1895.
NEW ZEALAND.

"THE GOVERNMENT ADVANCES TO SETTLERS ACT, 1894"

(REPORT RELATING TO THE ADMINISTRETION OF).

Presented to both Houses of the General Assembly by Command of His Excellency.

Mr. J. K. WARBURTON, the Superintendent, to the Hon. the COLONIAL TREASURER.

The Government Advances to Settlers Office,
Wellington, 6th July, 1895.

THE HON. THE COLONIAL TREASURER,—

I propose in this paper to briefly trace the course of the administration of "The Government Advances to Settlers Act, 1894," and to state the results to the 31st May last. The balance-sheet to the 31st March last has already, in compliance with the Act, been prepared and presented to the General Assembly, but the business since the close of the period comprised in the balance-sheet has developed so much, and has been comparatively so much larger, that a statement not embracing this business would be unsatisfactory.

The Act became law on the 18th October, 1894, and on the 28th of the same month I was appointed to hold the office of Superintendent in conjunction with my office of Public Trustee. The Bank of New Zealand was in the following month appointed by the Governor to be the bank in which the Government Advances to Settlers Office Account should be kept; and an arrangement was subsequently made with the Postmaster-General for the Postmasters in charge of the money-order offices of the colony to receive money and pay accounts for the Advances to Settlers Office in much the same manner as they already perform these services for the Public Trust Office.

The regulations for the administration of the office, and prescribing the form of application for a loan, the valuation-fees, and the legal costs, were made on the 3rd December, 1894, and published in the *New Zealand Gazette* of the 6th of the same month, to take effect from the date of such publication. A copy of these regulations is appended, together with a copy of additional regulations made on the 5th of April, and published in the *New Zealand Gazette* of the 9th, prescribing a form of declaration of secrecy to be made by all persons employed in the office, and authorising the Superintendent to refund the whole or any portion of the valuation-fees not expended in valuation.

The prescribed form of application for a loan and a form of notice to be sent to the Commissioners of Crown Lands by every applicant for a loan on the security of a Crown leasehold were, in December, 1894, as soon as possible after the regulations had been gazetted, supplied to all the Postmasters in the colony, with a copy of the regulations under the Act, and with the following instructions from the Post Office:—

"For the convenience of the settlers throughout the colony who may desire to obtain "advances under 'The Government Advances to Settlers Act, 1894,' it has been arranged to "supply every post-office in the colony, for issue to intending applicants, with the forms which "have been printed for the purpose of the applications.

"The following are the forms:—

"Application for a loan under 'The Government Advances to Settlers Act, 1894.'

"Envelopes addressed to the Superintendent, in which the applications are to be trans-"mitted to him.'

"Notice to Commissioner of Crown Lands of applications made for advances on lease-"hold interests in classes of lands, (2), (3), and (4).

"Envelopes addressed to the Commissioner, in which the notices are to be trans-"mitted to him.

"The forms themselves explain the use for which they are intended; but, of course, the "Postmasters of whom intending applicants may inquire are to afford respecting such use all "the information that can be afforded, and to allow the applicant to peruse the regulations "under which the advances are made, and a copy of which will be supplied for the purpose."

It will be observed that in the form of application for a loan a direction is given that, if the relative security is a leasehold interest under one of the Crown leases which form securities for advances under the Act, the applicant is required, before posting the application to the Superintendent, to despatch to the Commissioner of Crown Lands for the district in which the leasehold is situated a notice of the application, in order that the Commissioner may at once furnish the Superintendent with a report respecting the property. And with regard to this notice, for which the form is, as already indicated, to be obtained from the Postmaster, and which is as soon as possible after it is received by the Commissioner to be forwarded to the Superintendent with the required report, the following instructions have been issued to the Commissioners by the Under-Secretary of the Department of Lands and Survey :—

"Under 'The Government Advances to Settlers Act, 1894,' section 25, subsections (2), (3), and (4), the Advances to Settlers Office may advance money on first mortgage of the following classes of lands :—

"(2.) Crown Land held on perpetual lease under 'The Land Act, 1885' ; or,

"(3.) Crown Land held under Parts III. and IV. of 'The Land Act, 1892 '; or,

"(4.) Crown Land held on lease as a small grazing-run under 'The Land Act, 1885', or under 'The Land Act, 1892.'

"To the consideration of each application for such advance, a report from the Commissioner of Crown Lands for the district in which the relative security is situated will be required by the Superintendent of the Advances to Settlers Office, and it has been arranged, with a view to save time, that the applicant should, before posting the application, give the Commissioner notice in the form which any post office will supply, and of which a copy is enclosed, and that the Commissioner should make the required report on the receipt of such notice.

"The Commissioners who may receive notice of the applications for advances are requested to transmit to the Superintendent as soon as possible afterwards the required reports, which should convey all the information that the Commissioners can give on the question whether the applicant's interest in the land is a satisfactory security for a loan.

"A reference to the form of Valuer's report, of which a copy also accompanies this circular, will enable the Commissioners to readily ascertain respecting the security all the questions on which it may be desirable that the Superintendent should receive what information can be afforded.

"The information which you are to supply is to be such only as can be obtained from your records, or personal knowledge, without any cost to the department, and, should you in any case be unable to give the desired information or advice without inspecting the land, be good enough to say so."

Form of Notice to the Commissioner.

, 18 .

Particulars of Leasehold.

Class of land (not being urban or suburban lands):
Survey definition :—
Section :
Block :
Survey district:
Area :
No. and date of issue of lease :

To the Commissioner of Crown Lands at .

Sir,—

Having applied to the Superintendent of the Government Advances to Settlers Office, Wellington, for an advance on first mortgage of my interest in the leasehold described in the margin, I beg to request that you will furnish him by the first mail with your report respecting the security.

I am, Sir,
Your obedient servant,
(Signature and address of the Applicant.)

Note.—This notice should be posted in an envelope, to be obtained at any post-office.

Note.—The Commissioner's remarks should include the answers that he can make to the following questions:—
1. Is the above description of land correct?
2. Is the rent regularly paid, and without objection or complaint?
3. For what default, not in respect of rent, is lease liable to forfeiture?
4. Have improvement covenants of lease been regularly and satisfactorily complied with? And what, generally, has been the extent of the improvements, and what the care of the land?
5. What is the estimated market value of the improvements; and of the applicant's interest in the land? And is this interest regarded as a good security for a loan; and, if so, for what amount?

Crown Lands Office,
, 18 .

The Superintendent, Government Advances to Settlers Office, Wellington.

Sir,—

In compliance with the foregoing request, I beg to enclose a copy of the last report of the Crown Ranger respecting the property, and to supplement the report with the following remarks :—

The Chief or Reviewing Valuers are Mr. Hugh Carswell, for the Provincial District of Otago and Southland ; Mr. W. Duncan, for the Provincial District of Auckland, excluding the Counties of Cook and Waiapu ; Mr. Thomas Kennedy Macdonald, for the Provincial Districts of Taranaki and Hawkes Bay, the Counties of Cook and Waiapu, and the Provincial Districts of Wellington, Nelson, Marlborough, and Westland. The salary attached to each of these three appointments is £500 a year, with a travelling-allowance of 10s. 6d. a day, and Messrs. Carswell and Duncan were appointed from the 1st January, 1895, their appointments being notified in the *New Zealand Gazette* of the 14th of February last, while Mr. Macdonald was appointed from the 1st February, his appointment being notified in the *New Zealand Gazette* of the 28th February. Mr. J. W. A. Marchant has acted from the 28th February as the Reviewing Valuer for the Provincial District of Canterbury, bnt he has not yet received any remuneration for this service, and no remuneration has yet been authorised.

The instructions to each Reviewiug Valuer may be sufficiently indicated by the following quotation of the instructions to Mr. T. K. Macdonald, who was informed that he was—

"Appointed from the 1st instant, at a salary of five hundred pounds (£500) a year and a travelling-allowance of ten shillings and sixpence (10s. 6d.) a day, to be a Valuer for the business of the Government Advances to Settlers Office, as well as for any business to which I may authorise you to attend the other departments of the Government service. The appointment is, as you are aware, made on the condition that you have relinquished all private business, and that you will devote yourself exclusively to the service of the Government, and was, at your own suggestion, deferred until the 1st inst., when you would completely fulfil that condition.

"I have already allotted you an office adjoining my own in the Government Insurance Buildings, and you will be provided with what stationery and furniture may be necessary, with a book for a register of the valuations which you may make, or on which you may report, and with maps of the survey districts in which the relative securities are situated. I propose also to arrange that you may be supplied by the Survey Department with any information which that department can conveniently afford, and you may think it necessary or prudent to obtain, for the purpose of your reports; and in order that your correspondence on the business of this office may be facilitated, and you may communicate with applicants for advances without exposing, by the use of the envelopes for ordinary correspondence on the business of this office, the subject of your communications, I am applying that you may be authorised to frank letters as on the public service. I am asking, too, that you may be authorised to similarly frank telegrams.

"The object of your appointment is to secure generally a competent revision of the reports of the local valuers whom I may casually employ to inspect and estimate the values of the securities; and thus to prevent any reasonable apprehension from arising that advances may be made on estimates of value which are not proved to be satisfactory by the careful scrutiny of an expert in the service of the Government.

"In the form of report which I require from a Valuer, you will observe that provision is made for all the important particulars respecting the securities. I have endeavoured to secure a note of every circumstance of a property that may affect its value, my purpose being to make the form itself an evidence of the desire of the office to obtain all the information that the most circumspect of private lenders could expect; and, if it should be thought a fault by some persons to ascertain more than they may think necessary of the particulars of a security, this fault will, at all events, be less serious than that of an insufficient enquiry.

"The form of application for a loan has been supplied to all the Postmasters of the colony, with the instructions of the Postmaster-General, of which a copy is enclosed; and the Commissioners of Crown Lands have been instructed by the circular of which a copy is also enclosed respecting the notice which applicants for advances on the security of Crown leaseholds are required to give to those Commissioners.

"The course which I shall make it a rule to follow will be to direct a local valuer to inspect every property, and to forward respecting it, for the examination and remarks of one of the Valuers (permanently appointed like yourself), a report on the security, including an estimate of its realisable value.

