

1930.

NEW ZEALAND.

LAND FOR SETTLEMENTS ACT, 1925

(REPORT ON THE).

Presented to both Houses of the General Assembly pursuant to Section 109 of the Land for Settlements Act, 1925.

The LAND PURCHASE CONTROLLER to the Hon. the MINISTER OF LANDS.

SIR,—

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

I have the honour to submit a report on land-purchase operations for the year ended 31st March, 1930.

Some 804 offers of estates were considered, and twenty-four properties were purchased during the year. The total area acquired was 46,040 acres, and the amount paid out £438,994. Included in the purchases were four properties, totalling 1,115 acres, acquired on behalf of approved applicants under the provisions of Part II of the Land Laws Amendment Act, 1928.

The large number of offers received threw a great volume of work upon the Department. Special reports were obtained in a majority of cases, but a number of offers were so obviously unsuitable that inspections of the properties concerned were not arranged. In all cases every care has been taken to safeguard the interests of the Crown, and the Land Purchase Board is confident that the purchases so far made are sound both with regard to the price paid and the quality and general adaptability of the land concerned.

Thirteen settlements were opened for general application during the year, the number of subdivisions being ninety-two, and the total area 17,434 acres. Full particulars regarding these properties will be found in the annual report on the settlement of Crown lands.

More attention is being paid by persons seeking moderate-sized areas of good land to the provisions of Part II of the Land Laws Amendment Act, 1928, under which two or more prospective settlers may, by arrangement with the owner, apply to the Government to purchase a property on their behalf for subdivision amongst them. If such a transaction is approved, each applicant is required to deposit 5 per cent. of the cost of his subdivision, the balance being arranged by means of a long-term deferred-payment license with interest at 5½ per cent. This method provides an excellent system of finance, and in addition gives the settler the advantage of choosing his own land. During the year under review some thirty-one properties were offered under these provisions, the total area concerned being 111,329 acres. Fifteen offers were declined for various reasons, the purchase of seven properties was approved, and nine cases were still under consideration at the 31st March. The total area of the approved properties was 2,233 acres, the total purchase price £67,041, and the number of applicants concerned therein twenty-four. The purchase of four properties was actually completed during the year, the final payments in respect of the other five approved areas being made after the 31st March. Negotiations are proceeding for the purchase of further properties under this system.

Tables are attached giving particulars of the properties considered and lands acquired during the year, together with balance-sheet and statement of receipts and payments.

I have, &c.,

J. B. THOMPSON,

Land Purchase Controller.

The Hon. the Minister of Lands.

TABLE A.—NUMBER OF PROPERTIES CONSIDERED DURING THE YEAR ENDED 31ST MARCH, 1930.

Land District.	Number.	Area of Estate offered.	Land District.	Number.	Area of Estate offered.
		Acres.			Acres.
North Auckland	126	163,088	Nelson	14	16,179
Auckland	143	215,628	Westland	22	116,758
Gisborne	15	42,816	Canterbury	171	337,272
Hawke's Bay	38	138,665	Otago	39	63,564
Taranaki	29	51,506	Southland	87	85,090
Wellington	92	107,283			
Marlborough	28	97,129	Totals	804	1,434,978

TABLE B.—SUMMARY OF ESTATES ACQUIRED TO THE 31ST MARCH, 1930.

Land District.	Number.	Area.	Purchase-money.
		Acres.	£
Auckland (including North Auckland)	103	396,922	1,580,594
Hawke's Bay (including Gisborne)	63	311,436	2,357,100
Taranaki	25	27,628	369,818
Wellington	151	160,187	2,326,539
Marlborough	22	224,090	755,482
Nelson	14	48,821	150,473
Westland	3	6,032	14,062
Canterbury	178	451,201	3,521,423
Otago	79	325,918	1,979,146
Southland	31	93,673	511,282
Totals	669	2,045,908	13,565,919

TABLE C.—RETURN OF LAND PURCHASED AND PAID FOR FROM 1ST APRIL, 1929, TO 31ST MARCH, 1930.

