

1911.
NEW ZEALAND.

FREEHOLD LANDS:

COMPARATIVE TABLES, SHOWING VALUES, ETC.

Return to an Order of the House of Representatives dated the 13th July, 1910.

Ordered, "That there be laid before this House a return, in continuation of B.-20, 1903, relative to freehold estates."—(Mr. ELL.)

THE enclosed statistical tables, excepting Table 4, relate solely to lands which are the freeholds of individuals and companies. Crown land, and land owned by Natives, local bodies, Church trustees, educational authorities, friendly societies, and other public bodies are not included in the tables, nor are lessees' interests included therein.

F. W. FLANAGAN, Valuer-General.

Valuation Department, Wellington, 27th September, 1911.

TABLE 1.—FREEHOLDERS CLASSIFIED ACCORDING TO THE AREA OWNED BY THEM AS AT 31ST MARCH, 1910, EXCLUSIVE OF LAND IN BOROUGH AND TOWNSHIPS; AND, FURTHER, SHOWING THE TOTAL AREA AND VALUE IN EACH CASE.

Class.		Owners.		Area.	Improved or Capital Value.	Unimproved Value.
Acres.	Acres.			Acres.	£	£
5 and under	10 ..	..	4,051	26,833	2,114,542	1,139,259
10 ..	20 ..	..	4,001	53,259	2,275,537	1,322,424
20 ..	30 ..	..	2,688	60,445	1,567,653	969,349
30 ..	40 ..	..	1,705	58,273	1,215,660	785,904
40 ..	50 ..	..	2,043	97,034	1,250,676	816,413
50 ..	60 ..	..	2,264	118,930	1,640,936	1,073,724
60 ..	70 ..	..	1,382	87,833	1,169,180	784,924
70 ..	80 ..	..	1,128	93,167	1,137,855	749,339
80 ..	90 ..	..	1,326	109,645	1,251,734	828,677
90 ..	100 ..	..	1,179	112,402	1,348,897	905,149
100 ..	200 ..	..	8,865	1,239,932	12,876,407	8,749,090
200 ..	320 ..	..	5,602	1,399,798	11,577,813	8,100,131
320 ..	500 ..	..	3,712	1,478,097	11,507,327	8,200,938
500 ..	640 ..	..	1,682	944,706	6,670,569	4,848,247
640 ..	1,000 ..	..	2,063	1,618,609	11,179,793	8,087,573
1,000 ..	2,000 ..	..	1,748	2,487,571	14,967,929	11,034,208
2,000 ..	3,000 ..	..	564	1,276,022	8,052,591	6,057,102
3,000 ..	4,000 ..	..	281	1,975,841	5,079,293	3,835,182
4,000 ..	5,000 ..	..	161	714,332	3,601,423	2,720,092
5,000 ..	6,000 ..	..	99	547,077	2,653,082	2,008,339
6,000 ..	7,000 ..	..	84	533,165	2,753,996	2,081,243
7,000 ..	8,000 ..	..	51	384,418	1,633,407	1,232,605
8,000 ..	9,000 ..	..	40	336,927	1,224,908	911,947
9,000 ..	10,000 ..	..	32	311,494	949,375	700,762
10,000 ..	15,000 ..	..	82	993,549	3,896,641	2,938,706
15,000 ..	20,000 ..	..	39	667,832	2,147,427	1,726,740
20,000 ..	30,000 ..	..	28	683,368	1,984,990	1,508,004
30,000 ..	40,000 ..	..	5	175,001	313,003	232,999
40,000 ..	50,000 ..	..	6	262,565	331,727	196,091
50,000 ..	75,000 ..	..	9	560,250	545,068	412,625
75,000 ..	100,000 ..	..	2	166,906	178,016	153,233
100,000 ..	150,000 ..	..	..	..	..	..
150,000 and over	..	..	..	..	..	..
Totals	..	..	46,922	19,575,281	119,097,455	85,111,019

TABLE 2.—COMPARISON OF FREEHOLDERS CLASSIFIED ACCORDING TO THE AREA OWNED BY THEM FOR THE YEARS 1910, 1906, 1902, 1892, 1889, 1886, AND 1883, EXCLUSIVE OF LAND IN BOROUGHES AND TOWNSHIPS.