"I enclose a copy of the Act, a copy of the regulations made under the Act, a copy of each of the forms which have been printed for the purpose of the application for a loan, and a copy of each of the forms of instruction to a Valuer to report respecting a security, and of the Valuer's report.

"I am, &c.,

"J. K. Warburton, Superintendent."

The condition of the appointment of each of the three Reviewing Valuers, that they should, with the concurrence of the Advances to Settler's Office, render any service required of them in connection with valuation by other public departments, was communicated to the Minister in the following memorandum:—

"Government Advances to Settlers Office, Wellington,
13th February, 1895.

"Sir,—

"The appointments of Messrs. William Duncan, of Auckland, Thomas Kennedy Macdonald, of Wellington, and Hugh Carswell, of Invercargill, to be Valuers for the business of the Government Advances to Settlers Office, have been made on the condition that they should give to the business of the other departments of the Government service whatever attention may, with the concurrence of the Advances to Settlers Office, be required of them in connection with valuations.

"A reference to these officers should be sufficient to insure a reliable estimate of the value of properties in the cases in which such an estimate would be of importance to the Government, and should generally secure a complete and satisfactory review of the reports of other valuers when the circumstances are such as to render such a review necessary or expedient.

"These officers are capable of affording to the Government any service that may be required as valuers or as superintending or revising valuers, and, if the public departments should have occasion to employ such services to any large extent, the appointments will be of public benefit, and will promote economy in the Government service. In the cases in which questions may arise of importance to the Government or its departments as to the values of land, it cannot but be reassuring to have the recourse of a careful scrutiny by experts in the Government service.

"With these remarks I offer the suggestion that the departments might be informed of the general service which the Valuers permanently appointed to the Advances to Settlers Office may, by the terms of their appointment, be required to perform, and that these Valuers might accordingly be employed by the departments in all cases where the departments require such services, and where the Valuers can be properly employed with advantage, and their employment will not conflict with existing arrangements.

"J. K. Warburton, Superintendent.

"The Hon. Mr. McKenzie"

The General Board of the office held its first meeting on the 16th January, 1895, when the question of valuation was considered, and when it was resolved that the Superintendent should specially select, after the receipt of the application for the relative advance, and from among the valuers of acknowledged reputation, the valuer to be casually employed, subject to the special approval of the Board, after the making of the valuation. As soon afterwards as it could be ascertained that valuers, whose reports the Board might be expected to approve, would, for the small valuation-fees that could be paid, undertake the required service, the valuation was ordered of the properties which had been offered as securities in the applications already received for loans, and which did not clearly appear without a valuation to be of insufficient value. In general, the valuation-fees yield to the valuer an approximate average allowance of a little over £1 1s. for each report. It has sometimes happened, however, that a fee of 10s. 6d. has been paid by the applicant in a case where the valuation could not be made for less than from £1 1s. to £2 5s., and, of course, this allowance has been made. On the other hand, it has happened that a valuation for which a fee of a guinea and a half or two guineas is paid may, from the accessibility of the property to the valuer, be made for a smaller allowance than the fee would afford. The fees which the applicants are required to pay would not sufficiently remunerate the valuers if there were not some compensation in the number of valuations to be made. But though the remuneration may, notwithstanding, be insufficient to render the work attractive, there is no doubt that those who have undertaken it are men of high character, who would regard a good service as a professional obligation. This conclusion would be obvious from a perusal of their reports.

The following are the circular instructions to all persons employed in the business of the Government Advances to Settlers Office, the form of instruction to the Valuer, and the form of Valuer's report:—

"Government Advances to Settlers Office, Wellington, 23rd January, 1895.

"To all persons employed in the business of the Government Advances to Settlers Office.

"Any Valuer who may receive an instruction to value a property offered as security for an advance under "The Government Advances to Settlers Act, 1894," must take especial care that neither the instruction nor any of the particulars of the instruction should become known to any other than the persons to whom the information must be given for the purpose of the valuation. The Valuer should, of course, inform the applicant of the instruction, in order that the applicant may be prepared to facilitate the valuation.

"The following provisions of the Act should be known to every applicant or person who makes application for an advance, as well as by every person employed as a Valuer or otherwise in the business of the Advances to Settlers Office:—

"Section 41. (1.) No advance on the security of freehold lands shall be granted for an amount exceeding three-fifths of the value of the security..

"(2.) No advance on the security of leasehold lands shall be granted unless and until all covenants and conditions on the lessee's part contained or implied in the lease are complied with up to the date of the application for the advance; and

"(3.) No advance on the security of leasehold lands shall be granted for an amount exceeding one-half of the value of the lessee's interest in the lease.

"(4.) The valuation of every security shall be made by or on behalf of the Superintendent, and to the satisfaction of the General Board.

"(5.) The security shall consist of some one or more of the several classes of land mentioned in section twenty-five of the Act, free from all encumbrances, liens, and interests other than leasehold interests.

"(6.) The Valuer's report shall, in each instance, be signed by him and addressed to the Superintendent, and particulars thereof shall be noted in the minute-book of the General Board.

"Section 58. Every person employed in the business of the Advances to Settlers Office who, directly or indirectly, takes any fee or reward from any applicant for a loan under this Act shall be dismissed from his office, and be liable to imprisonment for any term not exceeding two years, with or without hard labour.

"Section 59. Every person who—

"(*a*.) Having any pecuniary interest in any land tendered as security for a loan under this Act; or,

"(*b*.) Being a partner of the applicant for a loan,

"acts as Valuer in connection with such land or loan, or sits and votes at any meeting of the General Board, or a local Board, upon any resolution having reference to such land or loan, shall be liable to a penalty of not less than fifty pounds, nor more than two hundred pounds, and shall also be dismissed from his office.

"Section 60. Every person who, in respect of any loan or application for any loan, bribes, or attempts to bribe, or corruptly influences any person whomsoever appointed or acting under this Act, is liable to imprisonment for any term not exceeding two years, with or without hard labour. "J. K. Warburton, Superintendent."

INSTRUCTION TO VALUER TO REPORT UNDER "THE GOVERNMENT ADVANCES TO SETTLERS ACT, 1894."

"Government Advances to Settlers Office,
Wellington, , 189 .

"To

"SIR,— *Security to be valued.*

"*Particulars of Application.*
"Applicant's name:
Security—the interest of the Applicant as
Class of land, not being urban or suburban lands:
Section:
Block:
Survey district:
Area:
Where situated:

"An application, of which the particulars are given in the margin, having been made to me for an advance on mortgage, I beg to request that you will, without delay, inspect the property which is offered as security for the advance, make all necessary inquiry respecting the application, and furnish me on the accompanying form with a report stating, as the result of the inspection and inquiry, what you estimate to be the realisable value of the property at the time of the inspection, and whether the property may be regarded as a satisfactory security for an advance.

"If, however, you cannot arrange to inspect and value the security, I trust that you will inform me so by return of post.

"For the valuation a fee will be paid of £ .

"I am, &c.,
"

VALUER'S REPORT UNDER "THE GOVERNMENT ADVANCES TO SETTLERS ACT, 1894."

Registered No. .

"*Particulars of Security.*
"Applicant for Advance:—
Name:
Occupation:
Address:
The interest of the applicant as
The class of land, not being urban or suburban lands:
Survey definition of land:
Measurement of the frontage to street or road:
Of the depth:
The security being a leasehold interest, the date of the issue of the lease is , 18 , and the annual rent is £ until the , 189 , when

189 .

"To the Superintendent,
"Government Advances to Settlers Office, Wellington.

"SIR,—

"I have, in compliance with the instruction contained in your letter of the , 18 , inspected the security of which the particulars are given in the margin, and, having verified those particulars in respect to the situation, measurements, area, &c., of the land, and made respecting the application the necessary inquiries, I beg to submit, as the result of my inspection and inquiries, the following report:—

The Character, Features, Capacity, Position, and Circumstances of the Land.

1. The progress of the district in which the land is situated; whether improvement, stagnation, or retrogression may be expected, and the reasons:
2. The natural boundaries; the aspect; and whether lying high or low:
3. How watered, and the risk of pollution of water:
4. Area of flat land, of undulating land capable of being ploughed profitably, and of hilly ground:
5. Area still in natural state, in original bush, in swamps, or sand, or otherwise bare; and whether capable of profitable improvement, and how:
6. The gorse, sweetbriar, or other noxious plants or weeds growing or spreading on the land:
7. If free from rabbits:
8. The floods, river encroachment, drought, or other drawbacks, and the consequences to the land:
9. The purposes to which the land is best adapted, whether agricultural or pastoral; and, if to both, to what extent for each purpose, and for what particular crops or stock:
10. The use to which the land is put, and the use to which land of same character and quality and condition in the immediate vicinity is generally put:
11. The stock, and the condition of the stock, which the land is now carrying, and what stock it is now capable of carrying:
12. The condition of the land as the result of the crops; and, if exhausted or impoverished, how:
13. What the rule is of good husbandry for land of the same nature and value in the district; and whether such rule has been observed with the land in question:
14. The nature, quality, and average depth of the soil:
15. The access by roads, rivers, &c.:
16. The distance from the nearest—
    Post-office, giving the name:
    Railway-station, giving the name:
    School, giving the name:

Improvements.

17. Buildings: the date of erection, description, materials, condition, and value of each:
18. Their necessity to the economical use of the land for the purposes to which the land is best adapted:
19. The amount of existing insurance, and of the insurance obtainable:
20. Area cleared of original bush or scrub:

21. Area reclaimed from swamps, and drained in other respects, and the drainage yet expedient:
22. Area ploughed or cultivated:
23. Area now or lately in crop; and what are the crops, their appearance, and the yield:
24. The crops of the preceding three years, their description, number, and rotation:
25. Area in English grass, how long so, and whether with satisfactory result; and the present appearance of the grass:
26. The length, extent, condition, description, and value of the fencing; and the number of paddocks:
27. The other improvements, and whether the appearance of the property indicates care and capable management:

If a Leasehold Security.

