

SESSION II.
1921.
NEW ZEALAND.

STATE ADVANCES OFFICE

(REPORT BY THE SUPERINTENDENT OF THE) FOR THE YEAR ENDED
31ST MARCH, 1921.

Laid before Parliament pursuant to Subsection (3) of Section 64 of the State Advances Act, 1913.

ADVANCES TO SETTLERS BRANCH.

TWENTY-SEVENTH ANNUAL REPORT AND BALANCE-SHEET.

THE following is a statement showing the advances authorized for settlers by the Board during the year, and classified according to provincial districts:—

Provincial District.	Number of Applications.	Amount of Advances authorized. £
Auckland	614	281,880
Taranaki	98	49,105
Hawke's Bay	167	90,605
Wellington	475	263,795
Marlborough	21	10,525
Nelson	42	16,535
Westland	27	10,760
Canterbury	264	135,545
Otago	66	32,465
Southland	39	16,395
Totals	1,813	£907,610

The total advances to settlers now current are as follows:—

	Number.	Amount. £ s. d.
Not exceeding £500	14,166	3,121,088 4 5
Exceeding £500 but not exceeding £1,000	2,476	2,071,973 9 5
Exceeding £1,000 but not exceeding £2,000	1,021	1,491,543 5 2
Exceeding £2,000 but not exceeding £3,000	93	233,669 4 3
Totals	17,756	£6,918,274 3 3

The number and amounts of current advances on freehold and leasehold are as follows:—

	Number.	Amount. £ s. d.
On freeholds	10,889	5,051,658 18 5
On leaseholds	6,670	1,749,943 4 6
On freeholds and leaseholds combined	197	116,672 0 4
Totals	17,756	£6,918,274 3 3

The number and amounts of current advances on rural and urban and suburban land are as follows:—

	Number.	Amount. £ s. d.
On rural land	10,989	4,477,285 1 4
On urban and suburban land	6,767	2,440,989 1 11
Totals	17,756	£6,918,274 3 3

The amounts of the advances actually paid over to settlers during the year ended 31st March, 1921, are as follows:—

	Number.	Amount. £
Not exceeding £500	862	328,245
Exceeding £500 but not exceeding £1,000	671	496,430
Exceeding £1,000 but not exceeding £2,000	38	55,445
Totals	1,571	£880,120

The number and amounts actually paid over, classified according to tenure of the securities, are as follows:—

	Number.	Amount. £
On freeholds	1,308	721,395
On leaseholds	259	155,430
On freeholds and leaseholds combined	4	3,295
Totals	1,571	£880,120

The gross profits for the year ended 31st March, 1921, were £110,086, and the cost of management and expenses of the branch £17,195, being 0·185 per cent., or 3s. 8d. per £100 of the capital employed.

The net profits amounted to £92,891.

The sinking fund established under section 26 of the State Advances Act, 1913, amounts to £1,276,464, inclusive of the amount held by the Public Trustee (£302,904).

Eight leasehold and nine freehold securities were realized by the Department during the year. Losses debited, and unpaid instalments in respect of mortgaged properties written off, amount to £639.

G. F. C. CAMPBELL, Superintendent.

State Advances Offices, Wellington, 5th July, 1921.

ADVANCES TO WORKERS BRANCH FOURTEENTH ANNUAL REPORT AND BALANCE-SHEET.

The following is a statement showing the advances to workers authorized by the Board during the year, and classified according to provincial districts:—

Provincial District.	Number of Applications.	Amount of Advances authorized. £
Auckland	433	208,265
Taranaki	38	17,265
Hawke's Bay	200	92,005
Wellington	380	177,295
Marlborough	37	16,230
Nelson	5	1,760
Canterbury	358	165,475
Otago	84	31,850
Southland	21	8,485
Totals	1,556	£718,630

The total of advances to workers now current and the tenure of the securities are as follows:—

	Number.	Amount. £	s.	d.
On freeholds	8,971	2,603,382	1	4
On leaseholds	547	101,975	3	3
Totals	9,518	£2,705,357	4	7

The advances to workers actually paid over during the year ended 31st March, 1921, on freehold and leasehold are as follows:—

	Number.	Amount. £
On freeholds	1,325	647,880
On leaseholds	33	12,910
Totals	1,358	£660,790

The gross profits for the year ended 31st March, 1921, were £16,299, and the cost of management and expenses of the branch £3,322, being 0·137 per cent., or 2s. 9d. per £100 of the capital employed. The net profits amounted to £12,972, of which the sum of £5,000 has been applied in writing down loan charges.

