

(b) *Hiria Paora*—

This Native sold 563/47520 share on the 14th June, 1920, for the sum of £7 7s. 11d. It is evident that the purchase-price was calculated as on the unimproved value disclosed by the special valuation made in 1918. At the date of sale, however, the valuation which was in force was the valuation of the 31st March, 1920, which showed an increase in the unimproved value. Adopting the value apportioned in 1921 to Orakei No. 1 Reserve C 2, in which subdivision Hiria's interest was located at the time of sale, I find that her interest was worth £9 10s. 10d. She has been underpaid to the extent of £2 2s. 11d., and I recommend payment of that amount to her.

49. The closest scrutiny of the prices paid by the Crown for certain interests has revealed slight deficiencies. Generally, however, the differences are so very small as to be negligible, and in Appendix D the purchase-price and the value have been shown as equal, except where an interest of any extent is involved—that of Wiremu Watene Tautari, for example. In no case other than those dealt with is any comment necessary.

PURCHASE OF IMPROVEMENTS.

50. The valuations made from time to time disclose that the improvements on the papakainga consisted of buildings, fencing, and clearing and grassing. The valuation appearing in the district valuation roll as at the 22nd August, 1921, for Orakei No. 1 Reserve C 2 shows the value of the fencing to be £50 and the clearing and grassing £100. No evidence was called as to who effected these improvements, and there is nothing before me to show to what extent (if any) the improvements have become the property of the Crown. Having regard to the fact that the prices paid by the Crown for certain interests located in Orakei No. 1 Reserve C 2 were sufficient to leave a margin to cover the value of any of those improvements which might be upon Crown land, I have not felt myself constrained, in considering the question of price, to take account of the value of the improvements mentioned.

51. There are six instances in which houses were purchased from Natives who sold their interests in the papakainga land to the Crown. The vendors and the prices paid for their buildings are:—

Vendor.	Purchase-price. £
Mata Hare Terewai	650
Mere Paora Tuhaere	700
Merea Kingi	600
Te Rere Arama	300
Muri Watene	600
Ngapipi Reweti	60

In respect of the first four mentioned, the purchase of the houses was provided for in the collateral or modifying agreements already discussed. Special arrangements were made for the purchase of houses from Muri Watene and Ngapipi Reweti.

These purchases may be separately considered:—

- (a) In the cases of Mata Hare Terewai, Mere Paora Tuhaere, and Merea Kingi, the prices paid were equivalent to the values of the houses as shown in the District Valuer's report of the 13th May, 1918.
- (b) Te Rere Arama's house was, according to the District Valuer's report, valued at £200. The price paid for it was £300. This was equal to the value as fixed by an officer of the Department of Lands and Survey at Auckland. The house had, at the time of the valuation by the officer of the Lands Department, been enlarged and was worth more than the figure appearing in the district valuation roll.
- (c) The District Valuer's report showed the value of Muri Watene's house to be £700. It appeared in the valuation as Wiremu Watene's house, but Muri, shortly before the sale was effected, exchanged his house for that belonging to Wiremu, his father. It was sold by Muri Watene on the 28th February, 1928, at a price of £600. A special valuation made on the 2nd February, 1928, showed the value of the house to be £700, but the price of £600 was fixed by the Commissioner of Crown Lands, North Auckland, and was the subject of agreement between the Native Land Purchase Officer and Muri Watene. However, £700 was the value of the house according to the valuation made, and I conclude that the sum paid, according to the true intent and spirit of section 372 of the Native Land Act, 1909, was less than the price it should have been by £100. I recommend that the sum of £100 be paid to Muri Watene.
- (d) Ngapipi Reweti was paid £60 on the 27th March, 1929, for a small structure which had been informally valued in 1927, but clearly on the high side, at £75, and the value fixed by agreement in his case seems near enough to the real value. This structure was erected after Ngapipi Reweti had disposed of all his interest in the papakainga.

52. In addition to the houses mentioned above, there were, or are, upon the Crown areas other buildings which belonged to Natives who sold all or part of their interest in the land and which have not been purchased. The following are the structures of which notice must be taken:—

- (a) An asbestos cottage marked "F" on Plan No. 12879 deposited in the Office of the Chief Surveyor at Auckland. This building is the property of Muri Watene. The value should be ascertained, and payment made to Muri Watene accordingly.