

culated on the principles I have adopted. We know, however, that but a small portion of the potato crop ever reached the market, and that had the whole of that large crop been placed on the market no such price as £4 19s. 4d. per ton could possibly have been realised. Bearing this in mind, a large portion of the decline in the value of the crops between the first and the third period is accounted for. This affords a marked illustration of the difficulty of dealing with the subject under consideration. Again, while it is only the value of live stock consumed or sold, and the products of live stock consumed or sold during the year which are taken, not the total, it must be remembered that a considerable capital in live stock has accumulated which would have no existence if the land used for pasture land remained under tillage. It also happens that the prices in the first selected period were favourably affected by the Crimean war, and that the period 1866-70 was a most favourable time for agriculturists.

In bringing these remarks before the Society, I do so more for the purpose of suggesting lines of investigation, and how these lines, may, I think, be followed up, than with any intention of insisting on the exactness of the methods I have pursued, or drawing any positive conclusions from my estimates.

I know there are many persons, some of them members of this Society, who can test by their practical knowledge the correctness of the lines I have followed, and there are also some who combine with their practical knowledge, scientific attainments and statistical abilities which would enable them to investigate more thoroughly than I possibly can, this most difficult, intricate, and important question.

II.—*A Description of the System of Registration and Transfer of Land Titles and Securities in the Canton Vaud.* By Murrugh O'Brien, Esq.

[Read Tuesday, 28th January, 1890.]

THE introduction of a Land Transfer Bill for England, and of a Bill to establish Local Registries of Title in Ireland, mark a distinct advance in public opinion on this important question, which, though often the subject of papers here, may be usefully re-discussed by our Society when a radical change in the law is imminent.

As an appendix to my paper, I have given quotations from some well-known authorities, showing a concurrence of competent opinion, that a simple system of land registration (1) ought long ago to have been established here, (2) can be established, (3) has been established elsewhere, and (4) has been found effective and satisfactory; and extracts from the reports of the Colonial recording officers, showing the efficiency and simplicity of the system which has now been established in most British self-governing colonies.

The Australian system of land registration is that with which English readers are best acquainted. Sir Robert Torrens* has fully described the Colonial systems, and shown how they might be applied here. Parliamentary papers 190, of 1872, and 211 of 1880, give the fullest possible details of these systems. Reports from the officials administering them show that the simplicity attained is such, that legal assistance is in most cases unnecessary in those dealings with land and landed securities which are so tedious and costly in this country,

Systems of law figure by comparison; to judge our own, we should know something of others. The object of this paper is to bring before our Society the details of one of the continental systems, which are thus generally described by Mr. Jenkins, in his report to the Richmond Commission on France and Belgium and part of Germany:—

“The transfer of landed property is done by means of a system of book-keeping, coupled with an official map, on which every plot of land is marked and numbered; a registration office exists in each district; and an intending purchaser can ascertain in a short time the official acreage of any particular field, the name of the registered owner, the amount and nature of any mortgage or other charges upon it. No transaction connected with land is authentic (in other words legally executed) unless it is duly registered at the district office. The proceeding is perfectly simple and effective.”†

Registration of land titles under the continental systems thus described, if not absolutely superior to the Australian system, appears more suitable to the class of owners in-fee we are likely to have in future in Ireland. “Both in detailed development, and in speed and cheapness,” says Mr. C. F. Brickdale,‡ an English barrister, “the practical results obtained in Prussia appear to be even better than those obtained in our own Colonies.”

To the owners of the perpetual interests created under the Land Law of 1881, fixity of tenure at fair rents, said Dr. Richey,§ is merely ‘a circumlocution for a grant of the fee-simple charged with a rent-charge,’ and judicial tenants, not their landlords, are now the real owners of Irish land. Any effective system of registration of titles should be adapted to the transfer of these interests, as well as to fuller forms of ownership. One inconvenience of the Australian system is that the duplicate certificate of title issued to an owner is a valuable and negotiable security. Its loss or destruction is as great a calamity as the loss of a title-deed. Some persons claim this as an advantage, because the holder of an Australian certificate can, at any moment, pawn it by deposit; but under the continental system, loans can be raised on the security of titles, without delay, with little expense, and, at the same time, with the deliberation and safeguards which their registration in a public office necessitates, and no inconvenience or damage to title can be incurred by the loss, theft, or destruction of the certificate.

