

Land in Wellington Land District forfeited.

Department of Lands and Survey,
Wellington, 7th May, 1926.

NOTICE is hereby given that the lease 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, and the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

TENURE: L.S.R.L. Lease No. 463. Section 7, Waddington Settlement. Formerly held by W. T. Knox. Reason for forfeiture: At request.

A. D. McLEOD, Minister of Lands.

Land in Canterbury Land District forfeited.

Department of Lands and Survey,
Wellington, 5th May, 1926.

NOTICE is hereby given that the lease of the under-mentioned land having been declared forfeited by resolution of the Canterbury Land Board, the said land has thereby reverted to the Crown, under the provisions of the Land Act, 1924, and the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.

TENURE: S.T.L./S. 38. Section 5, Avonhead Settlement. Formerly held by T. R. O'Callaghan. Reason for forfeiture: Non-compliance with conditions of lease.

A. D. McLEOD, Minister of Lands

Land in Wellington Land District for Sale or Selection.

District Lands and Survey Office,
Wellington, 6th May, 1926.

NOTICE is hereby given that the undermentioned land will be opened for selection in terms of the Land Act, 1924, and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Monday, the 28th June, 1926.

The land may, at the option of the applicant, be purchased for cash, or be selected for occupation with right of purchase, or on renewable lease.

Applicants must appear personally for examination at the District Lands and Survey Office, Wellington, on Tuesday, 29th June, 1926, at 10.30 o'clock a.m.

SCHEDULE.

WELLINGTON LAND DISTRICT.—SECOND-CLASS LAND.

Eketahuna County.—Tararua Survey District.

SECTIONS 1 and 45, Block VI: Area, 705 acres. Capital value, £1,050; £1,285.* Occupation with right of purchase: Half-yearly rent, £26 5s. Renewable lease: Half-yearly rent, £21.

* Valuation for improvements, consisting of felling and grassing 360 acres, £665; fencing, £190; plantation, £10; and a five-roomed dwelling and outbuildings, £420. Arrangements may be made by the successful applicant for a loan of £900 to the State Advances Office on security of the improvements; remainder payable in cash.

These sections are situated in the Stirling Farm Homestead Block at the end of the Mangaroa Road, about nine miles from Eketahuna. Comprises hilly bush country mostly. An area of 360 acres has been felled and grassed, but owing to neglect this area has gone back a good deal to second growth and rubbish. Soil is of a light nature, resting on papa and shingle formation. Sections are watered by small streams.

ABSTRACT OF CONDITIONS.

Conditional Purchase.
"Cash" System.

1. Applicants to be seventeen years of age and upwards.
2. Applicants to furnish statutory declarations with applications, and, on being successful, deposit one-fifth of purchase-money; the balance, with Crown-grant fee, is payable within thirty days. The Crown-grant fee is £1 for first 100 acres or less, and $\frac{1}{4}$ d. for each additional acre.
3. *Improvements.*—Purchaser must, within ten years, improve the land to the extent of £1 an acre on first-class land,

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10s. an acre on second-class land, and 5s. an acre on third-class land, otherwise no Crown grant can issue.

4. Roads may be taken through the land at any time within seven years upon payment of twice the amount paid by the original purchaser for the area taken for such roads.

Occupation with Right of Purchase.

1. Term of license: Twenty-five years, with right of purchase after six years if conditions fulfilled.
2. Rent: 5 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 application, and, on being declared successful, deposit £1 ls. (license 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 license 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 six years on bush land or swamp land, and for seven years on open or partly open land. Under certain conditions personal residence may be dispensed with.
9. *Improvements.*—Licensee 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. Licensee 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. License is liable to forfeiture if conditions are violated.

Renewable 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.

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

Full particulars can be obtained from the Commissioner of Crown Lands, Wellington.

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.