

(No. 16.)



1898.

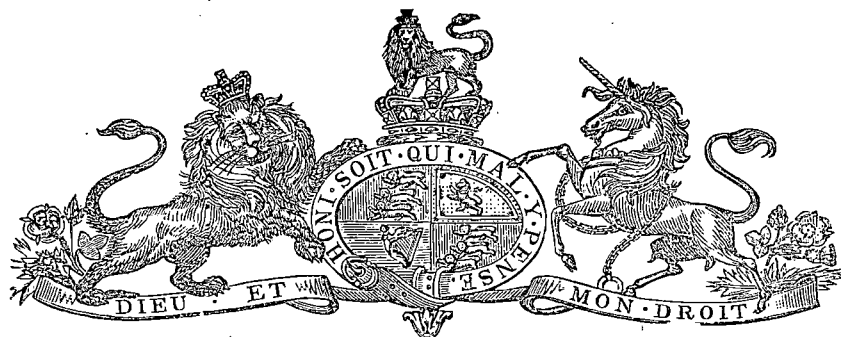
PARLIAMENT OF TASMANIA.

RECORD OF TITLES:

REPORT FOR 1897.

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

Cost of printing—£2 8s.



Lands' Titles Office, Hobart, 28th April, 1898.

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 receipts under "The Real Property (Torrens) Acts" for the year were £2595 10s. 4d., being £159 18s. in excess of those for the previous year. The expenditure was £2551 3s. 5d., including £149 paid for advertising, which is prepaid by applicants, and so forms no real charge on the revenue. I have collected £1065 15s. in cash for duty under "The Stamp Duties Acts," and the Office has been the medium, directly or indirectly, of the revenue receiving under those Acts the sum of £1991 6s. (including in part personal collections above referred to), that being the amount of Stamp Duty paid on Instruments, which it is my business to see correctly stamped, and the bulk of which are actually stamped in my presence before they are passed as correct for registration in this Office. The machinery of the Office has, therefore, directly and indirectly, been the means of collecting £4586 16s. 4d. or thereabouts of revenue during the past year, in addition to fulfilling its primary functions as a registration of Title Office.

The following table shows the principal dealings of the year, and the subjoined tables show fully all the transactions registered during the past fifteen years:—

Nature of Instrument.	Number.	Area of Land, Town and Country.			Value.
		A.	R.	P.	
Transfers	680	47,297	3	35	£ 181,225
Mortgages *	617	58,074	1	16	211,831
Grant Deeds prepared at Crown Lands Office and registered here (in duplicate) ..	568	21,343	1	17	34,245
Applications to bring Land under "Torrens' Act," and for Grants of Land held under Location Orders as roots of Title	33	3450	0	20	21,569
Certificates of Title	781 (in duplicate)				
Ditto by Endorsement	140 (in duplicate)				
Total number of Memorials of Instruments entered on Certificates of Title and Grant Deeds in course of registration of dealings during the year	6528				
Proclamations under "Lands Vesting Act" for public purposes	26				
Searches, exclusive of those made for other Government Departments	260				

120 surveyors' plans have been examined by mathematical computation, and 223 tracings have been supplied to the public gratis. The latter work takes up a considerable amount of draftsman's time, but it facilitates business and generally saves time in the end. Plans, in sections, of the City of Launceston, distinguishing the lands under Torrens' Act, and furnishing a reference to the first titles thereunder, have been compiled and sent to the Launceston Branch Office. They will be kept up to date, and should prove of considerable service to those having transactions in land in that city.

The Assurance Fund on 31st December last amounted to £7017 12s. 9d., after providing for the claim thereon paid last year to Mr. David Clyne, of Melbourne, in respect of the Sykes forgery case.

The Board of Lands' Titles Commissioners held 36 meetings, and disposed of 156 cases of all kinds, among which were applications to bring lands under the Torrens system, of the aggregate value of £21,569.

I have, as on previous occasions, to thank the legal profession for cordial and courteous co-operation in carrying out the business of the Office.

I have the honour to be,
Sir,

Your obedient Servant,

JAMES WHYTE, Recorder of Titles.

The Honourable 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.		
		£								
1893.....	55	42,820	44	1	16	7656	3	6		
1894.....	50	66,362	93	1	28	25,373	3	17		
1895.....	45	45,675	65	2	36	7634	1	0		
1896.....	54	33,455	57	0	35	4422	2	11		
1897.....	33	21,569	129	2	1	3320	2	19		
	237	209,881	390	0	36	48,408	0	13		

No. 2.—*GRANTS Registered.*

YEAR.	NO.	VALUE.	AREA.							
			Town and Suburbs.			Country.				
			A.	R.	P.	A.	R.	P.		
		£								
1893.....	535	42,447	592	0	31	28,640	2	14		
1894.....	337	24,356	308	1	4	16,501	0	0		
1895.....	373	27,007	311	3	19	18,444	2	17		
1896.....	377	27,087	377	3	25	15,004	1	2		
1897.....	568	34,245	506	3	34	20,836	1	23		
	2190	155,142	2097	0	33	99,426	3	16		

