

(No. 84.)



1890.

PARLIAMENT OF TASMANIA.

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

REPORT FOR YEAR ENDING JUNE 30, 1890.

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



Lands' Titles Office, Hobart, 22nd July, 1890.

SIR,

I HAVE the honor to submit the Annual Report on the working of this Department for the year ending 30th June last.

The Receipts of the Department, exclusive of Stamp Duty, have amounted to £3549 1s. 2d., while the provision on the Estimates for the necessary expenditure in working it was £2970. £2972 17s. 6d. in cash has been paid to me as a Collector of Stamp Duties; but this does not include amounts paid by impressed or adhesive stamps on deeds and instruments stamped in my presence after the Duty thereon has been assessed by me.

The Assurance Fund has reached the sum of £7941 12s. 8d., and no call so far has been made upon it, nevertheless one might arise at any time out of some unforeseen claim which could not have been guarded against by ordinary caution; and when I state that one property alone recently brought under the operation of the Real Property Act was valued at £25,000, it can easily be seen how necessary it is to build up this fund with every care, so as to avert the possibility of its ever requiring to be supplemented out of the General Revenue to enable it to meet a claim. The present Lord Chancellor of England thinks very highly of the principle of the assurance funds of the Australian Colonies, and in February last caused enquiries to be made as to their working, with a view to "the establishment of an Insurance Fund on the model of the Insurance Funds of the Torrens' Acts" in connection with his Land Transfer Bill, of which it is stated that "in principle it does not materially differ from the Torrens' Act."

I have for some years advocated that the principles and practice of land transfer under Torrens' system should form part of the curriculum for the examination of Law Students, and it is gratifying to find it has at length found a place upon their Conveyancing paper.

A very complete index has recently been made, by the suggestion and under the supervision of the Chief Clerk, of all Grants and Certificates of Title (in the first instance), whether issued on purchase from the Crown or on conversion of the title from the "Old system" to that administered under "The Real Property Act," and it is found to be of great assistance to the Department.

The Board of Lands' Titles Commissioners has met 45 times during the year, and dealt with 220 applications of various kinds.

Annexed will be found tables of all transactions which have passed through the Office for the six months which have just passed and the five preceding years.

As this Department was first opened for the transaction of business in the middle of the year (1862), it has been the practice hitherto to furnish a Report for the 12 months ending 30th June. In other Departments the Annual Report deals with the year ending 31st December, when the financial year of the Colony closes. I think for all purposes, especially for those of statistical comparison, it would be better for me to adopt a similar course, and, subject to your approval, I propose to do so next year.

I have to acknowledge the courtesy of the members of the legal profession in the daily transaction of the business of the Department with them.

I have the honor to be,

Sir,

Your obedient Servant,

JAMES WHYTE, *Recorder of Titles.*

The Hon. the Attorney-General.

No. 1.—*APPLICATIONS for Certificates of Titles and Grants.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1885.....	74	36,967	102	2	27	1860	1	24
1886.....	80	44,449	77	2	29	6573	3	38
1887.....	96	57,523	194	1	20	9026	1	16
1888.....	113	66,773	166	1	6	5774	3	14
1889.....	105	71,525	194	3	10	10,308	0	6
1890 (first six months)....	40	22,114	73	2	33	1373	1	26
	508	299,351	809	2	5	34,917	0	4

No. 2.—*GRANTS registered.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1885.....	503	31,272	710	0	9	24,137	3	31
1886.....	560	40,078	595	2	1	41,611	1	12
1887.....	529	55,433	616	3	39	43,326	0	27
1888.....	563	61,571	580	0	2	45,967	3	28
1889.....	502	37,415	3815	2	17	30,373	3	4
1890 (first six months)....	255	16,507	297	0	34	12,306	3	14
	2912	390,776	6615	1	22	197,723	3	36

No. 3.—*TRANSFERS.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1885.....	729	161,921	1067	3	12	34,603	2	32
1886.....	817	158,877	945	1	32	36,191	0	24
1887.....	938	170,989	877	3	16	42,772	2	22
1888.....	1076	211,327	1172	0	28	47,006	1	22
1889.....	1028	230,119	784	3	36	82,362	1	15
1890 (first six months) ...	526	126,273	368	1	25	36,011	0	4
	5164	1,059,506	5216	2	29	278,947	0	39

