

1927.
NEW ZEALAND.

STATE ADVANCES OFFICE

(REPORT BY THE SUPERINTENDENT OF THE) FOR THE YEAR ENDED
31st MARCH, 1927.

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

ADVANCES TO SETTLERS BRANCH.

THIRTY-THIRD 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	..	..	..	..	821	848,210
Taranaki	..	..	..	..	121	165,805
Hawke's Bay	..	..	..	..	40	43,630
Wellington	..	..	..	..	222	229,890
Marlborough	..	..	..	..	17	21,925
Nelson	..	..	..	..	30	20,125
Westland	..	..	..	..	14	10,280
Canterbury	..	..	..	..	151	143,805
Otago	..	..	..	..	59	62,305
Southland	..	..	..	..	117	142,695
Totals	..	..	..	..	1,592	£1,688,670

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

	Number.	Amount. £ s. d.
Not exceeding £500	14,340	3,168,211 15 4
Exceeding £500 but not exceeding £1,000 ..	6,255	4,913,061 18 2
Exceeding £1,000 but not exceeding £2,000 ..	3,579	4,779,266 17 10
Exceeding £2,000 but not exceeding £3,500 ..	1,360	4,249,485 1 2
Totals	25,534	£17,110,025 12 6

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

	Number.	Amount. £ s. d.
On freeholds	17,203	13,456,277 12 5
On leaseholds	8,038	3,373,028 18 4
On freeholds and leaseholds combined ..	293	280,719 1 9
Totals	25,534	£17,110,025 12 6

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

	Number.	Amount. £ s. d.
On rural land	15,147	11,036,333 6 5
On urban and suburban land	10,387	6,073,692 6 1
Totals	25,534	£17,110,025 12 6

The amounts of the advances actually paid over to settlers during the year ended 31st March, 1927, are as follows :—

	Number.	Amount. £
Not exceeding £500	511	218,835
Exceeding £500 but not exceeding £1,000 ..	1,090	860,995
Exceeding £1,000 but not exceeding £2,000 ..	728	1,011,985
Exceeding £2,000 but not exceeding £3,500 ..	428	1,211,150
Totals	2,757	£3,302,965

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

	Number.	Amount. £
On freeholds	2,297	2,686,355
On leaseholds	407	531,050
On freeholds and leaseholds combined ..	53	85,560
Totals	2,757	£3,302,965

The gross profits for the year ended 31st March, 1927, were £94,434, and the cost of management and expenses of the branch £30,426, being 0.147 per cent., or 2s. 11d. per £100 of the capital employed. Loan-moneys amounting to £1,332,850 4s. 1d. were received during the year.

Mortgages and instalments of principal repaid for the year amounted to £901,765 15s. 9d.

The total amount of interest collected for the year was £900,230 3s. 3d.

The sinking fund, after redemption of loans totalling £126,700, amounts to £1,697,117 1s. 10d.

Eight leasehold and sixteen freehold securities were realized by the Department during the year.

For the year ended 31st March, 1927, 28 advances, amounting to £8,510 were authorized on chattel securities. The amount actually paid over during the year to 33 borrowers was £9,740.

With regard to the redemption of mortgages, the advances authorized for the year ended 31st March, 1927, numbered 1,385, and amounted to £1,674,705. The amount actually paid over during the year to 2,304 borrowers was £3,016,155.

A. A. PRICHARD, Deputy Superintendent.

State Advances Office, Wellington, 30th June, 1927.

ADVANCES TO WORKERS BRANCH.

TWENTIETH 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	901	768,145
Taranaki	33	22,055
Hawke's Bay	25	19,820
Wellington	687	618,765
Marlborough	13	9,260
Nelson	16	12,130
Westland	6	2,225
Canterbury	134	105,580
Otago	33	27,505
Southland	54	45,525
Totals	1,902	£1,631,010

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

	Number.	Amount. £ s. d.
On freeholds	17,002	8,908,264 2 10
On leaseholds	1,089	545,943 12 9
Totals	18,091	£9,454,207 15 7

The advances to workers actually paid over during the year ended 31st March, 1927, on freehold and leasehold, are as follows :—

	Number.	Amount. £
On freeholds	2,713	2,483,135
On leaseholds	53	42,655
Totals	2,766	£2,525,790

Loan-moneys amounting to £1,082,315 14s. 10d. were received during the year.
 Mortgages and instalments of principal repaid for the year amounted to £415,978 15s. 2d.
 The total amount of interest collected for the year was £372,615 1s.
 Two leasehold and four freehold securities were realized by the Department during the year.
 The cost of management and expenses of the branch were £5,449, being 0·063 per cent., or 1s. 3d. per £100 of the capital employed.
 The sinking fund, after redemption of loans totalling £187,000, amounts to £84,751 8s. 8d.

A. A. PRICHARD, Deputy Superintendent.

State Advances Office, Wellington, 30th June, 1927.

ADVANCES TO LOCAL AUTHORITIES BRANCH.

