

to be fenced off and the class of sand-binding grass to be planted must be first obtained.

The Commissioner must also be duly notified in writing when planting begins and also when completed.

Full particulars on application to this office.

N. C. KENSINGTON,  
Commissioner of Crown Lands.

*Settlement Land in Wellington Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Wellington, 26th November, 1924.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at the District Lands and Survey Office, Wellington, on Wednesday, the 7th day of January, 1925, at 10.30 o'clock a.m., under the provisions of the Land Act, 1908, and amendments, and the Land for Settlements Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—PETONE BOROUGH.—WILFORD SETTLEMENT.

SECTION 3, Block XIII: Area, 14.68 perches; upset price, £55.

This section is situated in William Street, in the Borough of Petone. Comprises flat land in grass. Suitable for building-site.

TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. The terms are—

(1.) Cash.—One-fifth of the purchase-money on the full of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

(2.) Deferred Payments.—5 per cent. of the purchase-money and license fee (£1 1s.) on the fall of the hammer, balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount.

In either case if the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount (if any) already paid shall be forfeited and the contract for the sale of the land be null and void.

Titles will be subject to section 60 of the Land Laws Amendment Act, 1912.

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

THOS. BROOK,  
Commissioner of Crown Lands.

*Reserves in Taranaki Land District for Lease by Public Auction.*

District Lands and Survey Office,  
New Plymouth, 26th November, 1924.

NOTICE is hereby given that the undermentioned reserves will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, on Friday 19th December, 1924, at 10.30 o'clock a.m., under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

TARANAKI LAND DISTRICT.

*Clifton County.—Upper Waitara Survey District.*

SECTION 12, Block XI: Area, 36 acres; upset annual rental, £5. Term of lease: fourteen years.

Section is all in grass and is ring-fenced, suitable for an accommodation paddock for travelling stock.

SPECIAL CONDITION.

The improvements on Section 12, Block XI, Upper Waitara Survey District, with the exception of the boundary fence, are the property of the previous occupier, who has the right to remove same within three months from the date of auction.

*Patea County.—Town of Manutahi.*

Part Section 9: Area, 2 acres 2 roods 27 perches; upset annual rental, £15. Term of lease: Seven years.

Section comprises good flat land in grass, well sheltered with live hedges. There is a fairly good cottage and shed on the section.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, together with £1 1s. lease fee, must be paid on the fall of the hammer.

2. There are no restrictions or limitations as to the number of sections which one person may lease, and no declaration is required. Residence is not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee.

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

4. The leases shall be for the term of years specified, without right of renewal, but shall be subject to termination by twelve months' notice in the event of the land being required by the Government.

5. The rent shall be payable half-yearly in advance.

6. 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.

7. The land shall not be cropped nor broken up, except with the written consent of the Commissioner of Crown Lands first had and obtained.

8. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land comprised in the lease; and he shall with all reasonable despatch remove or cause to be removed all gorse, sweetbrier, broom, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

9. The lease shall be liable to forfeiture if the lessee fails to fulfil any of the conditions of the said lease within twenty-one days after the date on which the same ought to be fulfilled.

The reserves are described for the general information of intending bidders who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description. Form of lease may be perused and full particulars obtained at this office.

JOHN COOK,  
Commissioner of Crown Lands.

*Land in Gisborne Land District for Sale by Public Auction for Cash or on Deferred Payments.*

District Lands and Survey Office,  
Gisborne, 26th November, 1924.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at the District Lands and Survey Office, Gisborne, at 10.30 o'clock a.m. on Thursday, 15th January, 1925, under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

GISBORNE LAND DISTRICT.—FIRST-CLASS LAND.

*Cook County.—Turanganui Survey District.*

PART Lot 20 (D.P. 712), Matawhero C Block, Block I: Area, 23 acres 2 roods 17.6 perches; upset price, £1,800; required deposit, £100.

All flat rich alluvial soil, situated about one mile from Makaraka Railway-station and practically adjoining Matawhero Saleyards; all ploughable and suitable for maize or lucerne growing; watered by well and windmill. Buildings comprise dwelling and cow-byre and two sheds all very old. Other improvements are 20 chains of good live hedges and 65 chains fencing.

This section being situated so close to the saleyards should make an ideal holding paddock.

TERMS OF SALE.

1. Cash.—The required deposit on the fall of the hammer, and the balance within thirty days.

2. Deferred Payments.—Deposit as shown, balance by equal half-yearly instalments, consisting partly of purchase-money and partly of interest, extending over a period not exceeding thirty-four years and a half in the case of civilians and thirty-six years and a half in the case of discharged soldiers, with the right to pay off at any time the whole or any part of the outstanding amount.