

Appendix H.

REPORT OF THE LAND OFFICER FOR THE YEAR 1914.

1.—REGISTRATION.

During the year two thousand four hundred and thirty-three (2,433) Deeds and Documents were registered under the provisions of Ordinance No. 1 of 1844 affecting three thousand seven hundred and thirteen (3,713) lots of land. The total money consideration on sales, mortgages, surrenders and miscellaneous documents amounted to \$43,110,225 particulars of which are shown in Table I. The total Number of documents registered in the Land Office under the provisions of Ordinance No. 1 of 1844 up to the end of 1914 was 56,671. The number of Deeds registered each year for the last ten years is shown in Table III.

2.—GRANTS OF LAND.

The total area of land sold and granted on lease during the year was 510 acres 1 rood $15\frac{3}{4}$ poles of which 395 acres 0 rood $31\frac{1}{2}$ poles was in respect of lands dealt with by the District Land Offices including 231 acres of quarries granted on lease for 3 years. The total area resumed was 29 acres 2 roods 18 poles being an excess of 480 acres 2 roods $37\frac{3}{4}$ poles land granted over land resumed during the year. This is exclusive of quarries and lands let on short temporary permits by the Public Works Department. Particulars of the grants are shown on pages W 2 and W 3 of the Blue Book for 1914.

3.—GRANTS OF LEASES.

The number of Crown Leases granted during the year was 66, particulars of which are specified in Table II. The number of Crown Leases issued each year for the last ten years is shown in Table III.

4.—FEES.

The total amount of fees collected by stamps, exclusive of the New Territories, during the year amounted to \$44,012 being \$8,206 less than the previous year. The amount of land registration fees in the New Territories amounted to \$2,684.

The amounts of fees collected under the different headings for the years 1905 to 1914 are shown in Table IV.

5.—CROWN RENT ROLL.

The total Crown Rent due in respect of leased lands in Hongkong and Kowloon (excluding certain Villages in Hongkong and Kowloon entered in the Village Rent Roll) amounted for the year ending 25th December to \$417,835 an increase of \$18,539 on the previous year. The total amount due in respect of leased lands in the Villages in Hongkong and Kowloon appearing in the Village Rent Roll for the year ending 30th September was \$3,557 an increase of \$10 on the previous year. The total number of lots of Crown Land appearing in the Rent Rolls with the total Rents is shown in Table V.

6.—NAVAL AND MILITARY LANDS.

A portion of Elliot Battery comprising an area of 138,770 square feet was transferred by the War Department to the Colonial Government for the sum of \$33,814.50 representing a premium of 10 cents per square foot and capitalized Annual Crown Rent of \$250 per acre which amount was credited to the War Department in the Colonial Military Lands account. A small area of Murray Parade ground comprising 473 square feet was transferred by the War Department to the Colonial Government for the purpose of widening the end of Garden Road the War Department being credited with the sum of \$1,282.50 representing a premium of \$2.50 per square foot and a capitalized Annual Crown Rent of \$400 per acre. A small portion of Signal Hill Kowloon comprising 850 square feet was also transferred by the War Department to the Colonial Government in consideration of \$610 representing a premium of 60 cents per square foot and a capitalized Annual Crown Rent of \$200 per acre which was credited to the War Department in the Lands account. The War Department were also granted the right to make and maintain a new approach road over Crown Land to Mount Davis Battery on the usual terms. All the documents of transfer have been signed and completed. The terms as regards the drainage on Admiralty property, Kowloon Marine Lot No. 41, were amended as agreed upon and the necessary amendments made in the documents.

7.—SCAVENGING LANES.

Areas for Scavenging Lanes were in the case of three properties either resumed by the Crown for money payments or dedicated by the Crown Lessees as Scavenging Lanes in consideration of their being granted by the Building Authority modifications or exemptions from certain provisions of the Public Health and Buildings Ordinance, 1903, and the necessary documents were completed and registered.

8.—NOISY AND OFFENSIVE TRADES.

Twelve licences were granted to Crown Lessees under the provisions of the Crown Leases to carry on offensive trades on their premises in cases where such licences were recommended by the Sanitary Board.

9.—BUILDING COVENANTS.

In twenty cases applications were made by Crown Lessees for an extension of time in which to comply with the building covenant in their Crown Leases or grants. The applications were granted on payment of penalties and the agreements completed and registered.

10.—MISCELLANEOUS DOCUMENTS.

In addition to the above, various miscellaneous documents were drawn and completed including fifteen agreements to secure Government Contracts.

11.—STAMP DUTY.

The amount of Stamp Duty paid on registered documents exclusive of Probates and Letters of Administration amounted to \$114,291. The amount of Stamp Duty on Probates and Letters of Administration registered amounted to \$81,844.

12.—STAFF.

Mr. Jacks acted as Land Officer in addition to his other duties from the 1st January to the 8th February during the absence on leave of Mr. Wakeman.

Mr. Li Kung Shan, 5th Grade Clerk, was promoted to Grade IV and transferred to the Public Works Department on the 27th February but was allowed to revert to his former post at the Land Office on the 1st April. Mr. Tsang Tso Chau, 5th Grade Clerk, retired on the ground of ill health on the 31st March. Mr. Chan Tang Piu was appointed 5th Grade Clerk on 27th February.

G. H. WAKEMAN,
Land Officer.

20th March, 1915.

Table I.

Particulars of Deeds and Documents registered in the Land Office.