* *Essay on Land Transfer*, Cassell & Co.

† Mr. Jenkins' *Report*, Richmond Commission, p. 68.

‡ *Registration of Title in Prussia*, Stevens & Sons, 1888.

§ *Land Laws of Ireland*, p. 122.

It is not found to be an inconvenience that a certificate of railway or other stock cannot be pledged by deposit. In fact the Australian system, with its duplicate certificate, has in some degree the same defect as its attempted adaptation to Ireland in the Record of Title Act, 1865, which Sir Henry Thring condemned as a hybrid measure of deed and record, and therefore unworkable.

The essential characteristic of the continental system, is that, instead of registering a continually increasing mass of deeds relating to the land, the land itself, its ownership, and its charges are made matters of public record. Reference to this record tells at once, who is the owner of any given plot, what charges, rights, or easements it is subject to ; if the record is coupled with a map, the position, boundary, and extent of each plot is unerringly ascertained. There are differences in details, in the machinery and books by which the record is kept in different countries, but the result is that land can be bought and sold in minutes or hours, instead of in months or years, and at a very trifling cost.

This is the case in the Canton de Vaud, where the system I propose to lay before you exists, and gives satisfaction. The Canton is divided into thirty-eight districts, and these districts comprise 388 communes or parishes.

There are maps of each parish, bound into a large atlas, each page showing a division equivalent to a townland, or group of townlands. Every parcel of land on the map, each field, house, farmyard, garden, meadow, or wood has its own number, the series of numbers running continuously through the parish. There is an index to these parcels, showing the area and nature of each, the name of the owner, and columns for reference to other registers. Then there is a ledger of owners, on each page of which, under the owner's name, are entered the particulars of every parcel he owns in the parish, and its taxable value.*

From inspection of these two registers can be ascertained—(1) the ownership and extent of any parcel ; (2) the amount, description, and value of all property belonging to any person in the parish.

Transfers of entire properties and parcels are made by substituting the buyer's name for that of the vendor ; or in case of division of a parcel, by opening a new folio for each part and making corresponding corrections on the maps.

Copies of these maps and registers are deposited in each parish, and in the district office. The originals are kept in the central record office. As often as required, new sets of maps and indexes are made out.

All transfers and dealings with land are effected at the district offices, where are also kept registers of mortgages and of judgments.

When an owner has agreed to sell his property, or any part of it, he goes to the district registrar, and for a few shillings obtains an extract on a printed form from the office books describing the lands by their official numbers, areas, and rateable values. He presents this to the registrar of mortgages, who endorses on it what charges

* See Appendix.

there are on the land, if any; a small fee is paid for this, and the registrar is responsible if he makes any mistake. This bit of paper, with its endorsement constitutes the vendor's title; it may be lost or destroyed, and a new one can be got with the same ease any day of the week. To complete the sale, or to effect a mortgage, simple printed forms* must be filled up, duly attested and presented to the registrar. If the sale is of an entire property, the buyer's name is substituted for the vendor's in the register; if the sale is only of a parcel, it is transferred from the vendor's folio in the ledger to that of the buyer, or if necessary a new folio is opened.

Inscription in these registers is the only legal recognition of ownership. Charges and rights on land can only be created, transferred, changed, or extinguished, by registration in the district office.

The plans and registers are open for inspection by all who are in any way interested. Certified extracts from the registers can be obtained, for trifling fees, for the accuracy of which the registrar is responsible; verbal information may be given without responsibility for still smaller fees.

