

REPORT ON ABOVE BY VALUER-GENERAL.

Mrs. Janet Hunter, Karamea.

The Secretary, Valuation of Land Commission, Wellington.

REFERRING to the protest of Mrs. Janet Hunter, of Karamea, against the valuation assigned to areas of 56 acres and 10 acres respectively, situated in the Karamea Riding, Buller County, I find on looking over the correspondence on the subject that when the Karamea Riding was revalued as at March, 1913, Mrs. Hunter was duly notified of the new values, and she forwarded an objection only with respect to the area of 56 acres, but omitted to furnish her estimate of its value.

In accordance with the usual practice of the Department I referred Mrs Hunter's objection to the valuer—the late Mr. Meyrick Jones—for reconsideration, and he returned it to me, directing my attention to the fact that the value which Mrs. Hunter objected to was the value on which she had borrowed money from the State-guaranteed Advances Department.

I replied to Mrs. Hunter on the 7th November, 1913 (copy of which is attached hereto), declining to reduce the valuation. Incidentally I may state that I had several opportunities of testing Mr. Jones's ability as a valuer while I was Commissioner of Crown Lands in the Nelson District. I always found his judgment sound.

F. W. FLANAGAN, Valuer-General.

Valuation Department, Wellington, 12th January, 1915.

COPY OF LETTER FROM VALUER-GENERAL TO MRS. HUNTER, DATED 7TH NOVEMBER, 1915.

DEAR MADAM,—

Referring to your letter of the 9th instant, protesting against the value assigned on revision to an area of 56 acres situated in the Karamea Riding, I have to inform you that your objection was referred to the late Mr. Jones, and he, after careful consideration, stated that he could not conscientiously reduce the value of the area.

Surely you cannot urge that your property is worth less than its value for mortgage purposes.

There appears to be an opinion current that land is valued low for taxation or rating purposes and high for mortgage purposes. As a matter of fact, land can only have one value.

I have, &c.,

Mrs. Janet Hunter, Karamea.

F. W. FLANAGAN, Valuer-General.

DECISION OF COMMISSION.

No recommendation to make.

21/1/15.

APPENDIX XI.

LETTER FROM MR. HALYBURTON JOHNSTONE.

DEAR SIR,—

Ngatea, Hauraki Plains, 27th December, 1914.

I did not know when you were sitting in Auckland, or I should have given evidence.

I had a section at Birkenhead which was valued by the Government valuer for £730, and he would not reduce it without going to Court. In the Court the valuer came to me and said, "If you like to leave the Court I will make it £475." I left the Court. He was to meet me half-way with the other sections. When I got the new valuation he made one £500, which I offered him for £400, and did not reduce the others at all. He even went so far as to write and say he would meet me half-way with the other sections. When I met him by appointment he was very rude, and said his word was as good as mine. I had to make the best deal I could, he taking off only a few pounds.

Another instance: I bought some Native land for £2 an acre, and sold it for £2, and the expenses were not to be more than £40. The land was valued at £1 10s. an acre when I bought. When the deal was nearly finished the Government valuer put the value up to £2 5s., and they would neither take the land nor reduce the valuation. I offered it to the Land Purchase Department at cost price, but they refused to buy it. I offered it to them at £2, and they would not take it at that. This proves how inefficient the Valuation Department is; some of the officers do not know what they are doing.

There should be one assessor on the Bench to look after the owners' interests, and not as it is now—two for the Government and one for the Council.

Yours faithfully,

HALYBURTON JOHNSTONE.

The Chairman, Valuation of Land Commission, Wellington.

REPORT ON ABOVE BY VALUER-GENERAL.

Re Halyburton Johnstone, Hauraki Plains, Auckland.

The Secretary, Valuation of Land Commission, Wellington.

REFERRING to Mr. Halyburton Johnstone's letter of the 22nd ultimo, bringing under the notice of the Valuation of Land Commission two instances of injustices he alleges he has been subjected to by the Valuation Department, I attach hereto—(1) Report by the Officer in Charge, Auckland, on the Birkenhead Borough valuation; (2) copy of a letter addressed to Mr. Johnstone by the Right Hon. the Prime Minister in regard to the valuation of portion of Turaponga Native block.