

WELLINGTON

The subjoined summary shows the land transactions for the year ending the 31st March, 1908:—

Nature and Tenure of Lands selected.	Number of Selectors.	Area selected.			Cash received on Past and Current Transactions.		
		A.	R.	P.	£	s.	d.
Town lands sold for cash ...	113	32	1	6	9,352	15	11
Suburban lands sold for cash ...	14	39	1	34			
Rural lands sold for cash ...	6	348	1	12			
Perpetual leases made freehold ...	...	...	...	...	2,690	3	8
Occupation with right of purchase made freehold ...	...	...	...	...	19,232	14	9
Deferred-payment instalments ...	...	...	...	...	5	0	0
Perpetual leases ...	...	...	...	...	206	15	6
Occupation with right of purchase ...	65	53,596	3	12	10,761	8	6
Lease in perpetuity ...	10	6,441	0	8	5,377	4	10
Renewable lease ...	1	200	0	0	5	0	0
Village settlement—							
Cash ...	1	1	0	33	4	0	0
Lease in perpetuity ...	25	712	1	7	1,719	7	2
Renewable lease ...	2	2	0	24	0	5	0
Village-homestead special settlements ...	...	...	...	...	414	16	6
Special-settlement associations—Lease in perpetuity ...	...	...	...	...	4,927	12	6
Improved-farm settlements ...	...	...	...	...	2,235	7	2
Small grazing-runs ...	12	13,068	2	0	1,975	12	10
Pastoral runs ...	10	19,982	2	0	2,436	14	5
Improved farms made freehold ...	...	...	...	...	1,632	12	2
Miscellaneous leases and licenses ...	44	45,824	1	1	1,548	10	3
Miscellaneous ...	...	...	...	...	*10,920	13	0
Workers' dwellings, Coromandel Street ...	4	0	0	32	54	18	2
Land for Settlements Acts—							
Lease in perpetuity ...	8	203	3	22	13,276	1	3
Workers' dwellings, Petone ...	12	1	0	8	553	13	4
Small grazing-runs ...	...	...	...	...	1,732	7	6
Miscellaneous leases ...	1	2	1	0	1,165	17	3
Miscellaneous ...	...	...	...	...	4,190	3	8
Totals ...	328	140,456	0	39	96,419	15	4

* Includes £111 paid under section 16, (7), of "The Land Laws Amendment Act, 1907."

LANDS OPEN FOR SALE OR SELECTION.

The total area of Crown land offered during the year was 126,375 acres, which, added to the area standing open on the 1st April, 1907—viz., 7,129 acres—made a total area of 133,504 acres available for selection. Of the area of 126,375 acres placed in the market during the year, 101,800 acres were offered for the first time. Only one lot, comprising an area of 200 acres, was offered subject to the provisions of "The Bush and Swamp Crown Lands Settlement Act, 1903."

The principal operations during the year were as follows: The Tapui Block, 636 acres; North Waimarino Block, 23,967 acres; and Retaruke Blocks, 31,142 acres, were opened for selection on optional system. A run of 45,000 acres in the Rangipo North Block, and Mana Island, 525 acres, were offered for lease by public auction for terms of twenty-one and fourteen years respectively. The Nireaha and Hukanui Village Settlements, comprising an area of 672 acres, and Tapui Village, 35 acres, were opened for application. A successful auction sale was held at Raetihi of the Ninia, Ohakune, and Raurimu Townships; and in Wellington of freehold allotments in Cuba and Wallace Streets. Four workers' dwellings in Coromandel Street, Wellington, were offered and leased under "The Workers' Dwellings Act, 1905."

The demand for some of the lands offered was very keen, particularly for one section offered in Tararua Survey District, for which there were 520 applications, and for sections in North Waimarino Block, for some of which the applications considerably exceeded 200; also for village lots in Hukanui and Nireaha Settlements, for some of which the applications ranged up to the number of 145. The total number of land applications received during the year was 2,419.

EXPIRING SMALL-GRAZING-RUN AND PASTORAL LEASES.

During the year renewed leases for further terms of twenty-one years were granted to the lessees of twelve small grazing-runs, comprising an area of 13,050 acres; and renewals of leases of sixteen small grazing-runs, comprising an area of 13,014 acres, have been offered to the present lessees under section 209 of "The Land Act, 1885." Renewals have not been granted in the cases of two small grazing-runs, comprising an area of 1,693 acres, which have consequently reverted to the Crown.

As the lessees of eleven pastoral runs, comprising an area of 23,352 acres, mostly sand-drift on the west coast, will expire in February next, new leases were offered by public auction, all of which, with the exception of one, were disposed of