

1932.
NEW ZEALAND.

DEPARTMENT OF LANDS AND SURVEY.

DISCHARGED SOLDIERS SETTLEMENT.

REPORT FOR THE YEAR ENDED 31st MARCH, 1932.

Presented to both Houses of the General Assembly pursuant to Section 14 of the Discharged Soldiers Settlement Act, 1915.

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SIR,—

Department of Lands and Survey, Wellington, 1st August, 1932.

In accordance with the provisions of the Discharged Soldiers Settlement Act, 1915, I have the honour to submit herewith the report of the operations under the Act for the year ended 31st March, 1932.

I have, &c.,

W. ROBERTSON,
Under-Secretary.

The Hon. E. A. Ransom, Minister of Lands.

GENERAL REVIEW.

DISCHARGED SOLDIERS SETTLEMENT ACCOUNT.

Loans authorized during the year numbered 817, involving a total amount of £134,183, as follows :—

	New Loans.		Additional Loans.	
	Number.	Amount.	Number.	Amount.
		£		£
Advances on current account	60	24,040	534	83,819
Advances on farms, &c.	2	580	22	7,434
Advances on dwellings	7	2,374	192	15,936
	69	26,994	748	107,189

The accounts published at the end of this report reflect the troublous times the Dominion has been passing through, and a great part of the administration has centred round problems connected with keeping settlers on their farms. The prevailing unemployment and reduction in incomes has in many cases raised difficulties in the matter of payment of instalments by those mortgagors holding residential properties, but where the circumstances have justified relief the Department has endeavoured to ease the burden as much as possible by suspending for a time the payment of the principal part of instalments falling due or by readjusting mortgages in the direction of extending the term for repayment on a lower instalment basis.

As might be expected, the amounts outstanding on sundry debtors and postponement accounts have increased, having risen from £447,271 at 31st March, 1931, to £661,651 at 31st March, 1932. Cash receipts for the year have also fallen by £158,246 below those of the previous year. The comparative figures of cash receipts on Capital and Revenue Accounts for the last five years are :—

	1927-28.	1928-29.	1929-30.	1930-31.	1931-32.
	£	£	£	£	£
Capital ..	1,067,392	1,205,892	1,054,123	749,090	668,396
Revenue ..	755,586	757,761	727,703	604,988	527,436
Total ..	1,822,978	1,963,653	1,781,826	1,354,078	1,195,832

The reports received from the various land districts show that our soldier settlers are meeting the difficulties of the times with an admirable spirit, and are as a rule doing their best with their land in an endeavour to meet their obligations and to better their own position. It may be thought by some that the administration of discharged soldier settlement should now be more or less a routine matter. This is, however, very far from being the case, and the Department holds the opinion that soldier settlement is as yet a long way removed from the stage where the role to be played by the controlling authority becomes principally that of a collector of rent and interest. It would seem, indeed, that the State's obligation to many of these men and their families has not been met by placing them on the land and by carrying on up to the present point. Sympathetic guidance and control will be needed for years yet in a great many cases if the great work which was begun by the passing of the Discharged Soldiers Settlement Act of 1915 is to be completed in a fitting manner. The Department has gained an intimate knowledge of the special problems of soldier settlers through long and close association with their affairs, and is endeavouring to use that knowledge in the best interests of the settlers and the State.

The administration of soldier current accounts still presents considerable difficulties. Where advances have been made for improvements and chattels, transfers have been made to table mortgage of such part of the account as has been considered advisable in order to provide for the gradual repayment of advances. The current account has, however, still been retained against security of stock and chattels for the balance of the advances not so transferred to table mortgages. The operation of current accounts in general is fairly well known, but there is considerable difference between those operated by a firm which is fundamentally interested in trading in stock and produce, and those dealt with by the Department on behalf of discharged soldiers. The Department has assisted these men from the commencement; has helped them to develop their farms; to build up their flocks and herds; and to cultivate their land for crops. This has been done not with any idea of profit, but with the primary purpose of establishing returned men in homes on the land. The Department's interest (financial and otherwise) extends further than that ordinarily obtained from farm trading. Its field officers are available to help and to report on all aspects relating to the farm, its maintenance, possible development, &c. Being in the position to control farm revenues, and, through its local officers, to view the situation as a whole from the standpoint of landlord or land and stock mortgagee, the Department is able to decide to what extent each of the accounts of any settler may be improved without impairing the efficiency of the farm, and with the least interference and worry to the settler. Advances have been made in most cases without any great margin of security. Many of the accounts are not yet too sound, and many others cover one-man farms where there is in ordinary times little more than a bare living, so that a constant and close watch over them and the farming methods adopted is necessary.

LANDS PROCLAIMED.

The lands set apart for selection by discharged soldiers during the year totalled 1,346 acres, making a grand total of 1,442,964 acres proclaimed since the inception of the scheme. This large area is made up as follows:—

Class of Land.	Area. Acres.
Ordinary Crown lands	606,331
Land-for-settlements land	401,844
National-endowment land	431,433
Cheviot Estate land	3,356
	1,442,964

Proclamations have been issued revoking the setting-apart of 233,493 acres of Crown and national-endowment land and 101,804 acres of land-for-settlements land.

APPLICATIONS FOR LAND.

