

1919.
NEW ZEALAND

STATE ADVANCES OFFICE

(REPORT BY THE SUPERINTENDENT OF THE) FOR THE YEAR ENDED
31st MARCH, 1919.

Laid before Parliament pursuant to Subsection (3) of Section 64 of the State Advances Act, 1913.

ADVANCES TO SETTLERS BRANCH.

TWENTY-FIFTH ANNUAL REPORT AND BALANCE-SHEET.

The following is a statement showing the advances authorized for settlers by the Board during the year, and classified according to provincial districts:—

Provincial District.	Number of Applications.	Amount of Advances authorized. £
Auckland	383	123,590
Taranaki	28	11,915
Hawke's Bay	33	12,960
Wellington	261	101,455
Marlborough	12	5,710
Nelson	19	4,420
Westland	15	5,400
Canterbury	111	36,705
Otago	29	8,555
Southland	13	4,125
Totals	904	£314,835

The total advances to settlers now current are as follows:—

	Number.	Amount. £ s. d.
Not exceeding £500	15,399	3,287,525 10 4
Exceeding £500 but not exceeding £1,000	3,166	2,203,206 2 3
Exceeding £1,000 but not exceeding £2,000	1,116	1,574,267 11 8
Exceeding £2,000 but not exceeding £3,000	130	325,142 3 10
Totals	19,811	£7,390,141 8 1

The number and amounts of current advances on freehold and leasehold are as follows:—

	Number.	Amount. £ s. d.
On freeholds	12,165	5,344,864 18 6
On leaseholds	7,412	1,911,007 1 5
On freeholds and leaseholds combined	234	134,269 8 2
Totals	19,811	£7,390,141 8 1

The number and amounts of current advances on rural and urban and suburban land are as follows:—

	Number.	Amount. £ s. d.
On rural land	12,506	4,824,373 18 10
On urban and suburban land	7,305	2,565,767 9 3
Totals	19,811	£7,390,141 8 1

The amounts of the advances actually paid over to settlers during the year ended 31st March, 1919, are as follows:—

	Number.	Amount. £
Not exceeding £500	685	222,870
Exceeding £500 but not exceeding £1,000	80	56,200
Exceeding £1,000 but not exceeding £2,000	14	20,285
Totals	779	£299,355

The number and amounts actually paid over, classified according to tenure of the securities, are as follows:—

	Number.	Amount. £
On freeholds	589	215,990
On leaseholds	181	79,285
On freeholds and leaseholds combined	9	4,080
Totals	779	£299,355

The gross profits for the year ended 31st March, 1919, were £67,047, and the cost of management and expenses of the branch £9,725, being 0.105 per cent., or 2s. 1d. per £100 of the capital employed.

The net profits amounted to £55,765.

The sinking fund established under section 26 of the State Advances Act, 1913, amounts to £844,868, inclusive of the amount held by the Public Trustee (£302,904).

Three leasehold and four freehold securities were realized by the Department during the year. Losses debited, and unpaid instalments in respect of mortgaged properties written off, amount to £1,557.

G. F. C. CAMPBELL, Superintendent.

State Advances Offices, Wellington, 10th July, 1919.

ADVANCES TO WORKERS BRANCH.

TWELFTH ANNUAL REPORT AND BALANCE-SHEET.

The following is a statement showing the advances to workers authorized by the Board during the year, and classified according to provincial districts:—

Provincial District.	Number of Applications.	Amount of Advances authorized. £
Auckland	97	37,220
Taranaki	10	2,100
Hawke's Bay	11	3,770
Wellington	128	37,860
Marlborough	9	2,500
Nelson	5	1,365
Canterbury	85	26,725
Otago	23	7,085
Southland	4	930
Totals	372	£119,555

The total of advances to workers now current and the tenure of the securities are as follows:—

	Number.	Amount. £ s. d.
On freeholds	9,093	2,474,766 8 3
On leaseholds	582	101,812 3 9
Totals	9,675	£2,576,578 12 0

The advances to workers actually paid over during the year ended 31st March, 1919, on freehold and leasehold are as follows:—

	Number.	Amount. £
On freeholds	256	86,150
On leaseholds	4	1,440
Totals	260	£87,590

The gross profits for the year ended 31st March, 1919, were £13,387, and the cost of management and expenses of the branch £2,967, being 0.123 per cent., or 2s. 5d. per £100 of the capital employed. The net profits amounted to £10,145, of which the sum of £8,000 has been applied in writing down loan charges.

The sinking fund established under section 26 of the State Advances Act, 1913, amounts to £49,257, inclusive of the amount held by the Public Trustee (£2,715).

