

1930.  
NEW ZEALAND.

DEPARTMENT OF LANDS AND SURVEY.

# DISCHARGED SOLDIERS SETTLEMENT.

REPORT FOR THE YEAR ENDED 31st MARCH, 1930.

*Presented to both Houses of the General Assembly pursuant to Section 14 of the Discharged Soldiers Settlement Act, 1915.*

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SIR,—

Department of Lands and Survey, Wellington, 1st July, 1930.

In accordance with the provisions of the Discharged Soldiers Settlement Act, 1915, I have the honour to submit herewith the report of the operations under the Act for the year ended 31st March, 1930.

I have, &c.,

J. B. THOMPSON,

Under-Secretary.

The Hon. E. A. Ransom, Minister of Lands.

## REPORT OF THE CHAIRMAN OF THE DOMINION REVALUATION BOARD.

### THE DISCHARGED SOLDIERS SETTLEMENT AMENDMENT ACTS, 1923 AND 1924.

#### REVALUATION OF SOLDIER SETTLERS' FARMS AND INVESTIGATION OF CURRENT ACCOUNT ADVANCES.

THE operations of the Dominion Revaluation Board for the past year were with respect to cases previously dealt with by the Board where it had been found that the assistance formerly afforded was inadequate to enable the soldier settlers concerned to farm their properties successfully. The number of cases reviewed during the year is 158.

The general effect of the determinations issued has been that the men affected thereby have experienced less difficulty in meeting their obligations to the Crown, fresh heart has been taken by those whose difficulties had begun to create in them a spirit of despair, and there has been a general steadiness evidenced on the part of those assisted, and a gradual progress reflected by a reduction in arrears, despite the low prices prevailing for farm-produce last season. The reductions in charges made this year are particularly important as, in the face of the last season's low prices, any endeavour to make over-priced land pay would be surely doomed to failure.

During the major operations of the Board in the years 1924 and 1925, certain postponements were made for a period of seven years from the 30th June, 1923, and some of these fall due on the 1st July. In a number of cases it is expected that the postponed charges will be met, but in others it is anticipated that the question of postponement will have to be considered.

In certain cases reduction of charges have been made where the settler has gone out, and it has been possible to dispose of the property to a new tenant. The alternative would have been a forced sale, greater loss to the Crown, and great risk of the property deteriorating through not being occupied.

The continued operation of the Dominion Revaluation Board is beneficial, permitting, as it does, of assistance being given to the settler who is doing his best to meet his obligations but who is burdened with somewhat excessive land charges.

In certain instances the necessity to reduce charges has been obviated by the allotment of additional areas to the settlers concerned, where the trouble has been chiefly the smallness of the holding. Such increase in areas has permitted greater production and enabled the tenants to work their properties successfully, without any reduction in charges.

Once again it is pleasing to make reference to the assistance rendered by the District Land Offices in the compilation of information necessary for the Board to give full consideration to the matters coming within its jurisdiction.

The schedules here following show the operations of the Board on the various accounts as at the 31st March, 1930.

J. B. THOMPSON, Chairman.

SUMMARY OF OPERATIONS AS AT 31ST MARCH, 1930.

*Applications for Revaluation.*

Number of applications for revaluation received .. .. .	5,347
Number of cases dealt with and determinations issued by the Dominion Revaluation Board .. .. .	5,284
Number of cases not dealt with due to forfeiture or abandonment .. .. .	63

The above result is very satisfactory, as showing so few settlers having to drop out during practically twelve months subsequent to lodging applications.

Total capital invested (comprising capital values of Crown leaseholds and advances under section 2, Discharged Soldiers Settlement Amendment Act, 1917) .. .. .	£ 17,241,736
Capital dealt with by Dominion Revaluation Board .. .. .	12,528,835
Reduction in capital by Dominion Revaluation Board .. .. .	2,789,375

*Reduction in Land and Crown Mortgage Values.*

	£	s.	d.
Reduction in capital value of leaseholds .. .. .	1,953,669	19	6
Reduction in Crown's mortgage (under section 2) .. .. .	835,705	17	1
<b>Total</b> .. .. .	<b>£2,789,375</b>	<b>16</b>	<b>7</b>

*Private Mortgages and Debts.*

Mortgages and debts of various descriptions owing by soldier settlers to persons other than the Crown .. .. .	£ 171,357
Reduction obtained in the above by efforts of Dominion Board .. .. .	124,859
Percentage of reduction to original debt .. .. .	72·8 per cent.

*Private Mortgages and Debts purchased.*

Original value of mortgages and debts purchased by Crown .. .. .	£ 74,338
Price paid by Crown after negotiation .. .. .	36,936
Discount obtained and which is credited to settlers .. .. .	30,735
Percentage of discount .. .. .	41·3 per cent.

The difference represents the amount paid by the settlers themselves to successfully complete the negotiations.

*Remission of Instalment Interest and Rent.*

Granted by Dominion Revaluation Board in respect of arrears as at 30th June, 1923 .. .. .	£ 189,520
Granted by Land Boards on recommendation of Dominion Revaluation Board with respect to payments accruing subsequent to 30th June, 1923 .. .. .	254,532
<b>Total remissions</b> .. .. .	<b>£444,052</b>

Mortgage instalments, rents, &c., automatically written off, due to reduction being retrospective to the 1st July, 1921, or date of title, &c. .. .. .	£435,672
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*Postponements of Arrears as at 30th June, 1923, granted by Dominion Revaluation Board.*

Rent, principal, and instalment interest for periods up to ten years .. .. .	£ 317,421
Instalments to end of mortgage term .. .. .	127,411
<b>Total postponements granted by Dominion Revaluation Board</b> .. .. .	<b>£444,832</b>

Postponements of payments accruing subsequent to 30th June, 1923, granted by Land Boards on recommendation of Dominion Revaluation Board .. .. .	£148,925
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An extended schedule gives particulars for each land district under all headings.

*Investigation of Current Accounts under the Discharged Soldiers Settlement Amendment Act, 1924.*

Number of accounts subject to investigation (approximate) .. .. .	4,915
Current accounts sustained .. .. .	3,945
Reductions in current accounts (in some of these cases transfers were also made to Suspense Account) .. .. .	886
Transfers to Suspense Account (apart from those cases where reductions were also made) .. .. .	84

REVALUATION OF SOLDIERS' FARMS IN TERMS OF THE DISCHARGED SOLDIERS SETTLEMENT AMENDMENT ACT, 1923.—REPORT AS AT 31ST MARCH, 1930.