The system is thoroughly cheap and effective; lawsuits about land are rare; a concise and intelligible rural code regulates questions of boundaries, trespass, rights of way, water, etc.

The registration of ownership is more easily effected in Switzerland than it could be in this country, because almost the only kind of property in land recognised is an absolute estate in fee-simple; there are no fee-farm estates, renewable leaseholds, life, equitable or legal estates, trust estates, or reversions. On the other hand, the law of inheritance, which requires the property of every owner to be divided among his children on death, creates a difficulty of another kind which does not exist in this country.

When an estate is advertised for sale, the number of the parcel (often containing only a few yards) on the land register, the sheet of the map, the number on the map, and the area are given. With this information an intending buyer, without reference to deeds, without searches, without consulting a lawyer, and with certainty, can find out all about the property.

It would be quite practicable to establish a register, like the Vaudois one, in Ireland. It should be adapted to the local divisions of the country, as they exist for other purposes. The parish is no longer made use of as a division for governmental purposes. The poor-law union would probably be the most convenient area for land registry offices. There are 163 unions in Ireland, comprising 3,446 electoral divisions, and about 66,000 townlands.

The ordnance six inch maps show nearly every field in Ireland, and, except in very minutely divided spots, would be amply sufficient to indicate every holding. It would not be necessary to make each field a separately registered parcel as in Vaud; it would suffice, at least to commence with, to show each holding; large scale

* See Appendix.

maps of most towns and of many villages exist, some, however, only as manuscript plans.

The published maps of our Ordnance Survey, the sheets of which are thirty-six inches by twenty-four, are too large for convenient use in this way;* they should be cut where required, joined, mounted, and bound into volumes, each of which should comprise an electoral division. On each page of this volume a group of complete townlands should be shown, every holding being indicated by a separate number, and there being one series of numbers for each townland. An index to the map should then be compiled, showing for each townland the number of every holding, its area, the names of the occupier and of the owner. The electoral division atlas, and the townland indexes would thus form a complete register of the land.

The ownership of a large part of Ireland is becoming or has become vested in the occupiers under the Church Act and the Lands Acts of 1870, 1881, and 1885. It was a political crime to create these small ownerships, without at the same time making provision for their easy transfer. Nothing would have been simpler. The titles of these holdings were purged at the time they passed to the tenants. In most cases there is an annuity payable out of them to the government, for from thirty to fifty years; the rentals, on which these annuities are collected, furnish a large part of the material for a land record of these properties.

A register of occupation interests would be useful, not only for the purposes of title to and transfer of these interests, but for the purposes of taxation and rating, and all other questions connected with land. A register of occupation interests may not be within the pale of practical politics at present, but the establishment of a register of title for the ownerships created under the Land and Church Acts, which might hereafter be developed into a general record of either ownership or occupation, as might seem most useful, is a reform feasible at once, which might be effected without expense, with great advantage; it is a matter which touches imperial interests through the pockets of the general tax-paying public. Before two more years have elapsed £12,000,000 of imperial money will have been lent to the state-created proprietors, on the security of their farms. The security is bad, for under the present system of land transfer land is an unmarketable security. Each year that passes, each transfer or inheritance of these small properties makes the title more costly to prove, and the owners will infallibly become a prey to the law.

It would be easy and practicable to register these titles as they are created, to pick up those already created, and enact that no transfer or charge should be valid except by inscription in this register. The owners should be entitled to receive at any time, for a small fee, a certificate of their title, and this certificate should be made legal evidence of ownership. Australian experience shows that

* Quarter sheets of the English 6-inch survey are published. This might be done with advantage for Ireland.

recorded lands sell more readily, and at a much higher rate than unrecorded land. It stands to reason that it should be so. An estate which can be sold at sight is far more valuable than one which it may take months, perhaps years, to make title to. It would be necessary, in connection with this system, to prohibit any such dealings with land as entails, or the creation of trust or life estates. The owners might have full power to devise or sell to whom they liked, to borrow money on the security of their estates, or to charge them with sums of money by way of mortgage in order to provide for widows or children.