Applications for land under the Discharged Soldiers Settlement Act, 1915, to the number of twenty-two were received during the year. The following table gives the number of applications and the area allotted for each year from the inception of the soldier-settlement scheme:—

Year ending	Applications received.	Allotments made.	
		Number.	Area (Acres).
31st March, 1916	272	2	629
„ 1917	522	319	143,524
„ 1918	513	313	103,362
„ 1919	1,379	348	117,018
„ 1920	5,041	932	403,891
„ 1921	5,396	1,087	414,867
„ 1922	878	403	97,972
„ 1923	284	146	25,113
„ 1924	216	79	16,910
„ 1925	123	47	9,014
„ 1926	109	86	20,500
„ 1927	78	66	17,412
„ 1928	96	60	15,695
„ 1929	90	77	13,275
„ 1930	63	53	16,665
„ 1931	41	31	8,495
„ 1932	22	16	4,215
Totals for seventeen years	15,123	4,065	1,428,557

The figures given above with respect to the allotments of land made to soldiers under the Discharged Soldiers Settlement Act, 1915, are very instructive, as showing clearly the incidence of repatriation. Prior to 1918 soldier settlement was comparatively modest in extent, and consisted chiefly in the placing on the land of men who had been returned wounded or otherwise unfit. But it had all along been recognized that the crucial test would be experienced when the main body of New Zealand troops overseas returned home in rapidly increasing numbers, and preparations were made accordingly. Busy years were experienced in 1918 and 1919; but the scheme of allotting Crown lands realised its climax during the twelve months ending the 31st March, 1921, when over one thousand men were placed on holdings of Crown and settlement land, exclusive of those who purchased land by means of Government advances. Since that time the number of allotments made has naturally shown a steady decline, which has, however, been accompanied by an increase in the work of administering the financial side of the soldier-settlement scheme.

DOMINION REVALUATION BOARD.

SUMMARY OF OPERATIONS AS AT 31ST MARCH, 1932.

Application for Revaluation.

Number of applications for revaluation received	5,347
Number of cases dealt with and determinations issued by the Dominion Revaluation Board	5,284
Number of cases not dealt with due to forfeiture or abandonment	63
Total capital invested (comprising capital values of Crown leaseholds and advances under section 2 of the Discharged Soldiers Settlement Amendment Act, 1917)	17,244,237
Capital value dealt with by the Dominion Revaluation Board	12,528,835
Reduction in capital by the Dominion Revaluation Board	2,871,159

<i>Reduction in Land and Crown Mortgages.</i>							£
Reduction in capital value of leaseholds	..	..	..	..	..	..	2,008,506
Reduction in Crown mortgages (under section 2)	..	..	..	..	..	..	862,653
Total	..	..	..	..	..	..	£2,871,159

<i>Remission of Instalment Interest and Rent.</i>							£
Granted by Dominion Revaluation Board in respect of arrears as at 30th June, 1923	..	..	..	..	..	..	192,447
Granted by Land Boards on recommendation of Dominion Revaluation Board with respect to payments accruing subsequent to 30th June, 1923	..	..	..	..	..	..	273,200
Total remissions	..	..	..	..	..	..	£465,647

Mortgages, instalments, rents, &c., automatically written off, due to reduction being retrospective to the 1st July, 1921, or date of the title, &c. £438,498

<i>Postponements of Arrears as at 30th June, 1923, granted by Dominion Revaluation Board.</i>							£
Rent, principal, and instalment interest for periods up to ten years	..	..	..	..	..	..	316,475
Instalments to end of mortgage term	..	..	..	..	..	..	127,411
							£443,886

Postponements of payments accruing subsequent to the 30th June, 1923, granted by Land Boards on the recommendation of Dominion Revaluation Board £149,188

<i>Investigations of Current Accounts under the Discharged Soldiers Settlement Amendment Act, 1924.</i>							
Number of accounts subject to investigation (approximate)	..	..	..	..	..	..	4,917
Current accounts sustained	..	..	..	..	..	..	3,925
Reductions in current accounts (in some of these cases transfers were also made to Suspense Account)	..	..	..	..	..	..	909
Transfers to Suspense Accounts (apart from those cases where reductions were also made)	..	..	..	..	..	..	83
							£
Total capital invested	..	..	..	..	..	..	3,222,649
Reduction of capital	..	..	..	..	..	..	199,470
Transferred to Suspense Account	..	..	..	..	..	..	23,257

<i>Adjustments in Buildings under Land for Settlements Act.</i>							£
Original value	..	..	..	..	..	..	131,560
Amount of reduction	..	..	..	..	..	..	19,579

APPENDIX.

EXTRACTS FROM REPORTS OF COMMISSIONERS OF CROWN LANDS.

NORTH AUCKLAND.

(O. N. CAMPBELL, Commissioner of Crown Lands.)

SOLDIER settlers in this district, in common with other Crown tenants, are experiencing the difficulties of the times, but all holdings under this scheme are now in an advanced stage of development, and settlers are doing their utmost to meet the lower produce prices by increasing production.

There is very little inclination shown to dispose of farms, and all are meeting their obligations to the greatest possible extent. Where reduced revenue has made it impossible for settlers to meet their obligations in full, the Land Board has met the settler with postponements and in some cases with remissions.

Advances for development-works are naturally decreasing, and this year shows a greatly diminished expenditure under this heading as compared with previous years.

Those holding houses mortgaged under the Discharged Soldier's Settlement Act have not remained unaffected by the prevailing conditions. Workers who have had their wages and salaries reduced are finding it difficult to meet interest and sinking-fund payments. The position is being met in most cases by varying the mortgages, and reducing the payments in keeping with the general fall in wages. Rents in Auckland have fallen very considerably during the year, and there has been considerable movement amongst the population in the search for cheaper rentals. A number of soldiers have abandoned their homes, and these have been let on weekly tenancies at current rental values.

AUCKLAND.

(K. M. GRAHAM, Commissioner of Crown Lands.)

Prices for butterfat showed a further drop as compared with those for last season. The majority of soldier settlers in the district are dairying, and many have found it rather difficult to make ends meet. The necessity for increased production being evident, most settlers endeavoured to effect an increase, but a dry spell in the autumn nullified their efforts to a great extent. Various concessions had to be given to meet the position.