District.	Total Capital Invested or Total Capital Value under each Heading.			Reduction of Capital.			Rent, Interest, or Instalment written off, consequent upon Revaluation dating back to 1st July, 1921, or Date of Title, or other Date.			Remissions granted by Dominion Board.			Remissions granted by Land Board on Recommendation of Dominion Board.			Postponements granted up to Ten Years.			Instalment Postponements made to End of Term.			Postponements made by Land Board in respect of Moneys due since 30th June, 1923, on Recommendation of Dominion Board.					
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.			
<i>Discharged Soldiers Settlement Account.</i>																											
North Auckland	1,689,300	0	0	141,990	18	2	25,402	14	6	13,785	8	6	44,760	7	10	33,147	1	0	26,718	4	7	25,971	7	6			
Auckland	1,268,499	0	0	196,401	19	4	27,326	12	10	17,146	10	7	40,678	19	9	22,964	15	0	24,661	4	7	19,259	8	9			
Gisborne	141,174	0	0	11,159	5	3	2,552	4	2	1,030	3	3	150	14	9	4,726	15	7	255	12	4	377	6	11			
Hawke's Bay	258,232	10	0	28,168	3	1	8,390	13	10	2,362	8	1	7,745	19	2	12,286	16	7	7,146	7	10	6,651	11	6			
Taranaki	858,360	17	2	134,917	0	3	28,176	5	4	9,722	10	6	8,311	17	2	16,769	12	6	11,558	15	0	9,669	18	8			
Wellington	1,781,002	0	0	150,333	0	0	23,565	12	2	11,144	13	7	20,602	16	3	30,339	18	3	20,523	16	10	4,758	14	1			
Marlborough	231,869	16	6	25,374	17	3	5,139	0	2	2,708	8	11	4,969	14	0	5,540	8	5	2,702	18	4	3,644	1	3			
Nelson	459,768	18	9	77,022	18	3	21,249	2	5	1,410	0	3	6,643	13	5	15,276	9	11	15,757	15	0	6,904	12	9			
Westland	51,631	0	0	6,901	10	3	2,761	10	4	433	19	5	1,814	4	8	1,039	2	9	3,985	9	1	1,869	10	7			
Canterbury	1,066,182	0	0	33,571	12	0	4,454	14	8	2,535	8	4	3,724	4	8	19,171	6	5	7,063	8	0	12,377	4	3			
Otago	314,108	15	2	11,691	2	0	1,208	16	8	524	1	0	4,266	19	5	4,960	15	6	2,569	1	0	2,893	15	6			
Southland	432,720	0	0	18,173	11	3	7,470	3	8	3,574	19	10	4,719	13	6	9,979	3	2	4,469	4	0	2,915	7	11			
Totals	8,552,848	17	7	835,705	17	1	157,697	11	4	66,378	12	3	148,389	4	7	175,202	5	1	127,411	16	7	97,292	19	8			
<i>Land for Settlements Account.</i>																											
North Auckland	273,106	0	0	83,173	8	9	12,861	19	9	3,466	3	3	5,846	8	3	2,541	6	10				1,398	16	3			
Auckland	623,606	17	0	223,271	0	2	34,593	19	4	15,053	19	0	13,493	10	10	8,203	5	1				5,929	18	3			
Gisborne	405,726	0	9	150,157	3	3	19,259	5	1	12,530	8	0	377	15	6	6,738	6	8				669	17	4			
Hawke's Bay	524,873	0	0	139,457	9	0	22,607	4	4	12,471	5	0	4,215	15	2	10,456	0	0				5,635	0	0			
Taranaki	317,619	9	3	72,117	10	10	9,116	11	4	5,099	14	2	1,320	14	10	4,146	0	5				542	19	2			
Wellington	1,565,879	0	0	573,367	0	0	98,764	12	5	20,506	0	1	12,413	4	9	31,178	13	10				9,109	19	1			
Marlborough	143,402	13	9	38,497	7	0	4,701	1	4	3,433	10	9	2,654	5	0	3,877	15	5				1,368	7	6			
Nelson	164,950	16	9	15,996	0	0	2,373	5	0	304	7	6	473	9	10	2,495	10	0				399	19	7			
Westland	1,177	13	0													112	5	11				12	10	0			
Canterbury	1,149,013	4	4	162,736	0	2	20,637	17	4	17,969	14	6	6,788	19	9	28,149	7	8				13,294	19	5			
Otago	459,963	0	0	109,230	6	8	9,211	8	2	3,337	11	5	8,698	3	2	10,057	16	7				3,659	6	7			
Southland	147,685	12	10	22,984	1	1	3,596	1	10	1,947	15	0	2,259	0	7	1,090	3	8				1,382	0	1			
Totals	5,777,003	7	8	1,590,987	6	11	237,723	5	11	96,120	8	8	58,541	7	8	109,046	12	1				43,403	13	3			
<i>Native Land Settlement Account.</i>																											
North Auckland	2,340	0	0	550	0	0	137	0	0	243	3	1	4,173	13	6	427	7	3				384	12	0			
Auckland	103,550	0	0	34,527	0	0	1,862	12	10	1,642	3	0	1,642	3	0	1,642	3	0				67	10	0			
Gisborne	124,865	0	0	15,005	0	0	1,701	18	4							9,481	18	7				1,950	15	3			
Hawke's Bay	506,651	0	0	63,826	10	4	9,465	7	6	14,246	10	7	8,380	9	6	9,481	18	7									
Taranaki	43,394	8	2	7,835	0	0	224	3	6	215	14	9	233	3	8	123	12	0									
Wellington	48,039	0	0	7,784	0	0	577	16	0	78	0	6	1,248	14	7	1,217	7	4									
Marlborough																											
Nelson																											
Westland																											
Canterbury																											
Otago																											
Southland																											
Totals	828,839	8	2	129,527	10	4	13,968	18	2	14,783	8	11	14,036	1	3	12,892	8	2				2,402	17	3			

REVALUATION OF SOLDIERS' FARMS IN TERMS OF THE DISCHARGED SOLDIERS SETTLEMENT AMENDMENT ACT, 1923.—REPORT AS AT 31ST MARCH, 1930—continued.

District.	Total Capital invested or Total Capital Value under each Heading.	Reduction of Capital.	Rent, Interest, or Instalment written off, consequent upon Revaluation dating back to 1st July, 1921, or Date of Title, or other Date.	Remissions granted by Dominion Board.	Remissions granted by Land Board on Recommendation of Dominion Board.	Postponements granted up to Ten Years.	Instalment Postponements made to End of Term.	Postponements made by Land Board in respect of Monies due since 30th June, 1923, on Recommendation of Dominion Board.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
<i>National Endowment Account.</i>								
North Auckland	80,185 0 0	18,155 16 0	2,089 4 11	281 10 8	3,559 9 5	408 19 4	..	..
Auckland	50,691 0 0	4,190 0 0	577 1 0	294 4 0	2,059 13 1	114 0 0	..	88 0 0
Gisborne	..	..	..	..	48 0 0	171 2 2	..	..
Hawke's Bay	14,714 0 0	2,010 0 0	229 16 0	107 13 2	672 6 8	228 14 0	..	..
Taranaki	45,469 10 0	4,497 0 0	453 16 0	..	272 0 0	160 6 3	..	..
Wellington	15,276 0 0	..	..	315 10 0	5 18 0	50 16 0	..	..
Marlborough	44,243 0 0	..	..	189 1 4	75 18 4	474 19 2	..	201 0 2
Nelson	157,054 19 0	5,493 15 6	564 4 2	..	108 4 2	349 7 4	..	46 1 7
Westland	4,448 5 0	60 0 0	4 5 4	1,957 17 7	..	37 3 6	..	49 4 0
Canterbury	184,359 1 3	19,360 0 0	2,894 5 0	32 2 4	25 4 2	4,338 16 3	..	1,126 10 0
Otago	121,835 0 0	475 0 0	30 16 0	32 16 0	138 7 0	621 3 6	..	..
Southland	14,194 17 6	250 0 0	45 0 0	..	..	..	..	32 11 0
Totals	732,470 12 9	54,491 11 6	6,888 8 5	3,210 15 1	6,965 0 10	6,955 7 6	..	1,543 6 9
<i>Crown Lands.</i>								
North Auckland	73,221 0 0	5,707 0 0	718 12 1	560 16 10	1,802 9 10	509 13 0	..	282 13 10
Auckland	109,780 0 0	32,027 7 0	4,062 14 0	2,037 6 10	9,004 13 7	1,506 11 3	..	518 4 6
Gisborne	25,954 0 0	5,862 2 6	639 9 7	679 19 7	..	325 14 3	..	..
Hawke's Bay	13,346 0 0	..	..	9 4 0	18 9 2	205 6 0	..	..
Taranaki	75,682 11 11	14,745 11 3	1,208 5 0	1,300 7 11	979 15 2	1,295 5 2	..	66 12 0
Wellington	110,213 0 0	48,328 0 0	3,326 11 0	2,194 1 8	5,345 5 8	2,816 8 3	..	916 6 0
Marlborough	35,629 0 0	851 15 0	745 15 0	31 3 8	67 2 10	510 6 0	..	60 10 0
Nelson	270,238 10 6	965 0 0	73 4 1	61 9 4	122 3 10	302 19 0	..	35 15 3
Westland	2,075 14 7	..	..	43 18 0	92 1 4	23 2 11	..	..
Canterbury	18,035 3 1	280 0 0	37 16 0	..	..	78 12 6	..	..
Otago	179,301 0 0	4,478 15 0	480 19 2	23 17 6	..	241 1 8	..	215 9 2
Southland	31,178 4 1	2,387 0 0	321 5 0	194 15 5	1,405 0 8	107 11 0	..	73 0 0
Totals	944,654 4 2	115,632 10 9	11,614 10 11	7,137 0 9	18,837 2 1	7,922 11 0	..	2,168 10 9
<i>Any other Account.</i>								
North Auckland	1,107 0 0	..	..	..	..	250 5 0	..	..
Auckland	96,812 0 0	48,785 0 0	6,880 1 8	1,399 9 8	5,507 12 7	246 6 6	..	69 0 0
Gisborne	47,555 0 0	9,120 0 0	416 0 0	328 0 0	1,830 8 0	432 8 4	..	148 0 0
Hawke's Bay	24,540 0 0	..	..	..	..	542 6 0	..	268 10 0
Taranaki	13,803 16 8	..	..	62 18 1	..	73 18 7	..	..
Wellington	29,901 0 0	1,951 0 0	40 1 4	..	425 12 0	490 9 11	..	..
Marlborough	..	..	..	..	..	..	..	..
Nelson	..	..	..	..	..	..	..	..
Westland	300 0 0	..	..	..	..	30 0 0	..	..
Canterbury	119,654 3 5	1,310 0 0	183 0 0	..	..	2,676 12 0	..	1,371 12 4
Otago	39,264 0 0	..	..	..	..	28 13 0	..	..
Southland	32,983 0 0	1,865 0 0	261 2 0	99 14 1	..	631 10 6	..	256 17 10
Totals	405,920 0 1	63,031 0 0	7,780 5 0	1,890 1 10	7,763 12 7	5,402 9 10	..	2,114 0 2
Grand totals	17,241,736 10 5	2,789,375 16 7	435,672 19 9	189,520 7 6	254,532 9 0	317,421 13 8	127,411 16 7	148,925 7 10

ADJUSTMENTS BY DOMINION REVALUATION BOARD IN TERMS OF THE DISCHARGED SOLDIERS SETTLEMENT AMENDMENT ACT, 1924, AS AT 31ST MARCH, 1930.