The following is a statement showing the advances under this branch authorized during the year ended 31st March, 1927, classified according to provincial districts :—

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	29	23,415
Taranaki	..	..	..	..	4	970
Wellington	..	..	..	..	14	4,555
Nelson	..	..	..	..	2	3,000
Canterbury	..	..	..	..	3	11,500
Southland	..	..	..	..	1	1,250
Totals	..	..	..	..	53	£44,690

Loan-moneys amounting to £4,764 2s. 3d. were received during the year.
 The amount actually paid over to 71 local bodies during the year was £55,800.
 Loans to the number of 1,922 have been made to local bodies. They are now indebted to the extent of £2,849,519 6s. 3d. in respect of principal moneys.
 Mortgages and instalments of principal repaid for the year amounted to £71,199 15s. 4d.
 The total amount of interest collected for the year was £118,305 9s. 10d.
 The sinking fund amounts to £358,188.

A. A. PRICHARD, Deputy Superintendent.

State Advances Offices, Wellington, 30th June, 1927.

PUBLIC DEBT SINKING FUNDS BRANCH.

The following is a statement showing the advances under this branch authorized during the year ended 31st March, 1927, classified according to provincial districts :—

Provincial District.					Number of Applications.	Amount of Advances authorized. £
<i>Advances to Settlers.</i>						
Auckland	..	..	..	..	73	85,025
Taranaki	..	..	..	..	6	11,145
Hawke's Bay	..	..	..	..	5	6,200
Wellington	..	..	..	..	23	23,425
Canterbury	..	..	..	..	7	8,475
Otago	..	..	..	..	7	5,575
Southland	..	..	..	..	10	12,755
Totals	..	..	..	..	131	£152,600
<i>Advances to Workers.</i>						
Auckland	..	..	..	..	3	2,790
Canterbury	..	..	..	..	5	4,140
Otago	..	..	..	..	1	550
Totals	..	..	..	..	9	£7,480
<i>Advances to Local Bodies.</i>						
Auckland	..	..	..	..	1	600

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

<i>Advances to Settlers.</i>					Number.	Amount.		
						£	s.	d.
On freeholds	..	..	..	..	1,149	995,750	0	10
On leaseholds	..	..	..	..	9	9,271	4	3
On freeholds and leaseholds combined	..	..	..	..	4	4,413	17	1
Totals	..	..	..	..	1,162	£1,009,435	2	2

<i>Advances to Workers.</i>					Number.	Amount.		
						£	s.	d.
On freeholds	..	..	..	..	130	£70,426	13	7

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

<i>Advances to Settlers.</i>					Number.	Amount.		
						£	s.	d.
On rural land	..	..	..	..	539	563,288	13	1
On urban and suburban land	..	..	..	..	623	446,146	9	1
Totals	..	..	..	..	1,162	£1,009,435	2	2

<i>Advances to Workers.</i>					Number.	Amount.		
						£	s.	d.
On urban and suburban land	..	..	..	..	130	£70,426	13	7

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

<i>Advances to Settlers.</i>					Number.	Amount.		
						£	s.	d.
On freeholds	..	..	..	..	118	130,900		
On leaseholds	..	..	..	..	2	2,500		
Totals	..	..	..	..	120	£133,400		

<i>Advances to Workers.</i>					Number.	Amount.		
						£	s.	d.
On freeholds	..	..	..	..	11	9,365		

The amount actually paid over to 120 settlers during the year was £133,400, to 11 workers £9,365, and to 11 local bodies £12,770—a total of £155,535.

1,162 settlers are now indebted to the extent of £1,009,435 2s. 2d. ; 130 workers, £70,426 13s. 7d. ; and local bodies (in respect of 1,617 loans), £2,152,481 1s. 1d.—a total of £3,232,342 16s. 10d. in respect of principal moneys.

Mortgages and instalments of principal repaid for the year amounted to £83,174 15s. 7d.

The total amount of interest collected for the year was £148,493.

The interest earned for the year amounted to £150,565 3s. 11d. The cost of management and expenses were nil.

A. A. PRICHARD, Deputy Superintendent.

State Advances Office, Wellington, 30th June, 1927.

ADVANCES OFFICE SINKING FUND.

The following is a statement showing the advances under this branch authorized during the year ended 31st March, 1927, classified according to provincial districts :—

Provincial District.	<i>Advances to Settlers.</i>				Number of Applications.	Amount to Advances authorized.
						£
Auckland	53	51,805
Taranaki	14	15,135
Hawke's Bay	5	7,075
Wellington	35	39,735
Marlborough	2	3,550
Canterbury	10	9,000
Otago	4	3,200
Southland	7	10,025
Totals	130	£139,525

Advances to Local Bodies.

	Number.	Amount.
Hawke's Bay	1	£600

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

Advances to Settlers.

	Number.	Amount.		
		£	s.	d.
On freeholds	1,497	1,078,045	9	2
On leaseholds	69	51,427	4	3
On freeholds and leaseholds combined	8	8,616	14	8
Totals	1,574	£1,138,089	8	1

Advances to Workers.

	Number.	Amount.		
		£	s.	d.
On freeholds	143	£71,962	7	7

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

Advances to Settlers.

	Number.	Amount.		
		£	s.	d.
On rural land	842	668,160	15	3
On urban and suburban land	732	469,928	12	10
Totals	1,574	£1,138,089	8	1

Advances to Workers.