Sheep-farmers have had a very bad time. Wool prices fell away alarmingly, and in some instances were well below the cost of production. The Land Board has had to help numbers of these men by giving concessions in the matter of rent and interest. Many of them hardly made enough to even meet living expenses.

Owners of house properties have also had to be assisted by adjusting mortgages in numerous instances. Many men failed to pay their instalments for the first time on record, owing to loss of work, cuts in wages, &c.

Power of sale had to be exercised in a few hopeless cases, mostly house properties.

Taken all through, the spirit shown by soldier settlers has been excellent, despite a particularly trying time.

GISBORNE.

(H. L. PRIMROSE, Commissioner of Crown Lands.)

There has been a considerable falling-off of revenue under this heading for the past year, and the outstanding rents and interest present a big problem for urgent consideration during the ensuing year. What the outcome will be it is hard to say, but the main consideration will be to keep up production and keep the men on the land. A lot will depend on future prices, for, with the present low level for practically all our products, it will be impossible for those with a load of arrears to pay them. Much writing-off will have to be faced before financial stability can be attained. Fresh advances have to be declined for new accounts, and present authorities are being conserved as much as possible for absolute necessities. Where the Department controls the stock accounts and the revenue, assistance has to be made for ordinary living and running expenses, but a firm hand is being retained.

No farm properties came back on our hands during the year, but three house properties had to be taken over, owing to bankruptcy in one case, and the death of the mortgagor in the other two. Many holders of house property are able to pay only the interest portion of their instalments.

HAWKE'S BAY.

(J. F. QUINN, Commissioner of Crown Lands.)

Like the ordinary lessees, the soldier settlers have been badly hit by the prevailing depression, which in this district was aggravated by the earthquake and the drought conditions. This phase is dealt with more particularly in the report on the settlement of Crown lands. There have been a few revaluations during the year, and the effect of these should be to put the lessees concerned into a sound position under normal circumstances. A few applications for reductions are still being received, but it is considered that in most cases no revaluation can be given, as the position is due primarily to the general slump and would be met by a concession in rent or interest.

Numerous applications for postponements and remissions of rent and interest are being received, and where it is clear that the lessee cannot pay owing to poor returns he is being treated generously by the Department.

House Properties.—Over one hundred applications for advances to repair earthquake damages were received, mostly in connection with houses in Napier. Reports on these were obtained and in sixty cases the cost of repairs was advanced by the Department. In most other cases the mortgagors had their repairs effected out of funds provided by the Earthquake Committee. In many cases mortgagors have been unable to pay owing to being out of work, and the Department has treated these in a very lenient manner. In a number of cases where present charges are considered rather high, causing arrears to mount up, relief has been given by capitalization of arrears and extension of the term of mortgage, thus making the monthly payment easier.

Hunter Soldiers Assistance Trust Board.—The Board held four meetings during the year and approved of advances totalling £1,110. Two applications by widows for grants to their orphan children were received, but it was found that the regulations did not permit of grants being made owing to the applicants being in receipt of pensions. Representations to amend the regulations have been made by the Board. The trust funds should prove of assistance to discharged soldiers requiring small amounts for improvements, &c., in cases where, owing to various reasons, it is not possible for further advances under the Discharged Soldiers Settlement Acts to be made.

TARANAKI.

(W. D. ARMIT, Commissioner of Crown Lands.)

The general condition of soldier settlement cannot be regarded as satisfactory, owing to causes outside the control of the farmer or the Department. In common with all primary producers, the soldier settler has experienced a severe set-back, particularly so in grazing districts. Dairy-farmers have made strenuous efforts to meet obligations by curtailing personal expenditure, and the Department has assisted in every possible manner to carry the settler on and maintain production. Small-holding farmers have not been able to meet their obligations so well as the farm with butterfat production of 10,000 lb. or over. The smaller farm is required to provide the same overhead charges of living-costs, interest on buildings, &c., as the larger farm, leaving a much smaller margin for interest or rents, when compared with the property maintaining larger production.

Top-dressing has been assisted in many cases at the expense of interest on mortgages, and a great amount of careful farm costing and detail is required of the staff to provide that only reasonable allocations of revenue are provided for out of milk moneys accruing to the soldier accounts.

Sheep-farmers have experienced another unfortunate year, with particularly low prices for wool, sheep, and cattle. It is unfortunate that carefully built up margins of former years have been lost, and the fullest assistance must be given in all cases where soldier settlers are dependent on these sources of revenue. Temporary concessions are being granted and a careful check maintained on all expenditure. Essential living-expenses are provided, and in numerous instances this item absorbs the major portion of any revenue from wool, surplus sheep, and cattle.

The Department is carrying on farming operations on seven soldier properties pending a favourable market for realization of securities. In two cases these operations will cease by the end of June, in view of other arrangements having been made.

During the year ten properties reverted to the Department and fourteen were disposed of. Dairying areas are in great demand.

House property mortgages are being reviewed by way of recapitalization or relief under Regulation 28A, wherever this action is required. A number of mortgagors who have never missed earning rebates now find it difficult to carry on through loss of employment or reductions in wages. House properties are not readily saleable, except at a considerable sacrifice, and tenancies have been arranged for fourteen dwellings now on hand for sale. During the year the exercise of power of sale was acted upon in ten cases of house properties, and five resales were effected.

WELLINGTON.

(H. W. C. MACKINTOSH, Commissioner of Crown Lands.)

Soldier settlers are feeling the effects of the present depression in common with all other members of the farming community. The poor prices obtained for stock and farm-produce have had the effect of forcing settlers to approach the Department for refunds or advances against existing securities to pay for living-expenses and to meet obligations. It is gratifying to note that, with all their troubles, settlers are not giving way to despair, but are determined to battle through. In many cases by dint of more skilful farming they have increased their production by large percentages, but the full recompense for their work has been marred by poor markets.