Districts.	Adjustments in Current Account.						Adjustments in Buildings under Land for Settlements Act.			
	Total Capital Invested.		Reductions of Capital.		Transferred to Suspense Account.		Original Value.		Reduced by	
	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.
North Auckland .. .. .	500,072	0 0	46,073	9 8	2,570	0 0	14,210	0 0	2,173	2 2
Auckland .. .. .	802,751	6 1	43,296	1 0	13,830	0 0	16,959	0 0	1,406	17 1
Gisborne .. .. .	116,010	0 0	850	0 0	..	..	7,114	0 0	114	0 9
Hawke's Bay .. .. .	184,383	1 4	6,008	7 11	380	0 0	9,990	0 0	1,507	11 2
Taranaki .. .. .	297,530	12 9	25,936	2 5	850	0 0	5,030	0 0	1,941	10 2
Wellington .. .. .	633,405	0 0	49,302	0 0	2,040	0 0	17,375	0 0	8,130	0 0
Marlborough .. .. .	58,280	0 0	2,269	15 1	200	0 0	400	0 0	114	16 1
Nelson .. .. .	106,184	13 3	3,148	18 1	762	0 0	4,610	0 0	..	..
Westland .. .. .	34,176	9 8	1,735	0 0	..	..	..	..	..	..
Canterbury .. .. .	250,967	8 6	4,462	6 2	2,035	0 0	38,712	8 10	1,931	5 10
Otago .. .. .	127,808	8 2	3,509	1 0	90	0 0	11,080	2 1	828	0 7
Southland .. .. .	111,080	8 10	2,783	16 10	..	..	6,080	0 0	689	0 7
Totals .. .. .	3,222,649	8 7	189,374	18 2	22,757	0 0	131,560	10 11	18,836	4 5

## FINANCIAL REVIEW.

## DISCHARGED SOLDIERS SETTLEMENT ACCOUNT.

*Loan Capital.*—The loan capital of the account has been reduced during the year on account of the redemption of debentures totalling £425,770, and now stands at £15,680,995 16s. 8d.

*Advances authorized.*—The policy of confining new loans for the purchase of individual farms and dwellings to severely disabled discharged soldiers has been continued, but applications for loans by discharged soldiers in need of financial accommodation on current account for the purposes of development and stocking their farms are still being entertained. The following table sets out the extent of loans authorized for the year:—

	New Loans.		Additional Loans.	
	Number.	Amount.	Number.	Amount.
Discharged Soldiers Settlement Act, 1915, section 6— Advances on current account .. .. .	45	£ 21,234	642	£ 121,571
Discharged Soldiers Settlement Amendment Act, 1917, section 2—Advances on farms, &c. .. .. .	8	7,097	19	10,970
Advances on dwellings .. .. .	26	17,508	136	25,979
	79	45,839	797	158,520

The total authorizations show an increase over last year's figures to the extent of £73,813, which is almost totally comprised of additional loans on current account made to settlers who are continuing the development of their farms and increasing the stocking capacity.

*Current Account Advances.*—The advances outstanding on current account (£1,965,055 7s. 10d.) are less than those of last year by £285,496 6s. 11d. Although a certain number of loans have been repaid during the year, the bulk of the reduction has been brought about as a result of the conversion of suitable proportions of expiring loans to the security of instalment mortgages, repayable on long-term tables. This procedure, which will be continued, tends to consolidate securities, and should reflect to the benefit of both the settlers and the State.

The following comparative statement shows receipts on Capital and Revenue Accounts for the last five years:—

	1925-26.	1926-27.	1927-28.	1928-29.	1929-30.
	£	£	£	£	£
Capital ..	954,441	945,293	1,067,392	1,205,892	1,054,123
Revenue ..	686,546	708,391	755,586	757,761	727,703
Total	1,640,987	1,653,684	1,822,918	1,963,653	1,781,826

*Properties disposed of.*—The following abandoned freehold and leasehold properties were disposed of during the year: Number, 161; area, 46,158 acres; value, £180,711.

*Properties on Hand awaiting Selection at the End of the Year.*—Farms, on which advances to purchase under section 2 of the Discharged Soldiers Settlement Amendment Act, 1917, had been made, available for disposal at 31st March, 1930: Number, 90; area, 56,709 acres; value, £85,944.

Leasehold farms, previously held by discharged soldiers, available for disposal at 31st March, 1930: Number, 100; area, 56,116 acres; value, £80,066.

The Department continues to hold abandoned farms for sale at very reasonable prices, and in the case of those properties which have been allowed to deteriorate or for other causes do not appear to attract settlers, is willing to offer substantial concessions to suitable applicants who can be expected to work the farms in a proper manner.

In some cases loans under the development provisions of the Land Laws Amendment Act, 1929, can be made to civilian selectors for improvement purposes. Discharged soldiers can also be provided for in this respect and advances for the purchase of stock can be made out of the Discharged Soldiers Settlement Account.

Residential properties on hand and available for disposal at the 31st March, 1930, numbered 149, valued at £100,713.

*General.*—A perusal of the year's operations as disclosed by the Revenue Account shows that the gross loss of £301,861 12s. 6d. is composed chiefly of capital losses resulting from the sale of abandoned properties and by further reductions of mortgages and remissions of interest granted by the Dominion Revaluation Board. These total £279,918 1s. 6d. Difficulty is still experienced in disposing of abandoned farms and houses in some localities, and, as at the end of the year, the above-mentioned properties were on hand for disposal further losses can be anticipated, as the values shown represent considerable reductions on book figures.

Reports from the various districts are generally in optimistic vein, and notwithstanding the fall in prices this has to a considerable extent been offset by increased production resulting from favourable climatic conditions combined with improved methods of pasture-treatment and herd-testing.

#### LANDS PROCLAIMED.

The lands set apart for selection by discharged soldiers during the year totalled 2,462 acres, making a grand total of 1,440,090 acres proclaimed since the inception of the scheme. This large area is made up as follows:—

Class of Land.	Area. Acres.
Ordinary Crown land .. .. .	604,790
Land-for-settlements land .. .. .	400,511
National-endowment land .. .. .	431,433
Cheviot Estate land .. .. .	3,356

1,440,090

Proclamations have been issued revoking the setting-apart of 223,397 acres of Crown land and 96,986 acres of land for settlements land.

#### APPLICATIONS FOR LAND.

Applications for land under the Discharged Soldiers Settlement Act, 1915, to the number of sixty-three were received during the year. The following table gives the number of applications and the area allotted for each year from the inception of the soldier-settlement scheme:—

Year ending	Applications received.	Allotments made.	
		Number.	Area (Acres).
31st March, 1916 .. .. .	272	2	629
„ 1917 .. .. .	522	319	143,524
„ 1918 .. .. .	513	313	103,362
„ 1919 .. .. .	1,379	348	117,018
„ 1920 .. .. .	5,041	932	403,891
„ 1921 .. .. .	5,396	1,087	414,867
„ 1922 .. .. .	878	403	97,972
„ 1923 .. .. .	284	146	25,113
„ 1924 .. .. .	216	79	16,910
„ 1925 .. .. .	123	47	9,014
„ 1926 .. .. .	109	86	20,500
„ 1927 .. .. .	78	66	17,412
„ 1928 .. .. .	96	60	15,695
„ 1929 .. .. .	90	77	13,275
„ 1930 .. .. .	63	53	16,665
Totals for fifteen years .. .. .	15,060	4,018	1,415,847

J. B. THOMPSON, Under-Secretary.

## APPENDIX.

## REPORTS OF COMMISSIONERS OF CROWN LANDS.

## NORTH AUCKLAND.

(O. N. CAMPBELL, Commissioner of Crown Lands.)

