

CONDITIONS OF SALE.

The purchaser may pay for the land in cash or by deferred payments. 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*.—Five per cent. of purchase-money, together with £1 ls. license fee, to be paid on the fall of the hammer.

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.

The licensee shall have the right at any time during the currency of his license to pay off either the whole of the purchase-money or any half-yearly instalment or instalments thereof then remaining unpaid.

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 the amount (if any) already paid shall be forfeited, and the contract for the sale be null and void.

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

Full particulars may be obtained at this office.

H. W. C. MACKINTOSH,
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, 24th November, 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 Wednesday, the 15th December, 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.
11	XVI	A. R. P. 0 0 28-2	2	XIX	A. R. P. 0 0 27-3
12	"	0 0 28-1	3	"	0 0 30-9
13	"	0 0 30-2	4	"	0 0 35
14	"	0 0 30-4	5	"	0 0 33-1
15	"	0 0 37-6	6	"	0 0 31-6
16	"	0 0 39-6	7	"	0 0 30-6
17	"	0 1 0	8	"	0 0 30
18	"	0 0 39-3	9	"	0 0 35-8
19	"	0 0 29-7	10	"	0 0 32-2
20	"	0 0 26-7	11	"	0 0 29-5
21	"	0 0 28-8	13	"	0 0 32-8
22	"	0 0 30-2	14	"	0 0 34-4
23	"	0 0 29-1	15	"	0 0 34-8
24	"	0 1 3-5	16	"	0 0 31-3
25	"	0 0 39-8	17	"	0 0 27-6
26	"	0 0 34-2	18	"	0 0 27-2
27	"	0 0 28-7	19	"	0 0 27-7
28	"	0 0 28-2	20	"	0 0 30-4
1	XIX	0 0 24-5			

The sections being offered comprise part of the land which was purchased by the Crown from the Riddiford family in connection with the 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 situation of the present sections is ideal, being in close proximity to Ludlam Crescent and to the well-known Bellevue Gardens, and adjoins the Penrose Street block, in which every section was disposed of at auction.

The sections have been laid out in varying areas from 24 perches to 43 perches. The formation levels of the roads throughout this settlement are being kept generally below the level of the sections, in order to give better settings for houses and to provide adequate facilities for storm-water drainage. The roads will also be constructed to a width sufficient for the accommodation of all traffic, and will be finished off on both sides by a grass berm.

This subdivision is within two or three minutes' walk of the new railway-station now in the course of construction, and will be within twenty minutes of Wellington by rail, which will be in operation early in the new year.

On the opposite side of the railway from this subdivision a school-site has been selected by the Wellington Education Board, and a school will be erected at an early date.

The sections now under offer comprise excellent building-sites in a select residential locality that will shortly be provided with sewerage, storm-water drains, high-pressure water-supply, gas, and electric lighting.

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.

STATE FOREST SERVICE NOTICES.

Milling-timber, Firewood, &c., for Sale by Public Tender.

State Forest Service,
Christchurch, 19th November, 1926.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber, &c., will close at the office of the State Forest Service, Christchurch, at 4 o'clock p.m. on Friday, 17th December, 1926.