A record of title, established for the proprietors created by the state under recent Acts, might be kept in such form, that when it is possible to establish a general record by poor-law unions, etc., the books relating to each union could be handed over to the union authorities. Once established for the proprietors created under the Land Acts, and in working order, it might be extended by permitting other classes of owners to place their properties on the record.

This permissive plan was adopted in Australia, and as soon as the advantages of the record were recognised, numbers of owners holding under old titles took steps to record their properties. The Prussian system was also first introduced experimentally in one province in 1868, and found so completely successful that it was extended in 1872 to the entire country.

Two fallacious objections, made to the introduction here of systems of transfer in use in the Colonies and other countries, may be mentioned—(1) that the origin of titles in such countries, being of more recent date, there are not the same difficulties of investigation as in older countries; (2) that land being more plentiful, there is not the same need for precision of definition of the land, its rights, and uses.

But land titles as legal rights had their inception, in countries where records of title now flourish, at dates anterior to any period to which it is necessary to trace roots of title in this country:—in the New England States, where laws were passed at an early day providing for registration of titles,* during the reign of James I.; in the Australian Colonies, one hundred years ago; in Canton Vaud, before the reign of Charlemagne. Cumbersome methods of transfer and intricacy of titles, inherited from, or analogous to, the English system, once prevailed in these countries, and were abolished. Land is as densely populated, is occupied and used in the same way, and is in no sense more abundant in New York, Sydney, or Melbourne, than in and around Dublin. "The general condition of land titles, and the use to which land is habitually put in Prussia, furnish," says Mr. Brickdale, "a much nearer parallel to the case of England than the same things in Australasia.

Compare either the Australian systems, under which, no matter what past dealings there may have been with the land, a man may at any time have a new and clear certificate, showing nothing but existing charges, if there be any, or the Vaudois system, which I have tried to describe, with our antique and unique methods.

* *Land System of New England Colonies: Hopkins' University Studies*, p. 56.

Title by deed can never be demonstrated as an ascertained fact, it can only be presented as an inference, more or less probable, deducible from the documentary evidence accessible at the time being.* How is the inference to be arrived at? By the preservation of cumbrous, verbose deeds, written in a technical jargon, difficult to be understood, on parchments which the lapse of time and the dirt of ages make loathsome to handle, and difficult to decipher. After these have been copied and abstracted by solicitors (embodied sometimes, as well in costly "petitions for sale" or "originating statements"), they must be perused and interpreted by counsel. After all, their meaning may be doubtful, and a costly, tedious, heartsickening lawsuit may be necessary to determine the owner of the land to which they refer, or the right to the proceeds of sale. This system has been a mine of wealth to lawyers, but the cause of ruin and embarrassment to landowners. It makes land difficult to sell, and much less valuable than it otherwise would be, and compels those who do not want, and cannot use or manage land, to retain the ownership, lest they should be ruined in trying to sell. And yet advocates are found for the retention of this system!

Contrast the procedure in case of sale under these two systems. Under the deed system there are :—

1. An agreement for sale.
2. Preparation and delivery of abstract of title; examination thereof.
3. Requisitions and searches, counsel's opinion, etc., and objections as directed by counsel; settlement of these.
4. Final approval of title.
5. Draft deed for approval submitted to opposite party, possibly counsel's opinion thereon, and objections and amendments.
6. Approval of draft deed.
7. Engrossment thereof.
8. Map drawn thereon.
9. Execution of deed.
10. Stamping deed.
11. Registration thereof.
12. Delivery thereof.
13. Safekeeping thereof, or risk of loss.

Results :—Uncertainty as to title and premises dealt with, infinite liability to error, costs so heavy as to swallow up value of small estates.

Under Vaudois system there are :—

1. Extract from cadastral ledger on printed form.
2. Filling up printed form with corresponding numbers, and purchase money, to be witnessed by notary or broker.
3. Presentation and entry of this at district office; which completes transaction.