In common with the civilian farmer, the soldier has had a remarkably good season as far as production was concerned; but, unfortunately, the prices of produce were much below those of last season.

The dairy-farmer fared on the whole much better than the sheep-farmer, as the extra production of butterfat, due to the good season, will about even his loss in reduced prices received.

A few of our soldier mortgagors are holding their wool in anticipation of a rise next season.

Diseases among dairy herds are still prevalent, and these cases will require special consideration.

The insistence by the Department of making the mortgagor rear for upkeep 20 per cent. of his best heifer calves, has tended to improve the herds, and has obviated the necessity of purchasing culls in the open market.

The policy of purchasing winter run-offs for soldiers located on swamp country has been of great benefit, and has not only assisted in freeing many herds from diseases, but has rendered the swamp areas free from continual pugging. The adjustment of mortgages made by the Dominion Revaluation Board has given the soldier much encouragement, and it is anticipated that there will be no retrogression as far as the mortgagor is concerned.

Very few soldiers' farms have changed hands during the year, and those which have come back on the Department's hands have found a ready sale.

The work of consolidating soldiers' mortgages is proceeding rapidly, due care being taken to see that the soldier is firmly established before any such action is taken by this office.

Recommendations covering 109 cases of transfer from current account to instalment mortgages have been approved. In fifty-three cases the whole of the old current accounts have been transferred to instalment mortgages, and in thirty-six cases portion only has been transferred, leaving the balance on current account at 6 per cent. In the remaining twenty cases there has not been sufficient equity in the land to permit of instalment mortgages being taken. The old current accounts have, therefore, in these cases been renewed.

Of cases investigated to date the amount transferred from current account to instalment mortgage is £42,090, and the balance remaining on current account at 6 per cent. is £19,494.

These adjustments have had the effect of giving the mortgagor either full or free control of his chattel assets; or, by separating the land and stock advances, has given him the incentive to repay the balance charged against his stock account.

The number of abandoned leaseholds and freeholds held by discharged soldiers under section 20 of the Discharged Soldiers Settlement Amendment Act, 1923, at the end of the year was nine, of an area of 3,856 acres, and valued at £8,750.

House property has not been in great demand this year, and much difficulty has been experienced in disposing of properties which have come into the hands of the Department. The shortage of houses which was apparent three or four years ago has been effectually overcome through extensive building by private contractors, and in recent years has been further diminished by the erection in and around the city of numerous flat properties.

These factors, combined with unemployment, have created a very dead market for houses. At the end of the financial year there were available for disposal sixty-seven houses. Of this number thirty-one are occupied on weekly or monthly tenancies.

## AUCKLAND.

(K. M. GRAHAM, Commissioner of Crown Lands.)

With few exceptions, steady progress has been made by the soldier settlers in this district during the past year, and credit is due to them for the manner in which they are handling their farms, improving their stock, and meeting their mortgage and rental liabilities to the Department.

The season has been an exceptionally good one for grass, owing to a plentiful rainfall and suitable weather conditions, and this has resulted in an increase in butterfat-production which will do much to compensate the settlers for the low prices now ruling for that commodity.

Ragwort has, unfortunately, proved to be a serious menace on many of the small farms in certain localities, and in certain instances it has been necessary to reduce herds to a minimum and stock up with sheep to control and eradicate this pest. In cases such as these, further advances on current account have been made, to enable the settlers to recondition and improve their fences and subdivide their holdings into smaller paddocks. Where the settler has co-operated loyally with the Department in its endeavour to assist him on these lines, it is evident that the set-back due to the reduction of the herd will be of a temporary nature, and, with good management, satisfactory results and increased production will again soon be achieved.

The drop in the price of wool and in the value of sheep has adversely affected this season's returns from grazing; but as the majority of soldier settlers are engaged in dairying the effect of this slump has not been felt in this district to the same extent as elsewhere.

*Current Account Advances.*—During the year a large number of current accounts have been reviewed, and where there is sufficient security in the properties, and the settler's financial position appears sound, portion, if not the whole, of the advances has been converted to instalment mortgages for fifteen years and a half, bearing interest at  $5\frac{1}{2}$  per cent., subject to rebate for prompt payment, the terms of repayment varying according to the circumstances. In a number of cases where private mortgages exist, and advances are all on stock and chattels, and in other cases where the valuation of the security does not warrant it, and the term of the original mortgage has expired, the advances are being left on current account at 6 per cent., repayable on demand.

There is still a considerable number of accounts to be dealt with. In some cases the original term has not expired, these being dealt with as they expire, and in most of the other cases the properties are not developed sufficiently to stand the additional charge, and this, with the drop in prices of produce, makes them difficult to deal with. These latter cases are being reviewed from time to time, and are adjusted as the opportunity allows.

The total number of cases up to the 31st March, 1930, in which the whole or part of advances have been converted to instalment mortgage is 335, and the amount transferred £193,875.

The adjustment of these mortgages has created a much more satisfactory position, both from the soldiers' and the State's point of view. A considerable number of the Department's bills of sale has been released, and the soldiers affected appreciate the consequent freedom to deal with stock, &c.

The several amounts of loans and advances outstanding at the end of the financial year are: Farms, £991,737; current account, £408,227; dwellings, £365,182.

#### GISBORNE.

(E. H. FARNIE, Commissioner of Crown Lands.)

Generally speaking, the soldier settlers in this district continue to do fairly well, thanks to the successful efforts of the Dominion Revaluation Board. A few cases still require close supervision, but it may be taken for granted that most of these men are now on a fairly good footing.

Several adjustments of area have been effected on Ardkeen and Glencoe Settlements by subdividing and allotting two or three forfeited sections to existing settlers in need of additional areas. In a number of cases the Dominion Board has been asked to revise previous determinations where such appeared to be advisable, while a steady policy of conversion of current account mortgages to instalment mortgages has also been pursued.

#### HAWKE'S BAY.

(J. D. THOMSON, Commissioner of Crown Lands.)

Generally speaking, the soldier settlers are now well established, and quite contented with their position, but there are still a few who have not turned out satisfactorily. Most cases of misfits have been weeded out, and those who are at present unsuccessful are of a type which, while perfectly capable of hard work, lacks the necessary application. These cases, under supervision, are improving, and I have hopes of their ultimate success. In the past few years a good many settlers have abandoned their farms or have had to transfer to avoid forfeiture, while some the Department has had to sell up. In going over these cases at the present date, it is curious to observe that in practically every instance the incoming man, in some cases a soldier, in others a civilian, has made good, and these properties have not since caused the Office any concern. This shows that in most cases it was not the farm which was at fault but the man, and justified the Department in its action. The Dominion Revaluation Board in the past twelve months has reconsidered a few cases, and made reductions in values which should materially assist the settlers concerned to make a success of their holdings. Last year prices were good, but this year the unfortunate drop in the price of wool has made things difficult for the sheep-farmer. Good average prices, however, were obtainable for fat lambs, and where a farmer is able to fatten lambs he should have little difficulty in carrying on. The settler who is running wethers alone will have a very lean year. The dairy-farmer is in a better position as although the price of butterfat has fallen, this is more than offset by the increased yields per cow. Herd testing and culling, top-dressing, and supplementary green feeding have been instrumental in the increase of the yields, and I am pleased to record that the average per cow on soldier sections is now 215 lb. of butterfat. The highest yield was 392 lb. One of our soldier farmers, Mr. J. B. Baker, of the Tiratu Block, won the Challenge Cup presented by the Hon. E. A. Ransom, M.P., for the herd showing the most improvement in the Dannevirke District. His herd of thirty-six cows showed an increase from 239 lb. to 310 lb. of butterfat.

In May, 1929, serious floods occurred in the district between Hastings and Fernhill owing to the Ngaruroro and Tutaekuri Rivers, swollen with heavy rain, breaking their banks. Several thousands of acres were inundated, and some of our settlers had their lands completely, or partially, flooded, and as a consequence pastures were damaged and fences destroyed. The flood waters took a long time in completely getting away, and a good deal of the land was practically useless for some months. Several thousand sheep and many cattle were drowned. The work of re-establishing the areas is still under way, and this has caused a great deal of expense and hard toil.

It is pleasing to note that the average settler is steadily improving in his farming methods, more attention is being paid to systematic top-dressing, with a natural benefit to the pastures. Farmers are going in more for ensilage as against hay, and the growing of root crops as a supplementary ration is steadily on the increase.

