

while Blocks XXVII and XXIX front on to Waterloo Road, which is one of the principal streets in the Lower Hutt Borough. In addition, the blocks are within a few minutes walk of the new railway-stations, now nearing completion, at White's Line and Waterloo Road. It is anticipated that the railway will be in operation at an early date, and when running it will bring these sections within quick reach of Wellington.

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.

The sections 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.

NOTE.—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 66 ft.

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 1s. 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 $5\frac{1}{2}$ 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 $5\frac{1}{2}$ per cent. per annum, to be paid by instalments extending over a period of $34\frac{1}{2}$ 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 $34\frac{1}{2}$ 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.

Timber in the North Auckland Land District for Sale by Public Tender.

North Auckland District Lands and Survey Office,
Auckland, 11th January, 1927.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will be received at the North Auckland District Lands and Survey

Office, Auckland, up to 4 o'clock p.m. on Thursday, 17th February, 1927, under the provisions of the Land Act, 1924, and the timber regulations thereunder.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—GREAT BARRIER ISLAND.

SECTION 25, Harataonga Parish:—

314 kauri-trees 302,020 super. ft.

Distinguishing brand X.

Upset price: £605.

Time for removal: One year.

Terms of Payment.

One-half of the amount of the tender to be paid in cash within seven days after acceptance of tender, together with license fee of £1 1s., balance payable six months thereafter.

All instalment-payments shall bear interest at the rate of 5 per cent. per annum as from the date of acceptance of tender, and, with the interest added, shall be secured by "on demand" promissory notes endorsed by two approved sureties, and such bills are to be completed and lodged with the Commissioner of Crown Lands within fourteen days after the purchaser has been notified to complete.

Tenders must be accompanied by a deposit of 5 per cent. on the amount of tender in cash, marked cheque, or post-office order; the balance to be paid, if tender accepted, in terms as stated above.

Conditions of Sale.

1. Intending purchasers are expected to visit the locality and to satisfy themselves in every particular on all matters relating to the sale.

2. The right is reserved to the Commissioner of Crown Lands to withdraw this timber from sale either before or after the date for receipt of tenders.

3. The aforementioned quantities, qualities, and kinds as to the said timber shall be taken as sufficiently accurate for the purpose of this sale, and no contract for purchase shall be voidable, nor shall the successful purchaser be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, and kind than as stated herein, or in any advertisement having reference to the said timber, nor shall any extra sum be claimed by the Crown if the said quantity of timber is found to be in excess of that stated herein.

4. All timber, whether standing, felled, or in logs, shall remain the property of the Crown until all the instalments are paid.

5. The quantities stated are standing measurements, and only those trees bearing the special distinguishing brands shown are included in this sale. All rimu and kauri trees branded F.R. or unbranded, being the undersized, defective, and isolated trees, are excluded from this sale, and must not be felled or removed.

6. Should any dispute arise as to the boundaries the decision of the Commissioner of Crown Lands shall be final.

7. In the event of no tenders being received for this timber, applications may be received and dealt with at any time within six months thereafter (unless previously formally withdrawn); providing, however, that the amount offered is not less than the upset price stated herein.

8. Any breach of the foregoing conditions of sale will render the "on demand" promissory notes liable to be presented for immediate payment.

9. The highest or any tender will not necessarily be accepted, and this timber is submitted for sale subject to the final acceptance of any tender by the Minister of Lands.

10. The purchaser shall have the right to cut the timber for the period specified, but shall have no right to the use of the land.

11. The timber shall be cut in a face, and the Crown reserves the right to follow up the mill-workings by felling and grassing such areas as from time to time become available, and of disposing of the same.

12. The licensee shall not allow any sawdust to find its way into any watercourse of any description.

13. Purchasers are notified that extension of the time herein stated for the removal of the timber must not be anticipated.

The highest or any tender not necessarily accepted.

Tenders to be addressed "Commissioner of Crown Lands, North Auckland Land District, P.O. Box 10, Auckland," and envelopes to be marked "Tender for Timber."

Full particulars may be obtained from this office.

H. J. LOWE,
Commissioner of Crown Lands.