

INSTRUCTION TO VALUER TO REPORT UNDER "THE GOVERNMENT ADVANCES TO SETTLERS ACT, 1894."

"Government Advances to Settlers Office,
Wellington, , 189 .

"To
"SIR,— Security to be valued.

"Particulars of Application."

"Applicant's name:
Security—the interest of the Applicant
as
Class of land, not being urban or sub-
urban lands:
Section:
Block:
Survey district:
Area:
Where situated:

"An application, of which the particulars are given in the margin, having been made to me for an advance on mortgage, I beg to request that you will, without delay, inspect the property which is offered as security for the advance, make all necessary inquiry respecting the application, and furnish me on the accompanying form with a report stating, as the result of the inspection and inquiry, what you estimate to be the realisable value of the property at the time of the inspection, and whether the property may be regarded as a satisfactory security for an advance.

"If, however, you cannot arrange to inspect and value the security, I trust that you will inform me so by return of post.

"For the valuation a fee will be paid of £
"I am, &c., ,

VALUER'S REPORT UNDER "THE GOVERNMENT ADVANCES TO SETTLERS ACT, 1894."

Registered No.

"Particulars of Security."

"Applicant for Advance:—

Name:
Occupation:
Address:

"To the Superintendent,
"Government Advances to Settlers Office, Wellington.

"SIR,—

The interest of the applicant as
The class of land, not being urban or
suburban lands:
Survey definition of land:
Measurement of the frontage to street
or road:
Of the depth:
The security being a leasehold interest,
the date of the issue of the lease is
, 18 , and the annual rent
is £ until the , 189 ,
when

"I have, in compliance with the instruction contained in your letter of the , 18 , inspected the security of which the particulars are given in the margin, and, having verified those particulars in respect to the situation, measurements, area, &c., of the land, and made respecting the application the necessary inquiries, I beg to submit, as the result of my inspection and inquiries, the following report:—

The Character, Features, Capacity, Position, and Circumstances of the Land.

1. The progress of the district in which the land is situated; whether improvement, stagnation, or retrogression may be expected, and the reasons:
2. The natural boundaries; the aspect; and whether lying high or low:
3. How watered, and the risk of pollution of water:
4. Area of flat land, of undulating land capable of being ploughed profitably, and of hilly ground:
5. Area still in natural state, in original bush, in swamps, or sand, or otherwise bare; and whether capable of profitable improvement, and how:
6. The gorse, sweetbriar, or other noxious plants or weeds growing or spreading on the land:
7. If free from rabbits:
8. The floods, river encroachment, drought, or other drawbacks, and the consequences to the land:
9. The purposes to which the land is best adapted, whether agricultural or pastoral; and, if to both, to what extent for each purpose, and for what particular crops or stock:
10. The use to which the land is put, and the use to which land of same character and quality and condition in the immediate vicinity is generally put:
11. The stock, and the condition of the stock, which the land is now carrying, and what stock it is now capable of carrying:
12. The condition of the land as the result of the crops; and, if exhausted or impoverished, how:
13. What the rule is of good husbandry for land of the same nature and value in the district; and whether such rule has been observed with the land in question:
14. The nature, quality, and average depth of the soil:
15. The access by roads, rivers, &c.:
16. The distance from the nearest—
Post-office, giving the name:
Railway-station, giving the name:
School, giving the name:

Improvements.

17. Buildings: the date of erection, description, materials, condition, and value of each:
18. Their necessity to the economical use of the land for the purposes to which the land is best adapted:
19. The amount of existing insurance, and of the insurance obtainable:
20. Area cleared of original bush or scrub: