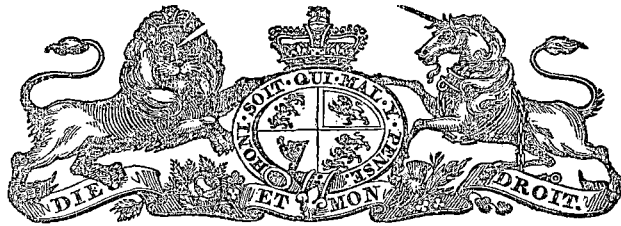


(No. 35.)



1866.

T A S M A N I A .

RECORDER OF TITLES.

REPORT FOR THE YEAR ENDING 30TH JUNE, 1866.

Laid upon the Table by the Attorney-General, and ordered by the House to be printed, 31 July, 1866.



Lands' Titles Office, 31st July, 1866.

SIR,

I HAVE the honor herewith to transmit Returns of the various transactions which have been effected by this Department during the year ending June 30th, 1866.

Considering that the trade in land could not be expected to form an exception to the general dulness which has pervaded every description of traffic, and that conveyancing transactions have been consequently limited in number, the results shown must be regarded as highly satisfactory.

Whilst the business carried on under the old system, during the same period, shows a marked decline*, the transactions under the "Real Property Act" in many particulars exceed those of last year, and in all exhibit a large and important amount of work.

The Comparative Statement of the two years' proceedings is as follows:—

	1864-5.	1865-6.
Number of Registrations of all kinds.....	614	727
Number of Acres brought under the Act or applied for.....	48,624	52,193
Number of Mortgages effected.....	79	94
Ditto discharged.....	10	26
Number of Transfers.....	59	73
Total value of Land registered and other transactions.....	£208,665	£166,592

It will be seen from the above that, notwithstanding the increase both in the acreage brought under the Act, and in the number of other registrations, the total value of all dealings shows a considerable decrease in amount. It may, however, be consolatory, as a sign of improvement in the times, to know that upwards of one-third of this reduction occurs in the sums borrowed on Mortgage.

This diminution in value, coupled with the fact that the increase in registrations has been principally in those transactions which pay the smallest fee, has occasioned a decrease in the amount of fees received at this Office,—the Registration Fees paid into the Treasury having been £474 against £507; and the total Receipts, £794 15s. as compared with £871 16s. 5d. in the previous year. To these figures must, however, be added about £60 paid through the Office for Stamps.

The Assurance Fund on the 30th June amounted to £943, of which £900 is invested in Debentures.

Before quitting the subject of Fees, there is one point I wish to advert to, viz.—the present gratuitous registration of Purchase Grants. The entry of these in the various Books of the Department entails a considerable amount of work and consequent expenditure of time on the Clerks of this Office, and yet no Fee can be legally demanded for the performance of the duty. This appears to me scarcely reasonable, and I would therefore recommend such an amendment of the Schedule of "The Real Property Act" as may enable me to charge a Fee of not more than 10s. for this service.

It is once more my gratifying duty to speak in high terms of commendation of all those associated with me in the conduct of the Department. To the Commissioners my best acknowledg-

* Number of Deeds registered—

1864-5.....	751
1865-6.....	646

Decrease..... 105

ments are due for their cordial co-operation; whilst to the zeal, intelligence, and courtesy displayed alike by the Deputy Recorder at Launceston, and the Solicitor and Chief Clerk at this Office, is mainly owing the confidence which I believe the public have now learnt to repose in the administration of the new system.

It will be satisfactory to you to learn that during the past year no difficulty has presented itself in the working of the Act, nor any defect which calls for legislative remedy. No litigation has yet arisen in any matter which has passed through the Office, nor has the intervention of the Supreme Court been requested in reference to any decision either of the Lands' Titles Commissioners or the Recorder of Titles. One Caveat only, which will very shortly lapse by effluxion of time, is now outstanding.

