

the Treasury in the Province of Australia and New Zealand on each transaction, the money going to make an assurance fund, so that if the registrar—those officers I have described in the first instance—or the Court of Appeal which I have described in the second instance—if either of them should make a mistake and give a certificate of ownership to the wrong man, and the right man should be able to establish that fact, he should have a claim on that fund. Under the Torrens system the man to whom the certificate is issued acquires the title whether a mistake is made or not, but if a wrong certificate is given, the person wronged has a claim on this fund, and in some of the Australian colonies this fund is a very large one and the claims upon it have been small, and one would infer from that fact that the system has worked so admirably there that the fund would be hardly necessary; but the transactions have been very large and numerous, involving large sums of money. I will only detain the House for a moment to mention what the growth of the fund has been. By reference to Maxwell's report on the Torrens system of conveyancing by registration of title, at pages 21 and 23, you will find a statement of the staff of the Lands titles and General Registry office at Adelaide, and an estimate of the total expenditure and total revenue, the expenditure being stated at £13,211 and the revenue at £23,000. The total number of transactions at the office, as appears by reference to page 19 of the same report, was 7,334 in 1872, and 21,494 in 1881. The amount of business done under transfer of land, Statute of Vic. (29 Vic. No. 301) in 1881 as compared with 1880 was as follows:—

	1880.	1881.
Applications to bring land under the Act, number	865	1256
Extent of land included, acres	50,764	64,990

Value of land included, £1,015,150	£1,451,193
Certificate of title issued, numbers	10,066 13,977
Transfers, Mortgages, Leases, Releases, Surrenders, &c., numbers	18,015 23,993
Registering Proprietors numbers	311 36
Other transactions (not including copies of documents supplied)	20,234 22,310
Forms sold	226 369
Fees received	£26,579 £34,570

The following statement shows the number of dealings registered under the Real Property Act of New South Wales during the years 1876 to 1881, inclusive:

NUMBER OF DEALINGS.

Year.	Numbers.	Value.
1876	4,557	£2,272,170
1877	5,428	3,563,576
1878	6,238	4,358,326
1879	6,788	5,844,311
1880	8,725	8,658,149
1881	11,008	9,305,286

HON. MR. BOTSFORD—Who pays the fine, the grantee or the grantor?

HON. SIR ALEX. CAMPBELL—The grantor.

HON. MR. KAULBACH—How do they propose to treat leases?

HON. SIR ALEX. CAMPBELL—The certificate of ownership is made conclusive against all leases of more than three years. A lease of three years will be held valid. The transactions in one of the provinces of Austrelia are of a very large character.

The following is a statement showing the sums received on account of registration fees in the North-West Territories, from first of October 1878 to 3rd December 1884:—