	Number.	Amount.		
		£	s.	d.
On urban and suburban land	143	£71,962	7	7

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

Advances to Settlers.

	Number.	Amount.
		£
On freeholds	119	128,875
On leaseholds	1	980
Totals	120	£129,855

Advances to Workers.

	Number.	Amount.
		£
On freeholds	2	£1,200

The amount actually paid over to 120 settlers during the year was £129,855, to 2 workers £1,200, and to 3 local bodies £1,630—a total of £132,685.

1,574 settlers are now indebted to the extent of £1,138,089 8s. 1d. ; 143 workers, £71,962 7s. 7d. ; and local bodies (in respect of 295 loans), £418,611 1s. 2d.—a total of £1,628,662 16s. 10d. in respect of principal moneys.

Mortgages and instalments of principal repaid for the year amounted to £90,259 11s.

The total amount of interest collected for the year was £91,642 11s. 9d.

The interest earned for the year amounted to £93,869 19s. 5d. The cost of management and expenses were nil.

A. A. PRICHARD, Deputy Superintendent.

State Advances Office, Wellington, 30th June, 1927.

RURAL ADVANCES BRANCH.

The Rural Advances Act, 1926, came into force on the 1st April, 1927, and since that date the Department has done everything possible to expedite the payment of advances. During the quarter ended 30th June, 1927, 112 loans amounting to £270,835 were authorized, and 22 advances totalling £47,260 were actually paid over.

A. A. PRICHARD, Deputy Superintendent.

State Advances Office, Wellington, 30th June, 1927.

MISCELLANEOUS BUSINESS BRANCH.

REPATRIATION.

During the year the sum of £45,408 5s. 7d., principal moneys, was repaid by borrowers.

In respect of business loans, 1,691 borrowers are now indebted to the extent of £224,477 16s., and 6,630 borrowers in respect of furniture loans of £148,457 12s. 10d.—a total of £372,935 8s. 10d. in respect of principal moneys.

HOUSING ACCOUNT.

The following is a statement showing the amount expended for the year ended 31st March, 1927, in—

	£	s.	d.
Acquiring land	337	2	6
Preparing land for dwellings	4,522	3	7
Erecting dwellings	2,028	5	0
Totals	£6,887	11	1

During the year 2 dwellings were erected, and 25, amounting to £12,067 0s. 7d., disposed of.

The instalments of principal repaid for the year ended 31st March, 1927, amounted to £81,310 13s. 5d.

The total amount of interest collected for the year was £29,830 8s. 11d.

LOANS TO EMPLOYERS FOR WORKERS' DWELLINGS ACCOUNT: FISHING INDUSTRY PROMOTION ACCOUNT; FRUIT-PRESERVING INDUSTRY ACCOUNT; COLD-STORAGE ADVANCES ACCOUNT.

Mortgages and instalments of principal repaid for the year in respect of the above accounts amounted to £4,516 6s. 5d., and the total amount of interest collected was £6,760 16s. 5d.

A statement of each account to the 31st March, 1927, is attached.

A. A. PRICHARD, Deputy Superintendent.

State Advances Office, Wellington, 30th June, 1927.

STATE ADVANCES OFFICE.

ADVANCES TO SETTLERS BRANCH.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1927.

<i>Liabilities.</i>				<i>Assets.</i>			
	£	s.	d.		£	s.	d.
Sundry loans	19,342,780	3	5	Investment Account—Principal owing by mortgagors	17,110,025	12	6
Temporary advances from—				Temporary investments	2,381	5	0
Public Debt Sinking Fund	40,000	0	0	Temporary advances to—			
Branch				Workers Branch	1,585,000	0	0
Advances Office Sinking Fund	430,500	0	0	Local Authorities Branch	433,500	0	0
Account					2,018,500	0	0
Miscellaneous Business	111,400	0	0	Sinking Fund investments held by—			
Branch				Advances Office Sinking Fund Account	*1,697,117	1	10
	581,900	0	0	Interest on mortgages—			
Amount held for investment on behalf of the				Overdue	139,732	6	9
Housing Insurance Fund	4,183	5	0	Accrued	214,829	4	3
Advances Suspense Account	47,960	0	0		354,561	11	0
Fire Loss Suspense Account	10,074	6	3	Interest on temporary investments accrued	7,995	16	11
Income-tax Suspense Account	8,498	8	9	Office furniture and equipment	6,274	16	3
Sundry creditors	2,160	2	11	Sundry debtors	30,593	10	3
Interest on loans accrued but not due	176,996	19	10	Loan Charges Account	202,926	11	5
Reserve for bad debts	29,274	5	1	Cash in hand and in bank at 31st March, 1927	136,903	6	0
Sinking Fund	1,338,451	19	11				
Reserve Fund	25,000	0	0				
	£21,567,279	11	2		£21,567,279	11	2

* This amount includes the sum of £358,665 1s. 11d. capital paid into the Sinking Fund under the provisions of the State Advances Act.

