

Appendix I.

REPORT OF THE LAND OFFICER FOR THE YEAR 1924.

1.—REGISTRATION.

There was a slight falling off in the amount of registration done as compared with the preceding year which was an abnormal one. During the year 1924 Six thousand (6,000) Deeds and Documents were registered under the provisions of Ordinance No. 1 of 1884 affecting Seven thousand one hundred and nineteen (7,119) lots of land. The total consideration on sales, mortgages, surrenders and miscellaneous documents amounted to \$184,103,616.75 particulars of which are shewn in Table I. The total number of documents registered in the Land Office under the provisions of the above mentioned Ordinance to the end of 1924 was 95,114. The number of Deeds registered each year for the last ten years is shewn in Table III.

2.—GRANTS OF LAND.

The total area of land granted on lease during the year was 418 acres 3 roods $8\frac{1}{20}$ poles of which 410 acres 1 rood $36\frac{1}{2}$ poles was in respect of lands dealt with by the District Officers; the total area resumed was 294 acres 3 roods $14\frac{1}{2}$ poles; the excess of land granted over land resumed during the year was 128 acres 3 roods $34\frac{1}{20}$ poles. This is exclusive of quarries and lands let for short terms under temporary permits issued by the Public Works Department. Particulars of grants are shewn on page W1 of the Blue Book for 1924.

3.—SURRENDERS.

The outstanding feature in the work of the Land Office this year was the great increase in the number of resumptions carried through; Five hundred and fourteen (514) lots or portions of lots including several large farm lots were surrendered to the Crown in connection with various public improvements, in respect of which sums amounting to Two million two hundred thousand dollars passed through the hands of the Land Officer by way of compensation. The large area of the land resumed will to a great extent be set off at a later date by the issue of leases for lands which the Crown has agreed to grant in exchange.

4.—GRANTS OF LEASES.

The number of Crown leases issued during the year was 90 particulars of which are specified in Table II. The number of Crown leases issued each year during the last ten years is shewn in Table III from which it will be seen that this year has fallen below many of its predecessors; this is due to pressure of work in other directions as shewn in paragraph 8.

5.—FEES.

The total amount of fees collected by stamps, exclusive of the New Territories, during the year was \$101,598.25 being \$22,032.75 less than the previous year. Land registration fees in the New Territories amounted to \$8,980.00 and Crown Lease fees to \$170.00.

The amounts of fees collected under the different headings for the years 1915 to 1924 are shewn in Table IV where it will be seen that with the exception of last year, the total fees collected in 1924 is considerably in excess of the figure for any of the earlier years shewn.

6.—STAMP DUTY.

Stamp Duty paid on registered documents exclusive of Probates and Letters of Administration amounted to \$934,748.35. Stamp Duty on Probates and Letters of Administration registered amounted to \$335,946.95.

7.—CROWN RENT ROLL.

The Crown Rent Roll for Hongkong and Kowloon, and the Village Crown Rent Roll, were revised during the year, this is becoming an increasingly heavy task owing to the addition of a large number of new lots, particularly in New Kowloon. The Village of Chai Wan comprising 725 holdings has been added to the Village Roll.

The total Crown Rent shewn on the Roll of leased lands in Hongkong and Kowloon (excluding the Villages entered in the Village Rent Roll) amounted for the year ending 25th December to \$573,395.34 an increase of \$24,318.87 on the preceding year, the net increase of lots appearing on the Roll was 158, these increases are mainly due to the grant of a large number of new lots in New Kowloon.

The total amount shewn on the Village Rent Roll for the year ending 30th September was \$2,863.05, a decrease of \$282.20 on the previous year. This decrease is due mainly to resump-tions at Hok Un, To Kwa Wan, Ma Tau Kok, Kau Pui Shek and other villages affected by the new laying out scheme now in progress which involved the writing off of a larger sum than the increase caused by the addition of the village of Chai Wan mentioned above.

8.—DOCUMENTS.

