

after, otherwise the part of the purchase-money paid by way of deposit shall be forfeited, and the contract for the sale of the land be null and void.

Title will be subject to Part XIII of the Land Act, 1908.

Full particulars may be ascertained at this office, and at the local Lands and Survey Office, Westport.

F. A. THOMPSON,
Commissioner of Crown Lands.

Land in Cheviot Estate, Canterbury Land District, open for Selection on Renewable Lease.

Department of Lands and Survey,
Wellington, 21st May, 1914.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease; and applications will be received at the District Lands and Survey Office, Christchurch, up to 4 o'clock p.m. on Thursday, the 23rd day of July, 1914.

Applicants will have to appear personally before the Land Board, at the District Lands and Survey Office, Christchurch, at 10 o'clock a.m. on Friday, the 24th day of July, 1914, to answer any questions the Land Board may ask; but if any applicant so desires, he may be examined by the Land Board of the district in which he resides.

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

Preference will be given to landless applicants who have children dependent on them, or who have within the preceding two years applied for land at least twice unsuccessfully.

SCHEDULE.

CANTERBURY LAND DISTRICT.—CHEVIOT COUNTY.—CHEVIOT ESTATE.—VILLAGE OF SPOTSWOOD.

First-class Land.

Section.	Block.	Area.	Rent per Annum per Acre.	Half-yearly Rental.
53, 54, 63	IV	A. R. P. 14 0 0	£ s. d. 0 18 6	£ s. d. 6 10 0

Weighted with £17 6s., valuation for improvements comprising 36 chains of fencing and one pump and piping.

Part of Spotswood Village, Cheviot Estate, joining the Waipara-Cheviot Railway line. First-class agricultural land.

CONDITIONS OF LEASE.

- Term of lease: Sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years.
- Rental: 5 per cent. per annum on the capital value, payable on 1st January and 1st July in each year.
- Applicants to be seventeen years of age and upwards.
- Applicants to furnish statutory declaration (printed below) with applications, and, on being declared successful, deposit £1 ls. (lease fee) and a half-year's rent; also the rent for the broken period between date of lease and 1st July, 1914.
- Including all other land already owned, held, or occupied under a tenure of more than one year's duration, no person may apply for more than 5,000 acres; every acre of first-class land being reckoned as 7½ acres, and every acre of second-class land being reckoned as 2½ acres.
- Residence is to commence within one year, and to be continuous for ten years.
- Improvements.—Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre.
- A renewable lease is registered under the Land Transfer Act, 1908.
- Lessee to pay all rates, taxes, and assessments.
- Transfer not allowed until completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.
- Lessee has no right to minerals, without license; but he may use on the land any minerals for any agricultural, pastoral, household, road-making, or building purpose.
- Lessee may pay up to 90 per cent. of capital value of allotment in sums of not less than £10; rent to be reduced proportionately. All moneys so paid shall be repayable to

the owner of the lease when it is renewed or determined. No conditions, except residence and payment of rent, are enforced when amount so paid is not less than 33 per cent. of the capital value. Any money exceeding 33 per cent. of capital value is repayable to lessee on application.

13. In the event of the lease not being renewed, the value of the improvements shall not constitute a debt due to the lessee by the Crown, but shall be paid by the incoming tenant or purchaser.

14. The lessee must once a year properly cut and trim all live fences now on the land, or which may be planted upon the land during the term, and stub all gorse not growing as fences, and also stub all broom, sweetbrier, and other noxious plants.

15. The lessee must once a year properly clean, clear from weeds, and keep open all creeks, drains, ditches, and watercourses which now are or may be upon the land; and the Land Board shall have the power at any time to enter upon and make any drain through the land that it may deem necessary.

16. In the event of the lessee failing to comply with any of the covenants hereinbefore mentioned relating to the trimming of live fences and stubbing gorse, broom, and sweetbrier, and to the cleaning, clearing from weeds, and keeping open all creeks, drains, ditches, and watercourses, it shall be lawful for the Commissioner of Crown Lands to have such work done, and to recover the cost of the same from the lessee.

17. The lessee shall not take more than three crops, one of which must be a root-crop, from the same land in succession; and either with or immediately after a third crop of any kind he shall sow the land down with good permanent cultivated grasses and clovers, and allow the land to remain as pasture for at least three years from the harvesting of the last crop before being again cropped.

18. The lessee shall at all times during the term of the lease farm the land so that not less than one-half of the total area shall be maintained in permanent pasture.

19. The lessee shall not cut the cultivated grass or clovers for hay or seed during the first year from the time of sowing as aforesaid, nor shall he at any time remove from the land or burn any straw grown upon the land.

20. All buildings erected upon the land shall be kept in good order and repair.

21. A right to search for and take gravel for making or maintaining roads is reserved. Payment to be made for surface damage only.

22. Lease is liable to forfeiture if conditions are violated.

FORM OF DECLARATION.

I, [Name in full], of [Address], [Occupation], do solemnly and sincerely declare,—

- That I am of the age of seventeen years and upwards.
- That I am, subject to the provisions of the Land Act, 1908, applying for the purchase of a renewable lease of the land described in the accompanying application.
- That I am acquiring such lease solely for my own use and benefit, and not directly or indirectly for the use or benefit of any other person or persons whomsoever.
- That, including the land now applied for, I am not the owner, holder, or occupier under any tenure of more than one year's duration, either severally or jointly or in common with any other person or persons, of any land anywhere in New Zealand exceeding in the whole 5,000 acres of land, computed as follows:—

- Every acre of first-class land is reckoned as 7½ acres;
- Every acre of second-class land is reckoned as 2½ acres;
- Every acre of third-class land is reckoned as 1 acre.

5. That my answers to the questions contained in the accompanying application are true and correct in every particular.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the Justices of the Peace Act, 1908.

Declared at this day of 19 ,
before me—

[Signature.]
A Justice of the Peace for New Zealand.
H. D. BELL,
For Minister of Lands

Land in Douglas Settlement, Canterbury Land District, for Selection on Renewable Lease.

District Lands and Survey Office,
Christchurch, 25th May, 1914.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land Act, 1908, and amendments, and the