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>				<i>Cr.</i>			
	£	s.	d.		£	s.	d.
To Management Expenses Account	30,426	4	11	By Interest Account—Gross profits	94,434	19	6
Loss on realization of securities and doubtful securities written down	14,891	4	11				
Office furniture and equipment written down	330	5	0				
Balance—Net profits for the year	48,787	4	8				
	£94,434	19	6		£94,434	19	6
To Loan-flotation charges written down	11,471	13	1	By Net profits for the year	48,787	4	8
Income-tax	8,477	19	3				
Balance of net profits invested in Advances Office Sinking Fund Account	28,837	12	4				
	£48,787	4	8		£48,787	4	8

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>	£	s. d.	£	s. d.	<i>Cr.</i>	£	s. d.	£	s. d.
To Interest on loans	836,179	1 11			By Interest on mortgages ..	757,007	11 7		
Less accrued at 31st March, 1926	163,984	2 7			Less overdue and accrued at 31st March, 1926 ..	253,078	17 8		
			672,194	18 4				503,928	13 11
Interest on loans accrued but not due ..			176,996	19 10	Interest on outstanding payments			56	0 1
Interest on amounts temporarily transferred from other branches			33,271	1 2	Interest on bank balances			772	16 6
Balance—Gross profits transferred to Profit and Loss Account			94,434	19 6	Interest on temporary advances to other branches			88,187	10 0
					Interest on temporary investments	54,206	5 1		
					Less accrued at 31st March, 1926	32,810	13 8		
								21,395	11 5
					Interest on temporary investments accrued at 31st March, 1927			7,995	16 11
					Interest on mortgages—				
					Overdue at 31st March, 1927 ..	139,732	6 9		
					Accrued but not due at 31st March, 1927	214,829	4 3		
								354,561	11 0
								£976,897	19 10
			£976,897	19 10				£976,897	19 10

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Advertising, newspapers, &c.	16	18	2	By Consent fees	25	10	0
Audit Office services	300	0	0	Production fees	856	13	9
Cleaning, lighting, heating, and messenger services	460	0	0	Release fees	307	8	6
Compassionate allowance to Mrs. Foote . .	190	0	0	Sundry fees	8	18	6
Fees paid for special service in respect of securi- ties	63	18	6	Balance transferred to Profit and Loss Account	30,426	4	11
Management charges on New Zealand stock and bonds	999	0	9				
Meal allowances and overtime	562	1	0				
Office maintenance	137	13	6				
Postages and telegrams	906	17	2				
Post Office services	1,586	8	6				
Printing and stationery	1,729	16	11				
Public Service Superannuation Fund contri- bution	298	5	7				
Rent	2,474	8	9				
Salaries	20,273	4	3				
Solicitors costs and Court costs	23	15	5				
Telephones	154	1	6				
Travelling-expenses	722	5	0				
Typewriters and adding-machines—Repairs . .	75	19	11				
Valuation Department—Agency work	650	0	0				
	£31,624	15	8		£31,624	15	8

State Advances Office, Wellington, 30th June, 1927.

A. A. PRICHARD, Deputy Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.—J. H. FOWLER, Deputy Controller and Auditor-General.

ADVANCES TO WORKERS BRANCH.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1927.

<i>Liabilities.</i>		£	s.	d.	<i>Assets.</i>		£	s.	d.
Sundry loans .. .. .	..	8,058,022	19	11	Investment Account—Principal owing by mort-				
Temporary advances from Settlers Branch	..	1,585,000	0	0	gagors	9,454,207	15	7	
Interest on loans accrued but not due	..	69,833	7	8	Sinking Fund investments held by Advances				
Advances Suspense Account .. ..	..	189,496	12	1	Office Sinking Fund Account	*84,751	8	8	
Fire Loss Suspense Account .. ..	..	1,355	0	0	Interest on mortgages—				
Suspense Account .. .. .	..	4,416	10	7	Overdue	42,159	2	5	
Income-tax Suspense Account .. ..	..	1,529	1	6	Accrued	109,543	10	9	
Sundry creditors .. .. .	..	976	5	6					
Reserve for bad debts .. .. .	..	188	9	9	Interest on temporary investments accrued ..	151,702	13	2	
Sinking Fund .. .. .	..	63,660	0	9	Sundry debtors	513	0	4	
					Loan Charges Account	246,834	11	3	
					Profit and Loss Account	32,975	0	9	
					Cash in hand and in bank at 31st March, 1927	2,077	17	6	
		£9,974,478	7	9		£9,974,478	7	9	

* This amount includes the sum of £21,091 7s. 11d. capital paid into the Sinking Fund under the provisions of the State Advances Act.

