

Appendix H.

REPORT OF THE LAND OFFICER FOR THE YEAR 1912.

I.—REGISTRATION.

During the year two thousand three hundred and fifty-three (2,353) Deeds and Documents were registered under the provisions of Ordinance No. 1 of 1844 affecting four thousand and twenty-seven (4,027) lots of land. The total money consideration on sales, mortgages, surrenders and miscellaneous documents amounted to \$42,816,508 particulars of which are shown in Table I.

2.—GRANTS OF LAND.

The total area of land sold and granted on Lease during the year was 288 acres 3 roods 30 poles of which 66 acres 3 roods 24 poles was in respect of lands dealt with by the District Offices. The total area resumed was 314 acres 0 rood 11 poles being an excess of 25 acres 0 rood 21 poles land resumed over land granted during the year which was due to the falling in of a large number of Quarry Leases which were not renewed. Particulars of the grants are shown on pages W 2 and W 3 of the Blue Book for 1912.

3.—GRANTS OF LEASES.

The number of Crown Leases granted during the year was 57 particulars of which are specified in Table II. The inability of the Survey Department owing to pressure of work to supply lease plans was the cause of a fewer number of Crown Leases being granted during the year.

4.—FEES.

The total amount of fees collected by stamps exclusive of the New Territories during the year amounted to \$42,154 being \$2,531 more than the previous year. The amount of Land Registration Fees in the New Territories amounted to \$3,075.

• The amounts of fees collected under the different headings for the years 1903 to 1912 are shown in the Table III.

5.—CROWN RENT ROLL.

The total Crown Rent due in respect of leased lands in Hongkong and Kowloon (excluding certain Villages in Hongkong and Kowloon entered in the Village Rent Roll) amounted for the year ending 25th December to \$409,373 a decrease of \$16,964 on the previous year which was due to the Government having resumed

several large areas of land for the Railway Terminus at Kowloon and to the reductions in rent granted to a number of lessees of quarries who had suffered considerably by the closing down of their quarries owing to the Revolution in China. The total amount due in respect of leased lands in the Villages in Hongkong and Kowloon appearing in the Village Rent Roll for the year ending 30th September was \$3,549 a decrease of \$16 due to the resumption and re-entry of a few small lots. The total number of lots of Crown Land appearing in the Rent Rolls with the total Rents is shown in Table IV.

6.—NAVAL AND MILITARY LANDS.

Agreements were made with the War Department for the temporary occupation of camping grounds at Hung Hom and Lai Chi Kok and they were also granted temporary permits for telephone stations at various places on the Island.

7.—SCAVENGING LANES.

Areas for Scavenging Lanes were in the case of 19 properties either resumed by the Crown for money payments or dedicated by the Crown Lessees as Scavenging Lanes in consideration of their being granted by the Building Authority modifications or exemptions from certain provisions of the Public Health and Buildings Ordinances 1903 to 1911 and the necessary documents were completed and registered.

8.—NOISY AND OFFENSIVE TRADES.

Sixteen licences were granted under the provisions of the Crown Leases to carry on offensive trades on their premises in cases where such licences were recommended by the Sanitary Board.

9.—BUILDING COVENANTS.

In ten cases applications were made by Crown Lessees for an extension of time in which to comply with the Building Covenant in their Crown Leases or grants. The applications were granted on payment of penalties and the agreements completed and registered.

10.—STAMP DUTY.

The amount of Stamp Duty paid on registered documents amounted to \$114,971.

11.—AMALGAMATION.

The Office of Crown Solicitor, Land Office and Official Receiver's Office were on instructions from the Secretary of State amalgamated during the year, the amalgamation has not however had any appreciable effect upon the work of the Department.

12.—STAFF.

The amalgamated offices of Land Officer and Official Receiver in Bankruptcy which had been jointly held by the Land Officer since 1883 was on the instructions of the Secretary of State abolished on the 24th August, 1912. Mr. Wakeman accordingly relinquished the post of Official Receiver on that date and Mr. Fletcher, the Deputy Official Receiver, was appointed in his place. Mr. G. A. Woodcock, First Clerk of the Magistracy, acted as Assistant Land Officer from 1st January to the 28th November during the absence on leave of Mr. Jacks.

Mr. Tam Hing Yang, 3rd Grade Clerk, was promoted to the 4th Grade on the 5th February, 1912, and Mr. Lo Tak Cheong, 6th Grade Clerk in the Sanitary Department, was appointed 5th Grade Clerk in place of Mr. Tam Hing Yan promoted.

G. H. WAKEMAN,
Land Officer.

28th February, 1913.

Table I.

Particulars of Deeds and Documents registered in the Land Office.

Description of Documents.	Number Registered.	No. of Lots or portions of Lots affected.	Total Consideration.	
			\$	c.
Assignments,	890	1,219	19,029,986.27	
Mortgages, Transfers of Mortgages, Reassignments and Satisfaction..	1,168	2,029	22,249,924.20	
Surrenders,	36	158	1,477,379.00	
Judgments and Orders of Courts,	96	315	...	
Probates and Letters of Administration,	52	127	...	
Miscellaneous Documents,	111	176	59,219.00	
Total,	2,353	4,027	\$42,816,508.47	

Table II.