During the year a systematic examination of all current account advances has been made with a view to placing the amounts owing on instalment mortgages. The number of cases where it has



been found necessary to renew the current account at 6 per cent. is very few, and where it has been ascertained that conversion would act to the detriment of the mortgagor, action has been held over. In the majority of cases the conversion is welcomed by the mortgagor. The number of new advances on current account during the year is six, and it is expected that for the next few years there will be further applications. The new mortgagors are all shaping well.

#### TARANAKI.

(W. D. ARMIT, Commissioner of Crown Lands.)

The soldier settlers, in common with the rest of the farming community, have experienced an excellent production season, which has, to a large degree, counterbalanced the ill-effects of low prices, particularly to the dairy-farmer. Numbers of factories having sold their output at fair prices, and in some instances combining the manufacture of casein with dairy-produce, has resulted in very fair returns to the soldier settlers concerned.

In other localities, with different conditions, the low receipts have constituted a set-back, but in most cases increased production has helped the situation. Following copious rains in January and February, the month of March rainfall registered only 1.03 in. at New Plymouth, and enabled delayed haymaking to be completed. Good average rainfalls are maintaining pasture growth, and the season promises to be an excellent one for production.

The grazier soldier settler has experienced a lean year, and equities in current account have been prejudicially affected. Wool is being held in store by some of the Crown mortgagors, and, wherever expedient, advances are being made on a conservative scale against this wool pending realization, to carry the settler along. The majority, however, have met the market and sold, accepting prices generally between 7d. and 8d. per pound. A large number of graziers dairy a small herd in addition, and this is helping materially during the present year of low prices. Hogget losses in a few instances have been exceptionally heavy. The first sheep fairs opened with low prices for settlers, but hardened later at subsequent sales.

Cattle prices have been quite satisfactory, and show a good return this year in a number of soldier settlers' accounts.

Ragwort continues to be a source of trouble in a number of cases. A supply of the cinnabar moth has been released on one property by the officers of the Department of Agriculture, and in course of time some assistance may be expected from this source. Various sprays are also being experimented with on soldier properties with some encouraging results. The chief remedy is the provision of a small flock of sheep on high priced land, and financial assistance has been given in a number of such cases. The position generally may be summed up as being a year of slow progress owing to the general slump in values.

During the past year the conversion of current account advances to instalment mortgages has been continued. Each case is treated on its merits, and sixty cases, involving the conversion of £25,900, have been completed during the period under review.

During the past year eleven soldier properties have been abandoned, forfeited, or subjected to foreclosure. An improvement has been shown in taking up the abandoned farms, and twenty-nine have been disposed of, which is more than double the number of disposals for the previous year. Areas suitable for dairying will always command a ready sale.

Of the properties dealt with under the provisions of the Discharged Soldiers Settlement Act, there are now 367 held by soldiers, and 129 held by civilians. House properties to the number of 487 are held under mortgage.

The total amount of advances including current account outstanding as at the end of the year, amounts to £1,142,600 5s. 8d., being made up as follows: Current account, £155,645 11s. 6d.; advances on houses, £295,672 6s. 9d.; advances on farms, £691,227 2s. 11d.; and miscellaneous advances, £55 4s. 6d.

The revenue for the year amounted to £168,517, and advances made came to £79,100 4s. 4d. Notwithstanding the lower prices prevailing, it is pleasing to note that arrears have shown an all round decrease as compared with the previous year.

At present the arrears are as follows: On farms, £7,341 8s. 2d.; on house properties, £1,390 4s. 3d.; and interest on current account, £1,390 19s. 10d.

Powers of sale, in connection with house properties, were exercised in eight cases, and there were resales in nine cases.

House properties are not in great demand at present, and there are seven still available for disposal, but it is hoped to get rid of three or four of these shortly.

#### WELLINGTON.

(H. W. C. MACKINTOSH, Commissioner of Crown Lands.)

As the farms of the discharged soldiers are not situated in any particular locality, but are to be found right throughout the land district, the observations made with regard to the settlers on Ordinary Crown lands would apply equally to these. The sheep and wool grower has not had a prosperous year, but the dairy-farmer will probably come out about the same as last year. If butterfat prices had remained the same as for last year there is no doubt that the dairy-farmer would have had a most prosperous year.

The Dominion Revaluation Board has practically completed its survey of the position with regard to soldiers' farms, and there is little doubt that the reductions, remissions, and other concessions granted by the Board will reflect beneficially on the settlers.

The amount received during the year by way of payments of interest, principal, &c., was £313,310.

## NELSON.

(A. F. WATERS, Commissioner of Crown Lands.)

*Discharged Soldier Settlement.*—The observations made as to farming conditions generally apply equally to discharged soldier settlers.

The disastrous earthquake of last winter caused considerable damage to the properties of a number of soldier settlers, attended in many cases with heavy losses of stock. This has caused disorganization of farm-work, as the repair of dwellings and farm buildings had to take priority of routine work. It is, however, gratifying to note that an increasing number of doubtful cases are becoming firmly established.

The slump in butter and wool will hit a number of soldier settlers fairly hard, especially those who have been unable to build up a reserve against lean years.

## MARLBOROUGH.

(P. R. WILKINSON, Commissioner of Crown Lands.)

Notwithstanding the vast amount of investigation of the position of discharged soldier settlers and the liberal concessions that have been granted by the Dominion Revaluation Board, it is found that a number of the settlers are not progressing. This state is found to be more particularly confined to the poorer lands where farms carved out from the bush are devoted to dairying. The return per cow on these lands is generally low, and the gross return per settler insufficient to meet his land charges, provide a living, and furnish a surplus for developmental work. Each case is more or less constantly under review, and where circumstances warrant the Department endeavours to help the settler along. This state does not apply so particularly to the more open lands; but, even so, cases of difficulty and hardship appear, and where the settler is giving of his best to make good, his case receives sympathetic consideration.

Dairymen generally have experienced a fairly satisfactory season, notwithstanding the fall in price of the butter and cheese. Factories report increased production. Herd-testing is increasing, and the farmer, realizing the necessity to only feed and work the best producers, this method of eliminating the non-payable beast will further increase. Improvement of pasture by top-dressing is also on the increase, but the cost of haulage to the outlying farms is a retarding influence. Lime and other manures are very necessary to the bush dairy-farms, but are not used as extensively as desired on account of the costs.

The soldier agricultural farmer, as with this class of farming generally, had much to contend against with the abnormally wet season from winter to harvesting. The Alberton and Neville soldier settlements were under water for a considerable period, and sowing was late. Returns were indifferent.

Sheep-farming: The settlers following this line of farming have not had a satisfactory season owing to the fall in prices of wool and sheep. Their progress generally is considerably retarded by the low-figure returns for the season, and some have a difficult time ahead.

Dwellings: The majority of dwelling property accounts are in a satisfactory position, but lack of employment causes a number to fall into arrear. Three abandoned properties remain unsold. The demand for non-modern class of house is very limited, and any property lacking conveniences is hard to quit.

The following is the position of accounts under the Discharged Soldiers Settlement Act: Current account advances, £34,607 6s. 6d.; instalment mortgage advances on farms, £211,049 13s. 2d.; instalment mortgage advances on dwellings, £81,144 17s. 4d.: total, £326,801 17s. Receipts during the year, £29,986 0s. 7d. Arrears—Interest on current account, £1,177 5s. 1d.; instalments on farms, £3,944 15s.; instalments on dwellings, £322 12s. 4d.

## WESTLAND.

(W. T. MORPETH, Commissioner of Crown Lands.)

The task of stabilizing the soldier settlers in this district may be considered to be practically completed. Few additional applications for remissions or revaluations may be expected—possibly there may be one or two, but no more. In all other cases the soldier settlers are in a satisfactory position, and have reached the self-supporting stage, and mainly business of a routine nature only remains to be transacted.

## CANTERBURY.

(W. STEWART, Commissioner of Crown Lands.)

Soldier settlement in Canterbury is now on a firm basis and given reasonable prices and good seasons any further difficulties should be obviated. As in the past every endeavour has been made when opportunity offered to increase the areas of those subdivisions which are on the small side.

It is only to be expected that in dealing with any considerable number there will always be a few who are not suitable for farming life. These are gradually transferring or otherwise disposing of their holdings, and, generally speaking, the settlers now on the books are genuine triers and hard workers with every prospect of success. Practically all current account advances for improvements have now been transferred to instalment mortgages, and the settlers are thus enabled to repay such advances on the long-term-mortgage system.

