

## Appendix I

### REPORT OF THE LAND OFFICER FOR THE YEAR 1926.

#### 1.—REGISTRATION.

There was a slight increase in the number of deeds registered in the Land Office during the year 1926 compared with the preceding year.

During the year 1926 four thousand three hundred and sixty (4,360) deeds and documents were registered under the provisions of Ordinance No. 1 of 1844 affecting six thousand one hundred and sixty five (6,165) lots or sections of lots. The total consideration on sales mortgages surrenders and miscellaneous land transactions amounted to \$115,045,589.39 particulars whereof are shewn in Table I. The total number of documents registered in the Land Office under the provisions of the above mentioned Ordinance to the end of the year 1926 was 103,700. The number of deeds registered each year during the last ten years is shewn in Table III.

#### 2.—GRANTS OF LAND.

The total area of land granted on lease during the year under review was 1,386 Acres 3 Roods and 1  $\frac{1}{2}$  poles of which 209 Acres 0 Roods 8  $\frac{1}{2}$  poles were dealt with by the District Officers. The total area resumed exceeded the area granted by 678 Acres 3 Roods and 1  $\frac{1}{2}$  poles. This excess is due to the surrender of the leases of two large Mining Lots for which Mining Licences were granted in lieu of Crown Leases. Particulars of grants surrenders and resumptions during the year 1926 are shewn on pages W 1 and 2 of the Blue Book for that year.

#### 3.—SURRENDERS.

One hundred and nine deeds of surrender relating to lots or portions of lots required for various public purposes were prepared and registered in the Land Office. A great number of these relate to the Village of Tokwawan which has been almost entirely resumed to make way for new streets. Sums amounting to over three hundred and fifty thousand dollars have passed through the hands of the Land Officer and been paid out by way of compensation.

#### 4.—GRANTS OF CROWN LEASES.

Two hundred and fifty Crown Leases were granted during the year. The number of leases granted each year during the last ten years is shewn in Table III.

5.—FEES.

The total amount of fees collected during the year (Exclusive of the New Territories) amounted to \$77,861 being \$2,804.25 more than the preceding year. Land Registration fees in the New Territories amounted to \$4,453.55 and Crown Lease fees to \$60. Table IV shews the amount of fees collected under the different heads during the past ten years.

6.—STAMP DUTY.

The Stamp Duty paid on registered documents exclusive of Probates and Letters of Administration amounted to \$384,062.70. Stamp Duty on Probates and Letters of Administration registered amounted to \$1,830,393.95.

7.—CROWN RENT ROLLS.

The Crown Rent Roll for Hong Kong and Kowloon and the Village Crown Rent Roll were revised during the year. The total number of lots on the Hong Kong and Kowloon roll was 5,436 an increase of 258 on the preceding year. Crown Rent amounted to \$567,205.49, a decrease of \$2,916.90 owing to surrenders Re-entries and Resumptions.

The total number of lots on the Village Rent Roll was 3,378, a decrease of 133 on the preceding year and the total Crown Rent in this Roll was \$1,982.55 as compared with \$2,242.90 in the preceding year, a decrease of \$260.35.

8.—DOCUMENTS.

Eleven hundred and fifty eight documents were prepared in the Land Office during the year viz:—

- (a) Two hundred and fifty Crown Leases and Counterparts.
- (b) One hundred and ninety seven Memorials for the registration of Undertakings relating to Verandahs and Balconies over Crown Land.
- (c) One hundred and nine deeds of Surrender in connection with resumptions for public purposes and improvements.
- (d) Thirty three deeds of Covenant relating to Scavenging Lanes.
- (e) Seventy one Agreements for lease or exchange.
- (f) Seventy two Memorials of Re-entry.
- (g) One hundred and seventy six miscellaneous documents.

9.—NAVAL AND MILITARY LANDS.

There were no transactions relating to land belonging to the Admiralty.

Fly point Battery and the remaining portion of Elliot Battery were surrendered to the Colonial Government as a gift to the University and subsequently leased to that institution.

Garden Road was widened by taking in portions of the compounds adjoining Murray Barracks and the Detention Barracks. Memoranda recording these transactions were prepared and registered in the Land Office.

10.—STAFF.

Mr. W. J. Lockhart-Smith and Mr. Lee Shu Sun VIB. Clerk joined the Staff in December and November respectively. There were no other changes in the Staff during the year. Lt.-Col. F. Eaves was absent on vacation leave from 24 June to 29 September, Mr. W. S. Whyte-Smith acting as Assistant Land Officer during this period.

PHILIP JACKS.  
*Land Officer.*

15th March, 1927.

**Table I.**

Particulars of Deeds and Documents registered in the Land Office during the year 1926.

Description of Documents.	Number registered.	No. of Lots or portions of Lots affected.	Total Consideration.
			\$ c.
Assignments .....	1,001	1,210	30,039,226.53
Mortgages and Transfer of Mortgages .....	1,305	1,919	45,242,966.17
Reassignments and Satisfaction .....	1,214	1,601	35,948,342.40
Surrenders .....	175	222	139,136.27
Judgments and Orders of Court .....	78	270	1,327,368.62
Probates and Letters of Administration .....	112	282	1,830,393.95
Miscellaneous Documents.	475	661	518,155.45
<b>Total .....</b>	<b>4,360</b>	<b>6,165</b>	<b>115,045,589.39</b>

**Table II.**

Particulars of Crown Leases granted during the year 1926.

