

urged by gentlemen who have been largely instrumental in the adoption of the Act here.

In London, England, where they seem, after the preliminary struggle, to proceed much more rapidly with radical measures than we do here, a large portion of the city is being brought under the Land Titles system, as there whenever property is dealt with in the territory where the Act is applicable its registration under the Act is compulsory. In consequence of this, registration is almost invariably made with a "possessory title." This, it must be remembered, is not a title by possession, with which it is often confounded, but is simply the registration of an owner who is in possession with such title as he happens to have. With us this would be simply the transfer of property, without any examination of title, from the Registry system to the Land Titles system, and anyone purchasing land registered with this kind of title must examine the title of the person who is first registered, as if it were not under the Land Titles Act. The subsequent claim of title would, however, be guaranteed.

The advocates of this system claim, and there seems to be considerable force in the claim, that if lands were largely registered in the Land Titles offices with a possessory title they might after the lapse of a comparatively short period, say ten years, be declared absolute, so that all the land in the Province might, without any great expense and without examination of title, be transferred to the new system. Very possibly this will be the result in England if the London experiment proves successful. In this country the registry system is so nearly perfect that the same incentive to adopt the new method does not exist, though it is undeniable that there is an immense waste of both labor and money in the repeated examination of a title which takes place on every new sale or loan, when this can be had, once for all, in the Land Titles office.

As the tariff of fees is not published with the rules in the Revised Statutes we imagine many in the profession are not familiar with the charges made for bringing land under the Act, so that it may be convenient to give them here.

Where an absolute title is required and the number of instruments to be examined exceeds ten the following is the scale of charges :