The sinking fund established under section 26 of the State Advances Act, 1913, amounts to £71,745, inclusive of the amount held by the Public Trustee (£2,715).

Eight freehold and four leasehold securities were realized by the Department during the year. Losses debited, and unpaid instalments in respect of mortgaged properties written off, amount to £725.

G. F. C. CAMPBELL, Superintendent.

State Advances Office, Wellington, 5th July, 1921.

ADVANCES TO LOCAL AUTHORITIES BRANCH.

The amount actually paid over to local bodies during the year was £128,910.

1,240 local bodies are now indebted to the extent of £2,250,160 in respect of principal moneys.

The net profits amounted to £6,848.

The sinking fund established under section 26 of the State Advances Act, 1913, amounts to £269,416, inclusive of the amount held by the Public Trustee (£48,461).

G. F. C. CAMPBELL, Superintendent.

State Advances Office, Wellington, 5th July, 1921.

PUBLIC DEBT SINKING FUNDS BRANCH.

The following is a statement showing the advances under this branch authorized during the year ended 31st March, 1921, classified according to provincial districts:—

Advances to Local Bodies.

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	44	148,490
Taranaki	..	..	..	..	5	15,600
Hawke's Bay	..	..	..	..	6	29,600
Wellington	..	..	..	..	24	74,980
Marlborough	..	..	..	..	1	10,000
Canterbury	..	..	..	..	6	43,900
Otago ..	..	..	..	..	2	11,250
Southland	..	..	..	..	1	1,000
Totals ..	..	..	..	..	89	£334,820

Advances to Settlers.

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	89	63,000
Taranaki	..	..	..	..	17	13,955
Hawke's Bay	..	..	..	..	23	18,525
Wellington	..	..	..	..	44	36,680
Marlborough	..	..	..	..	1	750
Nelson ..	..	..	..	..	2	1,700
Westland	..	..	..	..	2	740
Canterbury	..	..	..	..	18	11,540
Otago ..	..	..	..	..	8	4,170
Southland	..	..	..	..	14	10,955
Totals ..	..	..	..	..	218	£162,015

The amount actually paid over to local bodies during the year was £194,230, and to settlers, £132,565.

849 local bodies are now indebted to the extent of £993,907 6s. 10d., and 379 settlers £243,317 8s.: a total of £1,237,224 14s. 10d. in respect of principal moneys.

The profit earned for the year amounted to £70,248. The cost of management and expenses was nil.

G. F. C. CAMPBELL, Superintendent.

State Advances Office, Wellington, 5th July, 1921.

ADVANCES OFFICE SINKING FUND.

The following is a statement showing the advances under this branch authorized during the year ended 31st March, 1921, classified according to provincial districts:—

Advances to Settlers.

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	31	18,345
Taranaki	..	..	..	..	6	8,275
Hawke's Bay	..	..	..	..	5	3,600
Wellington	..	..	..	..	6	3,805
Marlborough	..	..	..	..	1	1,000
Canterbury	..	..	..	..	2	1,280
Otago ..	..	..	..	..	2	750
Southland	..	..	..	..	1	750
Totals ..	..	..	..	..	54	£37,805

Advances to Local Bodies.

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	18	32,635
Taranaki	..	..	..	..	7	22,850
Hawke's Bay	..	..	..	..	5	27,000
Wellington	..	..	..	..	13	34,445
Otago ..	..	..	..	..	2	2,200
Southland	..	..	..	..	1	6,850
Totals	..	..	..	..	46	£125,980

The amount actually paid over to settlers during the year was £47,575 and to local bodies £121,685: a total of £169,260.