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Management Expenses Account	5,449	14	5	By Interest Account—Gross profits	14,413	9	6
Losses on realization of securities	188	9	9				
Balance—Net profits for the year	8,775	5	4				
	<u>£14,413</u>	<u>9</u>	<u>6</u>		<u>£14,413</u>	<u>9</u>	<u>6</u>
	£	s.	d.		£	s.	d.
To Balance as at 31st March, 1926	25,969	1	5	By Net profits for the year	8,775	5	4
Loan-flotation charges written down	14,252	3	2	Balance	32,975	0	9
Income-tax	1,529	1	6				
	<u>£41,750</u>	<u>6</u>	<u>1</u>		<u>£41,750</u>	<u>6</u>	<u>1</u>

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>	£	s.	d.	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Interest on loans	328,499	7	0				By Interest on mortgages	350,329	10	3
Less accrued at 31st March, 1926	59,450	3	3				Less interest overdue and accrued at 31st March, 1926	103,575	8	6
	<u>269,049</u>	<u>3</u>	<u>9</u>					<u>246,754</u>	<u>1</u>	<u>9</u>
Interest on amounts temporarily transferred from other branches	66,937	6	8				Interest on bank balances	370	0	0
Interest on loans accrued but not due	69,833	7	8				Interest on outstanding payments	3	19	2
Balance—Gross profits transferred to Profit and Loss Account	14,413	9	6				Interest on temporary investments	21,911	11	7
							Less accrued at 31st March, 1926	1,924	18	7
								<u>19,986</u>	<u>13</u>	<u>0</u>
							Interest on temporary investments accrued at 31st March, 1927	1,416	0	6
							Interest on mortgages—			
							Overdue at 31st March, 1927	42,159	2	5
							Accrued but not due at 31st March, 1927	109,543	10	9
								<u>151,702</u>	<u>13</u>	<u>2</u>
	<u>£420,233</u>	<u>7</u>	<u>7</u>					<u>£420,233</u>	<u>7</u>	<u>7</u>

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Audit Office services	150	0	0	By Consent fees	0	11	0
Cleaning, lighting, heating, and messenger services	150	0	0	Cost of preparation of mortgages	136	12	0
Contingencies	0	1	4	Inspection fees	7	12	6
Court costs and solicitor's costs	7	6	6	Production fees	384	9	6
Management charges on New Zealand stock and bonds	519	11	10	Release fees	100	9	8
Post Office services	500	0	0	Balance transferred to Profit and Loss Account	5,449	14	5
Postages and telegrams	192	9	5				
Printing and stationery	300	0	0				
Public Service Superannuation Fund contribution	40	0	0				
Rent	600	0	0				
Salaries	3,270	0	0				
Valuation Department—Agency work	350	0	0				
	<u>£6,079</u>	<u>9</u>	<u>1</u>		<u>£6,079</u>	<u>9</u>	<u>1</u>

State Advances Office, Wellington, 30th June, 1927.

A. A. PRICHARD, Deputy Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.—J. H. FOWLER, Deputy Controller and Auditor-General.

ADVANCES TO LOCAL AUTHORITIES BRANCH.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1927.

<i>Liabilities.</i>	£	s.	d.	<i>Assets.</i>	£	s.	d.
Sundry loans	2,790,293	11	8	Investment Account—Principal owing by local bodies	2,849,519	6	3
Loan-moneys—Unexpended balances under section 72, Local Bodies' Loans Act, 1913	3,987	12	10	Sinking Fund investments held by Advances Office Sinking Fund Account	*358,187	13	2
Temporary advances from Settlers Branch	433,500	0	0	Interest on debentures—			
Interest on loans accrued but not due	36,554	6	6	Overdue	6,341	2	0
Sinking Fund	129,977	15	7	Accrued	24,957	2	0
					<u>31,298</u>	<u>4</u>	<u>0</u>
				Loan Charges Account	32,831	16	8
				Profit and Loss Account	122,238	13	0
				Cash in hand and in bank as at 31st March, 1927	237	13	6
	<u>£3,394,313</u>	<u>6</u>	<u>7</u>		<u>£3,394,313</u>	<u>6</u>	<u>7</u>

* This amount includes the sum of £228,209 17s. 7d. capital paid into the Sinking Fund under the provisions of the State Advances Act.

<i>Dr.</i>			£	s.	d.	<i>Cr.</i>			£	s.	d.
To Balance—Interest Account	9,646	8	7	By Balance—Loss for the year	10,848	2	7
Management Expenses Account	1,201	14	0						
			<hr/>						<hr/>		
			£10,848	2	7				£10,848	2	7
			<hr/>						<hr/>		
			£	s.	d.				£	s.	d.
To Balance as at 31st March, 1926	110,589	10	5	By Balance	122,238	13	0
Loan-flotation charges written down	801	0	0						
Loss for the year	10,848	2	7						
			<hr/>						<hr/>		
			£122,238	13	0				£122,238	13	0

<i>Dr.</i>	£	s. d.	£	s. d.	<i>Cr.</i>	£	s. d.	£	s. d.
To Interest on loans ..	103,772	6 11			By Interest on debentures ..	118,260	9 10		
Less accrued at 31st					Less overdue and accrued				
March, 1926 ..	36,554	6 6			at 31st March, 1926 ..	33,248	12 2		
			67,218	0 5				85,011	17 8
Interest on amounts temporarily transferred					Interest on bank balances ..			45	0 0
from Settlers Branch ..			22,229	3 4	Interest on debentures—				
Interest on loans accrued but not due ..			36,554	6 6	Overdue at 31st March, 1927	6,341	2 0		
					Accrued but not due at				
					31st March, 1927 ..	24,957	2 0		
								31,298	4 0
					Balance transferred to Profit and Loss Account			9,646	8 7
			£126,001	10 3				£126,001	10 3

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Audit Office services	50	0	0	By Balance transferred to Profit and Loss Account	1,201	14	0
Cleaning, lighting, heating, and messenger services	30	0	0				
Management charges, New Zealand stock and bonds	151	14	0				
Post Office services	25	0	0				
Postages and telegrams	25	0	0				
Printing and stationery	125	0	0				
Public Service Superannuation Fund contribution	17	0	0				
Rent	100	0	0				
Salaries	678	0	0				
	£1,201	14	0		£1,201	14	0

A. A. PRICHARD, Deputy Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.—J. H. FOWLER, Deputy Controller and Auditor-General.