No. 4.—*MORTGAGES registered.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1885.....	495	248,732	829	3	29	47,128	1	18
1886.....	665	333,954	1542	0	4	56,702	3	12
1887.....	772	345,031	1187	1	22	99,128	3	8
1888.....	918	373,318	1172	0	28	96,066	2	35
1889.....	826	377,681	623	0	10	54,806	2	1
1890 (first six months).....	399	153,851	972	3	25	43,284	2	26
	4075	1,832,567	6327	1	38	397,117	3	20

No. 5.—MORTGAGES.

DISCHARGED.								TRANSFERRED.									
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.
1885.....	257	94,871	604	0	19	42,861	2	26	1885.....	29	9324	9	2	35	3252	1	5
1886.....	278	111,450	355	2	38	19,812	0	17	1886.....	22	5337	31	3	0	7956	0	16
1887.....	286	91,758	2140	3	35	27,404	1	36	1887.....	19	6158	49	1	33	4594	1	13
1888.....	363	228,482	445	1	18	38,439	0	11	1888.....	15	7607	2608	3	2	622	1	28
1889.....	351	100,961	1006	0	17	25,993	3	15	1889.....	28	9945	35	2	39	12,152	0	27
1890.....	203	64,257	150	3	39	18,575	3	28	1890.....	9	2713	49	0	2	1597	0	22
first 6 mos.									first 6 mos.								
	1738	691,779	4703	1	6	173,087	0	13		122	41,084	2784	1	31	30,174	1	31

No. 6.—LEASES.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1885.....	26	2906	26	2	20	2102	2	39
1886.....	47	5776	61	3	31	7502	3	9
1887.....	31	4216	48	0	29	10,421	2	26
1888.....	51	22,510	569	2	1	11,967	3	8
1889.....	34	3477	32	3	25	10,185	0	33
1890 (first six months)....	17	2196	1	0	2	7552	2	14
	206	41,081	740	0	28	49,732	2	29

No. 7.—APPLICATIONS on Death of Registered Proprietor.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1885.....	58	48,736	108	1	21	19,219	3	17
1886.....	58	51,978	308	2	9	19,394	3	35
1887.....	61	55,816	192	0	18	28,055	3	3
1888.....	57	36,707	1312	1	21	10,917	0	24
1889.....	84	55,119	237	0	29	20,621	1	19
1890 (first six months) ...	42	23,568	127	0	8	9998	3	5
	360	271,924	2285	2	26	108,207	2	23

No. 8.—*OTHER Transactions mentioned in Statistics.*

	1885.	1886.	1887.	1888.	1889.	1890. first 6 mos.
Mortgages partially discharged.....	17	23	41	43	26	...
Powers of Attorney	14	13	28	40	31	9
Surrenders of Lease	4	4	6	7	...	4
Transfers of Lease	8	8	14	12	2	...
Transfers by Death or Bankruptcy	48	38	58	49	58	15
Foreclosure Orders.....	...	...	1	...	1	...
Encumbrances.....	1	1	3	...	...	...
Order of Supreme Court	3	4	2	7	...	1
Provisional Certificates .....	...	2	...	...	4	...
Writ of <i>Fi. Fa.</i>	2	4	3	4	1	1
Registration Abstract .....	...	...	...	...	...	...
Office Copy.....	...	...	...	...	...	...
Entry of Marriage of Proprietor	5	4	7	6	7	8
Entry of Death of Annuitant .....	...	...	...	...	1	...
Estate in Remainder	3	1	3	...	...	...
Re-entry by Lessor .....	...	...	...	1	...	1
Discharge of Encumbrance .....	...	...	...	...	...	...
Surrender to the Crown.....	...	1	...	...	...	...
Discharge of Annuitant.....	...	...	2	2	1	1
Extension of Mortgage .....	...	...	7	2	2	...
Balance by Endorsement .....	...	...	31	64	54	26
Entry of Encumbrance .....	...	...	...	1	...	...
Entry of Execution.....	...	...	...	2	1	1