

The area shown as open for selection—viz., 19,797 acres—comprises pastoral-run and town lands exclusively, thus illustrating how eagerly land is selected in this district.

LANDS DISPOSED OF.

This year's revenue shows a decrease of £6,172 on the total of last year. One of the chief contributing causes of this falling-off is the failure through inability or disinclination on the part of selectors under the occupation-with-right-of-purchase system to acquire the freehold of their holdings, as out of forty-four lessees under that tenure only five availed themselves of the opportunity. The land transactions for the year ended the 31st March, 1907, with the number of tenants, the area held under each tenure, and the revenue derived therefrom, are given concisely in the following summary:—

Summary of Land Transactions, 1906-7.

Tenure.	Transactions during Year.		Leasehold Lands held at 31st March, 1907.			Revenue received during Year 1906-7.
	Number.	Area.	Number.	Area.		
Cash	46	A. R. P. 815 1 36	...	A. R. P. ...	£ s. d. 1,988 17 9	
Perpetual lease made freehold	1	327 0 0	...	...	560 0 0
Occupation with right of purchase made freehold	5	2,088 0 0	...	...	1,789 3 0
Perpetual lease ... ..	...	...	12	3,543 0 23	164 7 4
Deferred payments ... ..	...	...	1	1,415 0 0	63 15 0
Occupation with right of purchase	10	3,498 3 5	245	134,717 2 22	6,051 18 4	
Lease in perpetuity	6	1,993 3 24	202	103,615 3 28	3,375 10 0	
Village settlements—						
Occupation with right of purchase	...	...	7	45 0 14	0 12 6
Cash ... ..	...	...	...	...	5 0 0
Lease in perpetuity	12	792 1 7	62	2,718 0 39	1,157 12 3	
Village - homestead special settlements	...	...	27	160 1 18	60 5 10
Special - settlement associations—Lease in perpetuity	...	...	14	3,111 0 19	116 1 8
Improved farms ... ..	...	...	17	1,916 0 0	238 18 6
Small grazing-runs ... ..	...	...	85	248,938 3 2	2,782 7 3
Pastoral runs	4	30,652 0 0	17	117,713 0 0	762 4 1	
Timber-cutting ... ..	...	...	...	...	240 0 0
Miscellaneous leases	14	3,282 0 14	85	63,437 3 24	754 -8 9	
Transfer fees ... ..	...	...	...	...	207 2 0
Crown-grant fees ... ..	...	...	...	...	60 18 7
Survey liens ... ..	...	...	...	...	61 9 4
Other sources ... ..	...	...	...	...	443 17 10
Totals	98	43,449 2 6	774	681,332 0 29	20,884 10 0	
Land for settlements—						
Lease in perpetuity	24	12,585 3 12	419	119,093 1 13	34,684 11 11	
Lease in perpetuity (village)	...	...	14	33 3 24	21 8 11
Small grazing-runs ... ..	...	...	16	19,681 0 0	4,118 2 6
Miscellaneous leases	1	2 1 0	9	369 0 27	185 19 6	
Miscellaneous receipts ... ..	...	...	...	...	3 11 0
Cash village	1	0 1 0	...	...	8 0 0
Buildings, &c. ... ..	...	...	...	...	776 13 1
Native townships	15	77 3 25	103	692 3 2	434 18 6	
Endowments ... ..	...	...	26	9,362 2 35	344 0 6
Grand totals	391	56,115 3 3	1,361	830,565 0 10	61,461 15 11	

REVIEW OF EACH SYSTEM OF TENURE.

Deferred Payment.—Remains unchanged, one tenant holding a pastoral area of 1,415 acres.

Perpetual Leases.—Twelve tenants hold an area of 3,543 acres of Crown lands, paying £132 annually, whilst 3,233 acres of education-endowment lands are held by seventeen tenants, and for which an annual rental of £161 is payable. The lessees herein are rapidly converting their holdings into freehold or exchanging to lease in perpetuity, so the tenure bids fair, like deferred payments, to soon become a system of the past.

Occupation with Right of Purchase has been further augmented by ten selections, whilst two were written off, and five acquired the freehold. This leaves 245 tenants, holding 134,717 acres, and paying an annual rental of £6,699. Value of improvements effected on properties visited was £97,316, as against