Hong Kong.									Kowloon.			New Kowloon.		Total.	
Piers	Marine	Inland	Rural Building	Garden	Quarry Bay Inland	Shaukiwan Inland	Aplichau Marine	Aplichau Inland	Pier	Marine	Inland	Inland	Dairy Farm	Tsun Wan Inland	
1	1	46	21	2	1	13	2	3	2	4	63	89	1	1	250

**Table III.**

Number of Deeds registered and Crown Leases granted during the years 1917 to 1926.

Year.	Deeds registered.	Crown Leases granted.
1917	2,825	135
1918	2,922	117
1919	3,021	114
1920	3,045	74
1921	4,466	84
1922	4,146	207
1923	6,837	209
1924	6,000	90
1925	4,226	178
1926	4,360	250

**Table IV.**

Fees collected during the years 1917 to 1926.

Year.	Registration of Deeds.	Searches and Copies of Documents.	Grants of Leases.	Total.
	\$ cts.	\$ cts.	\$ cts.	\$ cts.
1917	43,478.00	3,199.75	4,370.00	51,047.75
1918	45,225.00	3,399.35	3,505.00	52,129.35
1919	45,896.00	3,486.90	3,102.00	52,484.90
1920	52,569.00	3,849.75	2,870.00	59,288.75
1921	70,617.00	4,235.00	2,685.00	77,537.00
1922	65,407.00	4,683.50	5,550.00	75,640.00
1923	109,671.00	7,280.00	6,680.00	123,631.00
1924	93,304.00	5,824.25	2,470.00	101,598.25
1925	65,068.00	4,778.75	5,210.00	75,056.75
1926	65,843.00	4,443.00	7,635.00	77,921.00

**Table V.**

HONG KONG & KOWLOON RENT ROLL.

Locality and Description.	No. of Lots.	Total Crown Rent.
		\$ cts.
Victoria Marine Lot .....	345	78,898.91
„ Praya Reclamation Marine Lot .....	76	8,161.91
„ Inland Lot .....	2,070	221,316.13
Quarry Bay Marine Lot .....	2	18,458.00
„ Inland Lot .....	13	4,166.00
Victoria Farm Lot .....	8	401.55
„ Garden Lot .....	46	999.00
„ Rural Building Lot .....	210	39,131.58
Aberdeen Marine Lot .....	5	579.16
„ Inland Lot .....	83	2,270.50
Aplichau Marine Lot .....	24	152.84
„ Inland Lot .....	39	261.48
Shaukiwan Marine Lot .....	10	1,928.00
„ Inland Lot .....	218	4,374.29
Stanley Inland Lot .....	4	4.00
Kowloon Marine Lot .....	55	45,933.23
„ Inland Lot .....	1,304	79,299.89
„ Garden Lot .....	1	1.00
Hung Hom Marine Lot .....	2	6,140.00
„ Inland Lot .....	178	9,206.00
Sheko Inland Lot .....	3	9.00
Tai Tam Inland Lot .....	1	1.00
Tong Po Inland Lot .....	1	1.00
New Kowloon Marine Lot .....	5	18,608.00
„ Inland Lot .....	684	19,222.52
„ Farm Lot .....	4	135.50
„ Rural Building Lot .....	1	42.00
Tai Po Inland Lot .....	8	480.00
Fan Ling Lot .....	2	1,192.00
Sheung Shui Lot .....	5	874.00
Ping Chau Farm Lot .....	1	225.00
Mining Lot .....	1	302.00
Tsun Wan Marine Lot .....	1	2,008.00
„ Inland Lot .....	11	1,780.00
New Kowloon Dairy .....	14	560.00
Tsing I Marine Lot .....	1	82.00
<b>Total .....</b>	<b>5,436</b>	<b>\$567,205.49</b>

VILLAGE RENT ROLL.

Locality and Description.	No. of Lots.	Total Crown Rent.
		\$ cts.
Wongneichung .....	61	46.00
Aberdeen .....	21	79.00
Pokfulam .....	24	28.25
Tai Hang .....	157	633.50
Ah Kung Ngam .....	25	18.25
Shaukiwan .....	28	15.50
Hok Un .....	10	18.00
Tokwawan .....	48	79.50
Ma Tau Kok .....	2	2.50
Ma Tau Wei .....	81	150.00
Hau Pui Loong .....	13	49.50
Wong Tsuk Hang .....	2	34.50
Tai Hang Stream .....	17	72.00
Little Hong Kong .....	1	2.00
Tong Po .....	1	2.50
Stanley .....	9	18.00
Tytam .....	1	3.50
Tytam Tuk .....	3	2.50
Wong Ma Kok .....	1	2.00
Chai Wan .....	7	15.00
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 .....	44	127.00
Telegraph Bay .....	13	43.50
Little Hong Kong .....	1,577	280.25
Shek O .....	315	68.00
Hok Tsui .....	181	34.50
Chai Wan .....	725	126.80
<b>Total .....</b>	<b>3,378</b>	<b>\$1,982.55</b>