Town and Suburban allotments to the extent of 3434 acres, and 174,475 acres of Country lands, have now been brought under the operation of the Act; and if steady progress at the rate of more than £100,000 per annum has thus been made in the face of the depression under which the Colony has unhappily been suffering since the introduction of the Act, it requires but little foresight to anticipate the rapid extension which its principles will obtain in the more prosperous times which we hope yet to see. The success of the Torrens system is with us no longer a problem, nor its benefits a matter of doubt: it has become an established institution, of which the peculiar and important advantages have been thoroughly recognised by the intelligent and thinking portion of the community; and although the business transacted under it must and will fluctuate with the ebb and flow of general prosperity, yet there can be no doubt that the firm basis already laid down will widen year by year, until a vast majority of the transactions in Real Property will be conducted in accordance with its principles.

I have the honor to be,
Sir,

Your obedient Servant,

W. TARLETON, *Recorder of Titles.*

The Honorable the Attorney-General.

RETURN of the Number of APPLICATIONS for CERTIFICATES OF TITLE, and for CROWN GRANTS (under the 6th Section of Real Property Act, No. 2), made from 1st July, 1865, to 30th June, 1866.

MONTHS.	NO.	ACREAGE.						VALUE.		
		<i>Town and Suburbs.</i>			<i>Country.</i>			£	s.	d.
1865.										
July.....	19	6	0	11 $\frac{13}{20}$	1293	0	0	7294	0	0
August	22	25	3	31 $\frac{1}{10}$	1102	2	28	4097	0	0
September	28	34	3	15 $\frac{1}{10}$	2624	0	36 $\frac{8}{10}$	11,600	0	0
October	15	5	3	8	420	0	0	3693	0	0
November	22	47	1	21 $\frac{4}{5}$	4343	0	6	9720	0	0
December	15	48	0	16 $\frac{3}{5}$	52	0	0	1902	0	0
1866.										
January	15	46	2	19 $\frac{1}{2}$	4801	2	0	11,349	0	0
February	9	12	3	34 $\frac{1}{5}$	300	0	0	8380	0	0
March	16	67	3	1 $\frac{1}{2}$	473	1	22	4518	0	0
April	17	31	2	1 $\frac{1}{10}$	2570	0	4	16,079	0	0
May.....	21	24	3	34 $\frac{1}{4}$	1107	1	35	3820	0	0
June	10	16	3	18	100	0	0	1835	0	0
TOTAL	209	368	3	124 $\frac{2}{5}$	19,187	1	11 $\frac{8}{10}$	£84,287	0	0

W. TARLETON, *Recorder of Titles.*

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, 1865, to 30th June, 1866.

MONTHS.	NO.	ACREAGE.						VALUE.		
		Town and Suburbs.			Country.			£	s.	d.
1865.										
July	9	A. 4	R. 3	P. 12	A. 4215	R. 2	P. 23	2346	0	0
August	50	175	2	27 $\frac{4}{10}$	6283	3	32	3077	0	0
September	15	26	1	0 $\frac{1}{2}$	669	3	10	1005	0	0
October	38	63	1	24 $\frac{1}{10}$	5943	1	22	3352	0	0
November	14	19	0	16	924	1	3	368	0	0
December	10	13	1	2	822	1	11	681	0	0
1866.										
January	58	34	2	3 $\frac{3}{10}$	5405	2	33	2778	0	0
February	52	69	0	2 $\frac{1}{4}$	2151	2	0	1414	0	0
March	17	29	0	12	972	3	30	930	0	0
April	9	37	3	2	58	2	7	631	0	0
May	13	22	0	12	370	0	20	436	0	0
June	31	20	2	20 $\frac{1}{2}$	4603	0	24	2407	0	0
TOTAL	316	215	2	14 $\frac{5}{10}$	32,421	1	15	£19,425	0	0

W. TARLETON, *Recorder of Titles.*

RETURN of the Number of MORTGAGES registered during the Twelve Months ending 30th June, 1866.