[illegible]

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>				<i>Cr.</i>			
To Interest on investments due to Consolidated Fund in accordance with section 12 (a) of the Repayment of the Public Debt Act, 1925—				By Interest on loans to—			
	£	s.	d.		£	s.	d.
Paid to Treasury	138,370	9	1	Settlers	42,803	2	10
In hand, 31st March, 1927.. ..	10,122	10	11	Workers	2,914	3	5
Overdue and accrued at 31st March, 1927 ..	44,047	17	0	Local bodies	97,035	7	7
					142,752	13	10
	192,540	17	0	Less interest overdue and accrued at 31st March, 1926 ..	41,975	13	1
Less overdue and accrued at 31st March, 1926 ..	41,975	13	1				
	150,565	3	11	Interest on expenses incurred in protection of securities		9	3
				Interest on bank balances		75	0
				Interest on temporary advances to Settlers Branch		5,656	2
				Interest overdue at 31st March, 1927, on loans to—	£	s.	d.
				Settlers	4,421	18	1
				Workers	237	2	4
				Local bodies	4,434	3	6
						9,093	3
				Interest accrued at 31st March, 1927, on loans to—			
				Settlers	12,546	12	1
				Workers	847	16	2
				Local bodies	21,560	4	10
						34,954	13
	£150,565	3	11			£150,565	3

State Advances Office, Wellington, 30th June, 1927.

A. A. PRICHARD, Deputy Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.—
J. H. FOWLER, Deputy Controller and Auditor-General.

ADVANCES OFFICE SINKING FUND ACCOUNT.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1927.

<i>Liabilities.</i>				<i>Assets.</i>			
Principal received as at 31st March, 1926, with accumulated interest from—				Investment Account : Principal owing on loans to—			
	£	s.	d.		£	s.	d.
Settlers Branch	1,720,803	13	4	Settlers	1,138,089	8	1
Workers Branch	267,983	3	5	Workers	71,962	7	7
Local Authorities Branch ..	342,261	15	2	Local bodies	418,611	1	2
	2,331,048	11	11		1,628,662	16	10
Interest earned for the year ended 31st March, 1927—				Temporary advances to Settlers Branch ..		430,500	0
Settlers Branch	74,175	16	2	Sundry debtors		216	10
Workers Branch	3,768	5	3	Interest overdue on loans to—	£	s.	d.
Local Authorities Branch ..	15,925	18	0	Settlers	6,600	7	5
	2,424,918	11	4	Workers	410	12	7
Balance—Net profits transferred from Settlers Branch ..	28,837	12	4	Local bodies	3,093	13	9
	2,453,756	3	8			10,104	13
Less redemption of loans—				Interest accrued on loans to—			
Settlers Branch £126,700 ..				Settlers	12,765	15	0
Workers Branch £187,000 ..				Workers	781	16	2
	313,700	0	0	Local bodies	3,508	2	0
Total fund as at 31st March, 1927	2,140,056	3	8			17,055	13
Advances Suspense Account	3,790	0	0	Cash in hand and in bank at 31st March, 1927 ..		57,306	9
	£2,143,846	3	8			£2,143,846	3

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Management Expenses Account	2,576	4	0	By Interest Account—Gross profits	1,427	13	7
Dwellings maintenance	923	11	11	Sale of land and dwellings	647	10	6
Losses on realization of securities, and doubtful securities written down	567	17	1	Balance—Loss for the year	1,992	8	11
	<u>£4,067</u>	<u>13</u>	<u>0</u>		<u>£4,067</u>	<u>13</u>	<u>0</u>
	£	s.	d.		£	s.	d.
To Balance as at 31st March, 1926	37,871	14	0	By Principal moneys written off—Freed from liability	2,720	6	9
Loss for the year	1,992	8	11	Balance	37,143	16	2
	<u>£39,864</u>	<u>2</u>	<u>11</u>		<u>£39,864</u>	<u>2</u>	<u>11</u>

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>	£	s.	d.	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Interest on loans	29,063	15	7				By Interest on land and dwellings	25,030	13	1
Less accrued at 31st March, 1926	4,030	8	3				Less overdue and accrued at 31st March, 1926	6,536	1	10
	<u>25,033</u>	<u>7</u>	<u>4</u>					<u>18,494</u>	<u>11</u>	<u>3</u>
Interest on loans accrued but not due	4,000	9	2				Interest on amounts temporarily transferred to Settlers Branch	4,722	10	10
Balance—Gross profits transferred to Profit and Loss Account	1,427	13	7				Interest on bank balances	77	5	0
							Interest on dwellings and land—Overdue at 31st March, 1927	7,085	17	3
							Accrued but not due at 31st March, 1927	81	5	9
								<u>7,167</u>	<u>3</u>	<u>0</u>
	<u>£30,461</u>	<u>10</u>	<u>1</u>					<u>£30,461</u>	<u>10</u>	<u>1</u>

