

This PUBLIC BILL originated in the LEGISLATIVE COUNCIL and having this day passed as now printed is transmitted to the HOUSE OF REPRESENTATIVES for their concurrence.

*Legislative Council Chamber,
24th September, 1868.*

A BILL INTITLED

AN ACT to consolidate and amend the Laws relating to Title.
the Registration of Deeds affecting Real Property.

WHEREAS it is expedient to consolidate and amend the laws Preamble.
relating to the Registration of Deeds and other instruments affecting
real property

BE IT THEREFORE ENACTED by the General Assembly of New Zealand
5 in Parliament assembled and by the authority of the same as follows—

1. The Short Title of this Act shall be “The Deeds Registration Short Title.
Act 1868.”

2. The Ordinances and Acts specified in Schedule A. to this Act Repeal.
save the parts excepted in the said Schedule are hereby respectively
10 repealed Provided always that everything which shall have happened
been done perfected or been made valid under or by virtue of the said
Acts respectively shall be and the same is hereby declared to be as good
valid and effectual to all intents and purposes as if this Act had not
been passed.

3. In the construction of this Act the word “land” shall extend to Interpretation.
any estate or interest whatever in real property over which the Native
title is extinguished and the word “instrument” shall extend to any
Crown grant deed contract will codicil exemplification or certified
copy of will probate testamentary order certificate power of attorney
20 affidavit memorandum notice memorial or other document either
written or printed or partly written and partly printed affecting any
land within the Colony authorized to be registered by this Act or by
any law which now is or hereafter may be in force relating to registration
of documents affecting real property.

25 ESTABLISHMENT OF DEEDS REGISTER OFFICES.

4. The County of Westland and every Province of the Colony shall Each Province shall
be a registration
district.
each respectively be a registration district for the purposes of this
Act Provided that the Governor in Council may from time to time
define and alter the limits of any registration district and may create
30 new registration districts.

5. Every Order in Council for the alteration or for the establishment Date from which
alterations of districts
shall take effect.
of any registration district shall come into operation on and from such
day as may be fixed by such Order.

6. There shall be established in every registration district an office Deeds register offices.
No. 42—2.

which shall be called "The Deeds Register Office" for registering instruments affecting real property by law authorized to be registered. Provided always that the register offices existing at the time of the passing of this Act for the registration of deeds and instruments affecting real property shall be deemed to be Deeds Register Offices established under the authority of this Act. 5

Registrar.

7. It shall be lawful for the Governor from time to time to appoint for each Deeds Register Office a fit person to be Registrar of Deeds thereof and from time to time at pleasure to remove any such Registrar.

Deputy Registrar.

8. The Governor may from time to time appoint for each Deeds Register Office a fit person to be Deputy Registrar of Deeds who shall have all the powers which are or hereafter shall be conferred on the Registrar of Deeds. Provided that the Deputy Registrar shall not exercise such powers unless the Registrar be absent. Provided also that every act done by the Deputy Registrar shall be as valid as if done by the Registrar. And it shall not be necessary in any case to prove that any act of the Deputy Registrar was done in the absence of the Registrar. And the Governor may from time to time at pleasure remove such Deputy Registrar. 10 15

Clerks.

9. The Governor may from time to time appoint for each Register of Deeds as many clerks and subordinate officers as may be necessary for the performance of the business of the office and may from time to time at pleasure remove any of such clerks or subordinate officers. 20

Registrars &c.
hitherto appointed to
be deemed to be
appointed under this
Act.

10. Every Registrar Deputy Registrar subordinate officer and clerk duly appointed under the authority of the Acts and Ordinances hereby repealed or any of them and holding office at the time of the coming into operation of this Act shall be deemed to be duly appointed under the authority of this Act. 25

Security to be given.

11. Every Registrar and Deputy Registrar shall give security for the due execution of the duties of his office in such manner and to such amount as to His Excellency the Governor shall seem meet. 30

Seal.

12. There shall be kept in every register office a seal of the impression whereof judicial notice shall be taken in all courts without any evidence of such seal having been impressed or any other evidence relating thereto. 35

Registration *de facto*
validated.