821 settlers are now indebted to the extent of £508,635 19s. 10d., and 179 local bodies £256,513 5s. 2d.: a total of £765,149 5s. in respect of principal moneys.

G. F. C. CAMPBELL, Superintendent.

State Advances Office, Wellington, 5th July, 1921.

BALANCE - SHEET.

ADVANCES TO SETTLERS BRANCH.

STATEMENT of LIABILITIES and Assets as at 31st March, 1921.

Liabilities.			Assets.		
	£	s. d.		£	s. d.
Sundry loans	9,283,193	1 10	Investment Account—		
Temporary advances from Public Debt Sinking Fund Branch ..	459,962	0 0	Total principal owing by mortgagors at 31st March, 1921 ..	6,918,274	3 3
Temporary advances from Advances Office Sinking Fund Account ..	445,000	0 0	Mortgage instalments overdue—interest ..	28,801	17 8
Advances Suspense Account ..	29,134	9 6	Interest on mortgages, accrued but not due ..	75,257	10 6
Fire Loss Suspense Account ..	3,189	6 8	Temporary advances to Local Authorities Branch ..	225,000	0 0
Suspense Account ..	6,133	3 6	Temporary advances to Workers Branch ..	330,000	0 0
Reserve Fund ..	50,000	0 0	Temporary investments ..	2,139,773	7 9
Interest payable on loans, accrued but not due ..	75,114	12 1	Interest on temporary investments, accrued but not due ..	34,302	11 11
Profit and Loss Account ..	791,099	11 4	Insurance Premiums Account ..	392	11 4
			Office Furniture and Equipment Account ..	1,566	16 8
			Realization Account ..	639	2 8
			Sinking Funds—	£	s. d.
			Public Trustee ..	302,904	13 9
			Advances Office Sinking Fund Account ..	963,034	8 11
			Public Debt Sinking Fund Branch ..	10,525	10 7
				1,276,464	13 3
			Cash in hand and in bank at 31st March, 1921 ..	112,353	9 11
				£11,142,826	4 11
				£11,142,826	4 11

STATEMENT of PROFIT AND LOSS ACCOUNT for the Year ended 31st March, 1921.

Dr.			Cr.		
	£	s. d.		£	s. d.
To Management Expenses Account ..	17,194	18 5	By Interest Account—Gross profits ..	110,086	15 8
Balance—Net profits for the year ended 31st March, 1921 ..	92,891	17 3			
	£110,086	15 8		£110,086	15 8
	£	s. d.		£	s. d.
Office Furniture and Equipment Account written down ..	174	1 10	Balance as at 31st March, 1920 ..	522,028	1 11
Balance—Net profits carried forward ..	791,099	11 4	Accumulated profits as at 31st March, 1920, on amounts paid to Advances Office Sinking Fund Account ..	175,043	13 5
			Accumulated profits as at 31st March, 1920, on amounts paid to Public Debt Sinking Fund Branch ..	850	5 1
			Loss on realization, subsequently recovered ..	459	15 6
			Net profits for the year ..	92,891	17 3
				£791,273	13 2
				£791,273	13 2

STATEMENT of INTEREST ACCOUNT for the Year ended 31st March, 1921.

Dr.			Cr.		
	£	s. d.		£	s. d.
To Interest paid on loans ..	345,702	5 4	By Interest received on mortgages ..	313,941	12 10
Less accrued interest at 31st March, 1920 ..	74,943	14 3	Less overdue and accrued at 31st March, 1920 ..	105,941	11 2
	270,758	11 1		208,000	1 8
Interest payable on loans, accrued but not due at 31st March, 1921 ..	75,114	12 1	Interest on bank balances ..	87	11 3
Interest paid on amounts temporarily transferred from other branches ..	30,282	6 4	Interest on amount in Advances Office Sinking Fund Account ..	48,804	11 11
Balance—Gross profits transferred to Profit and Loss Account ..	110,086	15 8	Interest on temporary advances to other branches ..	11,157	14 8
			Interest on amount in Public Debt Sinking Fund Branch ..	385	16 0
			Interest on temporary investments ..	112,668	19 1
			Less accrued interest at 31st March, 1920 ..	33,224	9 6
				79,444	9 7
			Interest on temporary investments accrued at 31st March, 1921 ..	34,302	11 11
			Interest on mortgages—		
			Overdue at 31st March, 1921 ..	28,801	17 8
			Accrued but not due at 31st March, 1921 ..	75,257	10 6
				104,059	8 2
				£486,242	5 2
				£486,242	5 2

