

5. Particulars of security—

- (1) Charging Order under section 522 of the Native Land Act, 1931.
- (2) Bill of sale.
- (3) Order on 100 per cent. of cream cheques.

Remarks: This unit is also acting as foreman on the main scheme, and has to rely on other members of his family for the necessary labour on this section. The place was rapidly deteriorating, but has been brought up to almost full capacity with the top-dressing and additional expenditure made available by the Department. His account will include a large amount for settlement of various accounts.

WAIMIHA DEVELOPMENT SCHEME. (See Plan 12, G.—10.)

(Report dated 15th July, 1933.)

From time to time reports have been submitted dealing separately with various phases of the development work on the above scheme. The present report is intended to bring within as concise a form as possible as much information as is available of the extent of all development work completed and labour costs incurred up to 31st March, 1933, and much matter already covered by former reports will necessarily be included.

Appended to this report is a schedule (Schedule A), showing the amount of work done and labour costs under various headings. Further to the information given in the schedule, I have to add the following:—

COMMENCEMENT OF DEVELOPMENT WORK.

Work on this scheme commenced on the 26th May, 1930. The only evidence of occupation on the area (2,200 acres odd) brought within the scope of the initial development operations was—

1. Some poorly grassed paddocks on Section 1—Skid Wi—(subsequently reploughed, worked, and resown in permanent grasses).
2. (a) Some 40-odd chains of fencing on above Section 1.
(b) 60-odd chains on south-western boundaries of Sections 8 and 9.
(c) 40-odd chains on Section 33—in all, 140-odd chains of fencing.
3. (a) Cottage and shed on Section 1.
(b) Shanty on Section 33.
(c) Cottage and pataka—storehouse—on main scheme.

The balance of the land was in a virgin state, covered with a varying growth of manuka and monoao, with some fairly extensive areas of swamp (250 acres approximately).

For the period 25th May, 1930 (date of commencement) to 6th June, 1931, the employees were on a wage of 9s. per day. Subsequently all work was placed on a contract basis, with the exception of the foreman and truck-driver, who remained on wages, and also carpenters on 1932–33 buildings.

Buildings (Labour, £404 12s. 4d.).—The following buildings were erected:—

(1) 1930–31—(a) Combined cottage and storage-shed, 20 ft. by 50 ft., (b) combined tractor, truck, and smithy shed, 28 ft. by 28 ft.	£	s.	d.
	106	3	3
(2) 1931–32—Benzine-shed, 8 ft. by 10 ft.	3	0	0
(3) 1932–33—(a) Seven six-bail cow-sheds, 32 ft. by 16 ft., (b) four three-roomed cottages with lean-to, 40 ft. by 20 ft.	283	16	0

My apportionment of the 1932–33 buildings labour costs are as follows:—

(a) Seven cow-sheds (on wages and a £10 contract, and including shingle, £7 19s.)	£	s.	d.
(b) Cottages (including fares, £6 18s. 11d.)—	98	7	11

Section 18 (on wages)	£	s.	d.
Section 3 (on wages)	60	0	0
Section 2 (on contract)	46	13	9
Section 5 (on contract)	32	0	0
	32	0	0
	185	8	1

£283 16 0

These cottages are all of the same design and dimensions, but in addition to the variations in the cost of labour in building there were also variations in the cost of timber used. The differences in the cost of timber are to be explained by the imposition of sales tax on the later timber orders, and also on account of Mr. Pine ordering specified lengths in some cases. There were also variations in the quantities used. Why there should have been variations in the quantities was debated with the