13. Notwithstanding any defect or informality heretofore in the establishment constitution or definition of any register office or the limits of any registration district or in the appointment of any Registrar of Deeds or other officer or in the course or practice of any register office or the mode of registration therein and notwithstanding the non-observance of or non-compliance with any provisions or conditions prescribed by the Acts or Ordinances hereby repealed or any of them every grant deed contract memorial or other instrument which according to the practice and procedure for the time being in force may have been registered in the office of any Register of Deeds *de facto* in operation within any registration district shall as regards land in such district capable of being clearly identified be deemed to have been duly registered and shall have priority accordingly. 40 45

II.—WHAT MAY BE REGISTERED.

Crown grants &c.

14. Every grant by the Crown of land within the Colony and every deed contract will or other instrument whereby such land may be affected may be registered in the register office of the registration district wherein such land shall be situated. Provided that no lease or agreement for a lease for any time not exceeding seven years from the date thereof nor any assignment thereof shall be registered. 50 55

Crown grants to be
registered before
delivery to grantee.

15. Every Crown grant of land shall before the same shall be delivered to the grantee or other the person entitled to receive the same be registered in the registration district within which the land comprised in such grant shall be situate. And it shall be the duty

of every Commissioner of Crown Lands Waste Lands Board or other officer or person charged with the delivery of Crown grants to transmit the same for registration accordingly.

16. Instruments relating to Waste Lands of the Crown purchased
5 of or acquired from either the Crown the New Zealand Company or
the Canterbury Association for founding a Colony in New Zealand
may be registered notwithstanding the non-issue of a Crown grant or
conveyance of such land Provided that the position and boundaries of
the land so dealt with shall appear to be accurately laid down upon
10 some map of the Crown Lands Office of the district in which such land
is situate and shall be marked with the sectional number or other designation
by which it is intended to describe it in the Crown grant or
conveyance of the same.
17. All instruments which have been or which hereafter shall be
15 registered notwithstanding such non-issue as aforesaid shall have the
same force and effect as between the parties to such instruments and all
persons claiming by from through under or in trust for them but no
further or otherwise as if the Crown grants or conveyances last aforesaid
had been duly issued prior to such registration.
18. The issue of a Crown grant of land subsequent to the registration
20 of any instrument relating to such land shall give and be deemed to
have given to such instrument the like operation and effect as if such
registration had taken place subsequent to the issue of the Crown grant.
19. A certified copy verified by the seal of any Deeds Register
25 Office as a copy of an instrument registered in such Deeds Register
Office or as a copy of a recorded copy of any such registered instrument
may be registered in any other registration district where the
original instrument might be registered and in the same manner as the
original instrument might be registered.
20. The registration of any such certified copy so verified as
30 aforesaid shall from the time or respective times of such registration
have the same force and effect as if the original instrument had been
in each case so registered.
21. Every grant conveyance or lease exceeding the term of seven
35 years of lands subject to "The Native Reserves Act 1856" and every
certificate of Native title issued by any court or officer of competent
jurisdiction may be registered in the register office of the registration
district in which the land therein referred to is situated.
22. Every power of attorney by which any person is authorized to deal
40 with any land within the Colony may be registered with accompanying
affidavits and declarations if any by causing the same to be recorded
in any register office of the Colony.
23. Every judgment decree or order of the Supreme Court every
45 suit pending therein every entry upon record of satisfaction of a judgment
registered under this Act whereof satisfaction shall have been
duly entered up in the office of the Registrar of the Supreme Court
every bankruptcy or insolvency and every private Act or Ordinance
affecting any land within the Colony may be registered by causing a
50 memorial thereof to be deposited and entry thereof to be made in
the Deeds Register Office of the registration district wherein such land
is situated.
24. The memorial of every judgment decree or order whereby the
title to any land shall be affected shall express the date thereof the title
of the cause and so much of the judgment decree or order as shall
55 relate to the land affected thereby and shall be certified by the Registrar
of the Supreme Court.
25. The memorial of every "suit pending" shall express the date of
the commencement thereof the title of the cause the nature and object
of the proceeding and shall be certified by the Registrar of the
60 Supreme Court.
26. The memorial of every judgment decree or order for the

Instruments made before the issue of Crown grants of lands to which such instruments relate.

Effect of such registration.

Effect of issue of Crown grant on such registration.

Certified copies of registered instruments.

Effect of registration of certified copy.

Instruments relating to title of Native lands.

Powers of attorney.

Judgments &c.

Memorial of judgment.

Suit pending.

Judgment debt.

recovery of any sum of money shall specify and contain such particulars as are required in that behalf by "The Execution of Judgments against Real Estate Act 1867."

Bankruptcy or insolvency. 27. The memorial of every bankruptcy or insolvency shall express the name residence and condition or calling of the bankrupt or insolvent and the date of the order by which the bankrupt or insolvent shall have been divested of his property and shall be certified by the signature of the proper officer of the court making such order. 5

Act or private Ordinance. 28. The memorial of every Private Act or Ordinance shall express the title date and number thereof and by what Legislature enacted. 10

What memorial is to contain. 29. Every memorial shall also describe the lands to which the same shall relate by reference to the number of the section or other distinguishing number given or assigned in the register books to the parcel of land whereof such lands shall constitute the whole or a part and by reference to the number if any assigned thereto in the book of consecutive numbers hereinafter mentioned. 15

Satisfaction of judgment. 30. The memorial of the entry upon record of satisfaction of any judgment as aforesaid shall set forth the names of the plaintiff and defendant the time when such entry was so made the amount of the judgment debt of which satisfaction shall have been so entered and shall be certified by the signature of the officer authorized to make such entries. 20

Authenticated copy may be registered. 31. Whenever it shall be made to appear to the satisfaction of a Judge of the Supreme Court upon a summary application that any will or other instrument affecting land cannot be produced for the purpose of being registered it shall be lawful for such Judge on the production of a copy authenticated to his satisfaction to authorize by writing under his hand to be endorsed on such copy that the same may be registered instead of the original will or other instrument in the same manner as the original will or other instrument might be registered and the registration of such copy shall thereupon have the same force and effect as if the original will or other instrument had then been registered. 25 30

Instrument in Maori to be accompanied by translation. 32. Every instrument in the Maori language presented for registration shall be accompanied by a translation into English of the same the correctness of which shall be certified by some authorized Interpreter or other qualified person to the satisfaction of the Registrar of Deeds and the translation shall be recorded as forming part of the original deed. 35

III.—MODE OF REGISTRATION.

Book of primary entry. 33. The Registrar shall prepare and keep a book of primary entry containing in consecutive order the registration number of every instrument registered in his office the volume and page of the entry on the record book where such instrument is registered and such other particulars and references as he shall deem meet. 40

Note of presentation. 34. Upon the presentation of any instrument for registration the Registrar shall in the presence of the party presenting such instrument if required number the same and make a note thereon of the day and hour of the receipt thereof and shall stamp the same at the end of such note with the seal of the Register Office and shall in the same presence if so required enter the same in the book of primary entry. 45 50

Entry in Index Book. 35. The Registrar shall thereupon cause an entry of such instrument to be made in the Index Book under the proper head or title specifying the day and hour of presentation and the nature of the instrument Provided that no such entry in the Index Book shall be made in respect of any Power of Attorney. 55

How made. 36. Every entry in the Index Book shall be made under a head or title indicating the allotment or allotments or part or parts thereof of which the land to which such entry shall refer shall consist. 55

Order of entry. 37. All such entries shall be made in the order in which the instrument to which they refer shall have been presented for registration. 60