A considerable number of mortgagors of dwelling properties who have been affected by reductions of wages or salary have obtained relief by having their mortgages adjusted. This form of relief will no doubt be availed of more largely during the coming year. In cases where soldier settlers' current account mortgages have run the full seven years (the term of the mortgage) the position of the account has been reviewed with the object of transferring the whole or portion of sums advanced for permanent improvements to a table mortgage. In this way, as the settler makes his payments he acquires an interest in the improvements effected out of advances.

A good average-weight clip of wool was secured by pastoralists, but the prices for this commodity have not been enough to pay overhead charges. The settler who follows dairying for a living will be better off than the wool-grower, but he also, although his production may be greater than in former seasons, is handicapped by low prices; and after paying his way as far as possible he will have nothing left for improvement of pastures.

There are a considerable number of soldier settlers in the areas affected by the severe drought now being experienced, and at time of writing the Department is taking steps to meet the position by supplying hay. This is of course a temporary measure only, as these men are facing the winter with a shortage of feed.

NELSON.

(A. F. WATERS, Commissioner of Crown Lands.)

Soldier settlers in common with civilian farmers are feeling the effect of present slump conditions. Although farm revenue is so small at present, the settlers prefer to stick to their holdings rather than face certain unemployment on an overcrowded labour-market. Quite a number whose situation enables them to exploit tobacco-growing are doing fairly well out of this profitable crop. Sheep-farming at the present prices shows hardly sufficient revenue to cover working-expenses. Dairy-farmers are in rather better position, but few are sufficiently well established to meet their charges in full.

MARLBOROUGH.

(P. R. WILKINSON, Commissioner of Crown Lands.)

In common with the rest of the farming community, the soldier settlers have had a very hard year; but most of them have faced the position in a commendable manner, and have made an effort to not only cut down expenses, but also to increase their production to offset the prevailing low prices. Unfortunately, the season has been against them, and production generally has not shown the increase that was expected, and unless more rain comes before the frosts set in it is likely that many of the dairy and sheep farmers will face the coming winter with a shortage of feed.

Objections to the continuation of the Department's milk orders during the depression were evident in one locality, as the soldier settlers considered that they were being unfavourably treated in comparison with other settlers who had State Advances loans and who handled all their proceeds themselves. The position was discussed with a deputation from the settlers concerned, and the trouble was settled in a manner satisfactory to all concerned.

The dwelling properties are being kept in a fairly good state of repair, but on account of the increase in unemployment the arrears on these accounts have more than doubled during the year.

WESTLAND.

(T. CAGNEY, Commissioner of Crown Lands.)

Soldier settlers throughout the district have shown commendable enterprise in taking advantage of the favourable weather conditions experienced during the season to carry out further land-improvement and generally increase their output of produce. Low prices have, however, considerably militated against a successful year from a financial aspect, and arrears have shown a substantial increase. The state of the market to-day and the future outlook has practically eliminated the prospects of recovering postponements of charges given in the past; and further cases will have to be considered by the Land Board unless there is some improvement in present prices of farm-produce.

One satisfactory feature of the position lies in the fact that the large majority of soldier settlers in this district are engaged in dairy-farming, which probably may be regarded as the most attractive phase of the farming industry at the present time, and ensures a more immediate and reliable return than from any other class of farming.

CANTERBURY.

(W. STEWART, Commissioner of Crown Lands.)

These accounts have also reflected the disastrous year; and many who were well on their way towards a sound position, following on the Dominion Board's readjustments, have had again to seek further relief. The drought upset all budget calculations, so that we are now compelled to review most of these on a new basis and increased limits for the coming year.

OTAGO.

(N. C. KENSINGTON, Commissioner of Crown Lands.)

There is little to report as regards soldier settlement, and in spite of the trying conditions the soldier settler is carrying out his obligations to the best of his ability. In most cases where the finance of the farm is controlled by a stock company, the settler has not been in a position to meet his obligations to the Crown. The firm generally is supplying the necessary seeds and manures and living-expenses to enable the settler to carry on, but the position so far as the Crown is concerned as lessor or mortgagee is far from satisfactory. I can say definitely that the soldier settler is not at all satisfied with the position, and is anxious to meet his obligations to the Crown; but, in view of the fact that his proceeds from sales are in the hands of a firm, he can do nothing in the matter. Unfortunately, the position of his current account with the firm is such that even if it was desired to take over the account the security offering would not permit of this being done. Those whose accounts are controlled by the Department have carried on steadily, and in most cases the account is in about the same condition as last year, and the settler does not appear to be downhearted in spite of the small return received for produce.

Speaking generally, I think it can be said that soldier settlers recognize that economy must be practised, and are now adapting themselves to the difficult position, and are prepared to carry on.

SOUTHLAND.

(B. C. McCABE, Commissioner of Crown Lands.)

The soldier settlers in the district have come through a difficult year exceedingly well. Generally speaking, they have faced the position cheerfully and have done their best to pay their way. At the same time, the maintenance of pastures has not been neglected, and progress has been made in the improvement of dairy herds. A number of the settlers have taken advantage of the subsidized unemployed labour in developing their holdings by bringing in more bush lands and by improving areas already partially developed.

Some concern is felt with regard to the purchase of fertilizers for the coming year, and some adjustments may be necessary in order to provide money for that purpose. As is to be expected, the position of those settlers whose holdings even in better times were on the small side is now desperate, and patient and liberal administration will be necessary in order to enable them to carry on.

TABLE 1.

TOTAL LANDS ACQUIRED FROM THE CROWN BY DISCHARGED SOLDIERS AND HELD AT THE 31ST MARCH, 1932.

