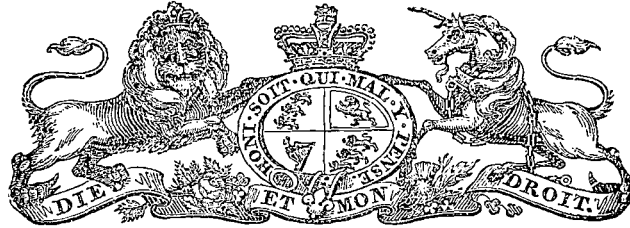


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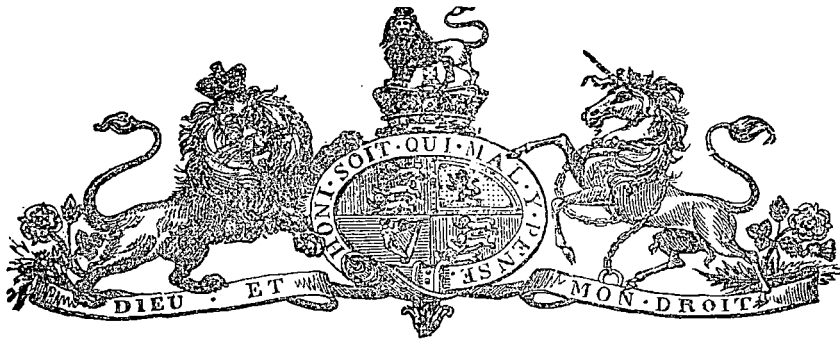
1886.

PARLIAMENT OF TASMANIA.

RECORDER OF TITLES:

REPORT FOR YEAR ENDING JUNE 30, 1886.

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



Lands' Titles Office, Hobart, 14th August, 1886.

SIR,

I HAVE the honor to submit to you the Annual Report on the working of this Office to 30th June last.

Annexed will be found a Return of dealings registered in the office during the past five years. In previous years the Return has embraced the transactions dealt with from the initiation of the Torrens' Act in this Colony; but this had become so bulky that the Select Committee on Printing of the House of Assembly last year advised its reduction, and I have therefore adopted the present course in deference to their views, and a suggestion by the Government Statistician that a quinquennial table would suffice for purposes of comparison. A reference to this table shows the steady increase in the work of the Department, the net income of which for the year ending 30th June last was £2537 16s. 10d., being an amount nearly £300 in excess of expenditure, and an increase on the amount for the corresponding period last year of £347 10s. 1d. The income referred to is of course exclusive of moneys personally received by me as a Collector of Stamp Duties.

Judging from the experience of the past six months the net receipts for the current year will very considerably exceed my estimate, and will be at a rate more than ample to cover the cost of the Department. The same may be said of the probable receipts and my estimate of expenditure for the year 1887.

For the twelve months being reported on, 1001 new Certificates of Title have been prepared in duplicate and 808 Transfers, and 523 Mortgages have been registered. A great deal of the first-mentioned class of work will be dispensed with, and additional celerity be obtained in the transaction of business, if the Real Property Act Amendment Bill which is in course of preparation becomes law.

A large amount of inconvenience arises in the unavoidable delay in issuing Purchase Grants, owing to the many offices through which they pass, and in which they are recorded before they are received here for issue. Much correspondence might be saved if the Grantees would read carefully the notice sent to them from the Survey Office, when the Grant is first embarked, informing them that when their deed is finally received at this office they will receive notice accordingly. Such notices are invariably sent within a few days of the receipt of the Grant. The first step in saving time in this direction has already been taken at the Treasury, but further unnecessary recording may still be dispensed with, notably enrolment in the Supreme Court. This latter question is dealt with in the Real Property Act Amendment Bill before referred to, which provides that registration in this office, in which a duplicate of the Grant is bound in the Register Book, shall be equivalent to enrolment in a Court of Record, as is the law in Victoria.

Modern surveys in many cases show discrepancies between them and the old ones, and this necessarily entails correspondence and delay, much of which latter is unfairly, I fear, attributed to this office.

The area of land held under the provisions of the Real Property Act considerably exceeds one-fifth of the alienated land of the Colony. This area is almost daily increasing, and under the circumstances I venture again to express an opinion that law students presenting themselves for examination under "The Barristers and Attorneys Act, 1874," should be examined in the principles and practice of the branch of Conveyancing known as "The Torrens' System." It is natural to suppose that they, knowing they will not be so examined, take little or no trouble to study the subject. The sequence will be, that the reasons which prevent the advantages of the system being more generally availed of, and land being brought under its provisions, will continue to exist for a longer time than they otherwise would.

The Assurance Fund up to 30th June amounts to £6050 8s. 5d., and no claim has hitherto been made upon it.

A considerable amount of dead-work has been done in the way of formulating and bringing up Office Records, which when completed will much facilitate reference. The work of dealing with Transfers to the Government of the land taken for railway purposes will presently be very great, the Titles to the Scottsdale line alone being nearly all under the Real Property Act. Temporary additions will have to be made to the staff to deal with this work alone, otherwise the general public will suffer in the transaction of their business.

I have to thank the Profession for their courtesy in the various dealings in which I have been brought in contact with them in administering the Department.

