

Land Titles Act, in the county of York and the city of Toronto during the past year; making the total value of land registered in Toronto up to the end of 1889, taking the value at the time of its registration, \$3,691,249. But owing to the increased value which the land has acquired since its first registration, by buildings and other improvements, the present aggregate value of the land is estimated by the learned Master of Tithes to be not less than \$10,000,000. Considering the Act has not yet been in force five years, and that registration under it is entirely optional, this is a pretty good showing.

The most valuable parcel of land registered during the year was one of the value of \$100,000, for which the office fees (exclusive of the contribution to the Assurance Fund) only amounted to \$50.65. Not a very large amount of disbursements, considering the value of the property, and the advantages secured by registration. Another property of the value of \$50,000 was registered, for which the office fees only amounted to \$18.60. Of course, these fees depend on the state of the title, and a property with a simple title is generally registered at considerably less expense than one where the title is complicated. On the whole we think it must be admitted that in no case have the disbursements been excessive.

About 400 lots appear to have been registered in the districts of Parry Sound, Algoma, Muskoka, Thunder Bay, and Nipissing, during the past year.

The fees of the Toronto office amounted in all to \$10,119.78, as against \$5,855.70 in 1888, which is a very considerable increase; while the expenses of the office only amounted to \$7,215.85, so that after paying the entire expenses of running the office, a very considerable surplus remained in the hands of the Government.

We do not think it should be the policy of the Government to make a revenue from the office beyond what is necessary for its running expenses, and that instead of rolling up a surplus it would be better, in the interest of the public, that the fees of the office should be from time to time reduced so as to cheapen the dealing with land under this system as much as possible.

When people find that not only can they carry through land transactions quicker, and cheaper, and with greater security under this new system, than under the old, so weighty an argument in favour of its general adoption throughout the Province cannot long be withstood.

We have been led to suppose that the establishment of the Toronto office was in the nature of an experiment, and for the purpose of ascertaining on a limited scale whether the Torrens system of registration and transfer can be adopted without inconvenience, and without requiring too costly an expenditure on the part of the land-owner in making the transition from the old system to the new. It appears to us that the experience of the Land Titles office in Toronto has amply demonstrated the feasibility of the process of effecting the required change from the old system to the new, and has also demonstrated that the expenses of making the change is probably not much, if anything, greater than the expense which the land-owner is put to repeatedly upon every transaction in which an investigation of his title is required to be made under the old system.

Those who have had personal experience of the practical working of the new