Land District.	Sale (including Deferred Payment).				Lease and License.				Grand Totals.		
	Number of Discharged-soldier Purchasers and Licensees.	Number of Holdings.	Area.	Price.	Number of Discharged-soldier Tenants.	Number of Holdings.	Area.	Annual Rental.	Number of Discharged Soldiers.	Number of Holdings.	Area.
<i>Under the Discharged Soldiers Settlement Act, 1915, and Amendments.</i>											
			Acres.	£			Acres.	£			Acres.
North Auckland ..	15	14	2,625	3,435	300	298	54,738	9,778	315	312	57,363
Auckland ..	45	45	1,330	15,690	539	532	87,833	25,260	584	577	89,163
Gisborne ..	1	1	29	15	116	114	58,201	13,603	117	115	58,230
Hawke's Bay ..	..	..	..	..	223	232	87,580	29,531	223	232	87,580
Taranaki ..	1	1	2	310	98	96	24,538	6,515	99	97	24,540
Wellington ..	16	16	417	5,873	728	705	168,574	75,403	744	721	168,991
Nelson ..	3	3	1,216	1,292	21	21	13,119	1,515	24	24	14,335
Marlborough ..	..	..	..	..	52	50	19,951	4,117	52	50	19,951
Westland ..	1	1	148	150	17	17	19,645	193	18	18	19,793
Canterbury ..	26	26	319	8,953	366	358	217,446	39,298	392	384	217,765
Otago ..	6	7	2,156	5,630	128	121	203,613	13,486	134	128	205,769
Southland ..	8	8	1,442	6,840	73	81	11,457	3,941	81	89	12,899
Totals ..	122	122	9,684	48,188	2,661	2,625	966,695	222,640	2,783	2,747	976,379
<i>Under other Acts. (This includes lands selected at ordinary ballots, leases and licenses purchased at auction, and holdings acquired by transfer or otherwise.)</i>											
North Auckland ..	11	11	1,168	1,304	107	104	24,103	3,506	118	115	25,271
Auckland ..	49	47	22,754	20,503	339	310	145,646	7,261	388	357	168,400
Gisborne ..	3	3	167	4,795	45	41	38,094	4,256	48	44	38,261
Hawke's Bay ..	..	..	..	..	49	50	16,847	4,641	49	50	16,847
Taranaki ..	6	6	1,898	12,078	149	140	63,510	3,655	155	146	65,408
Wellington ..	3	3	221	1,081	163	158	57,190	34,686	166	161	57,411
Nelson ..	3	3	1,099	586	95	87	49,081	1,072	98	90	50,180
Marlborough ..	..	..	..	..	116	106	266,410	6,657	116	106	266,410
Westland ..	1	1	200	168	66	62	16,992	358	67	63	17,192
Canterbury ..	3	3	56	386	209	215	150,754	21,714	212	218	150,810
Otago ..	2	2	66	337	232	225	915,854	23,317	234	227	915,920
Southland ..	1	1	127	40	39	40	72,922	2,123	40	41	73,049
Totals ..	82	80	27,756	41,278	1,609	1,538	1,817,403	113,246	1,691	1,618	1,845,159
Grand totals ..	204	202	37,440	89,466	4,270	4,163	2,784,098	335,886	4,474	4,365	2,821,538

TABLE 2.

STATEMENT OF MORTGAGE TRANSACTIONS, FINANCIAL YEAR ENDED 31st MARCH, 1932.