## OTAGO.

(N. C. KENSINGTON, Commissioner of Crown Lands.)

The general progress of soldier settlers appears to have been well maintained, and with the low prices realized during the past year the previous concessions granted under revaluations have proved of general assistance. There are some whose position is still difficult, and who require special treatment, but if values improve this year they should be able to carry on, and eventually come out all

right. The great number recognize their responsibilities, and are prepared to meet them in the same manner as their civilian neighbour, who has not been blessed with the same consideration. Viewing the position of the soldier settler to-day, it can safely be said that his position is more stable than many of his neighbours who have bought properties on the open market and are carrying heavy mortgages. There are only two abandoned farms on hand at present, and it is expected that they will be disposed of shortly.

## SOUTHLAND.

(J. MACDONALD, Commissioner of Crown Lands.)

At no period since the inception of soldier settlement in Southland has the outlook appeared better in regard to the prospects of these settlers as a whole than at the present time. Irrespective of the position of their current-account advances and their outside commitments to trading firms, it is no exaggeration to say that, owing to the improved conditions of their farms and the consequent increased carrying-capacity, the farms bought for settlement under section 2 of the Act are better security to-day and hold greater possibilities for continued success of the individual holders than at any time since purchased. The soldier settlers in Southland are a progressive class, who have been in the lead right through in adopting the modern farming methods which have prevailed in this district during the last ten years. In every locality they are keenly interested in herd-testing. Pasture-management is another matter that is getting a good deal of attention. The isolated areas of ragwort which can be seen on some of the best land are not on soldiers' farms, as this menace was dealt with years ago by them in a very simple and effective manner—that is, by running a few failing-mouth ewes in conjunction with their dairy herds. Teihoka Settlement is used solely as sheep-farms, and the settlers there are well established with a very good class of stock.

Campbell Settlement is worked on mixed-farming lines, and, although the holdings are, if anything, a bit small, the original selectors are all still in occupation and improving their positions. Some have acquired small additional areas, while others supplement their revenue by doing contract work such as roadmaking.

Allenby and Strathvale Settlements are both dairying propositions, and with the improved facilities which the deepening of the Opio Stream will give, the conditions, which were always good, will be made still better.

Monte Cristo Settlement has seen a good many changes, but the present condition, with the exception of one holding, is good, and all holdings are now occupied.

TABLE 1.

TOTAL LANDS ACQUIRED FROM THE CROWN BY DISCHARGED SOLDIERS AND HELD AT THE 31ST MARCH, 1930.

Land District.	Sale (including Deferred Payment).				Lease and License.				Grand Totals.		
	Number of Discharged-soldier Purchasers and Licensees.	Number of Holdings.	Area.	Price.	Number of Discharged-soldier Tenants.	Number of Holdings.	Area.	Annual Rental.	Number of Discharged Soldiers.	Number of Holdings.	Area.
<i>Under the Discharged Soldiers Settlement Act, 1915, and Amendments.</i>											
			Acres.	£			Acres.	£			Acres.
North Auckland ..	15	14	2,625	3,435	299	297	55,033	9,800	314	311	57,658
Auckland ..	45	45	1,330	15,690	539	532	87,833	25,260	584	577	89,163
Gisborne ..	1	1	29	15	118	116	56,893	13,221	119	117	56,922
Hawke's Bay ..	..	..	..	..	226	235	89,790	29,747	226	235	89,790
Taranaki ..	1	1	2	310	128	126	27,989	7,429	129	127	27,991
Wellington ..	15	15	87	5,543	728	705	163,388	75,822	743	720	163,475
Nelson ..	3	3	1,216	1,292	23	23	14,279	1,615	26	26	15,495
Marlborough ..	..	..	..	..	53	52	20,510	4,612	53	52	20,510
Westland ..	1	1	148	150	17	17	19,645	193	18	18	19,793
Canterbury ..	26	26	319	8,953	366	365	217,526	39,956	392	391	217,845
Otago ..	5	5	2,091	3,520	129	123	203,678	13,581	134	128	205,769
Southland ..	8	8	1,442	6,840	76	84	11,896	3,971	84	92	13,338
Totals ..	120	119	9,289	45,748	2,702	2,675	968,460	225,207	2,822	2,794	977,749
<i>Under other Acts. (This includes lands selected at ordinary ballots, leases and licenses purchased at auction, and holdings acquired by transfer or otherwise.)</i>											
North Auckland ..	11	11	1,168	1,304	90	87	18,976	3,241	101	98	20,144
Auckland ..	49	47	22,754	20,503	339	310	145,646	7,261	388	357	168,400
Gisborne ..	1	1	3	85	42	39	34,982	4,322	43	40	34,985
Hawke's Bay ..	..	..	..	..	43	44	14,733	3,694	43	44	14,733
Taranaki ..	4	3	273	550	169	152	54,121	3,054	173	155	54,394
Wellington ..	..	..	..	..	156	151	54,726	34,437	156	151	54,726
Nelson ..	3	3	1,099	586	95	90	51,512	1,491	98	93	52,611
Marlborough ..	..	..	..	..	120	111	264,379	6,760	120	111	264,379
Westland ..	1	1	200	168	66	62	16,992	358	67	63	17,192
Canterbury ..	3	3	56	386	215	224	151,597	22,502	218	227	151,653
Otago ..	1	1	53	177	226	219	907,455	21,698	227	220	907,508
Southland ..	1	1	127	40	43	44	77,747	2,180	44	45	77,874
Totals ..	74	71	25,733	23,799	1,604	1,533	1,792,866	110,998	1,678	1,604	1,818,599
Grand totals	194	190	35,022	69,547	4,306	4,208	2,761,326	336,205	4,500	4,398	2,796,348

TABLE 2.  
STATEMENT OF MORTGAGE TRANSACTIONS, FINANCIAL YEAR ENDED 31ST MARCH, 1930.

