

Situated on the Mangakara Road about four miles from Ohura. It comprises steep hilly country well watered by streams and springs. Soil is of medium quality, on sandstone formation. About 250 acres has been felled and grassed. Balance of area is in medium bush, comprising tawa, tawhero, rata, and rimu, with a thick undergrowth of karamu, koromiko, and whauwhau. Altitude, 900 ft. to 1,700 ft.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., to be paid on fall of hammer.
 2. Term of lease is twenty-one years, with perpetual right of renewal for successive terms of twenty-one years at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
 3. No compensation for improvements; but if lease is not renewed upon expiry, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements effected by the original lessee with the consent of the Land Board. Failing disposal, the land and improvements revert to the Crown without compensation.
 4. No transfer, mortgage, sublease, or subdivisions allowed without consent.
 5. Lessee to cultivate and improve the land and keep it clear of weeds.
 6. Lessee to maintain in good substantial repair all buildings, fences, gates, and drains, and to keep clear all creeks, drains, ditches, and watercourses, to trim all live hedges, and to yield up all improvements in good order and condition at the expiration of the lease.
 7. Rent payable half-yearly in advance, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrears.
 8. No gravel to be removed from land without consent of the Land Board.
 9. Lessee will not carry on any offensive trade.
 10. Lessee to give notice to Land Board before making improvements.
 11. Lessee to pay all rates, taxes, and assessments.
 12. Lease is liable to forfeiture if conditions are violated.
- Full particulars may be obtained on application to the Commissioner of Crown Lands, New Plymouth.

W. D. ARMIT,
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, 8th September, 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 Thursday, the 30th September, 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.
Belmont Survey District.—Hutt Valley Settlement.

Section.	Block.	Area.		Section.	Block.	Area.	
		A.	R. P.			A.	R. P.
19	XV	0	0 30-4	2	XV	0	1 39-7
18	"	0	0 36-1	1	"	0	1 39-6
17	"	0	0 33-5	2	XXI	0	0 39-7
16	"	0	0 36-2	3	XVIII	0	1 16-6
15	"	0	0 36-2	2	"	0	1 9-6
14	"	0	0 36-2	1	"	0	1 18-5
13	"	0	0 36-2	10	XVI	0	0 28-7
12	"	0	0 36-2	9	"	0	0 31-8
11	"	0	1 17-4	8	"	0	0 37-9
10	"	0	1 17-4	7	"	0	1 1-1
9	"	0	0 36-2	6	"	0	1 2-6
8	"	0	0 36-2	5	"	0	0 37-6
7	"	0	0 36-2	4	"	0	0 32
6	"	0	0 36-2	3	"	0	0 26-4
5	"	0	0 36-2	2	"	0	0 28
		0	0 36-2	1	"	0	1 12-9

These residential sites are undoubtedly some of the most choice to be found in the Hutt Valley, and comprise part of the land purchased by the Crown from the Riddiford family, being situated immediately opposite the old Bellevue Gardens, and are within a few minutes of the railway-station now in course of erection.

This area has been laid out on most generous lines by the provision of sections ranging from 26 perches up to approximately half an acre, with frontages from 50 ft. upwards, and depths up to approximately 200 ft. The land is of a very high quality, and is capable of growing anything. All sections are flat, with the exception of a few intersected by a small stream. This stream is in itself a great asset.

The roading and drainage is proceeding rapidly and high-pressure water has now been laid. Roadways generally will be kept somewhat below the level of the sections to provide for better drainage. Along each side of the roads, between the footpaths and section frontages, a grass berm is being provided. A similar provision will be made in all roads where practicable, and these berms, when planted with avenues of trees or ornamental shrubs, will assist towards making the whole area a model garden suburb.

SPECIAL CONDITIONS.

The attention of intending purchasers is drawn to easements for public purposes as shown on the plan.

Intending purchasers are also advised that a building-line restriction will operate in case of sections fronting streets of a less width than 66ft.

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 cent. of the purchase-money and license fee of £1 ls. on the fall of the hammer.

(b.) Ten per cent. 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.

(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 ls., 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 shall not be lawful for any person to acquire more than two allotments 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 34½ years, and where any person so acquires two allotments, such allotments shall be contiguous.

Except on the recommendation of the Land Board and with the approval of the Minister of Lands, it shall not be lawful for any lessee or licensee of land subject to the provisions of the Hutt Valley Lands Settlement Act, 1925, to transfer his interest in such land before the expiration of ten years from the date of the original disposal of the land under the aforesaid Act.

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

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 accuracy of any description.

Full particulars may be obtained at this office.

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