that the experience of three years has failed to disclose any serious defects in its working, or to produce any of the evils which its opponents so loudly prophesied. 2850 acres of Town Allotments, and 122,867 acres of Country Lands, of the aggregate value of £348,963, have now been brought under its operation, and the sum of £82,280 has been secured by Mortgage under its provisions; but in not a single instance has any appeal been raised, or a threat even of litigation made, whilst one Caveat only remains outstanding,—a result which well justifies the conclusion that, if worked with due caution, the Act is as safe as it is simple and economical.

In thus presenting a Report which I think cannot be considered otherwise than satisfactory, I have only further to add my conviction, that the progress which it sets forth is but the fore-runner and the groundwork of far more extended operations, which will eventually absorb the main Conveyancing business of the Colony.

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 for CROWN GRANTS (under the 6th Section of the Real Property Act), made from the 1st July, 1864, to 31st June, 1865.*

MONTHS.	NO.	ACREAGE.						VALUE.		
		Town and Suburbs.			Country.			£	s.	d.
		A.	R.	P.	A.	R.	P.			
<b>1864.</b>										
July .....	28	47	1	10	1706	3	10	9442	0	0
August .....	15	18	1	29	6526	0	0	11,300	0	0
September .....	33	97	3	3·7	300	0	0	6439	0	0
October .....	29	30	1	16·75	5898	0	0	10,066	0	0
November .....	12	26	1	23	924	0	0	5387	0	0
December .....	24	31	2	2·25	3352	0	15	16,670	0	0
<b>1865.</b>										
January .....	13	40	1	17	4280	2	20	6366	0	0
February .....	20	30	3	9	2047	2	15	11,079	0	0
March .....	21	23	0	14	2298	0	0	9666	0	0
April .....	18	16	2	26·15	2001	3	19	4126	0	0
May .....	14	38	1	10	3890	0	0	8716	0	0
June .....	28	75	0	23	1596	2	25·7	9744	0	0
TOTAL.....	255	476	0	23·85	34,821	2	27·7	£109,001	0	0

W. TARLETON.

*RETURN of the Number of CROWN GRANTS (for Lands purchased since 1st July, 1862), registered under the 7th Section of the Real Property Act, No. 2, from 1st July, 1864, to 30th June, 1865.*

MONTHS.	NO.	ACREAGE.						VALUE.		
		Town and Suburbs.			Country.			£	s.	d.
		A.	R.	P.	A.	R.	P.			
<b>1864</b>										
July .....	10	35	0	26	684	3	0	327	0	0
August .....	22	38	1	34	2073	0	23	978	0	0
September .....	6	10	0	6	—	—	—	39	0	0
October .....	11	3	3	1	1331	1	26	748	0	0
November .....	22	28	0	11 <sup>3</sup> / <sub>10</sub>	2045	3	10	1411	0	0
December .....	5	3	1	3	269	3	1	287	0	0
<b>1865.</b>										
January .....	7	13	0	23	786	2	13	833	0	0
February .....	1	—	—	—	32	2	0	34	0	0
March .....	75	104	2	38 <sup>1</sup> / <sub>2</sub>	3369	2	20	2400	0	0
April .....	25	22	3	21 <sup>8</sup> / <sub>10</sub>	3137	1	10	1574	0	0
May .....	5	12	1	11	15	1	30	60	0	0
June .....	5	3	0	33	104	3	5	118	0	0
TOTAL.....	194	275	0	8·6	13,851	0	18	£8809	0	0

W. TARLETON.

*RETURN of the Number of MORTGAGES registered during the Twelve Months ending 30th June, 1865.*

MONTHS.	NO.	ACREAGE.						VALUE SECURED.		
		Town and Suburbs.			Country.			£	s.	d.
1864.										
July .....	3	0	0	28·8	1820	0	0	4324	0	0
August .....	5	19	1	4·6	19	3	20	2160	0	0
September .....	7	0	3	17	1584	2	0	2050	0	0
October .....	6	17	1	20·3	1	0	0	2880	0	0
November .....	5	1	0	39·4	3307	1	0	7130	0	0
December .....	4	3	1	2	1755	0	0	3000	0	0
1865.										
January .....	10	16	3	12	640	2	28	5060	0	0
February .....	9	8	0	8	3165	0	0	3175	0	0
March .....	6	13	1	31·9	4	2	15	2060	0	0
April .....	5	11	2	28	151	0	6	3288	0	0
May .....	13	12	3	10	4769	0	17	10,102	0	0
June .....	6	0	2	2	3774	2	19	3690	0	0
TOTAL .....	79	105	2	4	20,992	2	25	48,919	0	0