Class.						Year.	Totals.	
							Number.	Improved Value.
Acres.	Acres.							£
5 and under 10	..	..	..	..	..	1910	4,051	2,114,542
						1906	3,512	1,371,810
						1902	3,477	1,076,081
						1892	2,820	678,032
						1889	2,829	816,671
						1886	2,113	577,498
						1883	1,416	303,136
10	..	20	..	..	..	1910	4,001	2,275,537
						1906	3,775	1,765,007
						1902	3,759	1,373,294
						1892	3,015	806,959
						1889	2,842	919,463
						1886	2,419	749,163
						1883	1,931	580,962
20	..	30	..	..	..	1910	2,688	1,567,653
						1906	2,575	1,262,800
						1902	2,567	996,912
						1892	2,267	663,050
						1889	2,144	679,624
						1886	2,110	659,754
						1883	1,860	582,630
30	..	40	..	..	..	1910	1,705	1,215,660
						1906	1,623	967,349
						1902	1,602	740,661
						1892	1,428	532,242
						1889	1,377	550,846
						1886	1,241	536,332
						1883	1,076	448,472
40	..	50	..	..	..	1910	2,043	1,250,676
						1906	2,106	1,099,227
						1902	2,092	809,411
						1892	2,318	642,000
						1889	2,181	611,681
						1886	2,218	629,164
						1883	1,994	539,959
50	..	60	..	..	..	1910	2,264	1,640,936
						1906	2,339	1,371,075
						1902	2,371	1,024,375
						1892	2,412	813,165
						1889	2,454	859,502
						1886	2,325	833,656
						1883	2,188	799,976
60	..	70	..	..	..	1910	1,382	1,169,180
						1906	1,378	928,593
						1902	1,401	703,079
						1892	1,463	522,686
						1889	1,409	485,826
						1886	1,414	521,744
						1883	1,278	457,756
70	..	80	..	..	..	1910	1,128	1,137,855
						1906	1,160	926,309
						1902	1,171	721,454
						1892	1,162	582,378
						1889	1,164	531,498
						1886	1,028	525,239
						1883	971	508,186

TABLE 2.—COMPARISON OF FREEHOLDERS CLASSIFIED ACCORDING TO THE AREA OWNED BY THEM FOR THE YEARS 1910, 1906, 1902, 1892, 1889, 1886, AND 1883, EXCLUSIVE OF LAND IN BOROUGH AND TOWNSHIPS—*continued*.

Class.					Year.	Totals.	
						Number.	Improved Value.
Acres.		Acres.					£
80 and under 90					1910	1,326	1,251,734
					1906	1,314	968,578
					1902	1,295	711,690
					1892	1,423	546,970
					1889	1,349	498,090
					1886	1,339	535,269
					1883	1,274	502,925
90	,,	100			1910	1,179	1,348,897
					1906	1,118	1,032,251
					1902	1,064	753,201
					1892	1,061	561,973
					1889	1,056	525,903
					1886	868	466,470
					1883	778	442,974
100	,,	200			1910	8,865	12,876,407
					1906	8,740	10,129,741
					1902	8,629	7,647,449
					1892	8,267	5,461,487
					1889	8,201	4,752,439
					1886	7,288	4,857,370
					1883	6,751	4,810,455
200	,,	320			1910	5,602	11,577,813
					1906	5,560	9,405,408
					1902	5,372	7,111,783
					1892	4,575	4,688,671
					1889	4,318	4,021,733
					1886	4,158	4,221,530
					1883	3,890	4,347,562
320	,,	500			1910	3,712	11,507,327
					1906	3,520	9,052,602
					1902	3,267	6,752,028
					1892	2,531	4,352,224
					1889	2,288	3,599,488
					1886	2,119	3,627,209
					1883	1,957	3,596,213
500	,,	640			1910	1,682	6,670,569
					1906	1,587	5,265,517
					1902	1,468	3,987,275
					1892	1,022	2,377,803
					1889	901	1,869,772
					1886	863	2,056,631
					1883	738	1,777,774
640	,,	1,000			1910	2,063	11,179,793
					1906	1,862	8,472,107
					1902	1,580	5,773,405
					1892	1,143	3,652,884
					1889	1,035	3,116,432
					1886	1,043	3,378,009
					1883	931	3,373,554
1,000	,,	2,000			1910	1,748	14,967,929
					1906	1,553	11,065,710
					1902	1,369	7,673,750
					1892	992	5,121,688
					1889	906	4,434,283
					1886	916	4,564,551
					1883	816	4,332,014
2,000	,,	3,000			1910	564	8,052,591
					1906	490	5,645,880

