

CANTERBURY LAND DISTRICT.

TENURE: S.T.L./S. 257. Section 2, Avonhead No. 2 Settlement. Formerly held by F. W. Sims. Reason for forfeiture: Non-compliance with conditions of lease.

A. D. McLEOD, Minister of Lands.

Land in Canterbury Land District for Sale by Public Auction.

District Lands and Survey Office,
Christchurch, 8th February, 1926.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction, for cash or on deferred payments, at the Local Lands Office, Timaru, at 2 o'clock p.m. on Tuesday, 16th March, 1926, under the provisions of the Land Act, 1924.

SCHEDULE.

CANTERBURY LAND DISTRICT.—THIRD-CLASS LAND.

Waihao Survey District.

SECTION 36408, Blocks VII and XI: Area, 653 acres 1 rood 31 perches; upset price, £1,050.

Situated about fifteen miles from Waihao Forks Railway-station. Watered by springs. Fair grazing country, about two-thirds lying southerly; balance lies fairly well to the sun.

Section 36409, Blocks III, IV, VII, and VIII. Area: 128 acres; upset price, £150.

Situated about twenty miles from Waihao Forks Railway-station. Watered by springs and stream. Very steep, lying to the sun.

TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. 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*.—5 per cent. of the purchase-money and license fee (£1 ls.) on the fall of the hammer; balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money: but with the right to pay off at any time the whole or any part of the outstanding amount.

In either case, if the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount already paid shall be forfeited, and the contract for the sale of the land be null and void.

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

Full particulars may be obtained at this office.

W. STEWART,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Dunedin, 9th February, 1926.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land for Settlements Act, 1925, and the Land Act, 1924; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, 16th March, 1926.

SCHEDULE.

OTAGO LAND DISTRICT.—SETTLEMENT LAND.—FIRST-CLASS LAND.

Borough of Mosgiel.—East Taieri Survey District.—Melville Park Settlement.

SECTION 1s: Area, 36 acres 1 rood 28 perches. Capital value, £1,600; £325.* Half-yearly rent, £36; £16 8s. 3d.†

* Building. † Half-yearly instalment of interest and principal on building consisting of a dwelling-house, valued at £325, payable in cash or in fourteen years by twenty-eight half-yearly instalments of £16 8s. 3d. Total half-yearly payment on lease, £52 8s. 3d.

Improvements.—The improvements which are not included in the capital value, but which have to be paid for separately, comprise fencing, grassing 10 acres, windmill, pipes, and concrete trough, valued at £111 9s., payable in cash.

Improvements included in the capital value of the section consist of boundary and subdivisional fences valued at £19 16s.

Melville Park Settlement is situated in the Borough of Mosgiel within easy distance of railway-station, post-office, and district high school. The land is level and of a very fine quality, the soil being a very rich black loam resting on a sandy clay formation. Access is by level, well-formed roads. The land is admirably suited for dairying or intense cultivation.

Mosgiel has an excellent water-supply, electric lighting, and a large well-known woollen-factory.

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 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. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
 6. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.
 7. 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.
 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.

R. S. GALBRAITH,
Commissioner of Crown Lands.

Reserve in Taranaki Land District for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 9th February, 1926.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, at 2.30 o'clock p.m. on Friday, the 19th day of March, 1926, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

TARANAKI LAND DISTRICT.

Clifton County.—Waitara Survey District.

PART Section 71, Block VII (part Clifton Domain): Area, 22 acres 2 roods; upset half-yearly rent, £5.

Term of lease: Fourteen years.

This area comprises part of the Clifton Domain, and is situated on the banks of the Onairo River. All in grass.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent, together with lease fee of £1 ls., must be paid on the fall of the hammer.
2. The public shall at all times have access on foot to all parts of the demised land not newly laid down in grass.
3. The free right at any time to plant trees on the demised land or to take possession of and fence off any portion of the demised land for the purpose of forming a football or cricket ground or a ground for sports of any kind is reserved to the lessor.
4. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee nor for any other cause.
5. Rent shall be payable half-yearly in advance.
6. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
7. The land shall not be broken up except with the written consent of the Commissioner of Crown Lands first had and obtained.
8. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land comprised in the lease; and he shall with all reasonable despatch remove or cause to be removed all gorse, broom, sweetbrier, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
9. The lessee will at all times keep all fences, gates, and other structures now erected or which may hereafter be erected on the said land or on the boundaries thereof in