38. Where any mistake shall have been made in an entry in the Index Book the Registrar shall rectify the same by a new entry in such form as may be convenient specifying the day and hour of each correction. The erroneous entry shall not be erased or obliterated. Mistake in entry.
- 5 39. Every person by whom any instrument shall be brought or sent to the Register Office for the purpose of registration may require a receipt for the same which receipt shall be stamped with the seal of the office and shall specify the nature and number of the instrument and the day and hour of the receipt thereof. Receipt.
- 10 40. All instruments excepting memorials shall be fairly copied into books provided for that purpose to be called Record Books. Instruments to be copied.
41. An alphabetical index shall be kept as a means of reference to registered powers of attorney and memorials. Alphabetical index to be kept.
- 15 42. Except where otherwise provided by this Act or by the regulations hereinafter referred to every instrument presented for registration shall for the purpose of more easily identifying the land to which it shall relate contain or have endorsed or delineated thereon or annexed thereto a plan of the land to which the same shall relate showing the extent boundaries and relative position thereof and indicating also the sectional number assigned thereto. Provided nevertheless that such plans shall not be required in the case of powers of attorney or of memoranda under "The Crown Debts Act 1866." Instruments to contain delineation of land.
- 20 43. Any deed of disclaimer or of appointment of new trustees may be registered although such deed shall neither contain a description of the land intended to be affected thereby nor any plan of such land provided the deed or will creating the trust shall have been registered and that a memorandum in writing be endorsed or otherwise written upon such deed of disclaimer or appointment setting forth the date registration number and date of registration of the original deed or will and the names of the parties thereto and such particulars of the land intended to be affected by the deed of disclaimer or appointment presented for registration as shall be sufficient for identifying the said land with the land comprised in the original deed or will. Deed of appointment of new trustee need not contain description of land.
- 30 44. Except in the cases of powers of attorney and of memoranda registered under the provisions of "The Crown Debts Act 1866" every instrument presented for registration shall have endorsed thereon the registration number or numbers of the instrument or instruments last registered which assured dealt with or otherwise affected the same lands or any part or parts thereof respectively. Provided always that in case it be shown to the satisfaction of the Registrar that such last registered instrument or instruments respectively is or are lost or inaccessible the number of some other previously registered instrument if any relating to the said lands or parts thereof respectively shall be endorsed as aforesaid and in case all the previously registered instruments relating to the said lands be lost or inaccessible and some previously endorsed number or numbers thereof cannot be discovered the Registrar may dispense with the said endorsement. Registration number of some prior instrument to be endorsed on deed.
- 40 45. The order in which instruments shall be registered in every Deeds Register Office shall be the order in which the same shall have been received. Order of registration.
- 45 46. Before any instrument which shall have been registered shall be returned to the person who presented the same for registration or who is authorized to receive the same such person shall compare the same with the recorded copy thereof in the books of the office and shall sign his name at the foot or in the margin of such copy as an attestation of the correctness thereof. Instrument to be compared with copy.
- 55 47. Where any instrument has been registered and it shall afterwards appear to the satisfaction of the Registrar that the same relates to other lands in addition to those delineated upon or shewn Where instrument has been registered
- 60

to affect certain lands and other additional lands are affected by the instrument a plan of such other lands with a declaration may be registered.

in a plan annexed thereto a plan of such other lands accompanied by a statutory declaration of some credible person competent to declare to the facts may be registered in the register of deeds where such instrument has been registered whereupon the Registrar shall make the appropriate entries in the index or title-books relating to such lands and shall cause such plan and declaration to be recorded and such registration shall take effect from the time of the presentation of such plan as against the land delineated therein and upon the recorded copy of the instrument so registered as aforesaid the Registrar shall make a memorandum referring to the page or folio of the record-book where such plan and declaration shall be recorded and such other entries or references as he may deem necessary or convenient. The aforesaid declaration shall refer by Registrar's number and date to the registered instrument and shall state that to the best of declarant's knowledge and belief the lands described and delineated in the plan accompanying such declaration are affected by the aforesaid registered instrument.

Endorsement on Crown grant.

48. Whenever an endorsement has been or shall be made on a Crown grant after the same shall have been registered certifying the day of the payment of the purchase money for the land comprised in such grant or the date at which the grantee became entitled to a grant of such land or describing more correctly the boundaries thereof such endorsement may be registered by a copy thereof being endorsed or otherwise noted on the recorded copy in the register of deeds wherein the grant may have been registered.

IV.—EFFECT OF REGISTRATION GENERALLY.

Deeds &c. not registered void as against subsequent instruments registered.

49. Every deed or contract which is hereby authorized to be registered as aforesaid shall so far as regards any land to be affected thereby be void as against any person claiming for valuable consideration under any subsequent deed or contract duly registered unless the prior deed or contract shall have been registered before the registration of the subsequent deed or contract.

Lease.

50. Every lease or agreement for a lease hereinbefore forbidden to be registered shall be void as against any person so claiming so long as actual possession shall not go along with such lease or agreement.

Wills.

51. Every will shall so far as regards land to be affected thereby be void as against any person claiming for valuable consideration under any deed or contract duly registered made after the death of the testator by his heir-at-law or by any person claiming as his devisee or executor under a former will or as his administrator either with a former will annexed or otherwise or by any other person by whom such subsequent deed or contract might have been made if such will as first aforesaid had not been executed unless such will as first aforesaid shall have been registered before the registration of the subsequent deed or contract. Provided always that every will which shall be registered within the space of two years after the death of any testator shall be as valid and effectual as if the same had been registered immediately after the death of such testator.

Judgment &c.

52. Every judgment decree order suit bankruptcy insolvency and every private Act or Ordinance shall so far as regards any land to be affected thereby be void and of no effect as against any person claiming for valuable consideration under any subsequent deed or contract duly registered unless a memorial thereof shall have been registered before the registration of the subsequent deed or contract.

Priority may be set aside by notice.

53. The priority given by the provisions hereinbefore contained to any person claiming for valuable consideration shall not avail either at law or in equity in case the person claiming priority shall previous to the execution of the deed or deeds under which priority is claimed have had an actual personal knowledge affecting him with fraud or

have been served either personally or through his solicitor in the transaction with an express notice in writing of a prior deed or contract whether the same may or may not have been registered.

54. Every person who shall claim without valuable consideration under any other person who shall have claimed for valuable consideration shall be entitled to the same protection as the person who shall have claimed for valuable consideration. Voluntary conveyance.

55. A voluntary conveyance being duly registered shall not be defeated by any subsequent conveyance for valuable consideration whether such latter conveyance shall be registered or not. Voluntary conveyance.

56. Every deed or contract although duly registered whereby any title shall be derived or agreed to be derived from any person claiming under an unregistered deed shall be void as against any person claiming for valuable consideration under any subsequent deed or contract duly registered whereby title shall be derived or agreed to be derived from any person claiming under a deed or contract duly registered. Instrument deducing title through unregistered instrument.

57. No deed or instrument relating to land within any registration district registered after the establishment of such district shall be or be deemed to have been duly registered so far as relates to such land unless and until the same shall have been registered in the register for such district. Registrations ineffectual under certain conditions.

58. Notwithstanding any alteration of any registration district every deed or instrument duly registered in the register of deeds for the original district before such alteration shall be deemed to have been duly registered. Certain registrations validated.

V.—DEPOSIT OF INSTRUMENTS.

59. Every power of attorney with the verifications if any of the due execution of the same may be deposited at the register office for safe custody and reference. Powers of attorney may be deposited in register office.

60. Any person having possession of any instrument authorized to be registered by this Act or of any power of attorney which he or any other person may have covenanted to produce may deposit such instrument or power of attorney in the register office for safe custody and reference and such deposit shall operate as a release and discharge from every covenant which may have been entered into for the production of the same. Instruments under covenant for production may be deposited and covenants thereby released.

61. Any person upon whom it may be incumbent to enter into a covenant for the production of any instrument authorized to be registered by this Act or of any power of attorney may deposit the same at the register office for safe custody and reference in lieu of entering into such covenant for production. Instruments may be deposited in lieu of entering into covenants for production.

62. Upon any instrument being deposited as aforesaid the Registrar shall number the same and make a note thereon of the day and hour of the receipt thereof and shall stamp the same at the end of such note with the seal of the register office. All instruments deposited as aforesaid including such as may have been already deposited shall be numbered consecutively from one upwards. Deposited instruments and powers of attorney to be numbered &c.

63. The Registrar shall securely keep in the register office and not permit to be removed therefrom except in obedience to legal process for the production thereof all instruments so deposited as aforesaid and shall cause the same to be arranged in a convenient manner and an alphabetical index made thereto for easy reference which index shall show the number marked by the Registrar and the date of the deposit. Registrar shall keep instruments and arrange same and make indices.

64. Every person by whom any instrument shall be deposited under the provisions of this Act may require a receipt for the same which receipt shall be stamped with the seal of the register office and shall specify the Registrar's number endorsed on such instrument the date of such receipt the date of the instrument deposited and the names of the parties thereto. Every such receipt and also a copy of any such Depositor may require receipt.

instrument certified under the seal of the register office shall be admissible as evidence that the instrument to which the same has reference has been deposited in the register office in pursuance of the provisions of this Act.

VI.—MISCELLANEOUS REGULATIONS.

Production and evidence of registered instruments.

65. It shall be the duty of every Registrar of Deeds upon the application in writing of any person or persons having or claiming any interest in land and at the cost of such person or persons from time to time to produce all or any of the deeds and instruments of title relating to such land in his custody or possession for the purposes of registration or deposited in his office for safe custody at any trial or hearing in any court of law or equity or other judicature within the Colony and upon the execution of any commission for the examination of witnesses and before any arbitrators or umpire appointed under any rule of court and otherwise as occasion shall require Provided that all fees chargeable in respect of any such instrument or in respect of the registration thereof or of the title to the land affected thereby shall have been duly paid and every Registrar shall upon the like application and cost deliver to the person or persons applying for the same copies of or extracts from such instruments and shall cause such copies or extracts to be examined and certified and all such certified copies or extracts verified by the seal of the Deeds Register Office shall be admissible as secondary evidence.

