

1930.
NEW ZEALAND.

LAND FOR SETTLEMENTS ACT, 1925

(REPORT ON THE).

Presented to both Houses of the General Assembly pursuant to Section 109 of the Land for Settlements Act, 1925.

The LAND PURCHASE CONTROLLER to the Hon. the MINISTER OF LANDS.

SIR,—

Department of Lands and Survey, Wellington, 1st July, 1930.

I have the honour to submit a report on land-purchase operations for the year ended 31st March, 1930.

Some 804 offers of estates were considered, and twenty-four properties were purchased during the year. The total area acquired was 46,040 acres, and the amount paid out £438,994. Included in the purchases were four properties, totalling 1,115 acres, acquired on behalf of approved applicants under the provisions of Part II of the Land Laws Amendment Act, 1928.

The large number of offers received threw a great volume of work upon the Department. Special reports were obtained in a majority of cases, but a number of offers were so obviously unsuitable that inspections of the properties concerned were not arranged. In all cases every care has been taken to safeguard the interests of the Crown, and the Land Purchase Board is confident that the purchases so far made are sound both with regard to the price paid and the quality and general adaptability of the land concerned.

Thirteen settlements were opened for general application during the year, the number of subdivisions being ninety-two, and the total area 17,434 acres. Full particulars regarding these properties will be found in the annual report on the settlement of Crown lands.

More attention is being paid by persons seeking moderate-sized areas of good land to the provisions of Part II of the Land Laws Amendment Act, 1928, under which two or more prospective settlers may, by arrangement with the owner, apply to the Government to purchase a property on their behalf for subdivision amongst them. If such a transaction is approved, each applicant is required to deposit 5 per cent. of the cost of his subdivision, the balance being arranged by means of a long-term deferred-payment license with interest at 5½ per cent. This method provides an excellent system of finance, and in addition gives the settler the advantage of choosing his own land. During the year under review some thirty-one properties were offered under these provisions, the total area concerned being 111,329 acres. Fifteen offers were declined for various reasons, the purchase of seven properties was approved, and nine cases were still under consideration at the 31st March. The total area of the approved properties was 2,233 acres, the total purchase price £67,041, and the number of applicants concerned therein twenty-four. The purchase of four properties was actually completed during the year, the final payments in respect of the other five approved areas being made after the 31st March. Negotiations are proceeding for the purchase of further properties under this system.

Tables are attached giving particulars of the properties considered and lands acquired during the year, together with balance-sheet and statement of receipts and payments.

I have, &c.,

J. B. THOMPSON,

Land Purchase Controller.

The Hon. the Minister of Lands.