



General Law and Torrens records available for free access online

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1. Introduction

Land Tasmania has made available Tasmanian land titles records extending back to the early settlement of Hobart on the LIST website. This is a list of what's currently available for free access.

Please note that the examination of deeds is a highly complex task and therefore it is advisable to consider engaging a solicitor or an agent who specialises in searching land titles.

If the record set you need is not available online, please contact the Land Titles Office by emailing Titles.Enquiries@dpipwe.tas.gov.au.

2. Records available on the LIST

Certificate of Titles

A Certificate of Title verifies ownership details at a given point in time.

In some cases where land in a title has reverted to the Crown but no Crown titles issued (in accordance with administrative practice at the time), the otherwise cancelled title remains as the record of Crown ownership. Crown Grants are also commonly accessed to confirm what was actually granted and whether there are Crown reserved roads or other reservations.

The Certificates of Title and Crown Grants constitute definitive records of the information contained within them.

Date Range	1860 - 1979
Location	Historical Folio and Purchase Grant

Registry of Deeds indexes

The Registry of Deeds indexes are lists of registered owners on a deed/s. The Registry of Deeds is a searchable public register.

An index is a list of numbered memorials recorded under the names of the registered owners referred to in the deed. The series of index books to the Registry of Deeds is catalogued alphabetically over specific period of time, and collectively referred to as the nominal (name based) index.

Date Range	1827 - 1972
Location	Historic Deeds

Deed Memorials

Deeds Memorials are historical and live deeds (records of ownership). They are used to establish chains of title (historical ownership details) and supply details on live dealings.

Deeds Memorials fall under General Law which is a system of land title based on the common law. Land granted by the Crown from until 1862 is dealt with under the General Law system. The system involves a deed being created every time a particular parcel of land is dealt with, that deed being registered in the Registry of Deeds. A copy of that deed, which is commonly called a Memorial is retained in the registry for searching purposes.

Searching for a Deed Memorial is usually conducted by inspecting the Registry of Deeds indexes first.

Post 1972 General Law dealings are also available, but are accessed under the Registry of Deeds menu for a fee.

Date Range	1860 - 1972
Location	Historic Deeds

Deposited Deeds indexes

The Recorder of Titles has been custodians of Deposited Deeds since the early days of the Hobart Town settlement.

The Deposited Deeds is under the custodianship of the Recorder as required under the *Registration of Deeds Act 1935*. The indexes are arranged by the name of the parties to each deed lodged, the reference number for the deposited deeds, the year of lodgement, name of trustees, and name of parties.

Please note though only the indexes for the Deposited Deeds are available online.

Date Range	1822 - 1962
Location	Misc. Land Indexes

General Law Grant indexes

The original indexes to the Land Grants/Purchase Grants detail a registered owner's name and location of the land granted in Tasmania. The indexes cover all the General Law land in Tasmania.

When the English settled in Australia in 1788, the Governors, as representatives of the Crown, made grants of land to private individuals. Tasmania was administered from Sydney during this period and the first land grants were issued to free settlers in 1805. Grants continued to be issued from Sydney until Governor Arthur began issuing them in Tasmania in 1827.

Date Range	1830 - 1920
Location	Misc. Land Indexes

Land Grants/Purchase Grants indexes

The indexes to the Land Grants/Purchase Grants detail a registered owner's name and location within land districts in Tasmania. The Land Grants cover all land in Tasmania under the Torrens system.

Date Range	1860 - 1999
Location	Misc. Land Indexes

Land Grants/Purchase Grants

The Land Grants/Purchase Grants are the original grants by the Crown to registered owners.

Land granted by the Crown before 1862 was dealt with under the General Law system of land titling. Land was subsequently bought and sold in the absence of mandatory registration of information about these transactions. Parties to such dealings were left to assert ownership over their land by various means, including advertisement in the local newspaper.

Date Range	1862 - 1999
Location	Historical Folio and Purchase Grant

Land Titles Act Indexes

In 1862, the Torrens Title system came into effect. The Land Titles Act indexes consist of registered owner's names at a particular point in time.

Under this system, land was transferred by statutory forms, which are registered in the Lands Title Office after perusal by State officers.

Date Range	1862 - 1926
Location	Historical Folio and Purchase Grant

Letters of Administration indexes

The *Registration of Deeds Act 1935* states in part, that all Wills and Letters of Administration which affect land, or are intended to affect land shall be registered therefore the Registrar is required to keep a register of such instruments that affect land held at General Law.

The memorials of these instruments up until 1934 were numbered and kept in a separate register within the Registry of Deeds. On the passing of the *Administration and Probate Act 1935*, Wills and Letters of Administration thereafter were numbered and indexed in the nominal index system with all other deeds.

These indexes are arranged by name, year, Registry of Deeds reference number and name(s) of executors.

Date Range	1917 - 1971
Location	Misc. Land Indexes

Proclamations indexes

Prior to 1934, proclamations were dealings related to acquisitions by public authorities. They are typically diagrams of acquisitions, which are useful for gaining clarity of what the original acquisition was.

These records were created as per the *Land Vesting Act 1894* and its subsequent amendments. This Act was repealed under the provisions of the *Land Resumptions Act 1935* (principal Act being first passed in 1910). However, despite the legislative change, Proclamations continued to be issued as a discrete series to Notifications after 1935. After the 1957 amendment to the *Land Resumption Act 1935*, Proclamations were only issued for land resumptions of Crown land under Section 22 of the Act.

Date Range	1894 - 1961
Location	Misc. Land Indexes


Wills indexes

To achieve a land search under the General Law system, it can sometimes be necessary to refer to a Memorial of a Will or Letter of Administration. These Memorials are usually lodged by solicitors and registered in the Registry of Deeds.

Date Range	1836 - 1944
Location	Misc. Land Indexes

3. Further Support

1. LIST YouTube channel

A range of help videos are available on 

2. LIST Helpdesk

Feel free to contact our helpful Client Services team by:

- **Phone:** (03) 6165 4444 or
- **Email:** listhelp@dpipwe.tas.gov.au

3. Land Tasmania Facebook page

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