28. Whether the rent is higher or lower than the rent generally brought by land in vicinity of same nature, quality, and value, and leased on same conditions, and the rental at which the land could, if in the same state in which it was at the commencement of the existing lease, be now leased on similar terms and conditions:
29. How the rent compares with the estimated present market rental:

Estimate of Value.

30. The total present capital value of—
    The land without the improvements:
    The value of the buildings:
    The value of other improvements:
    The total present realisable capital value of the whole property:
    The present realisable value of the applicant's estate or interest in such property:
31. The total amount of all rates and taxes chargeable against the applicant's estate or interest in the property:
32. Whether the applicant's estate or interest in the property is regarded as a satisfactory security for an advance; and, if so, for what amount:
33. Whether the value of such estate or interest may be expected to increase or diminish:
34. The purpose of the advance, and whether, if for expenditure on the land, the expenditure may be expected to economically effect a reproductive and judicious improvement of the land or development of its resources:
35. What may be known respecting the character and circumstances of the applicant:

NOTE.—Any remarks which would extend beyond the space allotted in this form should be written on additional paper.

I attach a sketch of the property.

I am, &c.,

An abstract of the reports on the security is supplied to each member of the General Board, in the following form, in a list accompanying the notice calling the meeting of the Board for the consideration of the applications for advances:—

Business for Consideration.

The following applications for advances:—

Mr. , for £500 on class of land No. 3 (lease in perpetuity), 250 acres 2 roods, Survey District , Section , Block . Valued by Mr. : Land, £1,485; buildings, £220; other improvements, £470: total, £2,175. Applicant's interest, £692. By (Chief Valuer). Good for £300.

The application itself, giving the applicant's own statement of the particulars of the property, and of the purposes of the desired loan, is submitted to the Board with the report of the valuer, the remarks of the Reviewing Valuer, a copy of the land-tax assessment, and the report of the Commissioner of Crown Lands.

Sometimes the applicant's own description of the property and statement of the value have shown the security to be insufficient for the amount of the application. Sometimes the report of the Commissioner of Crown Lands respecting a leasehold security discloses large arrears of rent, or that the conditions of the lease have not been complied with, that the penalty of forfeiture has been incurred, or is impending. In every such case a proper consideration for the applicant requires that what would in all probability be the idle expense of valuation should be avoided, in order that the fee may be saved and repaid.

As soon as possible after the regulation was made and took effect which authorises the repayment of the fees received for, but not expended in, valuation, every applicant to whom the Board had resolved, without a special valuation of the security having been ordered for the purpose of the application, that the required advance should not be granted, but whose property might form a sufficient security for an advance of a smaller amount, was furnished with an explanation to the foregoing effect, and informed that the fee would, as the applicant might desire, either be repaid or be expended in the special valuation of the property for the purpose of a consideration by the Board whether an advance of any amount could be authorised. A notice to the same effect has, of course, been sent to the applicant in the case of every subsequent resolution by the Board to decline to grant an advance on a security which has not been valued, but which, though regarded as insufficient for the amount for which the application is made, may be expected to prove a satisfactory security for a smaller amount. The following are the forms of letters, in one or the other of which, as the case may require, the resolution of the Board is now conveyed to the applicant:—

Notice of a Resolution to Grant the Advance applied for.

"Government Advances to Settlers Office,
Wellington, New Zealand, , 189 .

To .
Application of , , 189 , for an advance by way of mortgage of £ .

Application for Advance.

"I BEG to inform you that your application, of which the particulars are given in the margin, has been considered by the General Board of this office, and that the Board has resolved to grant the advance for which you have applied.

"I will instruct my solicitor to prepare the necessary mortgage without delay.

"I am, &c.,

, Superintendent."

Notice of a Resolution to sanction an Advance of an Amount less than that for which the Application is made.

"Government Advances to Settlers Office,
Wellington, New Zealand, , 189 .

To .
Application of , , 189 , for an advance by way of mortgage of £ , under "The Government Advances to Settlers Act, 1894."

Application for Advance.

"I BEG to inform you that your application, of which the particulars are given in the margin, has heen considered by the General Board of this office, and that the Board has resolved that you should be offered an advance of not more than £ .

"As soon as I learn that you will accept this amount, I will instruct my solicitor to prepare the necessary mortgage.

"I am, &c.,

, Superintendent."

Notice of a Resolution to decline, without a Special Valuation of the Security, the Advance for which Application is made, in a Case where the Security might be valued for the Purpose of an Application for a Smaller Amount.

"Government Advances to Settlers Office, Wellington, , 189 .

I MUCH regret that I should have to inform you that the result of a consideration by the General Board of this office of your application of the , 18 , for a loan under "The Government Advances to Settlers Act, 1894," is a resolution to decline to sanction the advance.

"The property, however, which you have offered as the security has not been specially valued for the purpose of the application, as the amount for which you have applied appears, from the information at the disposal of this office, to be larger than the Board would authorise on such security, and you do not state that you would accept any smaller amount, and as under these circumstances it has been thought but just that the expense of the valuation should be avoided in order that the fee which you have remitted for the purpose might be saved and repaid to you.

"If, however, you desire that I should expend the fee in a special valuation of the property, or that the Board should consider whether an advance of any amount could be authorised, and you will inform me so, I will have the property valued, and again submit the application to the Board. If, on the other hand, you should let me know it to be your wish that the unexpended fee may be repaid to you, I will at once make the repayment.

"I am, &c.,

, Superintendent."

Notice of a Resolution to decline to grant an Advance of any Amount where the Property has not been specially valued for the Purpose of the Application.

"Government Advances to Settlers Office, Wellington, , 1895.

"I MUCH regret that I should have to inform you that the result of a consideration by the General Board of this office of your application of the , for a loan under 'The Government Advances to Settlers Act, 1894,' is a resolution to decline to grant the advance.

"The property does not appear, from the information at the disposal of this office, to be a security on which the Board could authorise an advance, and it has therefore been thought only just that the fee which you have remitted for the purpose of a valuation should be saved, in order that the amount may be repaid to you. The amount will be remitted to you in the course of a few days.

"I am, &c.,

, Superintendent."

Notice of a Resolution to decline to grant an Advance of any Amount where the Property has been valued for the Purpose of the Application.

"Government Advances to Settlers Office, Wellington, , 1895.

"I MUCH regret that I should have to inform you that the result of a consideration of the General Board of this office of your application of the , for a loan under "The Government Advances to Settlers Act, 1894," is a resolution to decline to sanction an advance of any amount on the security which you have offered.

"Yours faithfully,

, Superintendent."

The demand is so constant for the reasons of a resolution of the Board on an application for a loan, and the request so frequent for the report of the Valuer on the property which may have been offered as the security, and the contention so common that the applicant for a loan is entitled to an advance of three-fifths of the estimated value of a freehold property, or one-half of the value of a leasehold interest, that the following circular memorandum has been printed for the information of applicants generally:—

"Memorandum for the information of Applicants for Advances under 'The Government Advances to Settlers Act, 1894.'

"No applicant for an advance should expect to be informed of the reasons for any resolution of the General Board respecting the application. These reasons include every circumstance ascertained by the Board respecting both the property and the applicant, and are, of course, not even recorded. To communicate them, therefore, especially in the case of a resolution to decline to grant an advance, either wholly or in part, might occasion much idle dispute, or be more seriously objectionable. The Lending Boards of commercial and of other Government institutions do not disclose the reasons for declining to grant applications for loans.

"It is also unreasonable for the applicant to expect that the report of the Valuer on the property offered as security for the advance, or any particulars of the report, can be made known. The Valuer's report is a confidential communication to the Superintendent, which may contain remarks not only respecting the management, treatment, and condition of the land, but respecting the prospects and financial position and general character of the applicant. Such remarks must clearly affect the security, and are obviously confidential.

"Then, too, there is misapprehension respecting the provision of the Act that an advance may be authorised of three-fifths of the value of a freehold security, or one-half of the value of the security of a leasehold interest. This provision is a restriction on the General Board, without whose resolution no advance can be granted, and does not entitle an applicant to the Board's resolution to grant an advance either up to or within the limit of that restriction. The resolution of the Board is regulated, of course, by the amount which a sale of the property by auction may be estimated to realise, but is also regulated by the risk of any loss from an advance on the property. Every advance must, in the judgment of the Board, consist with the public safety."

It may be profitable to give a few examples of the impracticability of fixing absolutely the proportion which should be advanced of the estimated realisable value of every property. Freehold rural land, which may be worth no more than £1 an acre, but which may be capable of but little profitable improvement, would not, for loan or mortgage of half the estimated realisable value, be so good a security as land worth five times as much per acre would form for a loan of three-fifths of the estimated value. And the reason is plain. Agricultural land of a high quality, which is capable of being profitably used for any of the purposes of a farmer—that is to say, first-class agricultural land—must be in more continual demand, and therefore more realisable in any unfavourable contingency of the market for real estate than land which may be naturally infertile and of few resources.

Again, two properties consisting of land of the same area and quality, and of the same estimated realisable value at the time of inspection, may, owing to circumstances, differ widely in merit as a security for an advance on mortgage. One property may be a farm which, in the course of a few years, may, by neglect, mismanagement, and incapacity, have fallen in value from, let us suppose, £1,500 to £1,000, and may, from the same causes, be expected to still deteriorate in value, while the other property may also be a farm which, by careful and capable management during the same period, may have risen in value from £500 to £1,000, and may, from the same causes, be expected to continue to rise in value. It will be evident that the deteriorating property could not be accepted as a security for so large an advance as that which might be made on the security of the property rising in value; and that though, in such a case, the two properties may be of the same realisable value at the moment of an application for a loan, the property which is improving would form a more desirable mortgage security than the property which is deteriorating. The two properties could not be estimated as equally good securities for the investment of money on mortgage.

Another case may be that of a farm which depends for a high realisable value on a speculative confidence in the permanency of the present prosperity of an industry. Land which would fetch as a dairy-farm a high price while the dairy industry is prosperous, would, in all probability, bring less if that industry should, from falling prices, have a struggle for existence; and prudence would seem to require that in lending money on mortgage such a contingency should be taken into account.