Name of Owner.	Locality.	Price per Acre.	Mode of Acquisition.	Settlement.	Area.	Amount paid.
		£ s. d.			Acres.	£
Macdonald, Thomas	Fairlie .. .. .	.. .. .	By agreement	Brinklands	1,123	17,318
Scott, D. (Estate of late)	Leeston	36 10 0	"	Welburn	562	20,528
Martin, Mrs. A.	Otaio	18 0 0	"	Moanaroa	1,003	18,469
Mills, W. E.*	St. Andrew's .. .. .	.. .. .	"	Scotston	493	8,647
Hishon, M.	Limehills	17 10 0	"	Fernhill	474	8,300
Cunningham, J. T. .. .. .	.. .. .	.. .. .	"	" .. .. .	1,010	16,205
Price, F. A., and Son	Winton	22 0 0	"	Tamatea	731	16,098
Hamilton, J. R., A. H., and W. J.	.. .. .	21 0 0	"	"	241	5,062
Anderson, James C.	Edendale .. .. .	.. .. .	"	Brydone	355	5,701
Levin, R. L.	Feilding	55 0 0	"	Westella	836	46,241
Dorman, E. F.	Clydevale .. .. .	.. .. .	"	Rockford	1,742	13,558
Currie, J.*	Ashhurst .. .. .	.. .. .	"	Currie	170	7,780
Murray, David (Executors of estate of late)	Waiwera .. .. .	.. .. .	"	Murrayfield	1,076	8,519
Gower, R. A.*	Ohingaiti .. .. .	.. .. .	"	Gower	186	†6,029
Halpin, J.	Totara Flat .. .. .	.. .. .	"	Raupo	907	5,719
Phillips, G. T.*	Fordell	46 0 0	"	Phillips	266	12,271
Riddell, James, jun... .. .	Te Kauwhata	11 3 6	"	Mangakura	940	†6,500
Wilson Bros.	Ruatangata .. .. .	.. .. .	"	Aponga	3,173	22,600
Finlayson, C. H. .. .. .	.. .. .	.. .. .	"	" .. .. .	412	3,993
Gilchrist, J. R. and N. C.	Oamaru	18 0 0	"	Roseberry	2,029	36,524
Gilchrist, Misses .. .. .	.. .. .	15 0 0	"	"	1,880	28,213
Stuart, G.	Tapanui	16 10 0	"	Tapanui	1,939	31,999
Acton-Adams, R. L.	Heriot .. .. .	.. .. .	"	Wilden	24,064	81,016
McKendry, D. P. (Estate of late)	Methven	30 10 0	"	Clunes	423	11,704
				Totals	46,040	438,994

* Purchase under Part II of the Land Laws Amendment Act, 1928, on behalf of approved applicants.

† In part.

LAND FOR SETTLEMENTS ACCOUNT—*continued*.

REVENUE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1930.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Interest on loans	390,821	6	2	By Rents, &c.	487,735	4	0
Interest under section 13, Land Laws Amendment Act, 1926	70,210	11	0	Interest on sales	24,129	12	0
Interest under section 47, Land Laws Amendment Act, 1929	8,405	12	0	Interest on capital expenditure—	£	s.	d.
Interest under section 208, Land Act, 1924 ..	238	12	8	Te Wera Estate	4,511	2	2
Administration expenses	11,863	3	5	Hutt Valley Settlement	6,811	19	11
Rebates—Rent and interest	41,980	15	1		11,323	2	1
Remission of rents, &c.	11,621	10	10	Interest on investments	15,801	3	9
Reductions by Revaluation	£	s.	d.	Interest on investments in Public Debt Redemption Fund	45,022	7	0
Board	29,057	2	4	Miscellaneous	251	17	11
Less written off to Reserve	29,057	2	4				
Remissions and rents written off by Revaluation Board	7,688	12	2				
Remissions and rents written off under Deteriorated Lands Act, 1925	934	11	11				
Irrecoverable rents, &c., transferred to Suspense Account	13,676	16	4				
Charges and expenses of raising loans	1,047	3	5				
Management charges of New Zealand consolidated stock	971	3	3				
Stamp duty on transfer of consolidated stock	4	18	11				
Land for settlements—Vote							
expenses—	£	s.	d.				
Audit fees	100	0	0				
Miscellaneous	891	5	11				
Preliminary expenses	3,734	18	11				
Salaries	1,000	0	0				
Travelling-expenses	358	10	4				
	6,084	15	2				
Depreciation of plant	196	1	6				
Insurance premiums, &c.	70	2	4				
Balance carried down	18,447	10	7				
	£584,263	6	9		£584,263	6	9
	£	s.	d.		£	s.	d.
To Adjustment of account of previous years ..	23,257	1	4	By Balance brought down	18,447	10	7
Balance transferred from Land for Settlements—Discharged Soldiers Settlement Account	43,592	14	11	Adjustment on account of previous years ..	10,733	8	0
	£66,849	16	3	Balance transferred to Reserve Account ..	37,668	17	8
	£66,849	16	3		£66,849	16	3

LAND FOR SETTLEMENTS ACCOUNT—*continued.*

BALANCE-SHEET AS AT 31ST MARCH, 1930.