* J. Freshfield: *Evidence to Commission of 1854.*

Results:—Costs and liability to error reduced to a minimum; speed; stability of title.

The title in one case may comprise a barrow-load of documents, and may take years to complete and bring to sale, and at every devolution becomes more intricate and cumbersome. In the latter it is no larger than, and is as intelligible as, a telegraph form. The services of a number of highly-trained experts are required by each party in the first case; in the latter no technical knowledge is required.

The expedition with which conveyance and registration are effected under the system introduced into Prussia in 1872, are thus described by Mr. Scott, Secretary to the British Embassy at Berlin:—

“When the two principals interested in a land purchase can appear in person before the ‘Grundbuch’ judge, the conveyance and registration can be completed within a surprisingly short time. . . . On the occasion of the purchase of Her Majesty’s Embassy House, the actual surrender, conveyance, and registration in court, were completed within an hour.”—*Mr. Scott’s Report*, c. 5,047.

As a contrast to this, let me cite an Irish case, where a small estate was purchased in 1873, part of the price being provided by a loan of public money:—A petition for sale was filed in January, 1880, and not until January, 1888, had proceedings been sufficiently advanced to enable the property to be put up for sale. The property was sold in November, 1888, for £250. The costs of sale, as appearing on schedule of incumbrances, were £94 7s. 5d, or nearly 40 per cent. on price realised. In addition, there would be the costs of a conveyance from the court, which would not be less than £15 or £20. Two years has been no unusual period for the process of sale to occupy in the Land Commission Court; and we have it on the best authority that in the Land Judges’ Court, the average period taken to carry out a sale is $2\frac{3}{4}$ years, and that no estate can be sold for less than £100 costs. How is a peasant proprietary to exist under such conditions?

For the reasons given by a Select Committee on Title and Transfer, in 1879, it may be impossible to introduce record of title as the general system for existing titles in Ireland; that may be done with advantage in the manner proposed by the Registration of Title Bill for England. But a special record ought to be established at once for the state-made peasant proprietors, for—

- (1) The state is practically the proprietor, having loaned the purchase money.
- (2) It should deliver and protect the proprietors it has created, from the existing costly, tedious, and uncertain system.
- (3) This class of property is already subjected to certain restrictions, which don’t apply to other property, and there is no reason why further conditions in the interest of the owners and the state should not be imposed. The division and letting of the land itself is forbidden. The division of the real estate into any lesser ones should also be prevented.
- (4) It would add to the state’s security.

- (5) It would keep the state in touch with its own property, and would enable it to see that the conditions already imposed are observed.
- (6) It would lay the foundation for the establishment of a general record of title or of occupation, just as the experiments in Australia and Prussia led to a general reform.

In Appendix III., I give translations of the following documents, taken from a Vaudois district register :—

- (1) Official description of an estate from cadastral register, or ledger of owners.
- 2) Act of transfer of same presented for registration.
- 3) Act creating a charge on same.
- (4) Certificate of title to same estate.

The absence of absurd verbiage, surplusage, and redundancies, which characterise our legal documents, may be noted, *e.g.*—Why should a plot of land receive the senseless title of “all that and those”? I hold three acres under a deed derived by one step from a modern Landed Estates’ Court grant. It contains 3,200 words. A simple right of way, practicable only on foot, is described as—

“A right of ingress, egress, and way, for the grantee, his heirs, and assigns, and his or their tenant and tenants, undertenant and undertenants, and all others the owners and occupiers for the time being of the houses, lands, and hereditaments granted, or intended to be, and all other persons, with leave of him, them, or any of them, going or returning from the said hereby granted hereditaments and premises, or any part thereof, on foot or horse-back, and with or without horses, mules, asses, cattle, or other animals, carts, carriages, goods, and all other belongings, to and from,” etc.

This ungodly jumble is liable to be repeated, drafted, copied, engrossed, and registered, at every succeeding transfer.