Copies to be supplied.

66. The Registrar shall supply copies of or extracts from any index or title-book to be kept or copies of any instruments which shall have been recorded or deposited or any memorial which shall have been deposited to any person entitled to the same and such person shall have liberty to examine such index or recorded copy or deposited memorial for the purpose of satisfying himself of the correctness of the copy or extract so supplied.

To whom.

67. Before the Registrar shall supply any such copy or extract he may require the person applying for the same to sign a declaration that such a copy or extract is required in respect of land in which he has or claims or has contracted for some estate or interest or that he is a barrister or solicitor employed by some other person to be named and described and so interested as aforesaid or that he is the authorized clerk of a barrister or solicitor to be named and described employed as aforesaid.

False declaration.

68. If any person shall in any such declaration wilfully state anything that shall be untrue he shall forfeit and pay a penalty of not less than five pounds nor more than twenty pounds to be recovered in a summary way before any two Justices of the Peace.

Copy to be certified.

69. Every copy or extract so supplied as aforesaid shall have written or endorsed thereon a certificate stating that such copy or extract is an examined copy of or extract from such index or recorded copy or deposited memorial or other instrument as aforesaid which certificate shall be verified by the seal of the office Every copy or extract so verified shall be admissible as secondary evidence of the contents of the instrument or entry of or from which it purports to be a copy or extract.

Registration when compulsory.

70. Any person having an interest in land under any instrument hereby authorized to be registered or deposited may require any person in possession thereof to cause the same to be registered or deposited and in case the person in whose possession the same shall be shall refuse so to do it shall be lawful for any judge of the Supreme Court upon a summary application to make such order respecting the registration or deposit of such instrument as shall seem meet.

Fees.

71. Every Registrar shall be entitled to receive the fees specified in Schedule B. to this Act or such fees as shall be from time to time payable in lieu thereof by virtue of any regulations to be made by the Registrar-General by virtue of the provision for that purpose hereinafter contained All fees shall be paid in advance.

72. It shall be lawful for the Registrar-General of Land from time to time to make regulations for identifying and delineating lands intended to be affected by instruments presented for registration for numbering endorsing arranging and distinguishing the instruments so presented for prescribing the particulars to be entered in indexes and other books for making preserving and arranging maps of land referred to in registered instruments for distinguishing sections and allotments on such maps for indicating subdivisions of sections and allotments and distinguishing the same for prescribing convenient references in and to instruments presented for registration for making arranging and preserving indexes and other books of reference for regulating the deposit of instruments for safe custody the mode of collecting fees payable in respect of instruments deposited whether for safe custody or registration the return and delivery out of such instruments to the proper parties and generally for keeping the registers and regulating the mode of registration and safe custody of deeds and the practice and procedure of the registers offices and otherwise providing for the due execution of any laws in force for the time being for the safe custody and registration of deeds All which regulations to be so made as aforesaid shall after being approved by the Governor in Council and published in the Government *Gazette* have the force of law And it shall be the duty of the Registrar-General of Land to lay a copy of all such regulations before both Houses of the General Assembly at its then next session within fourteen days from the day of the opening thereof and such regulations may be made applicable to any one or more districts.
73. The regulations in force at the time of the passing of this Act within the respective registration districts are hereby declared to be in full force and operation and subject to the issue of additional or further regulations the practice and procedure of the several offices for the registration of deeds shall be continued as at the time of the passing of this Act.
74. The Registrar-General of Land with the approval of the Governor in Council may from time to time regulate and alter the scale of fees for the time being in force relating to the registration of deeds and may from time to time prescribe new and other fees to be paid in respect of proceedings under any law for the time being in force relating to the registration of deeds or the duties of Registrars of Deeds All of which shall be notified in the Government *Gazette*.
75. A table of such fees shall be hung up in some conspicuous place in every Deeds Register Office.
76. All fees received under the authority of this Act shall be accounted for periodically as may be directed from time to time by the Treasury Regulations of the Colony.
77. Every Registrar of Deeds shall from time to time cause such entries to be made in his register books of certificates of proprietorship issued under "The Land Registry Act 1860" and such other notes or entries of Acts registration and other proceedings as the Registrar-General of Land shall from time to time by any order to be made in that behalf prescribe and shall make such changes consequent thereupon in the form and mode of indexing registered instruments as such Registrar-General shall from time to time by any such regulation as aforesaid prescribe.
78. It shall be lawful for every Registrar from time to time to make rules for regulating the practice of his office Provided that the rules so to be made shall be approved by the Registrar-General of Land and shall not be repugnant to the provisions of this Act.
79. Index and title books compiled in the Deeds Register Office at Christchurch relating to lands in the Westland Registration District may be removed to the Deeds Register Office at Hokitika and shall remain there and be deemed records of that office.

