

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Auckland, on Thursday, 21st December, 1916, at 10 o'clock a.m. The ballot will be held at the conclusion of the examination of applicants.

## FIRST SCHEDULE.

AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.—WAIKATO COUNTY.—PIAKO SURVEY DISTRICT.—TANIWAH SETTLEMENT.

*Open for General Application.*

SECTION 7: Area, 66 acres 2 roods 8 perches; capital value, £1,460; half-yearly rent, £32 17s.; interest and sinking fund, £28 15s. 9d.\*

Section 8: Area, 52 acres; capital value, £1,420; half-yearly rent, £31 19s.; interest and sinking fund, £24 4s. 10d.†

Section 9: Area, 73 acres 1 rood 27 perches; capital value, £1,200; half-yearly rent, £27.

\* Interest and sinking fund on buildings valued at £570; payable in cash, or in fourteen years by half-yearly instalments of £28 15s. 9d. Total half-yearly payment, £61 12s. 9d.

† Interest and sinking fund on buildings valued at £480; payable in cash, or in fourteen years by half-yearly instalments of £24 4s. 10d. Total half-yearly payment, £56 3s. 10d.

## SECOND SCHEDULE.

AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.—WAIKATO COUNTY.—PIAKO SURVEY DISTRICT.—TANIWAH SETTLEMENT.

*Open for Application by Discharged Soldiers.*

| Section. | Area. |    |    | Capital Value. |       | Instalment on Deferred Payment (without Interest). |       | Renewable Lease: Half-yearly Rent. |       |
|----------|-------|----|----|----------------|-------|--|-------|------------------------------------|-------|
|          | A.    | R. | P. | £              | s. d. | £  | s. d. | £                                  | s. d. |
| 1        | 60    | 2  | 0  | 1,700          | 0 0   | 85   | 0 0   | 38                                 | 5 0   |
| 2        | 59    | 2  | 0  | 1,660          | 0 0   | 83   | 0 0   | 37                                 | 7 0   |
| 3        | 61    | 2  | 0  | 1,720          | 0 0   | 86   | 0 0   | 38                                 | 14 0  |
| 4        | 52    | 3  | 0  | 1,480          | 0 0   | 74   | 0 0   | 33                                 | 6 0   |
| 5        | 55    | 1  | 25 | 1,560          | 0 0   | 78   | 0 0   | 35                                 | 2 0   |
| 6        | 64    | 0  | 24 | 2,040          | 0 0   | 102  | 0 0   | 45                                 | 18 0  |
| 10       | 67    | 3  | 11 | 1,200          | 0 0   | 60   | 0 0   | 27                                 | 0 0   |

## IMPROVEMENTS.

The improvements included in the capital values of the sections are as follows:—

Section 1.—32 chains road boundary fence, 32 chains subdivisional fence, 44 chains boundary fence (half value), and 36 chains internal drain; value, £80 15s.

Section 2.—22 chains road boundary fence, 23 chains subdivisional fence, 36 chains boundary fence (half value), and 30 chains internal drain; value, £61 17s. 6d.

Section 3.—7 chains road boundary fence, 41 chains subdivisional fence, 18 chains boundary fence (half value), and 25 chains internal drain; value, £54 7s. 6d.

Section 4.—3 chains road boundary fence, 50 chains subdivisional fence, 25 chains internal drain; value, £51 17s. 6d.

Section 5.—16 chains internal fence and 25 chains internal drain; value, £28 15s.

Section 6.—19 chains road boundary fence, 68 chains subdivisional fence, and 2 chains internal drain; value, £39 7s. 6d.

Section 7.—33 chains road boundary fence, and 126 chains of internal fence; value, £83 12s. 6d.

Section 8.—55 chains road boundary fence, 17 chains internal fence, and 14 chains boundary fence (half value); value, £47 5s.

Section 9.—60 chains road boundary fence, 50 chains boundary fence (half value), and 20 chains internal drain; value, £73 2s. 6d.

Section 10.—25 chains road boundary fence and 46 chains boundary fence (half value); value, £30.