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Audit Office services	225	0	0	By Administration expenses	3	4	0
Cleaning, lighting, heating, and messenger services	30	0	0	Transfer fees	9	10	6
Fees paid for special services in respect of securities	169	19	3	Balance transferred to Profit and Loss Account	2,576	4	0
Postages and telegrams	25	0	0				
Post Office services	225	0	0				
Printing and stationery	100	0	0				
Public Service Superannuation Fund contribution	32	0	0				
Rates	7	10	6				
Rent	100	0	0				
Salaries	1,400	0	0				
Solicitors' costs	24	8	9				
Valuation Department—Agency work	250	0	0				
	<u>£2,588</u>	<u>18</u>	<u>6</u>		<u>£2,588</u>	<u>18</u>	<u>6</u>

State Advances Office, Wellington, 30th June, 1927.

A. A. PRICHARD, Deputy Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby. Note.—In the absence of statutory authority no provision has been made during the year by this account for redemption of loan liability.—J. H. FOWLER, Deputy Controller and Auditor-General.

The Profit and Loss Account set out above reveals a loss for the year of £1,992 8s. 11d., hence no provision by the account could be made for redemption of loan liability.—A. A. PRICHARD, Deputy Superintendent.

LOANS TO EMPLOYERS FOR WORKERS' DWELLINGS ACCOUNT.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1927.

<i>Liabilities.</i>	£	s.	d.	<i>Assets.</i>	£	s.	d.
Sundry loans	3,975	0	0	Investment Account—Principal owing by mortgagors	3,030	14	2
Interest on loans—				Temporary advances to Settlers Branch	750	0	0
Overdue	82	18	6	Sinking Fund recouped to Consolidated Fund (from capital)	33	7	11
Accrued	38	15	4	Interest on mortgages—			
	<u>121</u>	<u>13</u>	<u>10</u>	Overdue	260	18	0
Profit and Loss Account	13	0	8	Accrued	2	15	7
					<u>263</u>	<u>13</u>	<u>7</u>
				Cash in hand and in bank at 31st March, 1927	31	18	10
	<u>£4,109</u>	<u>14</u>	<u>6</u>		<u>£4,109</u>	<u>14</u>	<u>6</u>

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>			£	s.	d.	<i>Cr.</i>			£	s.	d.
To Administration expenses	..	..	10	0	0	By Interest Account—Gross profits	..	..	32	1	2
Balance—Net profits for the year	..	..	22	1	2						
			£32	1	2				£32	1	2
			£	s.	d.				£	s.	d.
To Balance as at 31st March, 1926..	..	..	9	0	6	By Net profits for the year	..	..	22	1	2
Balance—Net profits carried forward	..	..	13	0	8						
			£22	1	2				£22	1	2

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>			£	s.	d.	£	s.	d.	<i>Cr.</i>			£	s.	d.	£	s.	d.
To Interest on loans	..	..	76	1	6				By Interest on mortgages	..	..	120	10	0			
Less accrued at 31st March, 1926	..	..	43	12	3				Interest on mortgages—								
						32	9	3	Overdue	..	..	260	18	0			
Interest on loans—									Accrued	..	..	2	15	7			
Overdue	..	..	82	18	6							384	3	7			
Accrued	..	..	38	15	4				Less interest overdue and accrued								
						121	13	10	at 31st March, 1926	..	..	230	9	3			
Balance—Gross profits transferred to Profit and															153	14	4
Loss Account	..	..				32	1	2	Interest on temporary loans to Settlers Branch	..	..				32	9	11
			£186	4	3										£186	4	3

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>			£	s.	d.	<i>Cr.</i>			£	s.	d.
To Administration expenses	..	..	10	0	0	By Balance transferred to Profit and Loss Account	..	..	10	0	0
			£10	0	0				£10	0	0

State Advances Office, Wellington, 30th June, 1927.

A. A. PRICHARD, Deputy Superintendent.

R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby. Note.—In the absence of statutory authority no provision has been made during the year by this account for redemption of loan liability.—J. H. FOWLER, Deputy Controller and Auditor-General.

FRUIT-PRESERVING INDUSTRY ADVANCES ACCOUNT.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1927.

