

*The Chairman* : Mr. Luckie hands in the certificate of title which the Insurance Association holds, also search paper (Land Transfer).

Witness produced the following documents :—

CERTIFICATE OF TITLE (Register-book, Vol. 109, folio 220).

THE New Zealand Government Life Insurance Association is now seised of an estate in fee-simple, subject, nevertheless to such encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon, in that piece of land situated in the City of Christchurch, containing 20 perches or thereabouts, edged green in the plan hereon, being Lots 8 and 9 on the plan deposited in the Lands Registry Office as Plan 360, part of Section marked 718, delineated in the public map of the said city, deposited in the office of the Chief Surveyor, originally conveyed the second day of June, 1851, by the Canterbury Association to Alfred Charles Barker.

In witness whereof I have hereunto signed my name and affixed my seal this twenty-third day of March, one thousand eight hundred and eighty-five.

(L.S.) J. M. BATHAM,

District Land Registrar of the District of Canterbury.

Signed in the presence of W. J. Kilgour, the 23rd day of March, 1885.

Mortgage 14295 produced 17th July, 1882, at 2.15 p.m. Richard Dunn Thomas to the National Fire and Marine Insurance Company of New Zealand.—J. M. BATHAM. Discharged 1/7/1885.—J. M. B., D.L.R.

Mortgage 16863 produced 11th September, 1883, at 2.45 p.m. Thomas James Maling and another to the National Fire and Marine Insurance Company of New Zealand.—J. M. BATHAM, District Land Registrar. Discharged 1/7/1885.—J. M. B., D.L.R.

CERTIFICATE OF TITLE (Register-book, Vol. 53, folio 246).

PURSUANT to Memorandum of Transfer No. 12311, from Lorenzo Moore and Leonard Harper. Charles Mand Phillips of Christchurch, gentleman, is now seised of an estate in fee-simple, subject, nevertheless, to such encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon, in that piece of land in the City of Christchurch, containing 13 perches, or thereabouts, bounded as appears on the plan hereon and therein coloured green, being the Lot marked 7 on the plan deposited in the Land Registry Office as Plan 360, which said piece of land is part of the Section marked 714, delineated in the public map of the said city, deposited in the office of the Chief Surveyor, originally conveyed the second day of June, 1851, under the seal of the Canterbury Association, and hands of two of its attorneys, to John Draper.

In witness whereof I have hereunto signed my name and affixed my seal this third day of April, one thousand eight hundred and eighty.

J. M. D'O'LYX,

District Land Registrar of the District of Canterbury.

Signed in the presence of J. J. Dixon, this 3rd day of April, 1880.

Mortgage No. 9239 produced 10th March, 1880, at 1.10 p.m., Charles Mand Phillips to Lorenzo Moore and Leonard Harper.—J. M. D'O'LYX. Discharged 2/3/85.—J. M. B., D.L.R.

Transfer No. 24108 produced 2nd March, 1885, at 2.40 p.m., Charles Mand Phillips to the New Zealand Government Life Insurance Association.—J. M. BATHAM.

SEARCH PAPER.—(LAND TRANSFER.)

CERTIFICATE of title, Vol. 109, folio 220, 20 perches, Lots 8 and 9 on the deposited plan 360, part of freehold section 718, City of Christchurch, to the New Zealand Government Life Insurance Association.

Mortgage 14295, R. D. Thomas to the National Fire and Marine Insurance Company of New Zealand, to secure £2,000, interest £7 per cent. per annum, payable 31st December, and June term 15th July, 1887. Covenant to insure in the full insurable value all buildings on the land during continuance of the security, dated 14th July, 1882.

Mortgage No. 16863, Thomas James Maling and George Berkeley Hill to the National Fire and Marine Insurance Company of New Zealand, to secure £4,250, interest 9 per cent. per annum, reducible to 7 per cent. per annum, payable 30th June and 31st December, term 30th June, 1887, covenant to insure all buildings on the land during the continuance of this security in the full insurable value thereof. Dated 7th September, 1883.

99. *The Chairman*.] Will you have inquiry made at the Registrar's office as to whether this search-paper is complete, and, if not, request full particulars to be furnished?—I will.

100. Now, will you give the Committee information with reference to the Dunedin purchase?—I got instructions at the same time as I received instructions regarding the Christchurch property. This is part of the instructions relating to the Dunedin property :—

(Memorandum.)

Dunedin.

SEE Mr. Pym and Mr. Stout. Object is to get the best site and good premises. If you have to wait a little for tenants: lease to expire not of much consequence, because if we build it must take some time. Our present object is premises for immediate use and site upon which to put the finest building in Dunedin. Sooner or later freehold will be immeasurably best; price does not matter so long as you get good value for what you pay.

The origination of this was a communication from Mr. Pym to Sir Julius Vogel, in which two properties were offered—Section 39, Block IX., corner of Princes and Rattray Streets, and Section 53, corner of Princes and Dowling Streets. The first one is Wise's corner. It belonged to a large number of people—to Kilgour and others. The second property belonged to Major George, and has since been sold to the Australian Mutual Provident Society for £25,000.

101. We will take the property at Wise's corner first?—This is a telegram dated the 12th December, 1884, addressed to Sir Julius Vogel by Mr. Pym :—

Hon. Sir Julius Vogel, Wellington.

Dunedin, 12th December, 1884.

SECTION 39, Block IX., immediately opposite Bank of New Zealand, having frontage to Princes Street, 66ft., Rattray Street, 165ft.; price thirty-seven thousand, and rental now bringing in two thousand two hundred per annum. Section 53, Block IX., corner Princes and Dowling Street, same block as all the bank; price twenty-seven thousand, produces rent thirteen hundred and twenty. These are two finest sites Dunedin. Only freehold corners available. Please refer valuer to me for particulars.

M. Pym.

Here is another telegram on the same day from Mr. Pym to Sir Julius Vogel :—

Hon. Sir J. Vogel, Wellington.

Dunedin, 12th December, 1884.

SECTION 39, known as Wise's Corner, frontage Princes Street, do not expire till '85, '87, and '90; however, immediate arrangements could be made temporary office Rattray Street, frontage Section 53, Dowling Street. None of tenants extend beyond end '85, and temporary office could be arranged for in the Princes Street frontage. All buildings brick, and stone. Am posting you to-night full particulars both properties. There is vacant frontage 30ft. to Dowling Street back of Section 53.

MONTAGUE PYM.

After looking at both properties, and consulting with Mr. Stout, it was agreed that by far the best was Kilgour's property, known as Wise's Corner. I met Mr. Pym, and we went and looked at both the properties. After consulting with Mr. Stout, who was very strongly in favour of Wise's Corner, that was the property decided upon.

102. What do you mean by decided upon?—It was decided to recommend it.

103. Subject to what conditions?—To approval by the Minister.

104. Subject to these conditions of occupancy or what?—We were to take it over as it stood, subject to existing leases and mortgage. There was a mortgage for £5,000 to Captain Fraser.