The following improvements are not included in the capital value, and will have to be paid for separately:—

Section 7.—Five-roomed house valued at £400, a whare valued at £50, and a cow-shed valued at £120; total value, £570; repayable in fourteen years by twenty-eight half-yearly payments of £28 15s. 9d.

Section 8.—Five-roomed house, valued at £450, and a cart-shed valued at £30; total value, £480; repayable in fourteen years by twenty-eight half-yearly payments of £24 4s. 10d.

## GENERAL DESCRIPTION OF SETTLEMENT.

This property, formerly owned by Mr. D. K. Martin, is situated in the Waikato County, being about twelve miles from Te Kauwhata Railway-station by a good metalled road. Telephone systems are installed over the district, and there is mail delivery daily. With the exception of two sections (9 and 10), the land is level, the soil being very good, consisting of rich alluvial wash. Sections 9 and 10 have a higher elevation than the rest, probably 150 ft., and the soil upon them is not quite so good, being of a heavier nature. The fences generally are fairly good post and wires, and where

practicable have been utilized for the boundaries of the different farms. The whole of the estate is in good English grass of different varieties. The land is well watered by never-failing streams, also springs upon some of the sections. There are two creameries, post-office, and schools within one mile from either end of the estate. Most of the settlers in the district separate their own milk, and a cream-wagon daily picks up the cream and conveys it to Te Kauwhata Railway-station to be taken by train to the factory.

The houses are in good order, built with kauri and matai; the outbuildings also are in good order.

Sale plans and full particulars may be obtained at this office.

H. M. SKEET,  
Commissioner of Crown Lands.

*Opening National Endowment Land in Otago Land District for Selection on Renewable Lease.*

District Lands and Survey Office,  
Dunedin, 25th October, 1916.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease in terms of the Land Act, 1908; and applications will be received at the District Lands and Survey Office, Dunedin, up to 4 o'clock p.m. on Monday, 11th December, 1916.

The ballot will be held at the District Lands and Survey Office, Dunedin, at 2.30 o'clock p.m. on Tuesday, the 12th December, 1916.

Preference will be given to soldiers (either discharged or on active service) and to landless applicants who have children dependent on them, or who have within the preceding two years applied for land at least twice unsuccessfully.

The application of any single man of military age may be refused by the Land Board, unless he can produce evidence of rejection from service by the military authorities.

## SCHEDULE.

OTAGO LAND DISTRICT.—VINCENT COUNTY.—WAKEFIELD SURVEY DISTRICT.

*First-class Land.*

SECTION 32, Block II: Area, 13 acres 0 roods 16 perches; capital value, £50; half-yearly rent, £1.

Section 33, Block II: Area, 11 acres 2 roods 29 perches; capital value, £35; half-yearly rent, 14s.

Section 34, Block II: Area, 11 acres 0 roods 30 perches; capital value, £30; half-yearly rent, 12s.

Situated near Rocky Point, on the Clutha River. The Town of Cromwell is about ten miles distant. Access is by good road. The nearest school is about half a mile from the sections, and Bendigo Post-office is about two miles distant. The land is flat, and is suitable for fruit-growing. Watered by the Clutha River, which forms the western boundary.

## ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years; but without right of purchase.

2. Rent, 4 per cent. per annum on the capital value, payable on 1st January and 1st July in each year.

3. Applicants to be seventeen years of age and upwards.

4. Applicants to furnish statutory declaration with applications, and, on being declared successful, deposit £1 ls. (lease fee) and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.

5. Applications made on the same day are deemed to be simultaneous.

6. Order of selection is decided by ballot.

7. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.

8. Residence is to commence within four years in bush land or swamp land, and within one year in open or partly open land, and to be continuous for ten years. Under certain conditions personal residence may be dispensed with.

9. 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 of first-class land, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.

10. Lessee to pay all rates, taxes, and assessments.

11. Transfer not allowed until completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.

12. Roads may be taken through the lands at any time within seven years; twice the original value to be allowed for area taken for such roads.

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

Full particulars may be obtained at this office.

ROBT. T. SADD,  
Commissioner of Crown Lands.