<i>Liabilities.</i>				<i>Assets.</i>			
£		s. d.		£		s. d.	
Capital—				Land—			
Loan Account..	10,606,875	17	8	Leased ..	10,239,853	6	3
Crown land included in estates ..	210,140	0	0	Unleased ..	381,899	9	11
Sales of Crown land ..	2,135,951	7	6				
	12,952,967	5	2	Estates in course of acquirement ..			10,621,752 16 2
Less amount expended in opening up land for settlement ..	647,528	1	5	Unpaid purchase price (not yet payable)—			12,529 5 0
				Crops ..	2,197	5	0
Deposits by lessees of Crown land under section 208, Land Act, 1924 ..			8,351 5 1	Buildings ..	149,536	7	1
Sundry creditors—				Sales of settlement land ..	469,599	9	3
Interest under section 13, Land Laws Amendment Act, 1926 ..	51,001	6	5	Sales of Crown land ..	331,447	15	4
Departmental ..	289	0	4				952,780 16 8
Miscellaneous ..	9,400	15	6	Hutt Valley Estates—			
			60,691 2 3	Purchases ..	162,812	17	1
Interest on loans due and unpaid ..	1,034	9	4	Roading and incidental expenses ..	209,684	17	4
Interest on loans accrued but not due ..	105,758	19	6	Interest ..	43,038	7	4
	106,793	8	10				415,536 1 9
Less amount for which Consolidated Fund is liable ..	16,240	0	0	Less receipts, section 11 (2) (a) Hutt Valley Land Settlement Act, 1925 ..	247,776	11	5
			90,553 8 10				167,759 10 4
Payments in advance—				Mataikona Farm Account ..			99 3 1
Insurance premiums ..	0	10	0	Te Wera Estate—Stock, implements, &c. ..			96,041 11 5
Interest on sales of settlement land ..	264	18	0	Plant and machinery ..			3,835 0 0
Rents ..	7,850	5	10	Furniture ..			27 0 0
Buildings ..	19	0	11	Mechanical office appliances ..			23 0 0
Principal instalment on buildings ..	207	3	9	Land Laws Amendment Act, 1929—			
Principal instalment on sale of Crown lands ..	1,532	11	9	Expenditure under section 6 (1) ..	3,952	17	11
Principal instalment on sale of settlement lands ..	1,489	14	1	Expenditure under section 6 (2) ..	946	10	1
			11,364 4 4				4,899 8 0
Amount held under Reserves and other Lands Disposal Act, 1927, section 25 (2)—Turakina Domain ..			317 3 1	Sundry debtors—			
Discharged Soldiers Settlement Account—				Rents, &c. ..	69,764	17	5
Merged transactions ..	1,044	18	1	Less reserve ..	4,000	0	0
Rents, &c., charged in advance ..	126,376	11	5				65,764 17 5
Depreciation reserve—Plant, &c. ..	1,568	12	0	Sale of crops ..	211	15	0
Reserve Account, including unexpended loading for roads ..	1,198,087	17	9	Interest on sales of Crown land ..	579	1	0
Writings-off in suspense ..	9,248	11	5	Interest on sales of settlement land ..	3,444	16	3
				Principal instalment on buildings ..	3,187	12	5
				Principal instalment on sale of Crown lands ..	4,900	11	6
				Principal instalment on sale of settlement lands ..	4,527	8	10
				Departmental ..	125	2	6
				Miscellaneous ..	1,894	9	6
							84,635 14 5
				Postponements ..			90,901 16 7
				Interest accrued but not due—			
				On investments ..	2,513	12	11
				On deferred-payment licenses ..	6,142	1	0
							8,655 13 11
				Interest due and unpaid on investments ..			2,559 7 6
				Investment in Public Debt Redemption Fund ..			1,170,581 2 0
				Outstanding rents in suspense ..			9,248 11 5
				Consolidated Fund—			
				Proportion of interest on loan capital ..	45,334	11	6
				Less proportion of interest due and unpaid and interest accrued but not due, as <i>per contra</i> ..	16,240	0	0
							29,094 11 6
				Cash in Public Account ..	267,426	11	4
				Imprests outstanding ..	1	18	8
				Investments Account ..	290,190	0	0
							557,618 10 0
							13,813,042 18 0
							13,813,042 18 0

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

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

I hereby certify that the Statement of Receipts and Payments, 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. The following comments are appended: (1) The Land for Settlement (Discharged Soldiers Settlement Account) has been incorporated with this account. (2) The capital of the account has been reduced by £1,786,128 5s. 1d. under section 22, Finance Act, 1927, and section 17 of the Land Laws Amendment Act, 1927. There is, therefore, no charge for interest on such amount included in the accounts. The capital liability and interest thereon will, I understand, be reflected in the national balance-sheet. (3) The interest adjustments between the account and Consolidated Fund have been only approximately calculated.—G. F. C. CAMPBELL, Controller and Auditor-General.

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