Description of Documents.	Number Registered.	No. of Lots or portions of Lots affected.	Total Consideration.
			\$ c.
Assignments,	787	998	18,431,236.32
Mortgages and Transfers of Mortgages,	817	1,330	15,179,613.28
Reassignments and Satisfactions,	592	904	9,460,457.94
Surrenders,	32	41	18,790.63
Judgments and Orders of Courts,	46	102	
Probates and Letters of Administration,	66	141	
Miscellaneous Documents,	93	197	20,127.00
Total,	2,433	3,713	43,110,225.17

Table II.

Crown Leases granted during the year 1914.

Hongkong.					Kowloon.	New Kowloon.	New Territories.			Total.
Marine.	Inland.	Hill District.	Garden.	Quarries.	Inland.	Inland.	Tai Po.	Lantau Marine.	Southern District.	
3	39	3	3	1	13	1	1	1	1	66

Table III.

Number of Deeds registered and Crown Leases issued during ten years from 1905 to 1914.

Year.	Deeds Registered.	Crown Leases Issued.
1905	2,155	41
1906	1,769	49
1907	1,428	64
1908	1,522	73
1909	1,544	44
1910	1,706	180
1911	2,142	99
1912	2,353	57
1913	2,814	118
1914	2,433	66

Table IV.

Fees collected during the ten years from 1905 to 1914.

Year.	Registration of Deeds.	Searches and Copies of Documents.	Grants of Leases.	Total.
	\$ c.	\$ c.	\$ c.	\$ c.
1905,	34,161.00	2,567.05	1,220.00	37,948.05
1906,	27,565.00	2,219.30	1,310.00	31,094.30
1907,	21,507.00	2,010.05	1,835.00	25,352.05
1908,	23,178.00	1,920.50	1,970.00	27,068.50
1909,	22,325.00	2,268.75	1,270.00	25,863.75
1910,	27,798.00	2,722.25	5,305.00	35,825.25
1911,	33,871.00	2,827.20	2,925.00	39,623.20
1912,	37,528.00	2,805.75	1,820.00	42,153.75
1913,	45,018.00	3,530.50	3,670.00	52,218.50
1914,	38,362.00	3,200.25	2,450.00	44,012.25

Table V.

Crown Rent Roll.

Locality and Description.	No. of Lots.	Total Crown Rent.
		\$ c.
Victoria Marine Lot,	238	63,437.50
Praya Reclamation Marine Lot,	160	18,201.00
Victoria Inland Lot,	1,685	155,076.82
Quarry Bay Marine Lot,	2	18,334.00
„ Inland Lot,	11	3,207.00
Farm Lot,	45	2,452.80
Garden Lot,	41	1,065.00
Rural Building Lot,	117	10,784.84
Aberdeen Marine Lot,	5	579.16
„ Inland Lot,	62	2,105.88
Aplichau Marine Lot,	20	150.56
„ Inland Lot,	22	172.64
Shaukiwan Bay Marine Lot,	10	1,928.00
„ Lot,	142	2,410.40
Stanley Inland Lot,	4	4.00
Kowloon Marine Lot,	57	41,216.13
„ Inland Lot,	844	50,873.93
„ Farm Lot,	6	161.12
„ Garden Lot,	3	64.00
Hunghom Marine Lot,	2	3,862.00
„ Inland Lot,	220	6,775.50
Shek O Inland Lot,	2	5.00
Tytam Inland Lot,	1	1.00
Tong Po Inland Lot,	1	1.00
Quarries,	15	20,028.00
New Kowloon Marine Lot,	5	7,368.00
„ Inland Lot,	59	2,682.00
„ Farm Lot,	4	1,096.00
„ Rural Building Lot,	1	18.00
Tai Po Inland Lot,	4	273.00
Fan Ling,	4	208.00
Sheung Shui,	1	8.00
Sai Kung Marine Lot,	1	
„ Inland Lot,	1	500.00
Peng Chau,	1	225.00
Mining Lot,	2	2,560.00
Total,	3,798	\$ 417,835.28

Village Rent Roll.

Locality and Description.	No. of Lots.	Total Crown Rent.	
		\$	c.
Wongneichung,	129	225.00	
Aberdeen,	21	84.50	
Pokfulam,	31	55.50	
Tai Hang,	157	640.50	
Ah Kung Ngam,	27	20.25	
Kai Lung Wan,	1	9.80	
Shaukiwan,	174	243.75	
Tai Kok Tsui,	10	16.00	
Mong Kok,	18	110.00	
Hok Un,	95	277.50	
Tokwawan,	188	329.00	
Shek Shan,	31	69.00	
Sun Shan,	18	59.50	
Mataukok,	31	44.50	
Mati,	2	5.50	
Ho Mun Tin,	9	37.50	
Matauchung,	58	160.50	
Matauwei,	126	220.50	
Kau Pui Shek,	31	112.00	
Hau Pui Loong,	15	53.50	
Tung Lo Wan,	5	23.00	
Wong Tsuk Hang,	2	34.50	
Tai Hang Stream,	18	77.00	
Little Hongkong,	6	8.00	
Tong Po,	2	3.50	
Stanley,	11	21.00	
Tytam,	1	3.50	
Tytam Tuk,	3	2.50	
Wong Ma Kok,	1	2.00	
Chai Wan,	8	18.00	
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,	69	288.00	
Tsat Tsz Mui,	35	99.00	
Kowloon Tong,	47	121.00	
Deep Water Bay,	2	2.00	
Telegraph Bay,	13	43.50	
Hung Hom West,	2	6.00	
Total,	1,441	\$ 3,557.30	