District	Principal.						Interest.				Balance at 31st March, 1930, including Postponements.										
	Balance at 31st March, 1929, including Postponements.		Advances during Year.		Repayments during Year.		Transfers to Realization and other Accounts.		Balance on Mortgage at 31st March, 1930, including Postponements.			Balance at 31st March, 1929, including Postponements.		Charges during Year.		Receipts during Year.		Losses, Rebates, Remissions, and Transfers to other Accounts.			
	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.		£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.
North Auckland—																					
Current account	403,981	13 2	70,602	12 11	50,508	0 4	49,926	9 3	374,149	16 6	17,937	4 4	18,799	19 8	20,940	13 3	2,656	9 10	13,140	0 11	
Farms, orchards, &c.	1,181,006	19 6	4,515	0 0	21,062	14 9	*38,882	10 7	1,203,341	15 4	50,593	4 9	61,376	1 11	56,893	17 9	11,796	11 8	43,278	17 3	
Dwellings, business premises, &c.	1,805,555	16 3	3,877	6 0	72,823	1 1	7,796	4 11	1,728,813	16 3	7,032	8 8	90,917	16 10	83,222	16 8	7,961	11 8	6,765	17 2	
Totals ..	3,390,544	8 11	78,994	18 11	144,393	16 2	18,840	3 7	3,306,305	8 1	75,562	17 9	171,093	18 5	161,057	7 8	22,414	13 2	63,184	15 4	
Auckland—																					
Current account	553,619	19 11	81,567	15 1	70,791	18 6	156,168	15 2	408,227	1 4	13,867	0 7	22,097	9 6	24,221	1 3	1,599	2 8	10,144	6 2	
Farms, orchards, &c.	896,048	9 11	900	0 0	25,579	19 0	*135,567	16 6	1,006,936	7 5	24,468	16 8	51,660	5 7	47,676	16 7	9,063	4 3	19,389	1 5	
Dwellings, business premises, &c.	374,857	16 4	912	0 7	14,563	5 1	*7,322	15 7	368,529	7 5	1,812	14 1	18,319	10 11	18,259	5 0	554	13 6	1,318	6 6	
Totals ..	1,824,526	6 2	83,379	15 8	110,935	2 7	13,278	3 1	1,783,692	16 2	40,148	11 4	92,077	6 0	90,157	2 10	11,217	0 5	30,851	14 1	
Hawke's Bay—																					
Current account	184,383	1 4	84,220	7 3	62,108	3 3	28,171	5 7	178,323	19 9	4,989	2 1	9,148	2 7	9,356	8 6	86	1 5	4,694	14 9	
Farms, orchards, &c.	299,699	18 3	720	0 0	7,462	5 0	*20,407	8 5	313,365	1 8	5,564	3 4	16,140	0 11	14,027	9 4	3,015	6 11	4,661	8 0	
Dwellings, business premises, &c.	348,126	15 9	613	0 0	15,942	5 10	389	11 1	332,407	18 10	1,240	18 11	17,003	15 4	16,232	11 8	1,227	0 7	785	2 0	
Totals ..	832,209	15 4	85,553	7 3	85,512	14 1	8,153	8 3	824,097	0 3	11,794	4 4	42,291	18 10	39,616	9 6	4,328	8 11	10,141	4 9	
Gisborne—																					
Current account	44,055	5 2	15,430	9 0	13,926	15 10	9,010	13 11	36,548	4 5	815	7 1	1,921	17 2	2,117	13 5	38	13 5	580	17 5	
Farms, orchards, &c.	168,260	18 10	350	0 0	4,349	0 7	*3,745	13 11	168,007	12 2	2,755	13 2	8,973	7 1	8,068	11 11	1,730	18 9	1,929	9 7	
Dwellings, business premises, &c.	147,034	5 9	987	12 3	5,315	18 3	770	12 9	141,935	7 0	576	13 2	7,726	1 10	6,937	16 1	1,033	16 6	331	2 5	
Totals ..	359,350	9 9	16,768	1 3	23,591	14 8	6,035	12 9	346,491	3 7	4,147	13 5	18,621	6 1	17,124	1 5	2,803	8 8	2,841	9 5	
Taranaki—																					
Current account	183,532	9 10	94,075	10 8	94,212	7 10	27,950	1 2	155,445	11 6	3,940	9 6	8,750	15 0	9,011	6 4	157	10 9	3,522	7 5	
Farms, orchards, &c.	679,565	0 10	..	..	12,803	19 4	*29,631	13 4	696,392	14 10	13,085	5 3	35,643	0 7	31,850	17 5	5,623	0 4	11,254	8 1	
Dwellings, business premises, &c.	311,861	4 9	643	3 6	14,871	12 7	945	9 1	296,687	6 7	769	7 6	16,029	17 10	14,756	12 1	1,782	18 2	259	15 1	
Totals ..	1,174,958	15 5	94,718	14 2	121,887	19 9	*736	3 1	1,148,525	12 11	17,795	2 3	60,423	13 5	55,618	15 10	7,563	9 3	15,036	10 7	
Wellington—																					
Current account	382,854	17 4	94,385	10 11	88,623	17 9	8,539	15 9	380,076	14 9	13,196	2 3	19,452	2 8	19,337	16 2	1,190	18 1	12,119	10 8	
Farms, orchards, &c.	890,669	4 11	5,250	0 0	25,175	19 11	6,808	6 2	863,934	18 10	17,575	19 10	44,980	1 9	40,591	4 2	7,112	13 11	14,852	3 6	
Dwellings, business premises, &c.	1,277,129	15 8	17,181	1 0	61,453	7 2	*763	7 5	1,233,620	16 11	1,030	8 1	65,185	6 6	59,649	15 4	5,388	2 8	1,177	16 7	
Totals ..	2,550,653	17 11	116,816	11 11	175,253	4 10	14,584	14 6	2,477,632	10 6	31,802	10 2	129,617	10 11	119,578	15 8	13,691	14 8	28,149	10 9	





DISCHARGED SOLDIERS SETTLEMENT ACCOUNT—*continued.*

## RECEIPTS AND PAYMENTS ACCOUNT FOR YEAR ENDED 31ST MARCH, 1930.

Receipts.				Payments.				
	£	s. d.	£	s. d.	£	s. d.	£	s. d.
Balance at 1st April, 1929—					Annual appropriation—Vote,			
Cash .. .. .	115,799	17 10			Expenses of management .. .. .		39,900	0 0
Imprests outstanding .. .. .	5,685	2 6			Expenditure under section 9 of			
Investment Account .. .. .	299,034	17 0	420,519	17 4	the Discharged Soldiers Settle-			
					ment Act, 1915—			
Credits in reduction of expendi-					Miscellaneous expenditure on			
ture under section 9, Dis-					properties acquired by			
charged Soldiers Settlement					Crown .. .. .	2,543	5 4	
Act, 1915—					Printing and stationery .. .. .	312	7 4	
Transfer and production fees	484	2 6			Travelling-expenses of In-			
Miscellaneous recoveries on					spectors of Securities .. .. .	373	4 6	
properties acquired by the					Valuation expenses .. .. .	171	0 10	
Crown .. .. .	667	2 5			Fees refunded .. .. .	17	9 6	
Sale of plant, &c. .. .. .	314	17 10			Expenditure on Mataikona			
Valuation fees .. .. .	115	9 6			Station .. .. .	524	9 0	
Sundry debtors—Miscellaneous	5	4 7			Audit fees .. .. .	700	0 0	
Receipts during year on ac-					Payment to Land for Settle-			
count Mataikona Estate .. .. .	3,381	15 10			ments Account of moneys			
Transfer to Land for Settle-					received to 31st March,			
ments Account of expendi-					1930, on account Mataikona			
ture to 31st March, 1930,					Estate .. .. .	83,018	8 11	
on Mataikona Estate .. .. .	55,053	2 9	60,021	15 5				87,660 5
					Advances under sections 6 and 9 of the Discharged			
Repayments in respect of ad-					Soldiers Settlement Act, 1915, &c.—			
vances under sections 6 and					Advances—	£	s. d.	
9, Discharged Soldiers Settle-					Current account .. .. .	642,988	3 7	
ment Act, 1915, &c.—					Farms, orchards, &c. .. .. .	19,354	7 9	
Current account .. .. .	571,243	14 1			Dwellings, business pre-			
Farms, orchards, &c. .. .. .	148,577	5 6			misses, &c. .. .. .	38,317	3 4	
Dwellings, business premises,					Miscellaneous advances .. .. .	1,789	6 3	
&c. .. .. .	278,678	15 0			Capital expenditure on pro-			
Buildings account .. .. .	882	1 6			properties acquired by			
Sale of live and dead stock .. .. .	739	12 10			Crown—			
Miscellaneous advances .. .. .	1,807	19 11			Freehold .. .. .	3,940	19 4	
Receipts on account of prop-					Leasehold .. .. .	408	2 0	
erties acquired by Crown					Expenditure in respect of			
(freehold, £15,238 5s. 8d.;					properties in course of			
leasehold, £1,369 18s. 8d.)	16,608	4 4			realization .. .. .	4,922	15 7	
Receipts on account of prop-					Payments of instalments on			
erties in course of realiza-					State Advances Depart-			
tion .. .. .	12,710	8 11			ment mortgages .. .. .	42	13 10	
Recovery of loss previously					Purchase of live-stock .. .. .	28	1 9	
written off .. .. .	225	16 3			Sundries .. .. .	1	18 11	
Sundry creditors .. .. .	117	1 6						711,793 12 4
Miscellaneous .. .. .	27	2 9			Interest on transfer from Consolidated Fund .. .. .			460,967 3 7
Sundry debtors—Miscellaneous	111	14 9	1,031,729	17 4	Interest on loans recouped to Consolidated Fund			272,901 3 1
					Stamp duty on transfers of consolidated stock .. .. .			115 13 1
Interest in respect of advances					Management charges of consolidated stock .. .. .			118 7 10
under sections 6 and 9, Dis-					Suspense Account—Amounts			
charged Soldiers Settlement					allocated—	£	s. d.	
Act, 1915—					Fire Loss Suspense Account .. .. .	12,824	10 3	
Interest—					Suspense Account .. .. .	4,560	15 6	
Current account .. .. .	106,522	0 1						17,385 5 9
Farms Account .. .. .	299,133	17 4			Securities redeemed .. .. .			425,770 0 0
Dwellings Account .. .. .	273,474	11 9			Merged transactions under section 20, Discharged			
Buildings Account .. .. .	1,124	15 3			Soldiers Settlement Amendment Act, 1923—			
Miscellaneous .. .. .	30	14 0			Refund to Land for Settlements Account of			
Sundry debtors—Miscellaneous	9	19 6	680,295	17 11	amount paid under section 20 (5) .. .. .			565 0 0
					Balance at 31st March, 1930—	£	s. d.	
Discharged Soldiers Settlement					Cash .. .. .	211,859	7 0	
Amendment Act, 1921-22,					Imprest outstanding .. .. .	3,722	12 3	
sections 4, 11, and 13—Sundry					Investment Account .. .. .	24,640	17 0	
debtors for rent .. .. .			22,675	5 8				240,222 16 3
Merged transactions under sec-								
tion 20, Discharged Soldiers								
Settlement Amendment Act,								
1923—								
Section 20 (3)—								
Principal instalments .. .. .	250	14 2						
Interest instalments .. .. .	951	2 5						
Section 20 (4)—Properties in								
course of realization .. .. .	2,090	0 0						
Section 20 (5)—Principal in-								
stalments .. .. .	14	16 2						
			3,306	12 9				
Interest on investments .. .. .			22,086	15 5				
Interest on temporary transfers to other accounts			107	3 7				
Suspense Accounts—Receipts awaiting alloca-								
tion—	£	s. d.						
Fire Loss Suspense Account	12,968	13 6						
Suspense Account .. .. .	3,687	8 5	16,656	1 11				
			£2,257,399	7 4				£2,257,399 7 4

DISCHARGED SOLDIERS SETTLEMENT ACCOUNT—*continued*.