Of the delays by which the patience of a large number of applicants has been tried, there has been the delay inseparable from the care and circumspection with which every step ought to be taken in the early stages of the administration of a measure authorising so important a provision as money, for which the colony is responsible, to be advanced consistently with the public safety, to the settlers of the colony, who, in the lands which they possess, can offer satisfactory security. The Act may almost be said to be the farthest step forward in the direction which legislation of its own character has yet proceeded, and the course which the administration might take was consequently without the guide of former experience, and required to be carefully surveyed before any satisfactory progress could be made. It was better that progress should, at the beginning, be slow than that the course taken for the purposes of the administration should have eventually to be abandoned with the risk of bringing to the Act itself the condemnation of a bad arrangement for giving effect to its provisions. Whatever may have been the other faults than delay, the delay was, I believe, necessary to secure future efficiency and expedition.

The applications came in very fast during the first three months after the form of application according to the regulations was placed at the disposal of the public. The offices of Commissioners of Crown Lands for some provincial districts found themselves severely taxed by the number of notices which were received at their offices of applications for advances on Crown leaseholds, while the Commissioner of Taxes found the task very trying to his department of furnishing the information required from that source for the purpose of a comprehensive consideration by the General Board of the securities which have been offered by applicants for advances.

Another cause of delay is the condition which has retarded the completion of the mortgages for advances on the securities of the interests in the Crown leaseholds—the condition that the consent of the Land Boards must be obtained to the mortgages of such interests. The difficulty in this respect will be overcome by the adoption throughout the colony of a suggestion which has been made by the Commissioner of Crown Lands at Christchurch, that the authority which, to save delay, he has obtained from his Board, to approve daily on behalf of the Board of all mortgages as they are submitted, might be obtained by the Commissioners of Crown Lands throughout the colony. I have addressed the Surveyor-General with this object, and I observe that the Commissioner of Crown Lands for Wellington has been authorised to consent for the Land Board of his district. But in a case of an application where the circumstances are all favourable, where but a few days are required for the course of post, where the valuer can, without delay, proceed to inspect and report upon the property, and can quickly and easily reach it, and where no question may arise to occasion delay, two or three weeks at the least must elapse before the Board could arrive at its final resolution, and a notice of that resolution be received by the applicant. There are, however, in many cases, a long and uncertain course of post, an inaccessible property, other engagements of the valuer, and doubts to solve; and under such circumstances the result of an application could not, perhaps, be determined and communicated to the applicant without a delay which might extend to six weeks or more.

The settlers who, being in want of money and seeking the benefit of the Act, regard themselves as entitled to an advance of the whole proportion which the Board may authorise of the present estimated realisable value of the security, and who apply for that proportion on the favourable estimate which we may generally be expected to form of the value of our own property, can only be disappointed. And then it is only reasonable to suppose that the majority of those who would press most urgently for pecuniary relief would be largely of the class whose property does not afford a sufficient security, and whom the provisions of the Act must consequently disappoint. It would seem, from these considerations, that applicants for loans under the Act must, as a rule, suffer disappointment in some degree, and that, if the satisfaction of applicants generally is to be the measure of a satisfactory administration, condemnation must be unavoidable so long as the relief is to be on the condition of "security" and consistent with the "public safety." At present there is no authority in the Act to justify relief or assistance even to the struggling settler, whatever may be his circumstances or distresses, who cannot offer to mortgage land which the Act prescribes as a security, and on which, in the opinion of the Board, the relief could be granted without risk of loss.

The judgment, however, may not be one of unqualified condemnation if the capital fund which the Act provides, and for which the colony is responsible, can be regarded as the fund of an estate to be administered in the common interest of all persons, whether applicants or not—as a capital fund to be so invested in mortgages of the rural lands of the colony that, while the settlers possessing these lands may be relieved and an obstacle to the progress of the colony removed, there may be no risk of loss to the fund itself; or if the object of the measure is conceived to provide not so much that a settler should have a right to borrow to the utmost, or should be encouraged to borrow, as that, in the interests of the colony, the settlers who cannot avoid borrowing may do so to a limited extent, and on the most liberal terms that the public safety will allow,—as that oppressive rates of interest may cease on the mortgage of farm lands of unquestionable security.

And, in truth, the provisions of the Act might appear to be designed to afford to the settlers to whom advances of small sums of money are necessary, and who have in their lands the necessary security, the assistance and facilities necessary to enable them to eventually become free from debt without a sacrifice of any property. The charges for the valuation for the purposes of an advance and for the legal costs of the necessary mortgage are as low as possible for reliable services. The consideration to the borrower is not only in the low rate of interest on the advance, but in the condition that the amount may at any time be wholly repaid, or may be repaid by such instalments of £5, or a multiple of £5, as the borrower may find convenient, in addition to the half-yearly instalments of one-half per cent. required by the mortgage; and the settlers, whether they should borrow money under this Act or not, might be expected to welcome a recourse for capital on terms so considerate. The provision for repayment of the amount wholly or by small instalments, at the times and of the amounts to suit the convenience of the borrower, is calculated to induce economy and enable him to invest, so to speak, on his own property, his savings or the profits of his business—that is, to invest by paying off the debt for which that property would be the security, every sum that he may have to spare of £5 or more.

Some of the provisions of the Advances to Settlers Act have been found inoperative or unsatisfactory. The solicitor to this office finding that, though an occupation license, with right of purchase under "The Land Act, 1892," was a security on which an advance could be granted under the Government Advances to Settlers Act, the District Land Registrar for the Wellington District, under instructions from the Registrar-General, was refusing to register such licenses, advised therefore that effect could not be given to any resolution authorising an advance on such security. The provisions of the Advances to Settlers Act must accordingly remain inoperative as respects such land unless the registration of the licenses should be authorised by fresh legislation.

Some delay in the preparation of the mortgages on leasehold interests was occasioned by the conflict of the provisions of the seventh covenant of the Fourth Schedule to "The Government Advances to Settlers Act, 1894," which provides that fourteen days shall be the period for sale on default, with the provisions of subsection (3) of section 83 of "The Land Act, 1892," which fixes the period at one month. This question arose, and was settled, as will be gathered from the correspondence, of which the following is a copy:—

"5th April, 1895.—Messrs. Buckley, Stafford, and Treadwell, Wellington.—Section , Block , .—I have to acknowledge the receipt of yours of the 27th ultimo, and to return herewith mortgage-docket, in which a clause must be inserted to the effect that the conditions of section 83 of 'The Land Act, 1892,' relating to mortgages, are implied therein before the Land Board can approve.—G. WRIGHT, for Commissioner of Crown Lands."

"The Government Advances to Settlers Office, Wellington, 11th April, 1895.—The Commissioner of Crown Lands, District Land and Survey Office, Wellington.—Section , Block , .—Sir,—With reference to your reply of the 5th instant to Messrs. Buckley, Stafford, and Treadwell, respecting the mortgage-docket for this land, stating that before the Land Board can approve of the mortgage a clause must be inserted in the docket that the conditions which relate to the mortgages in section 83 of 'The Land Act, 1892,' are implied in such docket, I beg to enclose a copy of a memorandum on the subject generally from my solicitor, Mr. Stafford, which will, I think, satisfy the Land Board that the insertion of the required clause is not necessary to the approval. The insertion, indeed, of the clause would, I believe, be of no avail if the provisions of the Advances to Settlers Act were paramount to those of the Land Act. On the other hand, the rights of the Land Board would not, according to Mr. Stafford, be prejudiced by a consent which the law should not authorise. —I am, &c., J. K. WARBURTON, Superintendent."

Enclosure.

"The Superintendent, Government Advances to Settlers Office, Wellington.—Mortgages of land leased under 'The Land Act, 1892.'—Mortgagees powers of such lease are limited by the provisions of subsection (3) of section 83 of 'The Land Act, 1892.' Repeals by implication of the provisions of a statute are not favoured. The principle is that the provisions of a statute dealing specially with a particular subject are not by implication to be deemed to be repealed by the provisions of a later statute unless the implication is undoubted. In the present case 'The Land Act, 1892,' is a special statute dealing with Crown lands, and the Legislature, by subsection (3) of section 83 of 'The Land Act, 1892,' has limited the powers of a mortgagee. 'The Government Advances to Settlers Act, 1894,' is a statute authorising advances upon mortgage. It authorises advances on mortgage of leases held under 'The Land Act, 1892.' Mortgages in such cases must be subject to the statute under which the leases are granted. The mortgagee's powers under a mortgage of a lease held under 'The Land Act, 1892,' must be subordinate to the provisions of that Act. While that is so, there is no reason why the consent of the Land Board should be refused to a mortgage under 'The Government Advances to Settlers Act, 1894,' notwithstanding the implied covenants. The consent cannot prejudice the provisions of subsection (3) of section 83 of 'The Land Act, 1892,' and the implied covenants cannot control those provisions. The position will be that the Superintendent of the Advances to Settlers Act, as mortgagee of leases under 'The Land Act, 1892,' can only exercise his powers subject to the provisions of subsection (3) of section 83 of 'The Land Act, 1892.'—E. STAFFORD, 9th April, 1895."

This explanation of the position was at the same time communicated to the Under-Secretary of the Department of Lands and Survey, in reply to a representation which he had made on the subject, and in order that he might make the position known to the Commissioners of Crown Lands throughout the colony.

It was at first apprehended that the form of mortgage as set forth in the Act, with the implied covenants, would not sufficiently provide for the proper protection of the advances, and it was suggested that an Order in Council might be expedient to overcome, as far as possible, any such deficiencies. On this point, however, the office solicitor gave his opinion in the following memorandum:—

"Memorandum for the Superintendent, Government Advances to Settlers Office, *re* 'Government Advances to Settlers Act, 1894.'

"I THINK it unnecessary to issue an Order in Council modifying or altering the covenants and conditions in the Fourth Schedule. Those are not so comprehensive as are ordinarily used in practice, but they are sufficient to protect the Superintendent as mortgagee. An Order in Council which would be satisfactory must recast the whole of the Fourth Schedule, and I do not think that advisable. I enclose, for your perusal, the ordinary form of mortgage, showing the covenants and provisions which are usually inserted in mortgages to clients, including the Public Trustee. You will see that these covenants and provisions are more comprehensive than those in the schedule to the Act.