Crown Leases granted during the year 1912.

Hongkong.					Kowloon and Hung Hom.		Quarries.	Piers.	New Territories.					Total.
Marine.	Inland.	Hill District.	Farm and Garden.	Villages.	Marine.	Inland.			Oyster Beds.	Salt Pan.	New Kowloon Farm.	Tai Po.	Fan Ling.	
3	19	5	3	2	1	13	0	5	2	1	1	1	1	57

Table III.

Fees collected during the ten years from 1903 to 1912.

Year.	Registration of Deeds.	Searches and Copies of Documents.	Grants of Leases.	Total.
	\$ c.	\$ c.	\$ c.	\$ c.
1903,	27,664.00	1,507.00	2,805.00	31,976 00
1904,	30,209.00	2,029.00	2,355.00	34,593.00
1905,	34,161.00	2,567.05	1,220.00	37,948.05
1906	27,565.00	2,219.30	1,310.00	31,094.30
1907,	21,507.00	2,010.05	1,835.00	25,352.05
1908,	23,178.00	1,920.50	1,970.00	27,068.50
1909,	22,325.00	2,268.75	1 270.00	25,863.75
1910,	27,798.00	2,722.25	5,305.00	35,825.25
1911,	33,871.00	2,827.20	2,925.00	39,623.20
1912,	37,528.00	2,805.75	1,820.00	42,153.75

Table IV.

Crown Rent Roll.

Locality and Description.	No. of Lots.	Total Crown Rent.
		§ c.
Hongkong, Marine,	228	61,919.12
„ Praya Reclamation Marine,	169	18,549.00
„ Inland,	1,551	146,870.19
Quarry Bay, Marine,	2	18,334.00
„ Inland,	11	3,207.00
Hongkong, Farm,	42	1,917.80
„ Garden,	34	957.00
„ Rural Building,	115	10,596.84
Aberdeen, Marine,	5	579.16
„ Inland,	60	2,098.88
Apleechow, Marine,	20	150.56
„ Inland,	22	172.64
Shaukiwan Bay, Marine,	10	1,928.00
„ „ Inland,	140	2,395.40
Stanley, Inland,	4	4.00
Kowloon, Marine,	57	41,216.13
„ Inland,	824	48,428.43
„ Farm,	6	161.12
„ Garden,	3	64.00
Hunghom, Marine,	2	3,862.00
„ Inland,	220	6,775.50
Shek O, Inland,	1	1.00
Tai Tam, Inland,	1	1.00
Tong Po, Inland,	1	1.00
Lantau, Marine,	2	1,300.00
Quarries,	17	24,268.00
New Kowloon, Marine,	5	7,368.00
„ Inland,	37	1,834.00
„ Farm,	2	940.00
„ Rural Building,	1	18.00
Tai Po, Inland,	3	169.00
Fau Ling,	1	1.00
Sai Kung, Marine,	1
„ Inland,	1	500.00
Peng Chau, Farm,	1	225.00
Mining,	2	2,560.00
Total,	3,601	\$ 409,372.77

Village Rent Roll.

Locality and Description.	No. of Lots.	Total Crown Rent.	
		\$	c.
Wongneichung,	129	225.00	
Aberdeen,	29	87.50	
Pokfulam,	36	73.03	
Tai Hang,	157	635.50	
Ah Kung Ngam,	27	20.25	
Kai Lung Wan,	1	9.80	
Shaukiwan,	175	245.75	
Tai Kok Tsui,	10	16.00	
Mong Kok,	51	113.90	
Hokun,	95	277.50	
Tokwawan,	188	329.00	
Shek Shan,	31	69.00	
Sun Shan,	18	59.50	
Mataukok,	31	44.50	
Mati,	2	5.50	
Ho Mun Tin,	9	37.50	
Matauchung,	58	138.50	
Matauwei,	126	220.50	
Kau Pui Shek,	31	112.00	
Hau Pui Loong,	15	53.50	
Tung Lo Wan,	5	23.00	
Wong Tsuk Hang,	2	34.50	
Tai Hang Stream,	19	82.00	
Little Hongkong,	6	8.00	
Tong Po,	2	3.50	
Stanley,	11	21.00	
Tytam,	1	3.50	
Tytam Tuk,	3	2.50	
Wong Ma Kok,	1	2.00	
Chai Wan,	8	18.00	
Shek O,	8	23.00	
Hok Tsui,	1	1.50	
Chung Hom Bay,	1	3.00	
Chinese Joss House, Bowen Road, Victoria, ..	1	3.00	
Aplichau,	68	272.00	
Tsat Tse Mui,	35	99.00	
Old Kowloon Farm Lot 13,	48	125.00	
Deep Water Bay,	2	2.00	
Telegraph Bay,	13	43.50	
Hung Hom West,	2	6.00	
Total,	1,456	\$3,548.83	