Registrar-General to make and alter regulations.

Existing procedure to continue till altered.

Regulation of fees by Registrar-General.

Table of fees.

Fees to be accounted for.

Entries in register of deeds of land placed on register of land.

Registrar may make rules.

Title books may be removed from Christchurch to Hokitika.

Commencement of Act.

80. This Act shall come into operation on the first day of January one thousand eight hundred and sixty-nine.

SCHEDULE A.

ORDINANCES AND ACTS REPEALED.

By what Legislature enacted.	Title.
The Governor and late Legislative Council of New Zealand Session II. No. 9.	"An Ordinance to provide for the Registration of Deeds and instruments affecting real Property 'Deeds Registration Ordinance.'"
The Governor-in-Chief of the Islands of New Zealand and late Legislative Council thereof Session XII. No. 2	"An Ordinance to amend the Land Registration Ordinance and to extend the operation of the same to the Canterbury Settlement 'The Deeds Registration Amendment Ordinance.'"
General Assembly of New Zealand 24 Vict. No. 28	"The Registration of Deeds Amendment Act 1860."
27 Vict. No. 26	"Deeds Registration Amendment Act 1863" (except the sections 23 and 24).
29 Vict. No. 31	"The Deeds and Titles Registration Amendment Act 1865."
31 Vict. No. 21	"The Deeds Registration Ordinance Amendment Act 1867."

SCHEDULE B.

	£	s.	d.
For the registration of any grant from the Crown issued under "The Native Lands Act 1865" including the recording and plan	0	15	0
For the registration of any other instrument	0	10	0
For the recording and comparing thereof for every folio of 72 words	0	0	6
For every section or part of section allotment or part of allotment contained in any map or plan delineated on or annexed to any instrument presented for registration (exclusive of sections or allotments unaffected by the instrument but necessarily delineated to show the boundaries of the land dealt with by the instrument) charged as two folios	0	1	0
For every copy of or extract from any recorded or deposited instrument or memorial for every folio of 72 words therein	0	0	6
And for every section or allotment or part thereof respectively delineated	0	1	0
For every copy of or extract from the general index for every line	0	0	6
For every search or inspection of indices or recorded or deposited instruments for each individual property section or allotment in respect of which search or inspection is made	0	1	0
For every certificate under seal of a copy of or extract from any recorded or deposited instrument in addition to the fee per folio for copying	0	5	0
On the deposit of any instrument for safe custody	0	10	0
For every attendance to produce any instrument under clause 65 of this Act for each day or part of a day's attendance	1	1	0
For the registration of any plan accompanied by statutory declaration	0	10	0
For recording per folio	0	0	6
For every section or part of a section delineated	0	1	0
For every certificate of amount of duty payable under the fifty-sixth section of "The Native Lands Act 1865"	0	10	0
For every appointment of a valuer under fifty-fifth section of said Act	0	10	0
For every application to the Chief Judge of the Native Lands Court under fifty-seventh section of said Act	1	0	0
For every copy of an instrument tendered for registration made under fifty-seventh section of said Act per folio	0	0	6
For copy of any plan thereon or attached thereto	0	2	6
For every statement explaining transaction under section fifty-seven not exceeding six folios	1	1	0
For every additional folio	0	0	6
For every affidavit under section sixty-one not exceeding six folios	1	1	0
For every additional folio	0	0	6
For recording any instrument in the Maori language and for any copy of the recorded copy thereof per folio	0	1	0
For recording the translation of any instrument in the Maori language per folio	0	0	6