The processes of selling, charging, acquiring land under the continental system, are as intelligible and easy to effect, as are dealings in this country with shares in a railway or other company, where, as in some cases, each share bears a number, just as each parcel of land does in Vaud.

APPENDIX I.

SOME OPINIONS ON THE NECESSITY OF A RECORD OF TITLE.

“Both reason and experience prove that a peasant proprietary cannot prosper, or even long subsist, under the incubus of a costly and dilatory system of conveyancing. Surely it is time to cast away the unwisdom that deliberately creates a class of peasant proprietors and yet withholds from them the essential conditions of prosperity, nay, of existence”.—H. Dix Hutton, Address to Social Science Association, 1881.

“He had never been able to perceive the obstacle to applying to land the system of transfer which answered so well when applied to shipping”.—Lord Coleridge, Address to Law Amendment Society, 1872.

"I have known the deed of settlement of one estate require many months for its preparation, and to cover nearly a barrow-load of paper when written out".—Kay, quoted by W. E. Baxter in *Our Land Laws*, p. 29—*Cobden Club Essay*.

"You buy, or enter into a contract for, the purchase of an estate.—You are very anxious to get possession; the vendor is very anxious to get his money; but do you get possession of the property? On the contrary you cannot get the estate, nor can the vendor get his money until after a lapse—sometimes no inconsiderable part of a man's life-time, spent in the preparation of abstracts, in comparison of deeds, in searches for incumbrances, in objections made to the title, in answers to those objections, in disputes which arise upon the answers, in endeavours to cure the defects; not only months but years pass in a history of that kind."—Lord Cairns.

"When a contract is duly entered into, the investigation of the title often causes not expense only, but delay, annoyance, disappointment, sickening both to buyer and seller—the seller does not receive his money, nor the buyer his land until the advantage or the pleasure of the bargain is lost or has passed away."—Royal Commission on the Registration of Title.

"In England, the insecurity existing with respect to title deeds, the difficulties connected with mortgages and settlements, and the absolute necessity of carefully preserving all deeds, have created a dark forest around the possession of property in England, into which any one may well dread to enter. One dare not purchase the smallest bit of property without consulting one's lawyer, at considerable cost, as to the security, and this even he can never guarantee. There does not exist in the entire world such another complicated and shadowy system, nor one so well organised for making the fortunes of legal men, at the cost of their clients, the holders of land and of mortgages, and for effectually preventing the possession of property by small capitalists. What a good thing it would be for England, if the agrarian system which Austria has established in the space of four years in Bosnia could be adopted here. A public register of land has been drawn up, giving the size of each piece of land, its nature, how much it brings in, and the name of its owner. Sales and exchanges are easily effected. The name of the buyer is inscribed in the public register, and he runs no risk. All mortgages are also public, so that every guarantee is given to creditors, and to those willing to purchase, or to advance money on the property. This very simple and yet perfect system, has now been adopted in all civilised countries with complete success."—*A Great People under Bad Laws*, E. de Laveleye.

"Map registry will never be introduced by lawyers; barristers seldom understand maps; solicitors hate them because they prevent litigation and diminish scrivenery. A map is the only safe foundation for land registry."—Sir T. Larcom.

"The practical results of the Prussian system are that parties habitually conduct sales and mortgages without legal assistance in the space of an hour, and for fees that are, in many instances, below even the Australian scale. A notary is only necessary where some complication is intended."—C. F. Brickdale, 1888

"There is a society of men amongst us, bred up in the art of proving by words, multiplied for the purpose, that white is black, and black is white, according as they are paid. To this society all the rest of the people are slaves. The society has a peculiar cant and jargon of their own, that no other mortal can understand, and wherein all their laws are written, which they take special care to multiply, whereby they have wholly confounded the very essence of truth and falsehood, so that it will take thirty years to decide whether the field left me by my ancestors for six generations belongs to me or to a stranger three hundred miles away."—Swift, *Gulliver's Travels*.