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 Title and Grants.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1881.....	99	£ 64,188	139	2	13	12,074	3	22
1882.....	91	67,860	91	0	23	13,257	0	26
1883.....	91	48,623	209	1	19	2981	0	29
1884.....	103	53,356	301	1	38	3872	0	26
1885.....	74	36,967	102	2	27	1860	1	24
1886 (first 6 months)....	37	30,675	29	2	7	3354	2	37
	495	301,669	873	3	7	37,400	2	4
						873	3	7
						38,274	1	11

No. 2.—*GRANTS registered.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1881.....	211	£ 14,389	225	3	24	11,178	0	30
1882.....	338	39,840	591	0	4	36,969	0	16
1883.....	323	21,644	273	3	27	15,949	3	18
1884.....	544	43,249	716	2	22	35,951	2	18
1885.....	503	31,272	710	0	9	24,137	3	31
1886 (first 6 months)....	337	34,196	399	2	38	28,264	2	2
	2256	164,590	2917	1	4	152,451	0	35
						2917	1	4
						155,368	1	39

No. 3.—*TRANSFERS.*

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
			A.	R.	P.	A.	R.	P.
1881.....	441	£ 117,861	492	3	0	27,070	1	23
1882.....	545	187,022	503	3	11	55,982	1	28
1883.....	634	172,217	553	1	13	50,194	3	1
1884.....	675	184,486	503	3	7	29,805	2	37
1885.....	729	161,921	1067	3	12	34,603	2	32
1886 (first 6 months)....	402	84,496	316	1	6	17,429	2	19
	3426	908,003	3437	3	9	215,086	2	20
						3437	3	9
						218,524	1	29

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.		
1881.....	323	£ 142,236	336	1	26	35,577	3	22	430	£ 265,247
1882.....	290	201,818	281	3	8	51,451	1	34	445	503,585
1883.....	343	232,053	459	3	22	31,007	1	13	533	472,159
1884.....	474	236,134	625	0	16	33,642	3	18	536	604,489
1885.....	495	248,732	829	3	29	47,128	1	18	625	397,979
1886 (first 6 months)	292	142,744	537	3	23	22,281	0	36		
	2217	1,203,717	3071	0	4	221,089	0	21		
						3071	0	4		
						224,160	0	25		

No. 5.—*MORTGAGES.*

DISCHARGED.					TRANSFERRED.												
YEAR.	NO.	VALUE.	AREA.														
			Town and Suburbs.			Country.											
			A.	R.	P.	A.	R.	P.									
1881....	218	£ 72,727	252	2	0	18,675	3	16	1881....	12	£ 13,905	1	0	14	11,090	1	37
1882....	194	65,511	111	0	12	28,399	0	29	1882....	11	1972	8	1	0	354	0	38
1883....	225	92,655	237	2	14	42,644	2	22	1883....	18	3958	10	1	33	4872	1	38
1884....	259	90,215	439	2	29	20,741	3	14	1884....	9	751	2	0	13	139	0	0
1885....	257	94,871	604	0	19	42,861	2	26	1885....	29	9324	9	2	35	3252	1	5
1886....	147	45,335	184	0	13	10,456	2	5	1886....	8	1501	1	0	2	3373	0	0
first 6 mos.	1300	461,314	1829	0	7	163,779	2	32	first 6 mos	87	31,411	32	2	17	23,081	1	38
						1829	0	7							32	2	17
						165,608	2	39							23,114	0	15

No. 6.—LEASES.

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1881.....	11	1266	11	3	10	349	2	29
1882.....	24	2631	5	3	3	4051	2	23
1883.....	45	3879	5	3	7	10,363	1	25
1884.....	41	2332	57	2	28	4472	2	37
1885.....	26	2906	26	2	20	2102	2	39
1886 (first 6 months).....	21	3109	51	3	13	4075	1	31
	168	16,123	159	2	1	25,415	2	24
						159	2	1
						25,575	0	25

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

YEAR.	NO.	VALUE.	AREA.					
			Town and Suburbs.			Country.		
		£	A.	R.	P.	A.	R.	P.
1881.....	41	37,227	49	1	34	12,499	1	0
1882.....	53	50,671	336	2	10	30,505	2	23
1883.....	35	46,976	147	1	34	13,681	2	29
1884.....	61	55,274	533	1	19	16,847	1	0
1885.....	58	48,736	108	1	21	19,219	3	17
1886 (first six months).....	31	21,623	84	3	35	2884	0	3
	279	260,507	1260	0	33	95,637	2	32
						1260	0	33
						96,897	3	25

No. 8.—OTHER Transactions mentioned in Statistics.

	1881.	1882.	1883.	1884.	1885.	1886. first 6 mos.
Mortgages partially discharged.....	6	12	8	35	17	21
Powers of Attorney.....	8	21	17	13	14	9
Surrenders of Lease.....	2	3	2	11	4	4
Transfers of Lease.....	3	1	7	4	8	7
Transfers by Death or Bankruptcy.....	36	42	34	43	48	17
Foreclosure Orders.....	1	..	..	..	..	1
Encumbrances.....	1	1	..	..	1	..
Order of Supreme Court.....	..	..	..	5	3	2
Provisional Certificates.....	1	3	2	..	..	..
Writ of <i>Fi. Fa.</i>.....	..	1	..	1	2	3
Registration Abstract.....	..	..	..	..	..	..
Office Copy.....	..	..	..	..	..	..
Entry of Marriage of Proprietor.....	3	..	4	4	5	2
Entry of Death of Annuitant.....	..	..	..	..	..	..
Estate in Remainder.....	..	..	..	1	3	2
Re-entry by Lessor.....	..	..	..	..	..	..
Discharge of Encumbrance.....	..	1	2	2	..	1
Surrender to the Crown.....	..	..	..	9	..	..