

Land in Wairuna Settlement, Otago Land District, open for Selection on Renewable Lease.

Department of Lands and Survey,
Dunedin, 22nd August, 1921.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land Act, 1908, and the Land for Settlements Act, 1908, and amendments; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, the 25th October, 1921.

Applicants should appear personally before the Land Board for examination at this office at 10 o'clock a.m. on Wednesday, the 26th October.

The ballot will be held on Wednesday, the 26th October, at the conclusion of examination of applicants.

Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who within two years immediately preceding date of ballot have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force; and to persons engaged on military service beyond New Zealand in connection with the late war, if such persons immediately prior to the war were *bona fide* residents of New Zealand.

SCHEDULE.

OTAGO LAND DISTRICT.—SETTLEMENT LAND.

Wairuna Settlement.—Clutha County.—Pomahaka and Waipahi Survey Districts.

Section.	Area.			Capital Value.	Renewable Lease: Half-yearly Rent.
	A.	R.	P.	£	£ s. d.
9s	526	0	0	2,140	48 3 0
10s	804	0	0	2,720	61 4 0
11s	796	0	0	2,980	67 1 0
13s	507	2	0	3,130	70 8 6

The improvements included in the capital value of the sections consist of boundary and subdivisional fencing valued as follows: Section 9s, £36 12s.; Section 10s, £105 14s.; Section 11s, £93 10s.; Section 13s, £87 10s.

Wairuna Settlement is situated about three miles from Waipahi Railway Junction on the southern Trunk Railway, access from which is by a well-formed road. The land is of very fair quality, and produces good grass and good oat and turnip crops. The country is of an easy rolling nature, and there is comparatively very little waste through broken gullies. Sections 9s, 10s, and 11s have a frontage to the Pomahaka River, and the Wairuna Stream and its branches supply water to the remaining sections. The general aspect is northerly and easterly.

ABSTRACT OF CONDITIONS OF LEASE.

- Term of lease, thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years, and a right to acquire the freehold.
- Rent, $4\frac{1}{2}$ per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.
- Applicants to be twenty-one years of age and upwards.
- Applicants to furnish with applications statutory declaration, and, on being declared successful, deposit £1 1s. (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.
- Applications made on the same day are deemed to be simultaneous.
- No person may hold more than one allotment.
- Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
- Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.
- 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.
- Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.
- 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.
- Lease is liable to forfeiture if conditions are violated.

ROBT. T. SADD,
Commissioner of Crown Lands.

Education Reserves in Otago Land District for Lease by Public Auction.

District Lands and Survey Office,
Dunedin, 23rd August, 1921.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Dunedin, on Friday, the 7th October, 1921, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and the Public Bodies Leases Act, 1908.

SCHEDULE.

OTAGO LAND DISTRICT.

(1.) SECTIONS 13, 14, and 15, Block II, Inch-Clutha District: Area, 185 acres 0 roods 33 perches; upset annual rent, £142. Weighted with £903 12s., valuation for improvements.

Situated about three miles from Kaitangata Town, and there is a level well-metalled road to the north-east corner and all along the north-east boundary. There is a school on the ground, and a dairy factory about two miles to two miles and a half away on a good road.

(2.) Section 17, Block XXI, Town of Herbert: Area, 1 rood 8 perches; upset annual rent, 6s.

NOTE.—The late lessee to be allowed to remove fencing. Level land; good building-site; good access; and about a mile from school, railway-station, and post-office.

SPECIAL CONDITION.

Sections 13, 14, and 15, Block II, Inch-Clutha District.—If the turnip crop now growing on the property is not eaten off by the date of sale the value thereof to be added to the amount payable by the incoming tenant. The value of the ploughing to be similarly paid for.

ABSTRACT OF CONDITIONS OF LEASE.

A half-year's rent at the rate offered, and rent for the broken period between date of sale and the 31st December, 1921, lease and registration fees, and valuation for improvements to be paid on the fall of the hammer.

Term of lease of Sections 13, 14, and 15, Block II, Inch-Clutha, is twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years.

Rent of renewal lease to be fixed by arbitration.

If lessee does not desire new lease at end of any term, land to be leased by auction.

The term of lease of Section 17, Block XXI, Town of Herbert, is twenty-one years, without right of renewal, and at the end of term lease to be offered by auction for further term of twenty-one years at rent to be fixed by arbitration.

The incoming lessee to pay the valuation of the improvements, which is to be handed over to outgoing lessee.

No assignment or sublease without consent.

Lessee to improve the land and keep it clear of all weeds. Interest at rate of 10 per cent. per annum to be paid on rent in arrear.

Consent of the Land Board to be obtained before subdividing, erecting any building, or effecting other improvements.

Lease is liable to forfeiture if conditions are violated.

ROBT. T. SADD,
Commissioner of Crown Lands.

BANKRUPTCY NOTICES.

In the Supreme Court of New Zealand, Northern District.

In the matter of the Companies Act, 1908; and in the matter of A. R. McNEIL AND COMPANY (LIMITED), a private company incorporated under the said Act and carrying on business in Auckland as Merchants.

I HEREBY give notice that by an order of the above-named Court dated the 19th day of August, 1921, the above-named company was ordered to be wound up by the Court under the provisions of the said Act, and I hereby call a meeting of creditors of the company to be held at my office, Government Buildings, Customs Street West, Auckland, on Friday, the 2nd day of September, 1921, at 2.30 p.m. And I further give notice that all claims against the said company must be lodged with me on or before the 19th day of October, 1921.

W. S. FISHER, Official Assignee.
Auckland, 19th August, 1921.