

going, 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.

8. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.

9. 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.

10. Lease is liable to forfeiture if conditions are violated.

Form of lease may be perused and full particulars obtained at this office.

W. STEWART,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale under the Provisions of the Hutt Valley Lands Settlement Act, 1925.

District Lands and Survey Office,
Wellington, 5th July, 1926.

NOTICE is hereby given that the undermentioned sections will be offered for sale at the Conference Hall, Dominion Farmers' Buildings, Wellington, at 7.30 o'clock p.m., on Tuesday, the 27th July, 1926.

The sections may be purchased for cash, for cash by instalments, or on special deferred payments under the provisions of the Hutt Valley Lands Settlement Act, 1925, and the Land for Settlements Act, 1925.

SCHEDULE.

WELLINGTON LAND DISTRICT.—LOWER HUTT BOROUGH.

Block XIV, Belmont Survey District.—Hutt Valley Settlement.

Section.	Area.	Upset Price.	Section.	Area.	Upset Price.
	A. R. P.	£		A. R. P.	£
150	0 0 31.4	400	162	0 2 19.4	1,200
151	0 0 32	340	163	0 2 19.5	1,200
152	0 0 32	330	164	0 2 6.1	755
153	0 0 32	330	165	0 0 32	340
154	0 0 32	340	166	0 0 32	340
155	0 0 32	340	167	0 0 32	340
156	0 0 32	365	168	0 0 32	340
157	0 0 32	365	169	0 0 32	340
158	0 0 32	355	170	0 0 32	325
159	0 0 32	355	171	0 0 32	325
160	0 1 28	710	172	0 0 37	390
161	0 1 37.6	835	173	0 0 37.16	450

This subdivision is part of the land which was acquired by the Crown in connection with the new Hutt Valley Railway Deviation. The whole area has been laid out in accordance with modern town-planning ideas, a part of the general scheme of subdivision being shown on the sale plan.

The sections now being offered are adjacent to the well-known Bellevue Gardens subdivision and are eminently suitable for building purposes. The land is practically flat and the soil is of a rich alluvial nature.

The work of roading and drainage is proceeding rapidly and purchasers will be able to commence building operations at once.

As shown on the sale plan this subdivision lies within a few minutes' walk of the station now being erected on the new railway-line.

This is the first of a series of sales to be held by the Department.

NOTE—The attention of prospective purchasers is drawn to an easement for public purposes, affecting Sections 150 to 162 as shown on the plan of the subdivision.

ABSTRACT OF CONDITIONS OF SALE.
Cash.

One-fifth of the purchase-money to be paid on the fall of the hammer, and the remaining four-fifths, together with Crown grant fee of £1, within thirty days thereafter.

Cash by Instalments.

(a.) Ten per centum of the purchase-money and license fee of £1 1s. on the fall of the hammer.

(b.) Ten per centum thereof on the expiration of each of the following periods from the date of sale—namely, three months, six months, nine months, and twelve months.

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(c.) The balance of 50 per cent. on the expiration of eighteen months from the date of sale.

(d.) Interest on the unpaid balance of purchase-money to be payable with each instalment, and to be computed at the rate of 5½ per cent. per annum.

Special Deferred Payments.

(a.) Five per cent. of purchase-money, together with £1 1s., license fee, to be paid on the fall of the hammer.

(b.) The balance of the purchase-money, with interest thereon, at the rate of 5½ per cent. per annum, to be paid by instalments extending over a period of 34½ years.

(c.) In addition to the prescribed half-yearly instalment the purchaser may, on making any such payment, pay any sum or sums not less than £5 or multiple of £5 in reduction of the purchase-money.

(d.) Upon receipt of the final instalment a certificate of title in respect of the land purchased shall issue, upon payment of the prescribed Crown grant fee.

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 be null and void.

It is not lawful for any person, or for the wife, or husband of any person, to acquire more than one allotment of land subject to the provisions of the Hutt Valley Lands Settlement Act, 1925, under the system of deferred payments providing for repayment of purchase-money in thirty-four and a half years.

Titles will be subject to section 85 of the Land for Settlements Act, 1925, and Part XIII of the Land Act, 1924.

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 accuracy of any description.

Full particulars may be obtained at this office.

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

Lands in Nelson Land District for Sale for Cash by Public Auction.

District Lands and Survey Office,
Nelson, 6th July, 1926.

NOTICE is hereby given that the undermentioned lands will be offered for sale for cash by public auction at the District Lands and Survey Office, Nelson, on Wednesday, 11th August, 1926, at 11 o'clock a.m., under the provisions of the Land Act, 1924.

SCHEDULE.

NELSON LAND DISTRICT.

Waimea County.—Tadmor Survey District.—Village of Tui.

SECTION 4: Area, 2 acres 1 rood 16 perches; upset price, £25.

Weighted with £117, valuation for improvements, consisting of dwelling, also shed and 17 chains of fencing, to be paid for in cash.

Section 5: Area, 2 acres 3 roods 15 perches; upset price, £30.

Weighted with £5, valuation for improvements, consisting of 5 chains of boundary-fence, to be paid for in cash.

Situated in the Village of Tui, almost adjoining Tui Railway-station. All flat land in grass.

TERMS OF SALE.

One-fifth of the purchase-money and valuation for improvements on the fall of the hammer, and the balance, together with £1, Crown grant fee, within thirty days thereafter, otherwise the part of the purchase-money paid by way of deposit shall be forfeited, and the sale of the land declared null and void.

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

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

A. F. WATERS,
Commissioner of Crown Lands.