

## No. 5.

The UNDER-SECRETARY for PUBLIC WORKS to the Hon. the MINISTER for PUBLIC WORKS.

(Telegram.)

Wellington, 8th January, 1886.

In reply, *re* Takapuna Battery-site: No Proclamation has been issued as yet I would recommend that one or two auctioneers or land agents of high standing in Auckland should be associated with Mr. Brewer in making the valuation. In the event of case going into Court hereafter their evidence would be useful. Had just got notices ready for newspaper defining portion of land intended to be taken, but presume these will be cancelled now, as you intend to take the whole property. The following have been suggested as trustworthy persons to choose from to make valuation: Mr. William Aitken, Mr. Joseph Newman, Mr. Alfred Buckland, and (if not debarred by being member of Parliament) Mr. F. J. Moss.

Hon. E. Richardson, Minister for Public Works, Auckland.

C. Y. O'CONNOR.

## No. 6.

The Hon. the MINISTER for PUBLIC WORKS to the UNDER-SECRETARY for PUBLIC WORKS.

(Telegram.)

Auckland, 12th January, 1886.

CONFIDENTIAL. Takapuna Battery-site: Stark states that Government valuator's value for property-tax purposes is fifteen thousand five hundred. Endeavour ascertain from Sperrey confidentially what Government valuation was. I have promised to give definite instructions what Brewer is to do on my return to Auckland next Monday. It appears to me that we should take the whole property; and, as there is so wide a difference as to value, we had better call upon him to make his claim, and then go straight to Compensation Court. Do I understand you that Moss, M.H.R., can act as assessor or valuator, and be paid for same, without breach of Disqualification Act? If so, I will instruct Brewer get valuations made by Aitken and Moss. Cambridge to-morrow night.

E. RICHARDSON.

C. Y. O'Connor, Esq., Under-Secretary for Public Works, Wellington.

## No. 7.

The UNDER-SECRETARY for PUBLIC WORKS to the Hon. the MINISTER for PUBLIC WORKS.

(Telegram.)

Wellington, 12th January, 1886.

CONFIDENTIAL. In reply, *re* Takapuna battery-site: Mr. Sperrey says that the present property-tax value of the whole property—namely, twenty-eight acres and the improvements thereon—is fifteen thousand six hundred pounds, and that the estimated letting value is five hundred pounds a year. The value of the improvements alone is estimated at four thousand four hundred pounds. Mr. Sperrey also says that the property has increased in value very much during the last two or three years, in proof of which he states that in 1882 forty-two acres, of which this twenty-eight acres then formed a portion, was only valued at four thousand five hundred pounds. The property-tax valuation is by Mr. Thomas Seaman, whom Mr. Sperrey considers the best valuator in Auckland. As regards Mr. Moss acting as valuator, I am inclined to think, after looking at the Disqualification Act, that he might be running some risk; so that it would perhaps be better not to ask him.

Hon. E. Richardson, Minister for Public Works, Auckland.

C. Y. O'CONNOR.

## No. 8.

The PROPERTY-TAX COMMISSIONER to Mr. SEAMAN, Property-tax Valuator, Auckland.

(Telegram.)

Wellington, 13th January, 1886.

*Re* R. A. M. Stark's property, Devonport, 28 acres 1 rood 16 perches, valued at £15,600: Adjoining property, 1 to 8, part 4, three and a half acres, valued at £1,000. Former £400 per acre without improvements, latter less than £300. Stark's property wanted by Government. Please explain discrepancy.

Thomas Seaman, Esq., Auckland.

J. SPERREY.

## No. 9.

The PROPERTY-TAX VALUATOR, Auckland, to the PROPERTY-TAX COMMISSIONER.

(Telegram.)

Auckland, 13th January, 1886.

I CONSIDER Stark's land worth fully £100 more per acre than Hammond's, being much more available for cutting up into building sections, and having much more commanding view. I know that the former has been offered £16,000 for the property.

The Property-tax Commissioner, Wellington.

THOMAS SEAMAN,  
Assessor.

## No. 10.

The Hon. the MINISTER for PUBLIC WORKS to the UNDER-SECRETARY for PUBLIC WORKS.

(Telegram.)

Cambridge, 13th January, 1886.

BATTERY site: I will attend to this on return to Auckland.

C. Y. O'Connor, Esq., Under-Secretary for Public Works, Wellington.

E. RICHARDSON.