STATEMENT of PROFIT AND LOSS ACCOUNT for the Year ended 31st March, 1921.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Management Expenses Account ..	791	16	0	By Interest Account—Gross profits ..	7,639	12	11
Balance—Net profits for the year ..	6,847	16	11				
	<u>£7,639</u>	<u>12</u>	<u>11</u>		<u>£7,639</u>	<u>12</u>	<u>11</u>
	£	s.	d.	Accumulated profits as at March, 1920,	£	s.	d.
Balance as at 31st March, 1920 ..	60,896	10	3	on amounts paid to Advances Office			
Loan flotation charges written down ..	6,240	0	0	Sinking Fund Account ..	34,086	18	5
				Accumulated profits as at March, 1920,			
				on amounts paid to Public Debt			
				Sinking Fund Branch ..	883	2	1
				Net profits for the year ..	6,847	16	11
				Balance ..	25,318	12	10
	<u>£67,136</u>	<u>10</u>	<u>3</u>		<u>£67,136</u>	<u>10</u>	<u>3</u>

STATEMENT of INTEREST ACCOUNT for the Year ended 31st March, 1921.

Dr.	£	s.	d.	£	s.	d.	Cr.	£	s.	d.	£	s.	d.
To interest paid on loans ..	103,195	12	6				By interest on debentures—						
Less accrued interest at							Local bodies ..	78,330	17	10			
31st March, 1920 ..	36,385	6	7				Section 70 ..	1,853	1	7			
				66,810	5	11					80,183	19	5
Interest paid on temporary advances ..	11,327	10	5				Less interest overdue and						
Interest payable on loans, accrued but							accrued at 31st March,						
not due at 31st March, 1921 ..	36,385	6	7				1920 ..	26,996	12	4			
Balance transferred to Profit and Loss											53,187	7	1
Account ..							Interest on amounts in Advances Office						
							Sinking Fund Account ..	10,376	10	5			
							Interest on bank balances ..				4	15	0
							Interest on amounts in Public Debt						
							Sinking Fund Branch ..				367	2	10
							Interest on temporary in-						
							vestments ..	27,512	19	2			
							Less interest accrued at						
							31st March, 1920 ..	9,351	3	5			
											18,161	15	9
							Interest on temporary investments,						
							accrued but not due at 31st March, 1921	9,351	3	5			
							Interest on debentures—						
							Overdue at 31st March,						
							1921 ..	13,431	12	10			
							Accrued but not due						
							at 31st March, 1921..	17,282	8	6			
											30,714	1	4
											<u>£122,162</u>	<u>15</u>	<u>10</u>
											<u>£122,162</u>	<u>15</u>	<u>10</u>

STATEMENT of MANAGEMENT EXPENSES ACCOUNT for the Year ended 31st March, 1921.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Audit Office services ..	50	0	0	By balance transferred to Profit and Loss			
Post Office services ..	100	0	0	Account ..	791	16	0
Postages and telegrams ..	146	16	0				
Printing and stationery ..	125	0	0				
Salaries ..	370	0	0				
	<u>£791</u>	<u>16</u>	<u>0</u>		<u>£791</u>	<u>16</u>	<u>0</u>

G. F. C. CAMPBELL Superintendent.
W. N. HINCHLIFFE, Accountant.

State Advances Office, Wellington, 27th June, 1921.

Examined and found correct.—ROBERT J. COLLINS, Controller and Auditor-General.

PUBLIC DEBT SINKING FUND BRANCH.