Some extracts from Parliamentary Papers, No. 190, 1872, and 211, 1880, showing how land registration works in the British Colonies.

"The majority of persons have recourse to legal assistance, not because there is any difficulty in putting a title on the registry, but because most people

seem to be more willing to pay an attorney than to take any trouble at all in a matter with the details of which they are not familiar. The expense is only incurred, because it enables persons to escape the irksomeness of doing something which, simple as it is, they must first learn how to do before they do it at all."—Report of Attorney-General of Victoria, 1872.

"The mass of the profession either opposed it [*the reform*] or yielded it only a reluctant submission."—Senior Examiner of Titles, New South Wales, 1872.

"Four-fifths of the operations have been transacted without the intervention of any legal adviser. Hence it is manifest that legal assistance is in most cases wholly unnecessary."—Recorder of Titles, Tasmania, 1872.

"As a general rule persons do not have recourse to legal advice. A very large proportion of the transactions is conducted by brokers."—Registrar-General, South Australia, 1872.

"In the great bulk of transactions, the general public have not recourse to professional assistance. The filling up of forms is so simple that legal advice is unnecessary."—Registrar-General, Queensland, 1880.

"As no technical knowledge is requisite for dealing with land under the Act, it must be considered that persons who employ legal assistance do so for the most part unnecessarily."—Registrar-General New Zealand, 1880.

"The land once registered, professional advice is rarely used."—Commissioner of Land Titles, Western Australia, 1880.

"The ownership of property is shown by the register at a glance. Stability of title has been secured. It increases the saleable value of property. Lawsuits with respect to the ownership of registered land are unknown, and must remain exceedingly rare as long as the principles of the present system are in force. That such should be the case is, however, one of its greatest blots in the eyes of the legal profession. Loans on mortgages are effected, and transfers of the fee are made with as much care as the transfer of bank stock is made in England, a search from five to ten minutes being all that is necessary to disclose the state of any title."—Registrar-General of British Columbia, 1880.

APPENDIX II.

SCHEDULE OF PRUSSIAN FEES FROM BRICKDALE'S PAMPHLET.

Value of land, or amount of mortgage.	Prussian fees (these include all parties).		
	Office fee.		Notary's fee, if one is employed.
	Mortgage.	Sale.	
£ s.	£ s. d.	£ s. d.	£ s. d.
3 15	0 0 4½	0 0 9	0 0 9
30 0	0 3 2½	0 6 0	—
100 0	0 5 10	0 9 9	—
150 0	0 6 6	0 10 6	0 14 0
300 0	0 8 0	0 12 0	—
1,000 0	0 14 7½	0 18 9	1 12 0
50,000 0	37 15 0	37 19 0	2 10 0

The office fee includes—(1) making extract from cadastral survey, (2) search of register and examination of vendor's right to convey, (3) drafting instrument of sale, and completion of transfer by entering in register, (4) notifying sale to office of cadastral survey. All this the officials do for landowner without extra charge. Nevertheless there remains a surplus to the state after all working expenses have been paid.

APPENDIX III.—FORM I.—REGISTER OF OWNERS.

Folio 486.

Schedule of C— H—, son of late F— H—.

Transfers.	Land Register.	Map.		Name and Description.	Areas of Parcels.						Assessed Value.			
	No. of Parcel on Land Register.	Page.	No		Buildings.	Gardens.	Vines.	Meadow.	Field.	Wood.	Pasture.	Buildings.	Land.	
Parcels 2,736 to 2,740, inclusive. J. P. by Act lodged by A. R., Notary, 30th June, 1884, £2,000.	2,736	29	34	Amandoleys. Vineyard, 2 acres, and 36 perches,	A. R. P.	A. R. P.	A. R. P.	A. R. P.	A. R. P.	A. R. P.	A. R. P.	£	£	
							2 0 36						720	
	2,737	29	35	Amandoleys. Meadow, 6 acres, 1 rood, 8 perches,				6 1 8						268
	2,738	29	36	Amandoleys. Buildings, compris- ing barn, stable & shed, 11 perches,	0 0 10								240	
	2,739	29	37	Amandoleys, Dwelling-house, 11 perches,	0 0 11								700	
2,740	29	38	Pasture, 2 roods, 36 perches, Wood, 2 acres and 25 perches,								0 2 36		28	
										2 0 25			18	
												940	1,034	

1890.]