W. TARLETON.

*RETURN of the Number of TRANSFERS registered during the Twelve Months ending 30th June, 1865.*

MONTHS.	NO.	ACREAGE.						CONSIDERATION MONEY PAID.		
		Town and Suburbs.			Country.			£	s.	d.
1864.										
July .....	2	3	1	10	49	3	0	70	0	0
August .....	1	—	—	—	117	0	0	1200	0	0
September .....	12	30	0	8·45	2462	1	4	11,140	0	0
October .....	2	—	—	—	822	3	15	465	0	0
November .....	5	21	1	10·4	—	—	—	2122	0	0
December .....	2	31	2	36	—	—	—	225	0	0
1865.										
January .....	8	68	3	13·4	757	0	11	3775	0	0
February .....	2	0	2	7·8	—	—	—	35	5	0
March .....	6	2	2	7·4	447	2	5	3460	5	0
April .....	5	1	2	21	343	0	33	1188	0	0
May .....	13	6	3	23·5	2344	3	6	12,753	10	0
June .....	1	1	0	0	—	—	—	25	0	0
TOTAL .....	59	167	3	17·95	7344	1	34	36,459	0	0

W. TARLETON.

*RETURN of the Number of LEASES registered during the Twelve Months ending 30th June, 1865.*

NO.	ACREAGE.						RENTAL.		
	Town and Suburbs.			Country.			£	s.	d.
	A.	R.	P.	A.	R.	P.			
9	35	2	28½	5139	0	0	755	0	0

*RETURN of the Number of MORTGAGES discharged during the Twelve Months ending 30th June, 1865.*

	A.	R.	P.	A.	R.	P.	£	s.	d.
10	41	1	22·9	760	3	11	£3797	0	0

*RETURN of the Number of MORTGAGES transferred during the Twelve Months ending 30th June, 1865.*

	A.	R.	P.	A.	R.	P.	£	s.	d.
2	0	0	37½	760	0	0	£404	0	0

*RETURN of the Number of LEASES transferred during the Twelve Months ending 30th June, 1865.*

	A.	R.	P.		£	s.	d.
1	4	0	7½	—	£350	0	0

*RETURN of the Number of FORECLOSURE ORDERS issued during the Twelve Months ending 30th June, 1865.*

		A.	R.	P.	£	s.	d.
1	—	4	2	8	£170	0	0

Three Powers of Attorney, and one Application to be registered as Proprietor under an Insolvency, were also registered.

W. TARLETON.

*RETURN of the Amount of FEES received during the Twelve Months ending 30th June, 1865.*

MONTHS.	ASSURANCE.	COMMISSIONERS.	REGISTRATION.	TOTAL.
<b>1864.</b>	£ s. d.	£ s. d.	£ s. d.	£ s. d.
July.....	21 10 3½	12 13 0	45 8 0	79 11 3½
August.....	22 16 7½	7 3 0	24 14 0	54 13 7½
September.....	13 16 10	12 0 0	68 15 0	94 11 10
October.....	30 5 3	13 17 0	54 5 0	98 7 3
November.....	10 6 3	4 6 0	26 13 0	41 5 3
December.....	35 0 9½	12 7 0	42 0 0	89 7 9½
<b>1865.</b>				
January.....	13 16 10	3 19 0	32 9 0	50 4 10
February.....	25 5 7	10 19 0	39 4 0	75 8 7
March.....	20 4 3½	7 13 0	41 16 0	69 13 3½
April.....	25 11 6½	7 3 0	40 19 0	73 13 6½
May.....	15 2 11	2 17 0	44 8 0	62 7 11
June.....	21 15 2½	13 11 0	47 5 0	82 11 2½
<b>TOTAL.....</b>	<b>255 12 5</b>	<b>108 8 0</b>	<b>507 16 0</b>	<b>871 16 5</b>

W. TARLETON.