

CROWN LANDS NOTICES.

Land in Wellington Land District forfeited.

Department of Lands and Survey,
Wellington, 16th February, 1925.

NOTICE is hereby given that the license of the under-mentioned land having been declared forfeited by resolution of the Wellington Land Board, the said land has thereby reverted to the Crown under provisions of the Land Act, 1924.

SCHEDULE.

WELLINGTON LAND DISTRICT.

TENURE: O.R.P. Lease No. 804. Section 2, Block X, Mikimiki Survey District. Formerly held by H. McDermott. Reason of forfeiture: Non-compliance with conditions.

A. D. McLEOD, Minister of Lands.

Land in Nelson Land District for Sale by Public Auction.

District Lands and Survey Office,
Nelson, 20th February, 1925.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at the Courthouse, Westport, at 2.30 o'clock p.m. on Tuesday, 31st March, 1925, under the provisions of the Land Act, 1924.

SCHEDULE.

NELSON LAND DISTRICT.

Town of Millerton.

SECTION 132: Area, 1 rood 8 perches; upset price, £50. Situated in the Township of Millerton, on the south-east corner of Tasman and Calliope Streets. Suitable for building-site.

TERMS OF SALE.

Cash.—One-fifth of the purchase-money on the fall of the hammer and the balance, with Crown grant fee of £1, is payable within thirty days thereafter, otherwise the part of the purchase-money paid by way of deposit will be forfeited and the sale of the land declared null and void.

Deferred Payments.—A deposit of 5 per cent. of the price bid, together with £1 ls. license fee, on the fall of the hammer, balance by equal annual instalments extending over a period of 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.

Title will be subject to Part XIII of the Land Act, 1924.

Full particulars on application to the Commissioner of Crown Lands, Nelson.

N. C. KENSINGTON,
Commissioner of Crown Lands.

National-endowment Land in Nelson Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Nelson, 24th February, 1925.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Nelson, up to 4 o'clock p.m. on Wednesday, 1st April, 1925.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Nelson, on Thursday, 2nd April, 1925, at 10 o'clock a.m., but if any applicant so desires he may be examined by the Land Board of any other district.

After the first half-year's rent has been paid by the selector the further instalments of rent payable by him for a period of two years shall not be demanded; provided that if at any time during the first five years of his occupancy the selector disposes of his interest in the land the rent so conceded shall be paid by him in full, and thereupon the Land Board may remit such instalment of rent payable by the incoming tenant, not exceeding in the aggregate the amount of rent previously conceded to the selector, as the Board thinks fit.

SCHEDULE.

NELSON LAND DISTRICT.—NATIONAL ENDOWMENT.—SECOND-CLASS LAND.

Waimea County.—Hope Survey District.

(Exempt from rent for two years.)

SECTION 5, Block XIII: Area, 1,170 acres; capital value, £1,300; half-yearly rent, £32 10s.

The improvements on this section consist of felling and grassing about 150 acres. A little fencing has also been done. There are an uncompleted hut, cow-shed, and yards on the property.

Situated in the Gowan Valley, about eleven miles from Glenhope Railway-station, eight miles by main road, then three miles metalled dray-road. With the exception of the area felled and sown, the section is entirely bushclad, principally birch, with some rimu. About 100 acres is flat and terrace land, balance is broken pastoral land, rather steep.

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 from the Commissioner of Crown Lands, Nelson.

N. C. KENSINGTON,
Commissioner of Crown Lands.

Land for Sale by Public Auction.

District Lands and Survey Office,
Blenheim, 24th February, 1925.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payment, at the District Lands and Survey Office, Blenheim, at 2.30 o'clock p.m. on Wednesday, the 8th day of April, 1925, under the provisions of the Land Act, 1924.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—TOWN LAND.

Marlborough County.—Town of Blenheim.

ALLOTMENT 177 of Section 3, Omaka: Area, 1 rood. Capital value, £765.

This residential property is situated in Charles Street, Blenheim, about fifteen chains from the post-office. Buildings consist of six-roomed residence with front veranda, bathroom, and pantry, also small motor-shed.

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 fall 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 ls.) 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