

TERMS OF SALE.

1. *Cash*.—One-fifth of the purchase-money on the fall of the hammer, and the balance within thirty days.

2. *Deferred Payments*.—A deposit as shown; balance by equal half-yearly instalments consisting partly of purchase-money and partly of interest, extending over a period not exceeding twenty-five and a half years, with the right to pay off at any time the whole or any part of the outstanding amount.

3. The unpaid purchase-money shall be secured by way of instalment mortgage, interest being calculated at 5 per cent. in the case of a discharged soldier, and 5½ per cent. in all other cases. A rebate of one-tenth of the interest payable will be allowed for prompt payments of instalments.

4. Purchasers responsible for payment of mortgage fees, &c.

The lands 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.

Full particulars may be obtained at this office.

J. D. THOMSON,
Commissioner of Crown Lands.

Lands in Hawke's Bay Land District for Sale by Auction.

District Lands and Survey Office,
Napier, 9th March, 1925.

NOTICE is hereby given that the undermentioned properties will be offered for sale by auction, for cash or on deferred payments, at the District Lands and Survey Office, Napier, on Wednesday, 15th April, 1925, at 11 o'clock a.m., under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.

PART Lot 8, Deeds Plan 275, Part Suburban Section 58, Napier: Area, 27.02 perches; upset price, £950, for cash or on deferred payments; deposit required on deferred payments, £100.

This is a good four-roomed house with all conveniences, electric light, hot and cold water, &c. Situated at 65 Milton Road (near Amners' quarries).

Files—H.O., 26/16385; D.O., 22/2430.

Terms of Sale.

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Full particulars may be obtained at this office.

J. D. THOMSON,
Commissioner of Crown Lands.

Native Lands for Lease by Public Auction.

NOTICE is hereby given that the lands shown in the Schedule hereto will be offered for lease by public auction at the office of the Tairāwhiti District Maori Land Board, Gisborne, at 11 a.m. on Saturday, the 4th day of April, 1925, under the provisions of Part XIV of the Native Land Act, 1909. The leases will be for a term of sixteen years from the first day of May, 1925, with right of renewal for a further term of sixteen years and with compensation for improvements effected by the lessee during the currency of the lease.

SCHEDULE.

LOT 1. Hauomatuku No. 9B, situated in Waikohu County, Waingaromia Survey District: No legal access; area, 27 acres 1 rood 29 perches; upset rental, £10 per annum.

Lot 2. Waipaoa No. 5A, situated in Wairoa County on the Ruakituri River. The Gisborne-Waikaremoana Road runs through the block. Area, 2,624 acres, from which a tract of bush lands containing approximately 500 acres is reserved for scenic and timber purposes. Upset rental, £186 per annum.

ABSTRACT OF CONDITIONS OF LEASES.

1. Lessees to be not less than twenty-one years of age, and must not hold more than the area of land stipulated in Part XII of the Native Land Act, 1909, and its amendments.

2. Rental for the first term to be the rental of the accepted bid; rental for the renewed term to be 5 per cent. of the Government unimproved value as assessed at the end of the first term, but not less than the rental for the first term.

3. Rental to be paid to the Maori Land Board at Gisborne half-yearly in advance.

4. On expiry of the lease the lessee's improvements to be valued by arbitration and protected as described in section 263 of the Native Land Act, 1909.

5. Lessee of Lot 2 to be liable for any damage by fire to the bush reserve.

The successful bidders of each lot will be required to pay immediately upon the fall of the hammer the first half-year's rent, together with a lease fee of £3 3s. and the cost of stamping and registering the lease.

Full particulars and a copy of the form of lease may be seen at the office of the Tairāwhiti District Maori Land Board, Gisborne.

JOHN HARVEY, Registrar.

Land in Southland Land District open for Selection on Renewable Lease.

District Lands and Survey Office,
Invercargill, 9th March, 1925.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land for Settlements Act, 1908, and the Land Act, 1924; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, 14th April, 1925.

Applicants should appear personally before the Land Board for examination at this office at 10 o'clock a.m. on Thursday, 16th April, 1925.

The ballot will be held on Thursday, 16th April, 1925, 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.

SOUTHLAND LAND DISTRICT.—SETTLEMENT LAND.

Wallace County.—Waiau Survey District.

Merrivale No. 1 Settlement.

SECTION 20, Block XI: Area, 250 acres. Capital value, £1,250. Renewable lease: Half-yearly rent, £28 2s. 6d.

Weighted with £450, valuation for improvements, consisting of dwelling, byre, stable, implement-shed, sheep-yards, and fencing, to be paid in cash.

Ridgy land, suitable for sheep and cropping. Situated near Orawia Post-office and Dairy Factory and less than two miles from school and terminus of Tuatāpere-Orawia Railway-station now being completed.

ABSTRACT OF CONDITIONS OF LEASE.

1. 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.

2. Rent payable in advance on 1st January and 1st July in each year.

3. Applicants to be twenty-one years of age and upwards.

4. Applicants to furnish with applications statutory declaration, and, on being declared successful, deposit £1 Is. (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.