The conveyancing work which is done in the Land Office has been steadily increasing of late years; the amount done during the year under review has been particularly heavy.

The old system of granting formal licences for carrying on offensive trades has been superseded by a less formal and more

rapid system of endorsement in cases recommended by the Sanitary Department.

Applications for extension of time for complying with building covenants have not been as numerous as they were a few years ago and agreements are dispensed with as often as possible, only twelve were prepared this year.

The procedure mentioned in the two foregoing paragraphs has afforded some relief but work has increased enormously in other directions.

The following statement is a classification of the documents which were prepared in the Land Office during the year:—

- (a) Three hundred and fifty three Memorials for the registration of Undertakings relating to Verandahs or Balconies over Crown land.
- (b) Two hundred and eighty eight Deeds of Surrender in connection with resumptions for public purposes and improvements generally.
- (c) Twenty eight agreements for surrender in cases which could not be completed forthwith.
- (d) Eighteen Deeds of Covenant relating to scavenging lanes.
- (e) Twelve Mortgages and Equitable Charges for securing Government loans or the due performance of public works.
- (f) Three hundred and fifty six miscellaneous documents and memorials.
- (g) Ninety Crown Leases and Counterparts.
- (h) Five hundred and twenty agreements for lease,

a total of One thousand six hundred and sixty five documents.

9.—NAVAL AND MILITARY.

A small portion of the Naval Hospital Compound at Mt. Shadwell was transferred to the Colonial Government for the purpose of improving Wanchai Road.

The signal station at Cape D'Aguiar was transferred to the Colonial Government by the Admiralty. A Memorandum of the Transfer was in each case prepared and recorded here.

There were no dealings with land belonging to the War Department which necessitated any record here.

10.—STAFF.

Mr. P. Jacks was on leave from the 22nd March until the end of October. Lt. Col. F. Eaves acted as Land Officer during that period, and Mr. T. S. Whyte Smith, who arrived in the Colony on the 22nd March, acted as Assistant Land Officer.

Mr. Wong Kin Fan VI Grade clerk left the service at the end of March and was succeeded by Mr. Cheng King Sung who left at the end of May and was succeeded by Mr. Fok Yuen Cheung who remained a short time only; Mr. F. Danenberg took his place in July.

Mr. Lai Ping Kwan was promoted from Grade VI (a) to Vth Grade at the beginning of November.

PHILIP JACKS,
Land Officer.

2nd May, 1925.

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.....	1,466	1,605	58,092,667.55	
Mortgages and Transfers of Mortgages.....	2,017	2,408	82,221,910.50	
Reassignments and Satisfaction.....	1,375	1,616	40,268,832.50	
Surrenders.....	312	464	1,310,486.50	
Judgments and Orders of Court.....	37	70	
Probates and Letters of Administration.....	113	219	
Miscellaneous Documents.....	680	737	2,209,719.70	
Total.....	6,000	7,119	184,103,616.75	

Table II.

Crown Leases granted during the Year 1924.

Hongkong.						Kowloon.	New Kowloon.		Total.
Marine.	Inland.	Rural Building	Garden.	Aplicbau Marine	Shaukiwan.	Kowloon Inland.	Piers.	Inland.	
2	11	12	2	1	2	27	5	28	90

Table III.

Number of Deeds registered and Crown Leases issued
during the years from 1915 to 1924.

Year.	Deeds registered.	Crown Leases Issued.
1915	2,154	166
1916	2,670	118
1917	2,824	135
1918	2,922	117
1919	3,021	114
1920	3,405	74
1921	4,466	84
1922	4,146	207
1923	6,837	209
1924	6,000	90

Table IV.

Fees collected during the years from 1915 to 1924.