District.	Principal.					Interest.					Losses, Rebates, Remissions, and Transfers to other Accounts.	Balance at 31st March, 1932, including Postponements.				
	Balance at 31st March, 1931, including Postponements.		Advances during Year.		Repayments during Year.		Transfers to Realization and other Accounts.		Balance on Mortgage at 31st March, 1932, including Postponements.					Charges during Year.		Receipts during Year.
	£	s. d.	£	s. c.	£	s. d.	£	s. d.	£	s. d.		£	s. d.	£	s. d.	£	s. d.
North Auckland—																
Current account	366,228 0 0		39,476 9 1		24,095 18 10		14,755 15 11		366,852 14 4		15,346 16 7		18,582 15 4		13,806 10 0	
Farms, orchards, &c.	1,226,172 2 3		3,731 17 4		13,202 17 9		2,859 17 10		1,219,560 19 8		47,126 11 7		62,612 9 3		42,319 0 7	
Dwellings, business premises, &c.	1,644,157 18 0		2,182 10 6		60,320 3 9		34,486 18 4		1,551,533 6 5		6,645 18 7		81,927 6 6		68,331 14 8	
Totals ..	3,236,558 0 3		45,390 16 11		97,619 0 4		46,382 16 5		3,137,947 0 5		69,119 6 9		163,122 11 1		124,457 5 3	
Auckland—																
Current account	394,077 4 7		61,056 19 9		41,092 16 1		23,867 6 10		390,174 1 5		11,109 0 5		20,981 13 4		16,318 3 8	
Farms, orchards, &c.	1,042,412 14 11		700 0 0		15,707 2 10		7,356 14 4		1,034,762 6 5		24,447 8 7		53,660 4 5		38,625 5 6	
Dwellings, business premises, &c.	360,854 17 4		501 18 5		13,208 6 4		653 4 6		347,495 4 11		1,309 16 3		18,165 4 6		15,383 5 4	
Totals ..	1,797,344 16 10		62,258 18 2		70,008 5 3		17,163 17 0		1,772,431 12 9		36,866 5 3		92,807 2 3		70,326 14 6	
Gisborne—																
Current account	40,281 10 1		7,116 19 10		5,460 1 4		874 11 11		41,063 16 8		1,074 6 3		2,101 1 7		1,049 17 11	
Farms, orchards, &c.	167,026 1 1		..		3,171 18 7		106 11 4		163,747 11 2		3,557 5 4		8,671 17 1		5,146 6 9	
Dwellings, business premises, &c.	136,124 19 11		30 0 0		5,285 19 0		769 2 3		130,099 18 8		344 5 4		6,939 5 3		5,823 17 9	
Totals ..	343,432 11 1		7,146 19 10		13,917 18 11		1,750 5 6		334,911 6 6		4,975 16 11		17,712 3 11		12,020 2 5	
Hawke's Bay—																
Current account	161,905 10 2		35,419 3 8		30,090 3 10		7,777 1 0		159,457 9 0		8,739 5 4		8,222 12 4		4,909 18 10	
Farms, orchards, &c.	329,032 11 2		40 0 0		4,408 9 6		3,100 17 10		327,764 19 6		9,778 5 6		17,039 5 6		10,638 1 6	
Dwellings, business premises, &c.	320,507 6 3		5,051 1 9		11,059 3 6		208 17 0		314,290 7 6		2,194 8 10		16,285 4 8		14,353 14 9	
Totals ..	811,445 7 7		40,510 5 5		45,557 16 10		4,885 0 2		801,512 16 0		20,711 19 8		41,547 2 6		29,901 15 1	
Taranaki—																
Current account	153,348 16 0		45,580 10 0		46,470 18 2		8,876 4 9		143,582 3 1		4,571 16 11		8,365 6 2		7,256 11 7	
Farms, orchards, &c.	703,231 10 10		326 12 9		8,204 15 4		3,735 8 8		691,617 19 7		16,302 7 6		35,494 9 7		22,293 17 6	
Dwellings, business premises, &c.	283,564 3 1		293 2 9		11,481 9 8		4,658 18 7		267,716 17 7		422 1 9		14,217 10 8		12,567 3 9	
Totals ..	1,140,144 9 11		46,200 5 6		66,157 3 2		17,270 12 0		1,102,917 0 3		21,296 6 2		58,077 6 5		42,117 12 10	
Wellington—																
Current account	372,132 5 2		62,744 6 9		56,281 12 9		29,829 11 9		348,765 7 5		13,494 7 5		18,376 19 9		11,808 13 4	
Farms, orchards, &c.	841,114 4 11		102 0 6		11,849 10 4		11,006 9 2		840,373 4 3		23,340 5 0		43,520 4 8		26,785 1 8	
Dwellings, business premises, &c.	1,207,007 16 4		10,275 12 4		49,607 3 1		12,328 14 11		1,155,347 10 8		2,196 2 3		61,612 19 8		53,312 0 5	
Totals ..	2,420,254 6 5		73,121 19 7		117,738 6 2		31,151 17 6		2,344,486 2 4		39,030 14 8		123,510 4 1		91,905 15 5	

DISCHARGED SOLDIERS SETTLEMENT ACCOUNT.

RECEIPTS AND PAYMENTS ACCOUNT FOR YEAR ENDED 31ST MARCH, 1932.

Receipts.			Payments.		
Balance as at 1st April, 1931—	£	s. d.	£	s. d.	Annual appropriation—Vote, Expenses of Man- agement
Cash	199,766	11 1			37,000 0 0
Imprests outstanding	7,624	10 6			Expenditure under section 9, Discharged Soldiers Settlement Act, 1915—
Investment Account	52,140	17 0	259,531	18 7	Miscellaneous expenditure on properties acquired by Crown
					1,472 3 3
Credits in reduction of expenditure under sec- tion 9, Discharged Soldiers Settlement Act, 1915—	£	s. d.			Printing and stationery
Transfer and production fees	359	14 0			229 17 0
Valuation fees	129	10 1			Travelling-expenses of Inspec- tor of Securities
Miscellaneous recoveries on ac- count properties acquired by Crown	132	17 3			180 16 10
Sundries	107	9 7			Valuation expenses
			729	10 11	51 7 6
Repayments in respect of advances under sec- tions 6 and 9, Discharged Soldiers Settlement Act, 1915—	£	s. d.			Valuation fees refunded
Current account	320,020	1 1			26 15 6
Farms, orchards, &c.	79,313	1 11			Fees refunded
Dwellings, business premises, &c.	218,092	19 1			25 17 0
Buildings Account	552	15 7			Audit fees
Sale of live and dead stock	1,709	12 9			700 0 0
Miscellaneous advances	2,321	5 4			Payments on account of Me- Gregor Block
Receipts on account properties acquired by Crown—	£	s. d.			436 6 2
Freehold	3,140	6 2			Sundries
Leasehold	2,027	13 1			324 0 0
					3,447 3 3
					Advances under sections 6 and 9, Discharged Soldiers Settlement Act, 1915—
Receipts on account of pro- perties in course of realiza- tion	9,076	4 0			Advances—
Profit on sales	37	3 2			£
Receipts from working pro- perties acquired by the Crown	957	2 4			s. d.
Recovery of loss previously written off	8	1 5			Current account
Sundries	19	1 5			371,393 1 8
			637,275	7 4	Farms, orchards, &c.
Interest in respect of Advances under sections 6 and 9, Discharged Soldiers Settlement Act, 1915—	£	s. d.			7,461 4 0
Current account	65,474	4 4			Dwellings, business pre- mises, &c.
Farms Account	197,383	14 2			22,001 7 10
Dwellings Account	232,827	18 6			Miscellaneous advances
Buildings Account	972	3 3			3,104 19 3
Miscellaneous	139	18 8			Capital expenditure on pro- perties acquired by Crown—
			496,797	18 11	£
Discharged Soldiers Settlement Amendment Act, 1921-22, sections 4, 11, and 13—	£	s. d.			s. d.
Sundry debtors—					Freehold
Rents	16,722	0 11			2,445 16 4
McGregor Block	93	10 7			Leasehold
			16,815	11 6	38 14 11
Merged transactions under section 20, Discharged Soldiers Settlement Amendment Act, 1923—					2,484 11 3
Section 20 (3)—	£	s. d.			Expenditure in connection with properties in course of reali- zation
Principal instalments	286	16 5			5,971 7 11
Interest instalments	705	4 10			Payments of instalments on State Advances Department mortgages
Section 20 (4)—Property free- hold	805	0 0			34 12 3
Section 20 (5)—					Purchase of live and dead stock Expenses of working properties acquired by Crown
Principal instalments	6	0 0			403 17 9
Property, freehold	828	0 0			Expenses of working properties acquired by Crown
					429 9 8
Interest on investments					Sundries
Suspense Account—Receipts awaiting alloca- tion—	£	s. d.			242 18 0
Fire Loss Suspense	17,964	1 9			413,527 9 7
Suspense Account	11,230	0 1			144,666 13 4
Properties in course of realiza- tion	0	11 6			Interest on loans recouped to the Consolidated Fund
			2,631	1 3	247,549 7 6
			12,387	19 6	Stamp duty on transfers of consolidated stock
					85 14 11
					Management charges of consolidated stock
					78 11 11
					Suspense Account—Amounts allocated—
					£
					s. d.
					Fire Loss Suspense Account
					17,322 4 7
					Suspense Account
					11,117 4 4
					28,439 8 11
					Securities redeemed
					35,660 0 0
					Repayment of capital transferred from Consoli- dated Fund (part £13,500,000)
					350,000 0 0
					Balance as at 31st March, 1932—
					£
					s. d.
					Cash
					107,056 2 4
					Imprests outstanding
					5,755 15 10
					Investment Account
					82,097 13 9
					194,909 11 11
			29,194	13 4	
			£1,455,364	1 4	
					£1,455,364 1 4