Seven freehold and one leasehold securities were realized by the Department during the year. Losses debited, and unpaid instalments in respect of mortgaged properties written off, amount to £274.

G. F. C. CAMPBELL, Superintendent.

State Advances Office, Wellington, 10th July, 1919.

ADVANCES TO LOCAL AUTHORITIES BRANCH.

The amount actually paid over to local bodies during the year was £4,795.

Local bodies are now indebted to the extent of £2,109,642 in respect of principal moneys.

The net loss amounted to £1,017. Next year the operations of this branch should show a profit instead of a loss.

The sinking fund established under section 26 of the State Advances Act, 1913, amounts to £180,396, inclusive of the amount held by the Public Trustee (£48,461).

G. F. C. CAMPBELL, Superintendent.

State Advances Office, Wellington, 10th July, 1919.

PUBLIC DEBT SINKING FUNDS BRANCH.

The following is a statement showing the advances under this branch authorized during the year ended 31st March, 1919, classified according to provincial districts:—

Advances to Local Bodies.

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	36	69,815
Taranaki	..	..	..	..	7	8,740
Hawke's Bay	..	..	..	..	1	500
Wellington	..	..	..	..	10	8,780
Marlborough	..	..	..	..	1	2,000
Canterbury	..	..	..	..	2	950
Otago ..	..	..	..	..	2	2,500
Totals ..	..	..	..	..	59	£93,285

Advances to Settlers.

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Hawke's Bay	..	..	..	..	2	770
Wellington	..	..	..	..	1	600
Canterbury	..	..	..	..	1	300
Totals ..	..	..	..	..	4	£1,670

The amount actually paid over to local bodies during the year was £99,740.

Local bodies are now indebted to the extent of £651,757, and settlers £148,813: a total of £800,570 in respect of principal moneys.

The profit earned for the year amounted to £53,114, or £4 16s. 3d. per £100 of the funds invested. The cost of management and expenses was nil.

G. F. C. CAMPBELL, Superintendent.

State Advances Office, Wellington, 10th July, 1919.

ADVANCES OFFICE SINKING FUND.

The following is a statement showing the advances under this branch authorized during the year ended 31st March, 1919, classified according to provincial districts:—

Advances to Settlers.

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	50	29,455
Taranaki	..	..	..	..	8	7,195
Wellington	..	..	..	..	11	4,855
Marlborough	..	..	..	..	1	450
Nelson	..	..	..	..	2	1,305
Canterbury	..	..	..	..	1	250
Otago ..	..	..	..	..	4	2,810
Southland	..	..	..	..	1	1,050
Totals ..	..	..	..	..	78	£47,370

Advances to Local Bodies.

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	13	20,890
Taranaki	..	..	..	..	3	11,300
Hawke's Bay	..	..	..	..	1	350
Wellington	..	..	..	..	3	2,500
Totals	..	..	..	..	20	£35,040

The amount actually paid over to settlers during the year was £50,735, and to local bodies £26,040: a total of £76,825.

Settlers are now indebted to the extent of £446,321, and local bodies £85,437: a total of £531,758 in respect of principal moneys.

The profits for the year ended 31st March, 1919, amounted to £45,682. The cost of management and expenses was nil.

G. F. C. CAMPBELL, Superintendent.

State Advances Office, Wellington, 10th July, 1919.

BALANCE SHEET.

ADVANCES TO SETTLERS BRANCH.

STATEMENT of LIABILITIES and ASSETS as at 31st March, 1919.

<i>Liabilities.</i>		£	s.	d.	<i>Assets.</i>		£	s.	d.
Sundry loans		9,283,193	1	10	Investment Account, less total repayments		7,372,507	8	10
Temporary advances from Public Debt Sinking Fund Branch		461,962	0	0	Plus mortgage instalments overdue—principal		17,633	19	3
Temporary advances from Advances Office Sinking Fund Account		320,000	0	0	Total principal owing by mortgagors at 31st March, 1919		7,390,141	8	1
Advances Suspense Account		9,420	0	0	Mortgage instalments overdue—interest		95,855	5	8
Fire Loss Suspense Account		2,987	14	3	Interest on mortgages, accrued but not due		82,136	13	8
Suspense Account		4,765	17	3	Temporary advances to Workers Branch		250,000	0	0
Reserve Fund		50,000	0	0	Temporary investments		1,816,773	7	9
Interest payable on loans, accrued but not due		74,810	9	11	Interest on temporary investments, accrued but not due		25,764	4	4
Interest payable on deposits, accrued but not due		3	7	2	Insurance Premiums Account		688	17	1
Profit and Loss Account		471,275	16	2	Office Furniture and Equipment Account		1,357	8	2
					Sinking Funds—				
					Public Trustee	£	302,904	13	9
					Advances Office Sinking Fund Account		535,160	18	5
					Public Debt Sinking Fund Branch		6,802	4	8
							844,867	16	10
					Cash in bank at 31st March, 1919		230,833	5	0
							£10,678,418	6	7
							£10,678,418	6	7