Year.	Registration of Deed.	Searches and Copies of Documents.	Grants of Leases.	Total.
	\$ cts.	\$ cts.	\$ cts.	\$ cts.
1915	32,305.00	2,719.00	5,455.00	40,479.00
1916	42,070.00	3,368.25	3,960.00	49,398.25
1917	43,478.00	3,199.75	4,370.00	51,047.75
1918	45,225.00	3,399.35	3,505.00	52,129.35
1919	45,896.00	3,486.90	3,102.00	52,484.90
1920	52,569.00	3,849.75	2,870.00	59,288.75
1921	70,617.00	4,235.00	2,685.00	77,537.00
1922	65,407.00	4,683.50	5,550.00	75,640.00
1923	109,671.00	7,280.00	6,680.00	123,631.00
1924	93,304.00	5,824.25	2,470.00	101,598.25

Table V.

Village Rent Roll.

Locality and Description.	No. of Lots.	Total.	
		Crown Rent:	
		\$	cts.
Victoria Marine Lot	346	78,986.91	
" Praya Reclamation Marine Lot	76	8,161.91	
" Inland Lot	1,997	225,225.07	
Quarry Bay Marine Lot	2	18,458.00	
" Inland Lot	13	4,166.00	
Victoria Farm Lot	10	435.55	
" Garden Lot	45	1,280.00	
" Rural Building Lot	208	36,910.24	
Aberdeen Marine Lot	5	579.16	
" Inland Lot	75	2,229.28	
Aplichau Marine Lot	24	156.64	
" Inland Lot	39	261.48	
Shaukiwan Marine Lot	10	1,928.00	
" Inland Lot	211	4,188.08	
Stanley Inland Lot	4	4.00	
Kowloon Marine Lot	54	43,544.13	
" Inland Lot	1,132	80,812.39	
" Garden Lot	1	1.00	
Hung Hom Marine Lot	2	6,140.00	
" Inland Lot	177	11,162.00	
Sheko Inland Lot	3	9.00	
Tai Tam Inland Lot	1	1.00	
Tong Po Inland Lot	1	1.00	
New Kowloon Marine Lot	7	20,442.00	
" Inland Lot	512	17,680.00	
" Farm Lot	5	1,057.50	
" Rural Building Lot	1	42.00	
Tai Po Inland Lot	8	480.00	
Fau Ling Lot	2	1,192.00	
Sheung Shui Lot	3	548.00	
Sai Kung Inland Lot	1	500.00	
Ping Chau Farm Lot	1	225.00	
Mining Lot	2	2,560.00	
Tsun Wan Marine Lot	2	2,008.00	
" Inland Lot	7	1,538.00	
New Kowloon Dairy	11	482.00	
Total	\$ 4,998	573,395.34	

Village Rent Roll.

Locality and Description.	No. of Lots.	Total Crown Rent.	
		\$	cts.
Wongneichung	128	224.50	
Aberdeen	22	82.50	
Pokfulam	24	28.25	
Tai Hang	156	629.50	
Ah Kung Ngam	25	18.25	
Shaukiwan	31	19.50	
Tai Kok Tsui	10	16.00	
Mong Kok	1	1.00	
Hok Un	44	142.50	
To Kwa Wan	144	241.00	
Shek Shan	11	20.50	
Sun Shan	14	41.50	
Ma Tsu Kok	9	18.00	
Mati	2	5.50	
Ho Mun Tin	2	9.00	
Ma Tau Chung	32	81.50	
Ma Tau Wei	82	151.50	
Hau Pui Loong	14	51.50	
Wong Tsuk Hang	2	34.50	
Tai Hang Stream	17	72.00	
Little Hongkong	2	3.00	
Tong Po	2	3.50	
Stanley	9	18.00	
Tytam	1	3.50	
Tytam Tuk	3	2.50	
Wong Ma Kok	1	2.00	
Chai Wan	7	15.00	
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	46	133.00	
Tsat Tsz Mui	35	99.00	
Telegraph Bay	13	43.50	
Hung Hom West	2	6.00	
Little Hongkong	1,581	280.75	
Shek O	1,060	172.50	
Hok Tsui	181	34.50	
Chai Wan	725	126.80	
Total	4,447	2,863.05	