

valued at £50. The improvements which are not included in the capital value, but which must be paid for separately, consist of two cottages, one of four the other of three rooms, built of sound timber, lined inside, in fair repair, but unpainted; large cow-shed of about seventeen bails, small sheds, well, milk-stand, and pig-sties: the whole valued at £170.

#### GENERAL DESCRIPTION.

The settlement is situated about two miles and a half from the Tariki Railway-station by the Tariki and Ross Roads, both of which are metalled. The Ngaro Road leading through the property will also be metalled for about a mile, so as to allow metalled road access to all the sections. The land varies from flat to undulating, and the greater portion is ploughable. The soil, a tufaceous loam, is similar to that of much of the country on the slopes of Mount Egmont. As the bush previously on the place has been milled, the ground is fairly free from logs, and the grazing will not be hampered on that account, while the timber remaining will supply fuel and a number of fencing-posts. It is all in fair grass, with the exception of a little land which carries the original Native bush and some swamp. The situation is sheltered, lying well to the sun, and properly handled the place should be well adapted for dairying, as it has the advantage of a moist and genial climate. The land responds readily to manuring. There is a certain amount of blackberry on the property; most of this has been recently cut, and should be easily controlled and eradicated. On the southern part of the property fern is rather much in evidence, but subdivision, stocking, and cultivation should easily get rid of it. The altitude is about 800 ft. above sea-level. The frontages and practicable homestead-sites will all be easily accessible from the roads, and the natural fall of the ground will allow any small drainage required. Two of the sections carry more buildings than are really necessary, and the whole of these have been written down to a low figure. A great deal of the internal fencing is old, and will later on require shifting; and this also has been valued at a low figure.

G. H. BULLARD,  
Commissioner of Crown Lands.

#### Village-homestead Allotment in Wellington Land District for Selection on Renewable Lease.

District Lands and Survey Office,  
Wellington, 30th April, 1913.

NOTICE is hereby given that the undermentioned village-homestead allotment is open for selection on renewable lease, under the provisions of the Land Act, 1908, on the terms and conditions set forth in the Schedule hereto; and applications will be received at this office up to 4 o'clock p.m. on Wednesday, 25th June, 1913.

Applicants will have to appear personally before the Land Board at the District Lands and Survey Office, Wellington, at 10 o'clock a.m. on Thursday, the 26th June, 1913, to answer any questions the Land Board may ask.

The ballot for the allotment, if there is more than one applicant, will be held at the District Lands and Survey Office, Wellington, at the conclusion of the examination of applicants.

Preference will be given to landless married applicants with children dependent on them, or who have within the preceding two years been twice unsuccessful at former ballots.

The allotment is described for the general information of intending applicants, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

#### SCHEDULE.

WELLINGTON LAND DISTRICT.—WAIMARINO COUNTY.—  
OHAKUNE VILLAGE SETTLEMENT.  
*First-class Land.*

Section.	Area.	Capital Value.	Half-yearly Rental.
	A. R. P.	£ s. d.	£ s. d.
34	15 0 0	130 0 0	2 12 0

Situated in the Ohakune Village Settlement, on the main road to Ohakune Railway-station, which is about three-quarters of a mile distant by formed and metalled road. Flat land, of good quality, resting on clay and grit. The forest, which is light, consists of small rimu, matai, miro, tawa, &c., with the usual undergrowth. All milling-timber has been cut out. Elevation, about 2,100 ft. above sea-level.

#### TERMS AND CONDITIONS OF LEASE.

1. The land enumerated above is first-class land, and is a village-homestead allotment, open for selection on renewable

lease for periods of "sixty-six years, under the provisions of the Land Act, 1908 (hereinafter referred to as "the said Act").

2. The rental stated above shall be the price at which the land shall be open for selection.

3. Applications for a lease shall be made in manner as provided in Part I of the said Act; and all such applications shall be made to the Commissioner of Crown Lands, Wellington; and a lease will be issued in accordance with the provisions of Part I aforesaid.

4. Each applicant shall state his or her residence, occupation, and condition in life (namely, whether married or single), and will be required to make the prescribed declaration.

5. Each applicant shall pay the first half-year's rent, together with the lease and registration fee (£1 ls.), immediately the application has been approved or declared successful at the ballot; also the rent for the period elapsing between the date of the lease and the due date of such half-yearly payment.

6. All rent must be paid half-yearly, in advance, on the 1st days of January and July in each year, as provided in section 180 of the said Act; and the first half-year's rent is payable as before provided.

7. Improvements and residence on the land comprised in each lease shall be as provided in Part III of the said Act. The provisions of section 162, and all other provisions of the said Act with respect to substantial improvements, shall apply accordingly to lessees under these regulations. The provisions of section 159, and all other provisions of the said Act in respect of compulsory residence, shall apply accordingly to lessees under these regulations.

8. No lessee shall divide, sublet, or transfer the land held by him under these regulations, except under and subject to the provisions of Part I of the said Act.

9. No lessee shall apply for or hold more than one allotment, and such allotment shall be held for his or her sole use and benefit, and not for the use or benefit of any other person whomsoever.

10. All the provisions of the said Act, so far as applicable, shall extend and apply to the lands affected by these regulations, and to the applications and leases to be made and issued thereunder, and generally to the interests created, and the persons whose rights, liabilities, or interests are thereby affected; and the mention of any particular provision of the said Act shall not be deemed to exclude any other provision of the said Act applicable to the particular case.

Full particulars may be ascertained, forms of applications obtained, and plans seen at the District Lands and Survey Office, Wellington.

T. N. BRODRICK,  
Commissioner of Crown Lands.

#### Tongaporutu Domain, Taranaki Land District, for Lease by Public Auction.

District Lands and Survey Office,  
New Plymouth, 28th April, 1913.

NOTICE is hereby given that the undermentioned domain will be offered for lease by public auction, under the provisions of the Public Reserves and Domains Act, 1908, at the District Lands and Survey Office, New Plymouth, on Wednesday, 11th June, 1913, at 11 o'clock a.m.

#### SCHEDULE.

TARANAKI LAND DISTRICT.—TONGAPORUTU VILLAGE.—  
TONGAPORUTU DOMAIN.

Section.	Area.	Upset Annual Rental.	Term.
	A. R. P.	£ s. d.	
23	4 1 24	4 0 0	14 years.

#### Terms and Conditions of Lease.

1. Lease fee, £1 ls., and half-year's rent shall be paid upon the fall of the hammer.

2. Possession will be given on the day of sale.

3. The lease shall be for the term specified, but shall be subject to termination by twelve months' notice in the event of the land being required by the Government.

4. The rent shall be paid half-yearly in advance.

5. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.

6. The lessee shall not be allowed to fell, cut down, or destroy in any way any tree or shrub that may be upon the