STATEMENT of PROFIT AND LOSS ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Management Expenses Account	9,725	3	7	By Interest Account—gross profits	67,047	2	9
Losses on realization of securities, and doubtful securities written down	1,556	11	10				
Balance—net profits for the year ended 31st March, 1919	55,765	7	4				
	£67,047	2	9		£67,047	2	9
	£	s.	d.		£	s.	d.
Office Furniture and Equipment Account written down	150	16	5	Balance as at 31st March, 1918	415,661	5	3
Balance—net profits carried forward	471,275	16	2	Net profits for the year	55,765	7	4
	£471,426	12	7		£471,426	12	7

STATEMENT of INTEREST ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£	s.	d.	£	s.	d.	<i>Cr.</i>	£	s.	d.	£	s.	d.
To Interest paid on loans	345,239	4	8				By Interest received on mortgages	345,506	4	6			
Less accrued interest at 31st March, 1918	74,810	9	11				Less overdue and accrued at 31st March, 1918	122,513	18	2			
				270,428	14	9	Interest on bank balances				222,992	6	4
Interest payable on loans, accrued but not due at 31st March, 1919				74,810	9	11	Interest on temporary advances to other branches				10,931	15	7
Interest paid on deposits	9	14	0				Interest on temporary investments				71,146	2	8
Less accrued interest at 31st March, 1918	5	13	2				Less accrued interest at 31st March, 1918	16,351	12	8			
				4	0	10					54,794	10	0
Interest payable on deposits accrued at 31st March, 1919				3	7	2	Interest on temporary investments accrued at 31st March, 1919				25,764	4	4
Interest paid on amounts temporarily transferred from other branches	20,407	18	8				Interest on mortgages—						
Balance—gross profits transferred to Profit and Loss Account	67,047	2	9				Overdue at 31st March, 1919				35,855	5	8
							Accrued but not due at 31st March, 1919				82,136	13	8
											117,991	19	4
											£432,701	14	1
											£432,701	14	1

STATEMENT of INTEREST ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£	s.	d.	£	s.	d.	<i>Cr.</i>	£	s.	d.	£	s.	d.
To Interest paid on loans ..	94,829	7	6				By Interest on mortgages ..	120,418	16	8			
Less interest accrued at 31st March, 1918 ..	24,922	11	8				Less interest overdue and accrued at 31st March, 1918 ..	44,585	12	9			
				69,906	15	10					75,833	3	11
Interest paid on amounts temporarily transferred from Settlers Branch ..	10,543	16	9				Interest on mortgages— Overdue at 31st March, 1919 ..	12,944	16	5			
Interest payable on loans, accrued but not due ..	24,922	11	8				Accrued but not due at 31st March, 1919 ..	29,981	15	11			
Balance—gross profits transferred to Profit and Loss Account ..	13,386	12	0								42,926	12	4
				£118,759	16	3					£118,759	16	3

STATEMENT of MANAGEMENT EXPENSES ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£	s.	d.	£	s.	d.	<i>Cr.</i>	£	s.	d.			
To Audit Office services ..	150	0	0				By Consent fees ..	0	5	0			
Commission fees ..	0	15	0				Production fees ..	1	1	5			
Court costs ..	1	5	0				Release fees ..	54	10	0			
Post Office services ..	400	0	0				Sundries ..	1	19	11			
Postages and telegrams ..	149	11	11				Balance transferred to Profit and Loss Account ..	2,967	0	7			
Printing and stationery ..	200	0	0										
Salaries ..	1,870	0	0										
Solicitor's costs ..	3	5	0										
Valuation Department—agency work ..	250	0	0										
				£3,024	16	11					£3,024	16	11

G. F. C. CAMPBELL, Superintendent.
W. N. HINCHLIFFE, Accountant.

State Advances Office, Wellington, 10th July, 1919.

Examined and found correct.—ROBERT J. COLLINS, Controller and Auditor-General.

ADVANCES TO LOCAL AUTHORITIES BRANCH.

STATEMENT of LIABILITIES and ASSETS as at 31st March, 1919.