## BALANCE-SHEET AS AT 31ST MARCH, 1930.

Liabilities.			Assets.			
	£	s. d.	£	s. d.	£	s. d.
Capital—						
Transferred from Consolidated Fund ..	13,500,000	0 0				
Reduction—Section 22, Finance Act, 1927 (No. 2) ..	2,650,000	0 0				
	<hr/>					
	10,850,000	0 0				
Debentures issued ..	4,784,835	16 8				
Depreciation Fund ..	46,160	0 0				
	<hr/>		15,680,995	16 8		
Interest due and unpaid on debentures ..			1,850	3 9		
Consolidated Fund—Interest not recouped to Consolidated Fund ..			2,114	8 7		
Interest accrued on debentures at 31st March, 1930 ..			52,630	1 11		
Interest accrued on amount transferred from Consolidated Fund ..			35,671	4 8		
Payments in advance—Miscellaneous credit balances—	£	s. d.				
Interest on Current Account ..	406	1 2				
Principal instalments—Farms Account ..	982	0 2				
Interest on Farms Account ..	3,995	8 4				
Principal instalments—Dwellings Account ..	453	10 5				
Interest on Dwellings Account ..	697	8 4				
Sundry Debtors for Rent Account ..	357	8 4				
Miscellaneous ..	24	2 9				
	<hr/>		6,915	19 6		
Sundry creditors—Miscellaneous services—						
Imprests outstanding ..	3,709	15 3				
Departmental ..	238	3 5				
Sundries ..	117	1 6				
	<hr/>		4,065	0 2		
Sundry creditors—Current Account advances ..			3,380	2 0		
State Advances Office—Advances ..			2,858	17 7		
Suspense Account—Receipts not yet allocated			855	6 9		
Realization Suspense Account—Surpluses on realization of properties not yet allocated ..			271	11 2		
Fire Loss Suspense Account ..			6,403	13 4		
Rents charged in advance ..			5,500	12 6		
Interest charged in advance ..			144	19 1		
Writings-off in Suspense ..			142,466	14 1		
Reserve for depreciation ..			176	3 8		
Reserve Account—General ..			26,849	0 9		
Reserve Account—Losses on abandoned properties, &c.	£	s. d.				
	750,000	0 0				
	<hr/>					
Less—						
Losses on realization ..	537,864	15 9				
Reductions in value of mortgages—						
Revaluation Board ..	58,739	2 1				
Deteriorated Lands Act, 1925 ..	27,459	17 3				
Land Act, 1924, section 216 ..	8,857	12 8				
Remissions—						
Revaluation Board ..	24,112	19 2				
Deteriorated Land Act, 1925 ..	11,763	10 1				
	<hr/>					
	668,797	17 0				
	<hr/>		81,202	3 0		
Carried forward ..			16,054,351	19 2		
	<hr/>					
Advances on mortgages—						
Current Account ..	1,965,055	7 10				
Farms, orchards, &c. ..	6,348,338	12 2				
Dwellings, business premises, &c. ..	5,609,810	15 1			13,923,204	15 1
	<hr/>					
Land leased under sections 4 and 5, Discharged Soldiers Settlement Amendment Act, 1921–22					433,074	18 9
Unpaid purchase-price (not yet payable) of buildings on Crown properties ..					25,149	1 10
Sundry advances merged with value of Crown lands (section 20, Discharged Soldiers Settlement Amendment Act, 1923) ..					42,005	11 7
Realization Account—Properties in course of realization ..					234,666	7 3
Properties acquired by Crown—						
Freehold ..					280,523	10 6
Leasehold ..					158,596	19 5
	<hr/>				439,120	9 11
Live and dead stock ..					3,003	16 11
Machinery and plant ..					231	6 11
Office requisites ..					20	11 1
Dominion Revaluation Board—Current Account advances—Suspense (sections 3 (3) (b), Discharged Soldiers Settlement Amendment Act, 1924) ..					9,900	0 0
Sundry debtors for principal instalments—						
Instalments—						
Farms Account ..	48,499	2 8				
Dwellings Account ..	33,521	19 11				
Section 20 (3), Discharged Soldiers Settlement Amendment Act, 1923					905	17 5
Buildings Account ..	405	19 11				
	<hr/>				83,332	19 11
Sundry debtors for interest—						
Interest—						
Current Account ..	55,095	6 5				
Farms Account ..	63,403	1 5				
Dwellings Account ..	13,931	15 6				
Section 20 (3), Discharged Soldiers Settlement Amendment Act, 1923					2,998	8 11
Buildings Account ..	300	3 8				
Miscellaneous ..	29	8 0				
	<hr/>				135,758	3 11
Sundry debtors for—						
Rent of properties ..	11,865	4 1				
Miscellaneous advances ..	996	7 11				
Sale of stock and implements ..	184	16 1				
Sundries ..	117	1 6				
Miscellaneous services—Departmental ..	1,834	19 1				
	<hr/>				14,998	8 8
Interest due and unpaid on surplus funds temporarily invested ..					2,759	11 5
Postponements—						
Instalments of principal—						
Farms Account ..	34,113	10 5				
Dwellings Account ..	154	11 11				
Buildings Account ..	24	5 3				
Interest—						
Current Account ..	3,200	1 1				
Farms Account ..	82,029	9 6				
Dwellings Account ..	161	15 8				
Buildings Account ..	49	6 3				
Debtors' rents ..	1,724	4 6				
	<hr/>				121,457	4
Carried forward ..					15,468,683	7 10
	<hr/>					



DISCHARGED SOLDIERS SETTLEMENT ACCOUNT—*continued.*BALANCE-SHEET AS AT 31ST MARCH, 1930—*continued.*

<i>Liabilities.</i>			£	s.	d.	<i>Assets.</i>			£	s.	d.						
Brought forward	..	..	16,054,351	19	2	Brought forward	..	..	15,468,683	7	10						
<i>Per contra—</i>																	
Accumulated losses written off under section 22, Finance Act, 1927 (No. 2), by discharge of liabilities, as follows—						Interest on advances accrued but not due	..		116,752	2	3						
Interest unpaid on transfer from Consolidated Fund	..	1,100,000	0	0		Interest on investments accrued but not due	..		580	2	4						
Interest on debentures due to Consolidated Fund	..	160,010	12	6		Losses in Suspense	..		142,466	14	1						
Redemption of debentures from Consolidated Fund	..	30,000	0	0		Revenue Account—Balance carried forward	..		42,453	2	11						
Interest accrued on debentures redeemed from Consolidated Fund	..	496	2	1		Investment in Public Debt Redemption Fund	..		43,193	13	6						
Reduction of transfer from Consolidated Fund	..	2,650,000	0	0		Cash in Public Account	..	211,859	7	0							
Against Reserve Account	..	29,252	16	4		Imprests outstanding	..	3,722	12	3							
						Investment Account	..	24,640	17	0							
									240,222	16	3						
						<i>Per contra—</i>											
						Accumulated losses written off under section 22, Finance Act, 1927 (No. 2)—											
						Revenue Account—Loss to 31st March, 1928..	£	s.	d.								
						Reserve Account—Losses on abandoned properties	..	750,000	0	0							
						Revaluation reductions, &c.	..	1,422,315	13	7							
						Charges and expenses of raising loans	..	145,000	0	0							
									3,969,759	10	11						
									£20,024,111	10	1						
									£20,024,111	10	1						

J. B. THOMPSON, Under-Secretary for Lands.

J. H. O'DONNELL, Controller of Accounts.

I HEREBY certify that the Receipts and Payments Account, Revenue Account, and Balance-sheet have been duly examined and compared with the relative books and documents submitted for audit, and correctly state the position as disclosed thereby.—G. F. C. CAMPBELL, Controller and Auditor-General.

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