STATEMENT of LIABILITIES and ASSETS as at 31st March, 1921.

<i>Liabilities.</i>				<i>Assets.</i>			
Sinking Fund Account, created in accordance with the Public Debt Extinction Act, 1910—	£	s. d.	£	s. d.	Investment Account—	£	s. d.
Treasury, in respect of sundry loans	1,517,331	18 6			Total principal owing on mortgages advanced to settlers	243,317	8 0
In respect of loans raised under the State Advances Act, 1913—					Total principal owing by local authorities	993,907	6 10
Advances to Settlers Branch ..	9,289	9 6			Interest on mortgages—		
Interest to date ..	1,236	1 1			Settlers—		
Advances to Workers Branch ..	3,805	5 2			Overdue at 31st March, 1921	600	12 0
Interest to date ..	560	11 9			Accrued but not due at 31st March, 1921 ..	2,500	7 3
Advances to Local Authorities Branch ..	8,658	6 10				3,100	19 3
Interest to date ..	1,250	4 11			Interest on debentures—		
			1,542,131	17 9	Local Authorities—		
Advances Suspense Account			3,665	0 0	Overdue at 31st March, 1921	4,585	2 8
Suspense Account			141	2 8	Accrued, but not due at 31st March, 1921 ..	10,207	2 9
Profit and Loss Account, profits on Treasury payments			329,073	8 4		14,792	5 5
					Temporary advances to Local Authorities Branch	155,038	0 0
			£1,875,011	8 9	Temporary advances to Settlers Branch ..	459,962	0 0
					Insurance Premiums Account	1	3 5
					Cash in hand and in bank at 31st March, 1921	4,892	5 10
						£1,875,011	8 9

STATEMENT of PROFIT AND LOSS ACCOUNT for the Year ended 31st March, 1921.

<i>Dr.</i>	£	s. d.	<i>Cr.</i>	£	s. d.
To Balance—net profits for the year ..	70,247	15 11	By Interest Account	70,247	15 11
	£70,247	15 11		£70,247	15 11
	£	s. d.		£	s. d.
Profits as at 31st March, 1920, on amounts paid in by—			Balance as at 31st March, 1920 ..	260,957	7 1
Settlers Branch, transferred ..	850	5 1	Net profits for the year	70,247	15 11
Workers Branch, transferred ..	398	7 6			
Local Authorities Branch, transferred ..	883	2 1			
Balance—Net profits carried forward	329,073	8 4			
	£331,205	3 0		£331,205	3 0

STATEMENT of INTEREST ACCOUNT for the Year ended 31st March, 1921.

<i>Dr.</i>	£	s. d.	<i>Cr.</i>	£	s. d.	£	s. d.
Interest on amounts paid in by—			By Interest on mortgages—				
Settlers Branch, transferred ..	385	16 0	Settlers	6,693	6 10		
Workers Branch, transferred ..	162	4 3	Less interest overdue and accrued at 31st March, 1920	1,863	14 8		
Local Authorities Branch, transferred ..	367	2 10		4,829	12 2		
Balance transferred to Profit and Loss Account	70,247	15 11	Interest on debentures—				
			Local Authorities ..	36,197	19 0		
			Less interest overdue and accrued at 31st March, 1921	11,083	9 2		
				25,114	9 10		
			Interest on bank balances		5 1 0		
			Interest on amounts temporarily transferred to other branches ..		23,320	11 4	
			Interest on mortgages—				
			Settlers—				
			Overdue at 31st March, 1921	600	12 0		
			Accrued but not due at 31st March, 1921 ..	2,500	7 3		
				3,100	19 3		
			Interest on debentures—				
			Local Authorities—				
			Overdue at 31st March, 1921	4,585	2 8		
			Accrued but not due at 31st March, 1921 ..	10,207	2 9		
				14,792	5 5		
				£71,162	19 0		

G. F. C. CAMPBELL, Superintendent.
W. N. HINCHLIFFE, Accountant.

State Advances Office, Wellington, 27th June, 1921.

Examined and found correct.—ROBERT J. COLLINS, Controller and Auditor-General.