By Marrough O'Brien, Esq.

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FORM II.—ACT OF TRANSFER.

Before A. R., Notary for the district of Aigle, C. H., Banker of Bex, sells to J. P., Merchant of Aigle, the undermentioned parcels of land, in Amandoleys, in the district of Aigle; bounded on the N.—, on the S.—, on the E.—, on the W.—.

Register No. of Parcel.	Map.		
	Folio.	No.	
2,736	29	34	Vineyard, 2a. 36p.
2,737	29	35	Meadow and pasture, 6a. 1r. 8p.
2,738	29	36	Buildings, barn, stable, shed, 10p.
2,739	29	37	Bulding—dwelling-house, 11p.
2,740	29	38	Pasture and wood, 2a. 3r. 21p.

The price is £2,000, paid as follows:—

- (1) £600 in cash.
- (2) £1,400, a first charge on the whole above-named lands, bearing interest at 5 per cent. per annum from this date, the said sum of £1,400 to be repaid at the end of 5 years.

The buyer gets in return a receipt for the entire price. The crops in barn and standing are the property of the buyer, who enters into immediate possession.

Executed at Aigle, 30th day of June, 1884,

By C. H.
J. P.

In presence of two witnesses.

FORM III.—ACT CONSTITUTING A CHARGE.

Before A. R., Notary for the district of Aigle, J. P., of Aigle, Merchant, acknowledges that he owes C. H., Banker of Bex, present and accepting the sum of £1,400, the balance of the price of the undermentioned parcels of land which the debtor has acquired for £2,000, by an act executed immediately before this. The said sum secured as a charge is to be repaid in five years, and is to bear interest at 5 per cent. per annum from this date. To ensure payment, the debtor pledges the said parcels of land, subject to no prior charge, situated at Amandoleys, in the parish of Aigle.

Register No. of Parcel.	Map.		
	Folio.	No.	

Description and execution as in Form II.

FORM IV.—CERTIFICATE OF TITLE.

Extract from Land Register.

Stamp, 3d.

District of Aigle.

Parish of Aigle.

Folio of J. P.

No. of parcel.	Map.		Name of lands.	Description.	Area.			Assessed Value
	Folio.	No.			A.	R.	P.	
2,736	29	34	Amandoleys,	Vineyard, --	2		36	720
2,737	29	35		Meadow and pasture --	6	1	8	268
2,738	29	36		Buildings, barn, stable, shed, --			10	240
2,739	29	37		Buildings, dwelling-house, --			11	700
2,740	29	38		Pasture and wood --	2	3	21	46
Total, --								1,974

(Signed by the Comptroller.)

Endorsement by Registrar of Charges.

The Registrar for the district of Aigle certifies that the parcels named in this extract are charged as follows :—With a sum of £1,400, bearing interest at 5 per cent. per annum from 30th June, 1884, which sum is to be repaid at the end of five years from that date.

Fee, 1/-

(Signed by the Registrar of Charges.)

III.—*Local Registration of Title.* By William Lawson, LL.D.

[Read Tuesday, 28th January, 1890.]

THE object of this paper is to call attention to the leading provisions of the Local Registration of Title (Ireland) Bill, which was introduced in the House of Commons late last session by Mr. Madden, M.P., the present Attorney-General for Ireland, and will be reintroduced by him in the ensuing session of parliament.

The main intention of the bill, as indicated in the useful memorandum which accompanies it, is to provide a simple, inexpensive, and easily accessible land registry for the occupiers of land in Ire-