No. 3.—*TRANSFERS.*

YEAR.	NO.	VALUE.	AREA.							
			Town and Suburbs.			Country.				
			A.	R.	P.	A.	R.	P.		
		£								
1893.....	806	168,410	586	1	20	68,610	3	38		
1894.....	651	107,787	481	0	0	36,984	0	34		
1895.....	631	153,602	673	3	10	45,418	1	9		
1896.....	633	172,081	530	3	8	32,145	3	10		
1897.....	680	181,225	542	3	0	46,755	0	35		
	3401	783,105	2814	2	38	229,914	2	6		

No. 4.—*MORTGAGES registered.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.		Country.			
		£	A.	R.	P.	A.	R.	P.
1893	723	474,356	670	1	6	109,871	2	39
1894	539	283,950	777	0	22	114,477	0	28
1895	552	242,329	812	2	1	101,568	1	29
1896	540	217,241	606	0	15	66,423	0	19
1897	617	211,831	743	1	14	57,331	0	2
	2971	1,429,707	3609	1	18	449,671	1	37

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.			
1893.....	485	188,077	368	0	25	29,293	3	35	1893...	80	9340	28	3	8	1322	3	33
1894.....	413	137,019	473	2	17	39,781	0	9	1894...	62	9334	13	2	12	14,993	1	6
1895.....	407	184,297	383	0	4	59,456	1	7	1895...	57	14,502	57	0	10	1942	0	15
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
	2240	843,496	1838	3	31	217,649	1	27		289	43,499	128	3	21	21,358	1	37

No. 6.—*MORTGAGES transferred.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Country.		Suburbs.			
		£	A.	R.	P.	A.	R.	P.
1893.....	81	10,883	224	0	22	49,103	3	11
1894.....	72	14,669	123	1	8	44,629	2	7
1895.....	65	15,780	201	2	9	10,247	0	0
1896.....	62	17,680	10	3	26	27,034	3	15
1897.....	71	15,597	159	3	30	12,051	3	13
	351	74,609	719	3	15	143,067	0	6

No. 7.—*LEASES.*

YEAR.	NO.	VALUE PER ANNUM.	AREA.					
			Town and Suburbs.		Country.			
		£	A.	R.	P.	A.	R.	P.
1893.....	46	5349	95	0	39	32,693	1	26
1894.....	39	2854	264	1	27	19,082	0	28
1895.....	36	1655	18	1	39	6038	2	0
1896.....	37	2506	12	2	13	19,602	2	15
1897.....	35	1800	128	3	13	5908	1	17
	193	14,164	519	2	11	83,325	0	6

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

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1893.....	90	42,560	184	3	5	8770	3	6
1894.....	59	27,038	97	1	12	4969	3	33
1895.....	72	43,639	126	0	10	11,614	2	35
1896.....	75	35,675	248	2	2	6018	1	9
1897.....	110	68,811	333	2	23	25,725	0	39
	406	217,723	990	1	12	57,099	0	2

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

	1893.	1894.	1895.	1896.	1897.
Mortgages extended	6	8	10	8	13
Leases extended .....	...	...	...	1	1
Leases transferred	3	7	4	2	6
Leases surrendered	10	5	5	8	8
Leases partially surrendered	4	...	2	...	...
Re-entry by Lessor .....	...	...	...	...	...
Encumbrances	1	3	2	3	1
Encumbrances transferred .....	...	...	...	1	...
Encumbrances discharged	2	1	3	1	3
Encumbrances partially discharged	1	...	...	...	...
Annuities .....	...	...	...	...	...
Annuities discharged .....	...	2	...	1	1
Annuities partially discharged .....	...	...	...	...	...
Entry of Death of Annuitant or Life Tenant .....	...	1	2	4	3
Transmission by Death or Bankruptcy	113	53	62	87	111
Entry of Writs of <i>Fi. Fa.</i> Warrants of Execution and Caveats	11	74	68	64	42
Evidence of Satisfaction of Writ .....	...	...	1	1	2
Foreclosure Orders	12	15	23	8	9
Entries of Marriage of Proprietor	9	8	2	8	9
Powers of Attorney	69	62	50	64	68
Estates in Remainder	1	1	1	6	1
Registration of Abstract .....	...	...	...	...	...
Decree of Order of Supreme Court	2	...	5	6	7
Applications to dispense with the production of Grants, Certificates of Title and Mortgages, &c.	5	2	1	4	3
Surrenders to the Crown	2	4	8	13	7
Certificates of Title (in duplicate)	830	753	685	710	781
Certificates of Title by Endorsement (in duplicate)	172	146	142	138	140
Provisional Certificates	1	...	...	1	1
Certified Copies	5	8	3	3	1
Proclamations under Lands Vesting Act, 58 Vict. No. 17 .....	...	...	53	38	26
Vesting Orders where Vendor absent, &c. from Colony .....	...	...	...	1	2