"There is an objection to the form of mortgage-docket as set forth in the second part of the Fourth Schedule, where the security is leasehold (not under the Land Transfer Act). The effect of the mortgage-docket is to make the Superintendent, as mortgagee, the assignee of the leasehold, and so render him liable to the payment of the rent and the performance of the covenants of the lease—a practice never adopted unless where the rent is small and the covenants immaterial. To alter this by Order in Council under section 64 of the Act may be dangerous, as the order may be *ultra vires*. If loans are not granted on leaseholds which are not subject to the Land Transfer Act, this question will not arise. Under the Land Transfer Act the mortgage only creates a charge, there being no liability as between the mortgagee and the lessor. In the majority of cases (if not in all) the loans in cases of leases will probably be (judging from section 25 of the Act) of leaseholds under the Land Transfer Act, and so the objection will not arise.

"E. STAFFORD.

"Wellington, 28th March, 1895."

Then the leasehold interest of land comprised in the education reserves, and administered by the Land Boards of the colony, would also appear to be excluded from the securities on which advances are authorised by the Act, as the land does not satisfactorily come within the definition of Crown land. These leasehold interests afford in all respects as good a security for advances of money on mortgage as the leases of Crown lands. They are indeed alike in everything but in name.

It may be sufficient to add on this subject the following copy of a memorandum, in which the solicitor furnishes me with his opinion, as the result of many interviews with him respecting the risks of conflicts arising between the Land Boards of the colony and the Advances to Settlers Office, conflicts by which the securities of this office might suffer or lose their effect:—

"Memorandum for the Superintendent under 'The Government Advances to Settlers Act, 1894.'

"In cases of leases between private persons, if there be no payment of rent or breaches of the provisions of the lease, the Court has power to relieve against the forfeiture thereby incurred. A mortgagee's position would be that, to preserve his security, he could, under the same circumstances as the lessee, obtain relief from forfeiture. But as to leases under 'The Land Act, 1885,' and 'The Land Act, 1892,' I do not feel justified in saying that the same powers of relief in cases of forfeiture exist, because the powers of forfeiture are due to statutory enactment, and it does not follow that in such cases the Court could have power to relieve against a forfeiture, although it ought to be so.

"It must therefore be understood that in taking mortgages or leases under 'The Land Act, 1885,' and 'The Land Act, 1892,' a risk is run beyond the risk which is run by a mortgagee of an ordinary lease.

"It is not to be supposed that the Land Board, or the authorities administering the Land Acts, 1885 and 1892, will arbitrarily exercise the powers to forfeit leases with the knowledge that such leases are held by way of security under 'The Government Advances to Settlers Act, 1894,' but still it may be so, and the officers under the Land Acts may think that under those Acts they have no discretion. The position, consequently, of a mortgagee of a lease, under the two Land Acts referred to, is not as satisfactory as that of a mortgagee of an ordinary lease.

"A further difficulty arises in mortgages of leases under the Land Acts, 1885 and 1892, that the Land Board may refuse to consent to a transfer by the mortgagee in exercise of the powers of sale.

"Securities over leases under the Land Acts, 1885 and 1892, are not as satisfactory as they should be, because the action of the Land Board, or the authorities administering those Acts, may be antagonistic to the effective administration under the Government Advances to Settlers Act.

"Of course, I assume that, as both the Land Board and your Board are public departments, no conflict as to giving effect to your securities will arise; but, nevertheless, such conflicts may arise, and it is necessary that the relative positions of the authorities administering the Land Acts and your Board should be definitely settled, so as to avoid danger to your securities.

"The apprehended difficulties could have been avoided by a provision in 'The Government Advances to Settlers Act, 1894.' "E. STAFFORD.

"Wellington, 1st June, 1895."

"The Government Advances to Settlers Act, 1894," cannot but prove of substantial benefit to the colony. It has, however, only just completed its trial, and the office may consequently be regarded as only just emerging from the temporary or experimental stage. In these circumstances, the employment in the office of officials in the Civil Service—officials who regard their appointments as permanent—was hardly to be expected, even if the Government departments could spare such officials; and the clerical assistance necessary to the conduct of the Advances to Settlers Office has therefore obtained from temporary officials, whose salaries, with the allowance of £200 a year to the Superintendent, were, on the 31st May, at the aggregate annual rate of £1,417 in Wellington, and £452 in other parts of the colony.

The expenditure of the office on account of management up to the 31st May, exclusive of the payments on account of valuation for which the fees were remitted with the application for advances, but inclusive of the salaries of the Chief or Reviewing Valuers, was as follows:—

	£	s.	d.
Salaries ...	1,305	19	3
Monthly expenses...	136	10	7
Printing, stationery, and office requisites ...	390	7	10
Advertising ...	75	17	2
Law costs ...	5	5	0
Sundries ...	8	19	6
Estimated rent ...	100	0	0
Total ...	2,022	19	4

I append returns showing, only in classified totals for each provincial district, the applications received up to the 31st May, and the business of the office in connection with these applications. From these returns it will be seen that the applications received were 2,016 for advances amounting to £843,188—that 796 applications for advances amounted to £423,051 were granted to the amount of £303,467 on a total security of £851,089, and that 532 applications for advances amounting to £203,414 were declined. And I should add that the amount of money actually issued from the office in payment of the advances authorised is £87,735.

J. K. WARBURTON,
Superintendent.

REGULATIONS UNDER "THE GOVERNMENT ADVANCES TO SETTLERS ACT, 1894."

GLASGOW, Governor.

ORDER IN COUNCIL.

At the Government House, at Wellington, this third day of December, 1894.

Present: HIS EXCELLENCY THE GOVERNOR IN COUNCIL.

IN pursuance and exercise of the powers and authority vested in him in and by "The Government Advances to Settlers Act, 1894," and of all other powers and authorities enabling him in this behalf, His Excellency the Governor of the Colony of New Zealand, by and with the advice and consent of the Executive Council of the said colony, doth hereby make the several regulations set forth in the Schedule hereto, and doth declare that such regulations shall come into force and take effect on the date of the publication thereof in the *New Zealand Gazette.*

SCHEDULE.

1. "The said Act" means "The Government Advances to Settlers Act, 1894."

"The Superintendent" means "the Government Advances to Settlers Office Superintendent" under the said Act.

"The General Board" means "the Government Advances to Settlers Board" under the said Act.

"The Advances to Settlers Office Account," and "the Advances to Settlers Office," mean respectively "the Government Advances to Settlers Office Account" and "the Government Advances to Settlers Office."

"The Bank" means the Bank appointed by the Governor under section 46 of the said Act to keep "the Advances to Settlers Office Account."

2. The Advances to Settlers Office shall be situated at the seat of Government, in such premises as the Colonial Treasurer from time to time directs.

3. The office shall be open for public business daily from 9 a.m. to 1 p.m., and from 2 p.m. to 5 p.m., except on Saturdays, when it shall close at 1 p.m., and it shall not be open at all on Sundays, Good Friday, and Christmas Day, nor on such other days or times as shall be duly declared or appointed by Government to be public holidays.

4. The General Board shall meet for the despatch of business at such times and in such offices as shall be appointed by the Superintendent or by adjournment of a previous meeting.

5. Where the members present at a meeting of the General Board are equally divided on any question, the question shall be resolved in the negative.

6. There shall be a seal of the Advances to Settlers Office, which shall be of a circular form, of the diameter of one inch and one-half of an inch, having the Royal Arms, with the words "New Zealand" underneath, in the centre, and around the same the words "Government Advances to Settlers Office," in Roman letters, ⅛in. in length; and a new seal may be made, with the consent of the Colonial Treasurer, as occasion shall require.

The seal shall be kept at the Advances to Settlers Office, and in the custody of the Superintendent, under lock.

7. The minute-book in which the proceedings of the General Board shall be recorded shall be kept under the direction of such Board, and the minutes, when duly read and confirmed, and duly signed by the Chairman, shall be receivable as *primâ facie* evidence of the various matters set forth in such minutes.

8. The cheques signed by the Superintendent on the Advances to Settlers Office Account shall be deemed to be sufficiently countersigned by the Audit Office in being countersigned by an Audit Officer, whose signature the Auditor and Controller-General may authorise the Bank to accept.

9. The amounts payable within the colony out of the Advances to Settlers Office Account may be forwarded by the Superintendent to the Postmaster-General, to be paid by such Postmasters as the Superintendent may request, and as the Postmaster-General may authorise or direct to make such payments, and the Postmasters shall pay such amounts accordingly.

10. Every claim upon the Advances to Settlers Office must be made in the form and rendered in the manner required by the Superintendent.

11. Any person making a lodgment with a Postmaster of money payable to the Superintendent, or to the Advances to Settlers Office Account for credit of that account, shall enter and furnish the Postmaster, in two copies of the form required by him, with the particulars of the lodgment, and the Postmaster shall sign and deliver back to such person in acknowledgment of the receipt of the lodgment one of the two forms.

12. In any case which is not provided for by the said Act, or by the regulations thereunder, the special instructions of the Superintendent must be applied for and followed.

13. The Manager of the Bank shall make up at the close of business every day the pass-book of the Advances to Settlers Account, and send the same to the Superintendent, and at the same time send to the Auditor-General a statement showing the total receipts into, payments out of, and the balance of such account at the close of each day.

14. The mark of any payee unable to write, and the mark or signature of every Maori, must be witnessed by a person who, not being the paying officer or agent, is conversant with the English language.

15. A claimant unable personally to apply for payment may, by a special or general order on the form which the Superintendent may supply for the purpose, authorise the payment to be made to an agent. The special order shall be on or attached to the claim, but the general order shall be recorded in the Advances to Settlers Office, and quoted on each of the claims to which it may apply.

16. In the case of a special or general order given by a Maori not conversant with the English

language, it must be certified, on the authority of a licensed interpreter, that he has translated the contents of the authority to the Maori, and that the latter understood them.