<i>Liabilities.</i>	£	s.	d.	<i>Assets.</i>	£	s.	d.	£	s.	d.
Sundry loans ..	2,775,529	0	0	Investment Account, less total repayments—						
Money received from Treasury in accordance with section 72, Local Bodies' Loans Act, 1913 ..	3,987	12	10	Local bodies ..	2,062,410	16	9			
Temporary loan from Public Debt Sinking Fund Branch ..	155,038	0	0	Section 70, Local Bodies' Loans Act, 1913 ..	44,233	19	1	2,106,644	15	10
Suspense Account ..	89	6	8	Plus mortgage instal- ments overdue—						
Interest on loan-moneys, accrued but not due ..	36,385	6	7	principal—						
				Local bodies ..	2,863	5	5			
				Section 70..	133	11	6	2,996	16	11
				Total balance of principal owing on mortgages ..	2,109,641	12	9			
				Interest on mortgages—						
				Local bodies—						
				Overdue at 31st March, 1919 ..	6,302	18	7			
				Accrued but not due at 31st March, 1919 ..	17,849	15	7			
				Section 70—						
				Overdue at 31st March, 1919 ..	338	2	6			
				Accrued but not due at 31st March, 1919 ..	387	17	11	24,878	14	7
				Loan Charges Account ..				39,113	5	0
				Temporary investments ..				545,226	12	3
				Interest accrued but not due on tem- porary investments ..				9,351	3	5
				Sinking Funds—	£	s.	d.			
				Public Trustee ..	48,461	0	5			
				Advances Office Sinking Fund Account ..	125,422	3	0			
				Public Debt Sinking Fund Branch ..	6,513	6	7			
								180,396	10	0
				Profit and Loss Account ..				58,836	17	7
				Cash in bank at 31st March, 1919 ..				3,584	10	6
								£2,971,029	6	1

STATEMENT of PROFIT AND LOSS ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£ s. d.	<i>Cr.</i>	£ s. d.
To Balance—Interest Account	292 12 1	By Balance—loss for the year	1,017 10 8
Balance—Management Expenses Account	724 18 7		
	<u>£1,017 10 8</u>		<u>£1,017 10 8</u>
	£ s. d.		£ s. d.
Balance as at 31st March, 1918	57,819 6 11	Balance	58,836 17 7
Loss for the year	1,017 10 8		
	<u>£58,836 17 7</u>		<u>£58,836 17 7</u>

STATEMENT of INTEREST ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£ s. d.	<i>Cr.</i>	£ s. d.
To Interest paid on loans ..	103,195 12 6	By Interest on mortgages—	
Less accrued interest at 31st March, 1918 ..	36,385 6 7	Local bodies ..	79,644 2 8
	<u>66,810 5 11</u>	Section 70 ..	2,057 17 10
Interest paid on temporary loans ..	6,079 15 6		81,702 0 6
Interest payable on loans, accrued but not due at 31st March, 1919 ..	36,385 6 7	Less interest overdue and accrued at 31st March, 1918 ..	24,958 2 6
			<u>56,743 18 0</u>
		Interest on temporary investments ..	24,760 12 8
		Less interest accrued at 31st March, 1918 ..	6,751 12 9
			<u>18,008 19 11</u>
		Interest on temporary investments, accrued but not due at 31st March, 1919 ..	9,351 3 5
		Interest on mortgages—	
		Overdue at 31st March, 1919 ..	£ s. d. 6,641 1 1
		Accrued but not due at 31st March, 1919 ..	18,237 13 6
			<u>24,878 14 7</u>
		Balance transferred to Profit and Loss Account ..	292 12 1
	<u>£109,275 8 0</u>		<u>£109,275 8 0</u>

STATEMENT of MANAGEMENT EXPENSES ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£ s. d.	<i>Cr.</i>	£ s. d.
To Audit Office services	50 0 0	By Sundries	0 1 5
Post Office services	100 0 0	Balance transferred to Profit and Loss Account	724 18 7
Postages and telegrams	150 0 0		
Printing and stationery	125 0 0		
Salaries	300 0 0		
	<u>£725 0 0</u>		<u>£725 0 0</u>

G. F. C. CAMPBELL, Superintendent.
W. N. HINCHLIFFE, Accountant.

State Advances Office, Wellington, 10th July, 1919.

Examined and found correct.—ROBERT J. COLLINS, Controller and Auditor-General.