DISCHARGED SOLDIERS SETTLEMENT ACCOUNT—*continued.*

REVENUE ACCOUNT FOR YEAR ENDED 31ST MARCH, 1932.

Dr.	£	s.	d.	£	s.	d.	Cr.	£	s.	d.	£	s.	d.
To Interest and sundry charges <i>re</i>							By Interest on advances—						
loans—							Current account ..	97,925	2	11			
Interest on debentures ..	246,546	4	10				Farms ..	330,887	5	9			
Interest on amount transferred							Dwellings ..	273,084	4	2			
from Consolidated Fund ..	434,000	0	0				Merged interests ..	1,498	19	10			
Management expenses of stock	78	11	11				Buildings ..	1,200	8	7			
Stamp duty on transfers ..	85	14	11				Sales ..	80	6	2			
				680,710	11	8	Miscellaneous ..	64	12	11			
Expenses of management—											704,741	0	4
Costs recouped to vote,							Rents and royalties from properties acquired						
Lands and Survey ..	37,000	0	0				by Crown ..				31,486	16	5
Rebates ..	32,229	3	5				Interest on surplus funds temporarily invested				11,812	13	9
Miscellaneous expenditure on							Interest on investment in Public Debt Re-						
Crown properties ..	1,541	5	7				demption Fund ..				1,796	17	0
Audit fees ..	700	0	0				Profit on disposal of properties ..				962	9	7
Printing and stationery ..	220	5	4				Transfer and production fees ..				409	1	10
Travelling-expenses ..	179	4	10				Valuation fees ..				55	15	9
Valuation expenses ..	84	6	0				Miscellaneous ..				9	5	3
Commission ..	12	2	8				Balance—Loss for year, carried down ..				199,307	0	5
Depreciation ..	0	10	8										
				71,966	18	6							
Remissions—													
Land Board recommenda-													
tions ..	12,398	15	2										
Dominion Revaluation													
Board recommendations ..	5,883	12	9										
Under Deteriorated Land													
Act, 1925 ..	381	12	4										
				18,664	0	3							
Reduction in value of securities—													
Losses on realization—Writ-													
ings-off in Suspense ..	116,406	0	3										
Losses on properties ac-													
quired by Crown ..	37,510	16	6										
Reductions of mortgages,													
&c., by Dominion Re-	20,275	1	5										
valuation Board ..													
Reduction in capital value													
of leases under section 216,													
Land Act, 1924, &c. ..	5,047	11	9										
				179,239	9	11							
				£950,581	0	4					£950,581	0	4
				£	s.	d.					£	s.	d.
To Balance—Loss for year, brought down ..	199,307	0	5				By Adjustment on account previous year ..				795	7	5
Balance forward from previous year ..	168,417	9	5				Balance—Accumulated loss to 31st March,						
							1932 ..				366,929	2	5
				£367,724	9	10					£367,724	9	10

DISCHARGED SOLDIERS SETTLEMENT ACCOUNT—*continued.*

BALANCE-SHEET AS AT 31ST MARCH, 1932.