17. One month's pay at an annual salary shall be calculated at one twelfth of such salary. Pay for a period less than a month shall be computed by multiplying the month's pay by the number of days in such period and dividing it by the number of days in the month.

18. Where wages or allowances are fixed by the day, the total number of days within the period shall be taken, unless it is stated that the working days only are to be allowed.

19. The officer or agent authorised to pay a claim on the Advances to Settlers Office must be satisfied before paying it that the applicant for payment is entitled to receive the amount, and that any necessary document has been produced.

20. No claim on the Advances to Settlers Office shall be paid until it has been, to the satisfaction of the Superintendent or his paying agent, proved and certified to be correct, as may be required by the Superintendent, and receipted by the claimant or by the claimant's duly-authorised agent, and until the signature of the payee has been attested when such attestation is required by the Superintendent.

21. The officers and agents of the Superintendent will be held responsible for all errors in calculation of the accounts or claims which they certify to be correct, and for any loss due to their neglect of these regulations, or of the instructions given by the Superintendent.

22. All securities for the investment of moneys out of the Advances to Settlers Account shall be kept under two keys, in the custody respectively of the Superintendent and of the Chief Clerk of the Public Trust Office.

23. No application for an advance under the said Act shall be proceeded with until the fee for the valuation of the security has been duly paid by the applicant; and the following scale of valuation-fees shall be substituted for the scale in the said Act, that is to say:—

Scale of Valuation-fees to be paid by Applicant in any Event, and to accompany the Application.

	£	s.	d.
On an application for a loan not exceeding £100	0	10	6
Exceeding £100, but not exceeding £250	1	1	0
Exceeding £250, but not exceeding £500	1	11	6
Exceeding £500, but not exceeding £2,500	2	2	0

24. The following scale of costs and fees payable for the preparation of mortgages for advances under the said Act shall be substituted for the scale in the said Act, that is to say:—

Scale of Costs and Fees for Mortgages.

Mortgages under "The Land Transfer Act, 1885."

Law costs of preparing, or perusing, and of registering mortgage (to be deducted from the advance),—

	£	s.	d.
If advance be not exceeding £500	0	10	6
Exceeding £500, but not exceeding £1,000	1	1	0
Exceeding £1,000, but not exceeding £2,500	1	11	6

With cash disbursements, which are the same in every case, namely,—

Mortgage form ... 2s.
Search fee ... 2s. } With an additional 2s. for every certificate of title after the first.
Registration ... 10s. }

Costs and fees for discharge of mortgage,—

Law costs ... ... 5s.
Registration fee (if mortgage is discharged by the Aid to Settlers Office) ... ... 5s.
} With an additional 2s. for every certificate of title after the first.

Mortgages under "The Deeds Registration Act, 1868."

Costs of preparing, or perusing, and of registering mortgage, including disbursements (to be deducted from the advance),—

	£	s.	d.
If advances be not exceeding £500	2	10	0
For every additional £500	0	15	0
Costs of discharge, including registration-fees	1	1	0

25. The Superintendent, with the sanction of the Board, may decline to proceed with an application for an advance which the Board has resolved to grant if the title to the security for such advance is not delivered to the Superintendent or to his agent or solicitor within one month after the applicant for the advance has received notice of such resolution.

26. The Superintendent may decline to proceed with any application for an advance where the applicant does not furnish the particulars which the Superintendent may require relating to the security.

27. The Superintendent and every member of the staff whose fidelity is not guaranteed under "The Civil Service Officers' Guarantee Act, 1893," shall severally give security for the faithful discharge of their duties by the bond of a Fidelity Guarantee Company or Society to an amount according to the following scale:—

Amount of Security to be Given.

			£
On salaries of £75 and upwards, but under	£100	... ...	300
" 100 " "	150	... ...	400
" 150 " "	200	... ...	600
" 200 " "	250	... ...	800
" 250 " "	300	... ...	1,000
" 300 " "	350	... ...	1,200
" 350 " "	400	... ...	1,400
" 400 " "	450	... ...	1,600
" 450 " "	500	... ...	1,800
" 500 " "	550	... ...	2,000
" 550 " "	600	... ...	2,200
" 600 " ...	...	... ...	2,500

28. The following form of application for loan shall be substituted for the form in the said Act, that is to say:—

Application for Loan under "The Government Advances to Settlers Act, 1894."

To the Superintendent,
Government Advances to Settlers Office,
Wellington.

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SIR,—

I, , of , hereby apply for an advance on mortgage under the provisions of the above-mentioned Act, as per particulars at foot hereof and following, and I enclose £ , being the valuation-fee as per scale in margin. [*Insert scale of valuation-fees.*]

I am, Sir,
Your obedient servant,
Signature of the applicant:

Advance required: £ , for the purpose of [*State shortly the purpose to which the money is to be applied*].

Security:

Class of land, not being urban or suburban lands (see margin) [*Insert classes of land, as set forth in the said Act*]:

Section:
Block:
Survey district:
Area:
Where situated:
Measurement of frontage to street or road:
Depth of the land:
Where the title-deeds to the security are to be obtained:

If the land is freehold, state the volume and folio of the certificate of title under "The Land Transfer Act, 1885," or, if the title is registered under "The Deeds Registration Act, 1868," the No. of the Crown grant, or the last registered No. on the Deeds Register:

By whom the property is occupied, and, if by a tenant, state the rent and other terms of lease:

The particulars of any encumbrance on the property, with the name of any mortgagee:

If the land is leasehold, state whether all the covenants and conditions on the lessee's part contained or implied in the lease have been complied with up to the date of this application: . When lease commenced: , 18 . The annual rent payable by lessee: £ . Whether lessee is residing on land or not: . If residing, how long the lessee has been so residing: . If not residing, the reason why, and the conditions under which the land is unoccupied, or occupied otherwise than by the lessee:

Improvements: State—

The buildings—date of erection, condition, and description, giving the materials:

The amount of existing insurance, and name of insurance office, number of the policy, and total amount of insurance obtainable:

The land—the area cleared of original bush or scrub: ; reclaimed from swamp: ; improved by sowing of English grasses: ; ploughed: ; now or lately cropped, with what crops and what result: .

The extent, condition, value, and description of the fencing, and the number of paddocks into which it subdivides the land:

What stock the land is now carrying and now capable of carrying:

Value of the land:—

Present capital value, as estimated—

—	Land without Improvements.	Improvements.		Total Capital Value.
		Buildings.	Other Improvements.	
	£	£	£	£
By applicant ...				
For local rating ...				
For a forced sale ...				

Present market rental of the whole property, as estimated by applicant: £ . Present market value of lessee's interest or title: £ . Total of all rates, taxes, or other charges to which the applicant's estate or interest in the property is liable: £ . The use made of the land for the last three years, and the result to the land, beneficial or otherwise:

Character, features, position, and circumstances of the land:—

State the natural boundaries:

How watered, and risk of pollution of water:

The area flat, but not swamp: . The area in swamp:

The area in swamp which can be profitably drained: . The area of undulating land capable of being profitably ploughed: . The area in original bush or scrub: .

The floods, river encroachment, wetness, or drought to which the land is subject; the consequent injury or risk of injury, and expense:

The use to which the land is best adapted, agricultural or pastoral. If to both, to what extent for each purpose, and to what particular crops or stock:

The gorse, sweetbriar, or other noxious plants or weeds growing on the land:

Whether the land is free from rabbits:

The use to which similar land in the immediate vicinity is commonly put:

The names of the roads giving access to the land, and their direction:

The distance in miles, from nearest railway-station, ; from nearest post-office ( ), ; from nearest school, .

Plan of land, showing roads, and their direction to nearest town or railway-station:—

If the land offered as the security for the desired advance is of the class of land numbered in the margin of the first page of this application as (2), (3), or (4), the applicant must, before despatching this application, post to the Commissioner of Crown Lands for the district in which the land is situated a notice of this application, in order that the Commissioner may at once furnish the Superintendent with a report respecting the leasehold. A copy of the form of notice can be obtained from any post-office.

The aforesaid notice of this application was posted on the day of , 189 , to the Commissioner of Crown Lands at .

Dated at , this day of , 189 .

Applicant's full name:
Occupation:
Address:

ALEX. WILLIS,
Clerk of the Executive Council.

GLASGOW, Governor.

ORDER IN COUNCIL.

At the Government Buildings, at Wellington, this twenty-fifth day of April, 1895.

Present: THE HONOURABLE THE PREMIER PRESIDING IN COUNCIL.

IN pursuance and exercise of the powers and authority vested in him in and by "The Government Advances to Settlers Act, 1894," and of all other powers and authorities enabling him in this behalf, His Excellency the Governor of the Colony of New Zealand, by and with the advice and consent of the Executive Council of the said colony, doth hereby make the several regulations set forth in the Schedule hereto, and doth declare that such regulations shall come into force and take effect on the date of the publication thereof in the *New Zealand Gazette*.

SCHEDULE.

1. A declaration in the following form shall be made and subscribed by every person heretofore or hereafter appointed or employed under "The Government Advances to Settlers Act, 1894," or in the Government Advances to Settlers Office; and every such declaration shall be made and subscribed before the Superintendent, or the Deputy Superintendent, or before any Justice of the Peace:—

I, , of , do hereby declare that I will truly and faithfully, according to the best of my skill and knowledge, perform the duties imposed upon me in respect of any employment by or under "The Government Advances to Settlers Act, 1894," or any regulations for the time being in force thereunder, and that I will not divulge or communicate to any person whomsoever, except as may be authorised by law for the purpose of carrying into effect the provisions of the said Act or any regulations as aforesaid, any matter or thing coming to my knowledge in the performance of my said duties in respect of the business of the Government Advances to Settlers Office, or otherwise in relation thereto.

[*Signature of person making declaration.*]

This declaration was made before me at , on this day of , 18 .

2. The following proviso is added to clause 23 of the regulations made under "The Government Advances to Settlers Act, 1894," by Order in Council of the 3rd day of December, 1894:—

"Provided that, when the application for an advance has been refused without a valuation of the security offered having been made, the Superintendent may refund to the applicant the whole, or such proportion as he may think just, of the valuation-fee paid as aforesaid."