MONTHS.	NO.	ACREAGE.						VALUE SECURED.		
		Town and Suburbs.			Country.			£	s.	d.
1865.										
July	7	A. 20	R. 2	P. 12	A. 150	R. 1	P. 0	1365	0	0
August	6	6	2	31	640	0	0	2277	0	0
September	5	5	1	29 $\frac{3}{5}$	100	0	0	816	0	0
October	9	16	2	7 $\frac{1}{10}$	2371	1	24	3872	0	0
November	7	8	2	38 $\frac{1}{8}$	351	3	31	2342	5	0
December	5	1	0	10	1020	0	0	1250	0	0
1866.										
January	11	12	3	10 $\frac{9}{10}$	3631	0	6	5095	0	0
February	4	7	1	32	2100	0	0	2800	0	0
March	2	0	0	12	2343	0	0	1061	0	0
April	14	79	0	14 $\frac{9}{10}$	2699	0	31	5991	0	0
May	15	8	1	18 $\frac{9}{10}$	1089	2	6	5180	0	0
June	9	5	2	18 $\frac{9}{10}$	333	3	29	2202	5	0
TOTAL	94	1721	1	32 $\frac{7}{10}$	16,830	1	7	34,251	10	0

W. TARLETON, *Recorder of Titles.*

RETURN of the Number of TRANSFERS registered during the Twelve Months ending 30th June, 1866.

MONTHS.	NO.	ACREAGE.						CONSIDERATION MONEY PAID.		
		Town and Suburbs.			Country.			£	s.	d.
1865.										
July	5	2	0	14	454	0	17	310	0	0
August	2	7	0	10	—	—	—	210	0	0
September	16	8	2	11	108	1	23	992	10	0
October	9	8	1	4 $\frac{2}{8}$ $\frac{0}{0}$	630	0	0	694	0	0
November	5	0	3	27	511	3	26	85	0	0
December	5	7	3	11 $\frac{1}{2}$	320	0	0	740	0	0
1866.										
January	4	2	0	3	305	2	29	433	15	0
February	—	—	—	—	—	—	—	—	—	—
March	2	12	1	34	—	—	—	250	0	0
April	7	3	0	8	239	0	0	934	10	0
May	10	18	2	39 $\frac{1}{2}$	348	3	0	3346	5	0
June	8	2	1	27	467	2	12	5299	0	0
TOTAL	73	73	1	29$\frac{1}{2}$$\frac{1}{0}$	3385	1	27	13,295	0	0

W. TARLETON, Recorder of Titles.

RETURN of the Number of LEASES registered during the Twelve Months ending 30th June, 1866.

NO.	ACREAGE.						RENTAL.		
	Town and Suburbs.			Country.			£	s.	d.
	A.	R.	P.	A.	R.	P.	£	s.	d.
4	3	0	25	131	2	0	£574	0	0

RETURN of the Number of MORTGAGES discharged during the Twelve Months ending 30th June, 1866.

NO.	A.	R.	P.	A.	R.	P.	CONSIDERATION.		
26	22	1	5 $\frac{3}{20}$	3168	0	15	£13,880	13	10

RETURN of the Number of MORTGAGES transferred during the Twelve Months ending 30th June, 1866.

NO.	A.	R.	P.	A.	R.	P.	RENTAL.		
3	0	1	9	72	3	18	£630	0	0

RETURN of the Number of LEASES surrendered during the Twelve Months ending 30th June, 1866.

NO.	A.	R.	P.	ACREAGE.			RENTAL.		
2	0	3	12 $\frac{1}{2}$	—	—	—	£250	0	0

One Power of Attorney was also registered.

W. TARLETON, Recorder of Titles.

RETURN of the Amount of FEES received during the Twelve Months ending 30th June, 1866.

MONTHS.	ASSURANCE.	COMMISSIONERS.	REGISTRATION.	TOTAL.
1865.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
July.....	26 14 3½	10 2 0	41 8 0	78 4 3½
August	11 15 10½	9 9 0	40 4 0	61 8 10½
September	28 5 7½	13 15 0	61 15 0	103 15 7½
October	17 6 5	7 1 0	40 18 0	65 5 5
November	22 2 0½	9 14 0	42 9 0	74 5 0½
December	4 8 9½	4 14 0	34 4 0	43 6 9½
1866.				
January	22 5 1	5 18 0	29 17 0	58 0 1
February	35 8 6½	7 12 0	19 13 0	62 13 6½
March	5 1 5	7 10 0	25 17 0	38 8 5
April	35 5 4	10 7 0	49 6 0	94 18 4
May.....	8 8 11	8 17 0	50 10 0	67 15 11
June	5 2 8½	3 11 0	37 19 0	46 12 8½
TOTAL	222 5 0½	98 10 0	474 0 0	794 15 0½

W. TARLETON, *Recorder of Titles.*