TABLE 2.—COMPARISON OF FREEHOLDERS CLASSIFIED ACCORDING TO THE AREA OWNED BY THEM FOR THE YEARS 1910, 1906, 1902, 1892, 1889, 1886, AND 1883. EXCLUSIVE OF LAND IN BOROUGH AND TOWNSHIPS—*continued*.

Class.					Year.	Totals.	
						Number.	Improved Value.
Acre.		Acre.					£
2,000	and under	3,000			1902	421	3,878,277
					1892	311	2,703,380
					1889	279	2,297,181
					1886	269	2,312,719
					1883	245	2,371,613
3,000	„	4,000	..	..	1910	281	5,079,293
					1906	227	3,474,169
					1902	205	2,464,498
					1892	146	1,706,128
					1889	140	1,338,308
					1886	144	1,474,577
					1883	146	1,614,450
4,000	„	5,000	..	..	1910	161	3,601,423
					1906	147	2,435,284
					1902	149	2,011,548
					1892	109	1,393,844
					1889	88	1,159,683
					1886	96	1,370,147
					1883	74	1,144,090
5,000	„	6,000	..	..	1910	99	2,653,082
					1906	78	1,709,902
					1902	88	1,538,654
					1892	66	1,047,158
					1889	75	1,228,906
					1886	75	1,297,824
					1883	68	1,264,413
6,000	„	7,000	..	..	1910	84	2,753,996
					1906	75	1,922,750
					1902	64	1,179,815
					1892	50	822,486
					1889	48	863,542
					1886	50	961,918
					1883	48	950,797
7,000	„	8,000	..	..	1910	51	1,633,407
					1906	56	1,538,664
					1902	49	1,038,500
					1892	38	727,542
					1889	41	766,441
					1886	45	856,238
					1883	37	886,206
8,000	„	9,000	..	..	1910	40	1,224,908
					1906	27	734,560
					1902	28	537,463
					1892	29	648,600
					1889	33	601,438
					1886	32	754,204
					1883	27	787,806
9,000	„	10,000	..	..	1910	32	949,375
					1906	42	1,095,166
					1902	31	627,415
					1892	25	778,427
					1889	24	539,158
					1886	18	435,787
					1883	23	616,202
10,000	„	20,000	..	..	1910	121	6,044,068
					1906	129	6,192,167
					1902	123	5,267,484
					1892	148	5,495,958
					1889	134	4,598,342

TABLE 2.—COMPARISON OF FREEHOLDERS CLASSIFIED ACCORDING TO THE AREA OWNED BY THEM FOR THE YEARS 1910, 1906, 1902, 1892, 1889, 1886, AND 1883, EXCLUSIVE OF LAND IN BOROUGH AND TOWNSHIPS—*continued*.

Class.				Year.	Totals.	
					Number.	Improved Value.
Acres.		Acres.				£
10,000 and under		20,000		1886	151	5,324,660
				1883	141	5,243,247
20,000	..	30,000	..	1910	28	1,984,990
				1906	40	2,910,630
				1902	40	2,592,115
				1892	45	2,743,301
				1889	50	2,829,723
				1886	43	2,363,525
				1883	49	2,688,813
30,000	..	40,000	..	1910	5	313,003
				1906	14	1,299,027
				1902	21	1,759,111
				1892	30	2,517,765
				1889	26	1,904,619
				1886	31	2,078,326
				1883	23	2,058,685
40,000	..	50,000	..	1910	6	331,727
				1906	8	510,849
				1902	9	538,117
				1892	9	987,659
				1889	13	982,562
				1886	5	552,035
				1883	11	786,699
50,000	..	75,000	..	1910	9	545,068
				1906	8	510,849
				1902	12	1,078,047
				1892	14	1,418,031
				1889	12	1,110,045
				1886	19	2,233,345
				1883	12	1,638,339
75,000	..	100,000	..	1910	2	178,016
				1906	4	717,758
				1902	6	613,576
				1892	6	1,086,623
				1889	6	1,091,795
				1886	6	1,290,186
				1883	7	1,517,574
100,000	..	150,000	..	1910	Nil	Nil.
				1906	Nil	Nil.
				1902	2	235,848
				1892	4	624,980
				1889	2	178,570
				1886	2	362,341
				1883	2	604,035
150,000 and over	..		..	1910	Nil	Nil.
				1906	1	331,985
				1902	3	1,409,866
				1892	6	2,583,281
				1889	7	2,811,639
				1886	2	1,251,268
				1883	2	1,782,295
Totals	..		..	1910	46,922	119,097,455
				1906	45,068	95,890,533
				1902	43,735	74,626,682
				1892	38,935	59,289,375
				1889	37,432	52,575,203
				1886	34,450	53,658,689
				1883	30,764	53,350,812