ALEX. WILLIS,
Clerk of the Executive Council.

VALUERS employed, Number of Valuations ordered, Fees paid by Applicants, and Fees allowed to Valuers to the 31st May, 1895.

Number of Applications.	Name and Address of Valuer.	Amount received from Applicants. £ s. d.	Amount allowed to Valuers. £ s. d.
24	Anderson, J. A., Waiwera South	36 15 0	33 1 6
23	Andrews, A. S., Kohukohu	24 13 0	27 6 0
6	Ariell, W. W., Paparoa	6 16 6	7 7 0
8	Barns, A., Wanganui	14 14 0	12 1 6
16	Baxter, R. G., Waimate	18 6 6	16 2 0
5	Bedford, G., Christchurch	9 9 0	8 8 0
49	Bell, John, Wellington	74 9 6	58 16 0
5	Bolt, W. J., Waikouaiti	8 18 6	6 16 6
25	Bollard, J., Auckland	32 0 6	28 17 6
54	Brown, J. A., Christchurch	46 2 0	59 6 6
139	Brown, John, Invercargill	198 17 6	159 8 6
1	Calder, A., Lovell's Flat	1 1 0	1 1 0
1	Carswell, H., Invercargill	1 12 0	...
12	Craig, William, Palmerston South ...	14 14 0	15 15 0
4	Chennals, W. B., Masterton	7 6 6	5 5 0
1	Crispe, T., Gisborne	2 2 0	1 11 6
23	Davison, J., Ashburton	23 12 6	26 5 0
19	Dick, D., Ashley Bank, Christchurch ...	29 5 1	23 19 6
8	Dumergue, E. P., Opotiki	9 19 6	9 9 0
1	East, F. W., Prebbleton	2 2 0	1 11 6
10	Edwards, E., Paeroa, Thames	11 5 6	11 11 0
1	Ellis, N., Christchurch	2 2 0	1 11 6
22	Erskine, W. T., Havelock	21 10 0	25 14 6
15	Fache, G., Clyde	23 12 6	23 12 6
6	Fitzgerald, H., Cambridge	7 7 0	7 7 0
1	Fletcher, J. E., Motupipi	0 10 6	1 1 0
48	Gibson, J. J., Lawrence	66 11 0	70 8 0
99	Goodbehere, E., Feilding	149 9 6	114 19 6
27	Grant, George, Gisborne	45 11 6	56 3 6
22	Grigor, R., Balclutha	27 15 9	25 14 6
68	Green, T., Gore	95 11 6	79 5 6
6	Hallett, W., Wairoa, Hawke's Bay ...	7 17 6	8 4 6
6	Harris, W. J., Mongonui	4 14 0	7 17 6
75	Heslop, J., Normanby	109 15 0	109 15 0
56	Hjorring, N. P., Naseby	59 17 6	62 16 6
4	Hollis, E. W., Thames	4 4 0	5 5 0
1	Horner, E. C., Patea	0 10 6	1 1 0
3	Irvine, J., Herbertville	3 13 6	3 13 6
10	Jones, Wm., Hamilton	15 15 0	14 3 6
6	Lambert, M. G., Mangawhare	7 7 6	7 7 0
3	Lascelles, H. R., Napier...	5 6 0	4 4 0
50	Littlewart, T., Wyndham	63 9 0	57 1 0
33	Lowry, John, Razorback	44 11 6	36 15 0
1	Macintosh, H., Oamaru	0 10 6	0 10 6
5	Mason, H. F., Waverley	8 7 0	7 7 0
14	Mellsop, J. T., Waiuku	16 16 0	16 16 0
7	Mills, A., Spring Grove, Nelson	9 19 6	10 10 0
13	Moor, George, Warkworth	16 5 6	16 16 0
26	Moore, A. H., Opunake	26 5 0	24 17 6
8	McCartney, J., Portobello	11 0 6	8 18 6
16	McKerrow, A., Hampden	23 1 0	20 9 6
2	McKinnon, J., Whangarei	3 3 0	2 2 0
18	McLay, Moses, Kelso	18 7 0	21 10 6
1	Newman, C., Helensville	0 10 0	0 10 6
19	Nosworthy, R. D., Blenheim	28 7 0	22 18 6
83	O'Callaghan, A. P., Timaru	84 6 0	75 8 6
1	O'Meara, M., Queenstown	1 11 6	2 2 0
5	Oxley, L., Ashburton	7 7 0	6 6 0
1	Parsons, A., Wanganui	2 2 0	1 1 0
1	Phillips, C., Featherston...	1 11 6	1 11 6
4	Quealey, T., Birdling's Flat, Christchurch ...	2 16 0	4 4 0
5	Robinson, S. G., Takaka	5 5 0	5 15 6
25	Rose, W., Danevirke	36 4 6	35 3 6
3	Rout, W., and Sons, Nelson	5 4 6	5 5 0
23	Sattrup, M., Makaretu	26 15 6	26 1 6
95	Sedcole, A. W., Pahiatua	112 12 6	88 18 0

VALUERS, &c.—*continued.*

Number of Applications.	Name and Address of Valuer.	Amount received from Applicants.	Amount allowed to Valuers.
		£ s. d.	£ s. d.
22	Shaw, W. J., New Plymouth	29 7 6	27 16 6
28	Simpson, A., Marton	48 4 0	43 1 0
12	Sisam, W., Swanson	16 5 6	15 4 6
22	Smith, Henry, Ormondville	24 3 0	22 18 6
32	Sproull, C. C., Invercargill	46 14 6	39 18 0
55	Stevens, R., Inglewood	68 5 0	59 6 6
20	Townsend, M., Greymouth	26 4 0	7 19 10
71	Von Redan, F., Eketahuna	81 17 6	74 14 6
10	Wallis, W. H., Okete, Raglan	11 9 3	13 13 0
28	Wilson, A., Whangarei	25 5 0	30 9 0
4	Wilson, J. J., Whangarei	4 4 0	5 5 0
9	Walters, H. H., Carterton	10 10 0	9 12 6
22	Wright, C., Westport	29 18 6	26 15 6
12	Wrigley, F., Tauranga	15 15 6	14 7 0
1,719		£2,227 15 7	£2,034 4 10

Numbers of valuers employed, 79; average fee paid to valuers, £1 3s. 8d.

APPLICATIONS for LOANS received to 31st May, 1895.

Provincial District of	Freeholds. For Loans				Leaseholds. For Loans				Freeholds combined with Leaseholds. For Loans				Totals.	
	Not exceeding £500.		Over £500.		Not exceeding £500.		Over £500.		Not exceeding £500.		Over £500.		Number of Applications.	Amount of Loans applied for.
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amt.	No.	Amount.		
		£		£		£		£		£		£		£
Auckland	202	41,556	50	54,970	66	11,432	4	4,550	..	..	1	600	323	113,108
Hawke's Bay	50	11,295	11	12,470	53	11,978	6	7,300	2	950	..	..	122	43,993
Taranaki	104	32,093	31	41,300	64	9,655	3	3,750	2	800	1	1,200	205	88,798
Wellington	147	44,005	83	102,530	149	26,500	19	17,285	..	..	3	1,850	401	192,170
Marlborough	22	4,407	15	20,000	11	1,205	..	..	3	400	1	2,000	52	28,012
Nelson	25	5,355	12	13,700	18	2,465	4	3,100	1	300	1	1,200	61	26,120
Westland	19	4,900	3	3,000	2	400	..	..	..	..	..	..	24	8,300
Canterbury	55	10,889	43	58,325	149	16,282	1	600	2	150	2	2,000	252	88,246
Otago	263	79,169	126	139,860	171	27,672	6	4,100	7	1,890	3	1,750	576	254,441
Totals	887	233,669	374	446,155	683	107,589	43	40,685	17	4,490	12	10,600	2,016	843,188

The applications were 1,261 for advances of £679,824 on freeholds, 726 for advances of £148,274 on leaseholds, and 29 for advances of £15,090 on freeholds combined with leaseholds.

Position of all Applications as regards the Valuation of the Securities, to the 31st May, 1895.

Securities valued	1,719
Securities not valued	175
Applications withdrawn	46
Applications delayed for valuation-fees	20
Applications delayed for Crown Lands report	22
Applications delayed by correspondence with applicant	34
Total number of applications received	2,016

Law-costs for the Preparation of Mortgages completed on the 31st May, 1895.

	Number.	Amount. £ s. d.
Under Land Transfer Act	80	108 10 0
Under Deeds Registration Act	17	49 9 0
Totals	97	£157 19 0

Applications on which the Board had, up to the 31st May, 1895, declined to authorise Advances, classified according to Provincial Districts.

Provincial Districts.	On Freehold Securities.				On Leasehold Securities.				On Freehold combined with Leasehold.				Totals.	
	Not exceeding £500.		Exceeding £500.		Not exceeding £500.		Exceeding £500.		Not exceeding £500.		Exceeding £500.		No. of Applications.	Amount.
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amt.	No.	Amt.		
		£		£		£		£		£		£		
Auckland	42	7,506	14	15,950	36	6,376	5	4,460	1	500	1	1,200	99	35,992
Taranaki	7	2,610	6	10,279	18	3,155	1	600	..	..	..	..	32	16,644
Hawke's Bay	8	1,795	3	3,750	23	4,468	1	1,200	1	500	..	..	36	11,713
Wellington	16	2,745	14	21,050	42	6,340	4	4,550	1	450	..	..	77	35,135
Marlborough	3	550	5	7,800	8	755	..	..	2	200	2	2,000	20	11,305
Nelson	21	4,580	6	7,450	12	1,090	..	..	1	300	..	..	40	13,420
Canterbury	10	2,000	7	9,450	47	6,325	1	1,000	..	..	1	2,000	66	20,775
Westland	2	350	..	..	..	..	..	..	..	..	..	..	2	350
Otago and Southland ..	78	22,270	28	25,385	48	7,635	3	1,800	3	990	..	..	160	58,080
Totals	187	44,406	83	101,114	234	36,144	15	13,610	9	2,940	4	5,200	532	203,414

Advances Offered, which, being less than the Amounts required, were declined by Applicants, up to 31st May, 1895.