<i>Liabilities.</i>				<i>Assets.</i>			
	£	s.	d.		£	s.	d.
Capital—				Advances on mortgage—			
Transfer from Consolidated Fund at 4 per cent. ..	13,500,000	0	0	Current account ..	1,854,507	17	3
Reduction under section 22, Finance Act, 1927 (No. 2) ..	2,650,000	0	0	Farms, orchards, &c. ..	6,232,386	1	7
	10,850,000	0	0	Dwellings, business premises, &c. ..	5,098,705	16	3
Less repaid as per Finance Act, 1931 (No. 4) ..	350,000	0	0		13,185,599	15	1
	10,500,000	0	0	Land leased under sections 4 and 5, Discharged Soldiers Settlement Act, 1921–22 ..	457,232	14	11
Depreciation Fund ..	46,160	0	0	Buildings—Unpaid purchase price (not yet payable) of buildings on Crown properties ..	23,563	1	11
Debentures issued (at 3½ per cent., £125,000; at 4 per cent., £96,200; at 5 per cent., £255,995 16s. 8d.; at 5½ per cent., £4,114,630) ..	4,591,825	16	8	Sundry advances merged with value of Crown lands—Section 20, Discharged Soldiers Settlement Amendment Act, 1923 ..	37,642	8	5
Total capital ..			15,137,985 16 8	Deferred payment sales under section 9, Discharged Soldiers Settlement Amendment Act, 1921–22 ..	1,513	13	4
Sundry creditors for interest—				Realization Account—Properties in course of realization ..	193,356	11	11
Interest due and unpaid on debentures ..	1,320	19	2	Properties acquired by Crown—			
Interest due and unpaid on amount transferred from Consolidated Fund ..	434,000	0	0	Freehold ..	329,534	1	3
Interest accrued on debentures ..	50,319	10	8	Leasehold ..	65,878	17	11
Interest accrued on amount transferred from Consolidated Fund ..	35,671	4	8		395,412	19	2
Total interest on capital owing ..			521,311 14 6	Live and dead stock ..			5,862 15 7
Sundry creditors—Miscellaneous services—				Current Advances Suspense—Section 3 (3) (b), Discharged Soldiers Settlement Amendment Act, 1924 ..			730 0 0
Miscellaneous ..	5,770	15	7				
Departmental ..	0	8	0				
			5,771 3 7	Office requisites, &c... ..	5	12	7
State Advances Office—Mortgages taken over			545 18 3	Less Depreciation Reserve ..	4	10	9
Miscellaneous credit balances on debtors' accounts—	£	s.	d.				1 1 10
Advances—				Sundry debtors for principal instalments—			
Current account ..	545	12	7	Farms Account ..	107,112	2	5
Dwellings Account ..	3	2	4	Dwellings Account ..	65,485	16	0
Principal instalments—				Merged transactions ..	1,126	6	1
Farms Account ..	708	3	2	Buildings Account ..	738	4	10
Dwellings Account ..	495	8	3	Deferred-payment sales ..	0	10	9
Buildings Account ..	12	7	10		174,463	0	1
Miscellaneous advances ..	190	6	0	Sundry debtors for interest—			
Interest—				Current account ..	96,374	17	8
Current account ..	103	11	11	Farms Account ..	202,003	14	3
Farms Account ..	1,747	5	3	Dwellings Account ..	33,717	5	6
Dwellings Account ..	729	16	3	Merged transactions ..	4,222	2	1
Buildings Account ..	7	14	11	Buildings Account ..	830	10	4
Sales Debtors Account ..	0	0	2	Deferred-payment sales ..	10	19	10
Sundry Debtors for Rent Account ..	335	16	1	Sundries ..	45	4	8
Total credit balances on debtors' accounts ..			4,879 4 9		337,204	14	4
Rents charged in advance ..			5,615 14 4	Sundry debtors for—			
Suspense Account—				Rents of properties ..	27,670	4	5
Receipts not yet allocated ..			639 7 0	Miscellaneous advances ..	1,624	6	9
Fire Loss Account ..			6,764 17 7	Sale of live and dead stock ..	45	0	0
Realization Suspense—Surpluses on realization of property not yet allocated ..			578 13 11	Sundries ..	1	14	5
Writings-off in Suspense ..			69,705 16 8		29,341	5	7
Liabilities discharged under section 22, Finance Act, 1927 (No. 2), to write off accumulated losses, as <i>per contra</i> ..			3,969,759 10 11	Postponements—			
				Instalments of principal—			
				Farms Account ..	35,521	7	6
				Dwellings Account ..	622	4	1
				Buildings Account ..	159	18	1
				Interest—			
				Current account ..	4,883	6	2
				Farms Account ..	75,299	6	8
				Dwellings Account ..	239	16	6
				Buildings Account ..	166	5	0
				Rent ..	3,750	8	11
				Total postponements ..	120,642	12	11
				Interest on advances accrued but not due ..	111,301	10	9
				Interest on debentures accrued but not due ..	39	1	0
				Interest on investments in Public Account accrued but not due ..	355	7	6
				Suspense Account—Difference in books, Napier Office ..	74	3	10
				Losses carried forward on properties worked by Department ..	198	12	7
				Losses in Suspense ..	69,705	16	8
				Investments—			
				In Public Debt Redemption			
				Fund ..	46,718	5	6
				Debenture securities ..	1,000	0	0
					47,718	5	6
Carried forward ..			19,723,557 18 2	Carried forward ..			15,191,959 12 11

DISCHARGED SOLDIERS SETTLEMENT ACCOUNT—*continued.*

BALLANCE-SHEET AS AT 31ST MARCH, 1932—*continued.*

			£	s.	d.				£	s.	d.
Brought forward	..	..	19,723,557	18	2	Brought forward	..	..	15,191,959	12	11
						Cash balance—					
						In Public Account	..	107,056	2	4	
						Imprests outstanding	..	5,755	15	10	
						Investment account	..	82,097	13	9	
									194,909	11	11
						Revenue Account—Accumulated loss			..	366,929	2 5
						Accumulated losses written off under section 22,					
						Finance Act, 1927 (No. 2)	..	..	3,969,759	10	11
			<u>£19,723,557</u>	<u>18</u>	<u>2</u>				<u>£19,723,557</u>	<u>18</u>	<u>2</u>

W. ROBERTSON, Under-Secretary for Lands.
W. E. SHAW, Accountant.

I hereby certify that the Statement of Receipts and Payments, Revenue Account, and Balance-sheet have been duly examined and compared with the relative books and documents submitted for audit, and correctly state the position as disclosed thereby.—G. H. FOWLER, Deputy Controller and Auditor-General.

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