

(No. 61.)



1878.

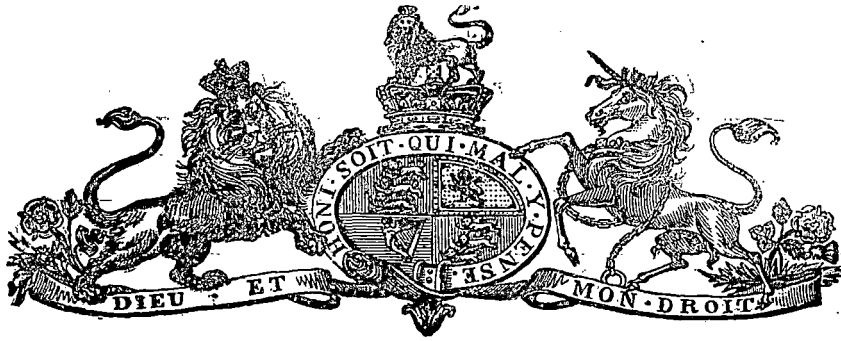
T A S M A N I A.

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

REAL PROPERTY ACT:

RECORDER'S REPORT, JULY 1, 1876, TO JUNE 30, 1878.

Laid upon the Table by the Colonial Treasurer, and ordered by the House to be printed, July 30, 1878.



Lands' Titles Office, Hobart Town, 8th July, 1878.

SIR,

I HAVE the honor to forward a Report upon the working of "The Real Property Act," from the 1st of July, 1876, to the 30th June, 1878.

A statement in detail of the business transacted by the Department is also forwarded, which, showing as it does, a marked increase in the number of Transfers and Mortgages effected during the last two years, and also a large amount of work done by the office in various ways during that time, must, I submit, be deemed satisfactory.

On 30th June, 1878, the amount of land already brought under the provisions of the Act, was 11,302 acres of Town and Suburban, and 663,622 acres of Country land, the aggregate value being nearly a million and a half.

The Registration fees have increased considerably, the sum of £962 (being £112 more than the largest amount of fees yet collected in any one year since the Act came into operation) having been received for the year 1877. A steady annual addition to the receipts of the office may in my opinion be confidently expected, and that the Department will soon become self-supporting may be anticipated.

The continued prosperity of the Colony generally has largely stimulated the traffic in land, and this sign of progress is nowhere more visible than in the records of the Lands' Titles Office. Real property has rapidly changed owners, and occasionally the strength of the Department has been severely tested in discharging the duties consequent on the large influx of business.

It will be gratifying to you to learn, that although fully employed, both at the Hobart Town and Launceston offices, the staff of officers as at present constituted has hitherto been sufficient, by willing and steady industry, to perform the work required; but, unless a larger and more expensive permanent Staff is in future to be maintained, the course previously recommended by me, should be adopted, viz., that a sum of money, say £100, should be annually placed at my disposal for the employment of any clerical out-door assistance which may be available for the preparation of Certificates of Title, &c., when a press of business renders this course necessary.

The Lands' Titles Department has now become an established institution of considerable strength in Tasmania, finding a steady stream of recruits in fresh applicants desirous of bringing their property under the provisions of the Real Property Act; and there appears to be no inclination on the part of that considerable portion of the public, already practically acquainted with the simplicity and economy of title by registration, to drift back to the old and elaborate system of conveyancing.

The Report and Returns in detail which I have thus placed before you will, I trust, meet with the approbation of the Government, and probably will be of assistance in bringing the advantages of the Real Property Act more prominently before the public.

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.					
			Town and Suburbs:			Country.		
		£	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..... (first 6 months)	48	28,239	163	3	4	6251	3	11
	2353	990,616	4854	2	19	201,395	1	30
						4854	2	19
						206,250	0	9

No. 2.

GRANTS registered.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	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.....	254	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..... (first 6 months)	213	14,075	225	2	29	13,136	2	10
	4306	342,966	6457	3	32	462,226	3	29
						6457	3	32
						468,684	3	21

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 (first 6 months) ..	164	39,186	306	2	29	13,839	2	37		
	2220	505,315	3400	2	17	236,643	3	33		
						3400	2	17		
						240,044	2	10		

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		
1877.....	234	103,057	435	3	27	26,201	2	12		
1878 (first 6 months) ..	107	68,130	115	2	35	23,606	3	36		
	1853	742,040	2757	0	10	328,409	0	27		
						2757	0	10		
						331,166	0	37		

No. 5.
MORTGAGES.

DISCHARGED:					TRANSFERRED.												
YEAR.	NO.	VALUE.	AREA.														
			Town & Suburbs.			Country.											
			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	70	2	0
1866....	23	13,681	6	1	1	7151	2	0	1866....	3	850	0	0	15	4	2	36
1867....	25	10,422	63	1	13	10,126	3	17	1867....	3	1143	0	2	6	406	0	4
1868....	39	9522	136	2	3	1521	0	36	1868....	9	8630	1	0	22	3208	3	2
1869....	35	21,394	26	2	6	12,580	2	5	1869....	6	2347	0	3	13	769	2	4
1870....	49	20,116	112	0	31	6762	0	36	1870....	3	1242	2	0	34	705	2	17
1871....	60	21,359	117	3	17	5822	1	19	1871....	10	2989	55	1	6	3494	1	0
1872....	50	18,906	24	1	34	4747	0	20	1872....	7	1405	14	0	4	918	1	21
1873....	82	32,618	73	0	31	12,246	3	24	1873....	5	3550	2	2	29	3317	0	0
1874....	68	21,180	220	3	14	9081	1	32	1874....	5	15,695	—			10,480	0	0
1875....	83	19,415	269	2	34	6512	0	14	1875....	14	3687	1	3	1	1553	2	0
1876....	108	31,065	118	3	30	18,902	3	15	1876....	9	3980	—			7092	3	3
1877....	123	31,211	255	3	8	9879	2	18	1877....	8	2020	1	3	27	481	3	0
1878....	51	10,243	184	3	6	4044	3	4	1878....	10	3152	—			1535	2	26
first 6 mos.	819	270,539	1669	0	18	111,958	0	15		95	51,174	81	0	3	34,038	1	33
						1669	0	18							81	0	3
						113,627	0	33							34,119	1	36

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	128	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 (first 6 months).....	3	157	—			2198	2	0
	91	7333	94	0	17	35,211	2	25
						94	0	17
						35,305	3	2

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 (first 6 months)	21	18,189	134	3	12		1072	2	15	
	151	117,695	464	1	31		39,257	0	28	
							464	1	31	
							39,721	2	19	

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. first 6 mos.
Mortgages partially discharged	-	-	-	-	-	-	-	9	1	-	3	1	4	1	2	4	1
Powers of Attorney	-	-	-	2	2	5	1	1	5	3	3	5	4	12	8	8	5
Surrenders of Lease	-	-	2	-	-	-	-	1	3	2	1	1	-	-	-	-	2
Transfers of Lease	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Transfers by Death or Bankruptcy	-	-	-	-	2	6	-	2	3	17	2	7	13	12	17	7	-
Foreclosure Orders	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-
Encumbrances	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-
Order of Supreme Court	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-
Provisional Land Grant	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
Writ of <i>Fi. Fa.</i>	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1
Registration Abstract	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Office Copy	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Entry of Marriage of Proprietor	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	-
Entry of Death of Annuitant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
Registration of Proprietor on Letters of Administration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-