Provincial District.	Freehold.				Leasehold.				Total.	
	For Loans not exceeding £500.		For Loans over £500.		For Loans not exceeding £500.		For Loans over £500.			
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		£		£		£		£		£
Auckland	4	725	1	500	..	..	..	..	5	1,225
Taranaki	4	1,500	3	2,100	..	..	..	..	7	3,600
Hawke's Bay	..	..	1	400	1	100	..	..	2	500
Wellington	11	2 805	9	8,200	5	465	1	230	26	11,700
Marlborough	1	200	1	1,000	..	..	..	..	2	1,200
Canterbury	1	240	3	2,600	..	..	..	..	4	2,840
Otago	2	500	6	4,700	1	200	1	140	10	5,540
Totals	23	5,970	24	19,500	7	765	2	370	56	26,605

PURPOSES for which the Advances appear from the Applications to be required, Classified according to Provincial Districts, to 31st May, 1895.

Provincial District.	For releasing Mortgage.	For releasing Mortgage, and for Improvements.	For releasing Mortgage, and for Stock.	For releasing Mortgage, and for Stock and Improvements.	For Purchase of other Land.	For converting Leasehold into Freehold.	For converting Leasehold into Freehold, and for Improvements and Stock.	For paying Balance of Purchase-money, and for Improvements.	For Improvements.	For Stock and Improvements.	Not stated in Application.	Totals.
	£	£	£	£	£	£	£	£	£	£	£	£
Auckland	37,426	34,045	1,450	180	1,360	1,827	850	900	24,730	6,330	4,010	113,108
Taranaki	30,723	20,170	2,100	1,150	1,170	7,180	8,035	3,550	8,945	5,075	700	88,798
Hawke's Bay	10,400	8,555	..	425	..	920	300	1,400	17,683	2,210	2,100	43,993
Wellington	64,220	55,303	2,700	650	2,760	6,300	2,255	10,353	34,214	11,650	1,765	192,170
Marlborough	13,307	9,300	..	..	900	1,700	..	..	2,555	250	..	28,012
Nelson	11,185	10,275	..	1,190	..	..	..	130	2,200	1,140	..	26,120
Canterbury	57,942	8,720	750	247	1,092	2,180	70	..	9,965	4,780	2,500	88,246
Westland	2,500	4,750	300	..	..	50	..	..	400	300	..	8,300
Otago and Southland	127,030	49,240	400	3,400	4,975	9,004	1,250	17,271	29,791	10,260	1,820	254,441
Totals	354,733	200,358	7,700	7,242	12,257	29,161	12,760	33,604	130,483	41,995	12,895	843,188

ADVANCES Authorised to 31st May, 1895, Classified according to Provincial Districts.

Provincial Districts.	Authorised on Freehold Securities on applications.						Authorised on Leasehold Securities on applications.						Authorised on combined Freehold and Leasehold Securities on applications.						Totals.		
	Not exceeding £500.			Exceeding £500.			Not exceeding £500.			Exceeding £500.			Not exceeding £500.			Exceeding £500.					
	No.	Amount Required.	Amount Authorised.	No.	Amount Required.	Amount Authorised.	No.	Amount Required.	Amount Authorised.	No.	Amount Required.	Amount Authorised.	No.	Amount Required.	Amount Authorised.	No.	Amount Required.	Amount Authorised.	Number of Applications.	Amount applied for.	Amount of Advances Authorised.
		£	£		£	£		£	£		£	£		£	£		£	£		£	£
Auckland	41	11,370	9,195	4	11,410	4,300	1	400	350	..	..	..	..	..	..	..	..	..	46	23,180	13,845
Taranaki	84	22,430	20,425	17	32,371	19,650	21	4,775	3,195	..	..	..	2	800	675	..	..	..	124	60,376	43,945
Hawke's Bay	25	7,130	5,570	7	10,270	6,460	14	3,700	2,550	..	..	..	..	..	..	..	..	..	46	21,100	14,580
Wellington	102	37,528	31,095	53	60,670	46,900	84	14,790	13,305	3	13,030	2,750	2	1,200	730	1	2,000	800	245	129,218	95,580
Marlborough	11	3,357	2,882	4	5,500	4,050	2	250	100	..	..	..	..	..	..	..	..	..	17	9,107	7,032
Nelson	6	1,750	1,475	5	6,100	3,900	1	200	100	..	..	..	..	..	..	..	..	..	12	8,050	5,475
Canterbury	23	6,940	4,900	14	28,895	18,550	26	4,260	2,235	..	..	..	..	..	..	..	..	..	63	40,095	25,685
Westland	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Otago and Southland	139	48,079	39,565	57	72,790	52,840	46	10,706	4,770	..	..	..	1	350	150	..	..	..	243	131,925	97,325
Totals	431	138,584	115,107	161	228,006	156,650	195	39,081	26,605	3	13,030	2,750	5	2,350	1,555	1	2,000	800	796	423,051	303,467

Applications upon which the Amounts granted to 31st May, 1895, were less than the Amounts required, Classified according to Provincial Districts.

—	Not exceeding £500 on Freeholds.			Not exceeding £500 on Leaseholds.			Over £500 on Freeholds.			Over £500 on Leaseholds.			Not exceeding £500 on Freeholds with Leasehold.			Over £500 on Freeholds with Leasehold.			Total.		
	Applied for.		Granted.	Applied for.		Granted.	Applied for.		Granted.	Applied for.		Granted.	Applied for.		Granted.	Applied for.		Granted.	Applied for.		Granted.
	No.	Amount. £	Amount. £	No.	Amount. £	Amount. £	No.	Amount. £	Amount. £	No.	Amount. £	Amount. £	No.	Amount. £	Amount. £	No.	Amount. £	Amount. £	No.	Amount. £	Amount. £
Auckland	24	7,850	5,400	1	400	300	9	11,410	7,200	..	..	..	..	..	..	..	..	..	34	19,660	12,900
Hawke's Bay ..	18	4,190	3,110	13	3,160	1,775	7	8,610	5,800	..	..	..	..	..	..	..	..	..	38	15,960	10,685
Taranaki	49	17,364	12,235	19	2,930	2,270	23	30,371	18,800	2	1,250	900	2	800	675	..	..	..	95	52,715	34,880
Wellington	62	21,173	15,215	54	13,340	7,805	64	76,980	55,900	16	13,785	6,930	..	..	..	4	3,850	2,180	200	129,128	88,030
Marlborough ..	6	1,425	925	1	200	100	5	6,550	4,400	..	..	..	..	..	..	..	..	..	12	8,175	5,425
Nelson	6	1,900	1,200	1	200	100	4	4,400	2,500	..	..	..	..	..	..	..	..	..	11	6,500	3,800
Canterbury	11	2,580	2,025	21	3,335	1,710	17	24,695	15,975	1	600	250	..	..	..	..	..	..	50	31,210	19,960
Otago	70	26,004	18,555	38	7,306	3,730	74	83,665	61,940	2	1,500	540	2	700	300	1	600	400	187	119,775	85,465
Totals	246	82,486	58,665	148	30,871	17,790	203	246,681	172,515	21	17,135	8,620	4	1,500	975	5	4,450	2,580	627	383,123	261,145

Government Advances to Settlers Office,
Wellington, 18th June, 1895.

ADVANCES AUTHORISED to be GRANTED up to the 31st May, 1895, the VALUE of the LAND, BUILDINGS, and other IMPROVEMENTS comprising the SECURITIES for such ADVANCES, CLASSIFIED according to PROVINCIAL DISTRICTS.

Provincial District.	Advances authorised on Application for Loans not exceeding £500.									Advances authorised on Applications for Loans exceeding £500.									Advances authorised on Applications on Freeholds with Leaseholds.					
	On Freeholds.						On Leaseholds.			On Freeholds.						On Leaseholds.			Not exceeding £500.			Over £500.		
			Value of Securities.																					
	Number.	Amount granted.	Land.	Buildings.	Other Improvements.	Total.	Number.	Amount granted.	Lessee's Interest.	Number.	Amount granted.	Land.	Buildings.	Other Improvements.	Total.	Number.	Amount granted.	Lessee's Interest.	Number.	Amount.	Value of Security.	Number.	Amount.	Value of Security.
		£	£	£	£	£		£	£		£	£	£	£	£		£	£		£	£		£	£
Auckland	41	9,195	12,505	5,750	10,369	28,624	1	350	1,200	4	4,300	10,571	3,275	6,240	20,086	..	..	..	..	..	..	..	..	..
Taranaki	84	20,425	21,989	8,389	18,390	48,768	21	3,195	13,216	17	19,650	25,576	5,046	21,199	51,821	..	..	..	2	675	2,046	..	..	..
Hawke's Bay	25	5,570	6,961	2,950	6,780	16,691	14	2,550	12,469	7	6,460	7,674	1,595	6,526	15,795	..	..	..	..	..	..	..	..	..
Wellington	102	31,095	33,830	7,445	25,653	66,928	84	13,305	51,684	53	46,900	68,166	14,468	53,603	136,237	3	2,750	11,660	2	730	1,518	1	800	4,958
Marlborough	11	2,882	3,883	2,575	2,297	8,755	2	100	880	4	4,050	10,100	2,460	4,172	16,732	..	..	..	..	..	..	..	..	..
Nelson	6	1,475	1,575	972	1,584	4,131	1	100	380	5	3,900	17,383	1,925	4,740	24,048	..	..	..	..	..	..	..	..	..
Canterbury	23	4,900	5,223	2,091	1,410	8,724	26	2,235	7,654	14	18,550	32,836	4,920	7,029	44,785	..	..	..	..	..	..	..	..	..
Otago	139	39,565	42,200	17,898	27,371	87,469	46	4,770	16,426	57	52,840	81,144	22,095	43,167	146,406	..	..	..	1	150	998	..	..	..
Totals	431	115,107	128,166	48,070	93,854	270,090	195	26,605	103,909	161	156,650	253,450	55,784	146,676	455,910	3	2,750	11,660	5	1,555	4,562	1	800	4,958

Total amount granted on 796 applications, £303,467. Total amount of securities, £851,089.

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