TABLE 3.—COMPARISON OF FREEHOLDERS OF 10,000 ACRES AND UPWARDS CLASSIFIED ACCORDING TO THE AREA OWNED BY THEM FOR 1910, 1906, 1902, 1892, AND 1889; AND, FURTHER, SHOWING THE AREA AND VALUE IN EACH CLASS.

Class.				Year.	Owners.	Area.	Capital Value.
Acres.	Acres.					Acres.	£
10,000 and under	20,000	..	..	1910	121	1,661,381	6,044,068
				1906	129	1,817,562	6,192,167
				1902	123	1,754,987	5,267,484
				1892	148	2,085,830	5,495,958
				1889	134	1,911,154	4,598,342
20,000	30,000	..	..	1910	28	683,368	1,984,990
				1906	40	1,002,816	2,910,630
				1902	40	1,011,807	2,592,115
				1892	45	1,110,358	2,743,301
				1889	50	1,221,829	2,829,723
30,000	40,000	..	..	1910	5	175,001	313,003
				1906	14	474,822	1,299,027
				1902	21	725,344	1,759,111
				1892	30	1,041,755	2,517,765
				1889	26	921,435	1,904,619
40,000	50,000	..	..	1910	6	262,565	331,727
				1906	8	353,100	510,849
				1902	9	390,319	538,117
				1892	9	392,432	987,659
				1889	13	570,646	982,562
50,000	75,000	..	..	1910	9	560,250	545,068
				1906	8	490,507	287,658
				1902	12	763,092	1,078,047
				1892	14	890,898	1,418,031
				1889	12	723,459	1,110,045
75,000	100,000	..	..	1910	2	166,906	178,016
				1906	4	342,493	717,758
				1902	6	509,195	613,576
				1892	6	520,905	1,086,623
				1889	6	522,590	1,091,795
100,000	150,000	..	..	1910	..	..	..
				1906	..	..	..
				1902	2	217,756	235,848
				1892	4	476,988	624,980
				1889	2	241,423	178,570
150,000 and over	..	..	..	1910	..	..	..
				1906	1	223,242	331,985
				1902	3	742,891	1,409,866
				1892	6	1,321,036	2,583,281
				1889	7	1,389,664	2,811,639
Totals	..	..	..	1910	171	3,509,471	9,396,872
				1906	204	4,704,542	12,250,074
				1902	216	6,115,391	13,494,164
				1892	262	7,840,202	17,457,598
				1889	250	7,502,200	15,507,295

NOTE.—A comparison of the area in the classes under 10,000 acres is not obtainable, as the areas for these classes were not compiled previous to 1906.

TABLE 4.—TABLE SHOWING TOTAL CAPITAL VALUES AND UNIMPROVED VALUES OF ALL LAND IN THE DOMINION.

Year of Valuation.					Total Capital Values.	Total Unimproved Values.
					£	£
1878	..	..	..	..	99,566,679	62,573,868
1882	..	..	..	..	101,000,000	..
1885	..	..	..	..	113,270,649	..
1888	..	..	..	..	111,137,714	75,497,379
1891	..	..	..	..	122,225,029	75,787,895
1897	..	..	..	..	138,591,347	84,401,244
1902	..	..	..	..	154,816,132	94,847,727
1906	..	..	..	..	218,422,552	137,168,548
1910	..	..	..	..	277,630,083	175,289,861

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