<i>Liabilities.</i>			£	s.	d.	£	s.	d.	<i>Assets.</i>			£	s.	d.
Sundry loans	..	..	69,598	14	3				Investment Account—Principal owing by mort-					
Less loan liability redeemed and discharged from Consolidated Fund	..	..	6,008	14	3				gagors	..	..	44,613	3	4
									Properties acquired	..	..	4,212	8	6
			63,590	0	0				Temporary advances to Settlers Branch	..	..	12,790	0	0
Less loan liability redeemed by Public Debt Repayment Account	..	..	5,000	0	0				Interest on mortgages—					
						58,590	0	0	Overdue	..	..	1,666	6	9
Liability to Consolidated Fund in terms of section 22, Finance Act, 1926..	..	..	5,000	0	0				Accrued	..	..	357	18	7
Less Sinking Fund recouped to Consolidated Fund..	..	..	612	16	10							2,024	5	4
						4,387	3	2	Sundry debtors	..	..	60	19	3
Suspense Account	..	..				35	17	10	Profit and Loss Account	..	..	4,398	16	7
Interest on loans—									Cash in hand and in bank at 31st March, 1927	..	..	1,036	9	2
Overdue	..	..	1,298	19	0									
Accrued	..	..	1,271	6	8									
						2,570	5	8						
Rent accrued	..	..				37	1	8						
Reserve for losses on realization and bad debts	..	..				3,515	13	10						
						£69,136	2	2				£69,136	2	2

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

<i>Dr.</i>			£	s.	d.	<i>Cr.</i>			£	s.	d.
To Management Expenses Account	..	..	100	0	0	By Interest Account—Gross profits	..	..	39	16	4
Expenses of realization of assets	..	..	49	18	3	Balance—Loss for the year	..	..	110	1	11
			£149	18	3				£149	18	3
			£	s.	d.				£	s.	d.
To Balance as at 31st March, 1926	..	..	5,803	2	9	By Principal moneys written off—Freed from liability	..	..	1,514	8	1
Loss for the year	..	..	110	1	11	Balance	..	..	4,398	16	7
			£5,913	4	8				£5,913	4	8

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Administration expenses	10	0	0	By Survey fees	2	1	8
Audit Office services	5	0	0	Balance transferred to Profit and Loss Account ..	13	13	4
Court costs	0	15	0				
	£15	15	0		£15	15	0

State Advances Office, Wellington, 30th June, 1927.

A. A. PRICHARD, Deputy Superintendent.

R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby. Note.—In the absence of statutory authority no provision has been made during the year by this Account for redemption of loan liability.—J. H. FOWLER, Deputy Controller and Auditor-General.

The Profit and Loss Account set out above reveals a loss for the year of £12 4s. 3d., hence no provision by the account could be made for the redemption of loan liability.—A. A. PRICHARD, Deputy Superintendent.

REPATRIATION.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1927.

Liabilities.	£	s.	d.	Assets.	£	s.	d.
Liability to Redemption Account as at 1st April, 1925	1,287,258	6	8	Investment Account — Principal ..	372,935	8	10
Plus balance reserve for loss as taken over from Repatriation Department—reversed ..	2,923	15	5	owing by mortgagors ..	161	12	4
	1,290,182	2	1	Less Suspense adjustments ..			
Less repayments to 31st March, 1927 ..	90,584	10	0		372,773	16	6
	1,199,597	12	1	Buildings and farm assets ..	2,414	6	4
Less expenditure irrecoverable to 31st March, 1926 ..	819,275	12	5	Sundry debtors ..	165	0	0
Management expenses for year ended 31st March, 1927 ..	5,000	1	10	Losses in suspense ..	4,272	17	10
	824,275	14	3	Interest on mortgages—Overdue ..	9,830	3	3
	375,321	17	10	Cash in hand and in bank at 31st March, 1927 ..	4,964	12	0
Treasury—							
Interest	819	12	11				
Principal	4,056	1	0				
	4,875	13	11				
Sundry creditors	33	7	0				
Suspense Account	86	16	1				
Writings off Suspense	4,272	17	10				
Interest on advances from War Expenses Account—Overdue	9,830	3	3				
	£394,420	15	11		£394,420	15	11

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Interest paid to Treasury	4,140	15	5	By Interest on bills of sale ..	4,256	17	1
Interest due to Treasury—Overdue at 31st March, 1927	9,830	3	3	Interest on bills of sale—Overdue at 31st March, 1927 ..	9,830	3	3
	13,970	18	8		14,087	0	4
Less interest due to Treasury—Overdue at 31st March, 1926	10,535	1	0	Less overdue at 31st March, 1926 ..	10,535	1	0
	£3,435	17	8		3,551	19	4
				Less realizations—Interest ..	166	1	8
					3,385	17	8
				Interest on bank balances ..	50	0	0
					£3,435	17	8

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1927.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Audit Office services	175	0	0	By Balance recouped in accordance with section 13 (3), of the State Advances Amendment Act, 1922	5,000	1	10
Cleaning and messenger services	65	0	0				
Cartage	0	6	6				
Commission	26	3	7				
Inspection fee	1	1	0				
Postages and telegrams	349	15	11				
Post Office services	450	0	0				
Printing and stationery	300	0	0				
Rent	250	0	0				
Salaries	3,200	0	0				
Solicitor's costs	130	5	11				
Training subsidy	49	10	0				
Petty expenses	2	18	11				
	£5,000	1	10		£5,000	1	10

State Advances Office, Wellington, 30th June, 1927.

A. A. PRICHARD, Deputy Superintendent.

R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.—J. H. FOWLER, Deputy Controller and Auditor-General.

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