STATEMENT OF MANAGEMENT EXPENSES ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£ s. d.	<i>Cr.</i>	£ s. d.
To Balance transferred to Profit and Loss Account	4 0 6	By Release fees	3 15 0
		Sundries	0 5 6
	<u>£4 0 6</u>		<u>£4 0 6</u>

G. F. C. CAMPBELL, Superintendent.
W. N. HINCHLIFFE, Accountant.

State Advances Office, Wellington, 10th July, 1919.

Examined and found correct.—ROBERT J. COLLINS, Controller and Auditor-General.

ADVANCES OFFICE SINKING FUND ACCOUNT.

STATEMENT OF LIABILITIES AND ASSETS as at 31st March, 1919.

<i>Liabilities</i>				<i>Assets</i>			
Total amount paid in as at 31st March, 1918 ..	£	s. d.	£ s. d.	Investment Account, less total repayments—			£ s. d.
Less redemption of loan ..	753,042	1 0		Advances made to settlers ..	£	s. d.	
	175,000	0 0	578,042 1 0	Advances made to local bodies ..	445,629	4 4	
Amounts paid in for year ended 31st March, 1919—					85,311	0 7	530,940 4 11
Advances to Settlers Branch ..	£	s. d.		Plus mortgage instalments overdue—principal—			
Advances to Workers Branch ..	84,512	12 7		Settlers ..	£	s. d.	
Advances to Local Authorities Branch ..	21,106	3 1		Local bodies ..	692	2 11	
	20,580	13 7	126,199 9 3		126	8 0	818 10 11
Advances Suspense Account ..			1,050 0 0	Total balance of principal owing by mortgagors at 31st March, 1919 ..			531,758 15 10
Fire Loss Suspense Account ..			55 0 0	Temporary advances to Settlers Branch ..			320,000 0 0
Suspense Account ..			237 9 9	Insurance Premiums Account ..			15 8 11
Profit and Loss Account ..			166,030 16 1	Interest on mortgages—			
				Settlers—			
				Overdue at 31st March, 1919 ..	£	s. d.	
				Accrued but not due at 31st March, 1919 ..	1,836	15 11	
				Local bodies—			
				Overdue at 31st March, 1919 ..	£	s. d.	
				Accrued but not due at 31st March, 1919 ..	4,723	15 0 0	
					999	3 9	7,914 10 0
				Cash in bank at 31st March, 1919 ..			11,926 1 4
			<u>£871,614 16 1</u>				<u>£871,614 16 1</u>

STATEMENT OF PROFIT AND LOSS ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£ s. d.	<i>Cr.</i>	£ s. d.
To Balance—net profits for the year ..	45,682 12 3	By Interest Account ..	45,674 13 3
		Management Account—sundry fees ..	7 19 0
	<u>£45,682 12 3</u>		<u>£45,682 12 3</u>
Balance—net profits carried forward	£ 166,030 16 1	Balance at 31st March, 1918 ..	£ 120,348 3 10
		Net profits for the year ..	45,682 12 3
	<u>£166,030 16 1</u>		<u>£166,030 16 1</u>

STATEMENT of INTEREST ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.	£	s.	d.
To Balance transferred to Profit and Loss Account	45,674	13	3	By Interest on mortgages—						
				Settlers	19,012	18	4			
				Less interest overdue and accrued at 31st March, 1918	5,971	18	3			
								13,041	0	1
				Interest on mortgages—						
				Local bodies	2,708	4	2			
				Less interest overdue and accrued at 31st March, 1918	801	10	2			
								1,906	14	0
				Interest on amounts temporarily transferred to Settlers Branch				7,232	17	2
				Interest on sinking funds held by Public Trustee				15,579	12	0
				Interest on mortgages—						
				Settlers—						
				Overdue at 31st March, 1919	1,836	15	11			
				Accrued but not due at 31st March, 1919	4,723	15	0			
				Local bodies—						
				Overdue at 31st March, 1919	454	15	4			
				Accrued but not due at 31st March, 1919	899	3	9			
								7,914	10	0
								<u>£45,674</u>	<u>13</u>	<u>3</u>
								<u>£45,674</u>	<u>13</u>	<u>3</u>

STATEMENT of MANAGEMENT EXPENSES ACCOUNT for the Year ended 31st March, 1919.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Balance transferred to Profit and Loss Account	7	19	0	By Consent fees			0 15 0
				Release fees			6 5 0
				Sundries			0 19 0
							<u>£7 19 0</u>
							<u>£7 19 0</u>

G. F. C. CAMPBELL, Superintendent.
W. N. HINCHLIFFE, Accountant.

State Advances Office, Wellington, 10th July, 1919.

Examined and found correct.—ROBERT J. COLLINS, Controller and Auditor-General.

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