

Terms of Sale.

1. Cash.—One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with Crown grant fee (£1) to be paid within thirty days thereafter.

2. Deferred Payments.—Five per cent. of the purchase-money and license fee (£1 ls.) to be paid on the fall of the hammer, the balance by equal half-yearly instalments extending over 34½ years, bearing interest at the rate of 5½ 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, the amount already paid shall be forfeited and the contract for sale of the land shall be null and void.

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

The land is 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 absolute accuracy of any description.

Full particulars may be obtained at this office.

Special Condition.—Buildings may not be removed from the section until the full purchase-money has been paid.

K. M. GRAHAM,
Commissioner of Crown Lands.

Education Reserves in Taranaki Land District for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 28th February, 1927.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, on Wednesday, 6th April, 1927, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.

EDUCATION RESERVES.

Patea Borough.—Patea Suburban.

TERM of lease: Twenty-one years, with perpetual right of renewal.

Subdivisions 19 to 25 of Section 42: Area, 3 roods 29 perches. Upset annual rent, £25.

Situated in Albany and Monmouth Streets. All flat land in grass. There is an old two-storeyed house situated on Subdivision 25. This house is in a bad state of repair. Valuation for same is included in the capital value, on which rental is based.

Subdivisions 10 to 18 of Section 42: Area, 1 acre 0 roods 32 perches. Upset annual rental, £4 10s.

This area is situated at the junction of Monmouth and Albany Streets. It comprises good level land in grass, very suitable as a paddock for grazing a house cow.

Subdivisions 34, 35, and 36 of Section 42: Area, 1 rood 24 perches. Upset annual rent, £2.

These subdivisions are situated at the corner of Monmouth Street and Unthanks Road. They comprise good level land in grass, and are very suitable for grazing a house cow.

Patea Borough.—Town of Patea.

Sections 5 and 6, Block XXVII: Area, 2 roods. Upset annual rent, £4 10s.

These sections are situated at the corner of Norfolk and Cornwall Streets. They comprise flat land, surrounded by live hedges. There is an old four-roomed cottage situated on Section 5. This building is in a very bad state of repair, and there is a considerable amount of borer therein. The valuation of this building is included in the capital value, on which the rental is based.

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 noxious 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 from 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, 1st March, 1927.

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 22nd March, 1927.

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.
29	XXIV	A. R. P. 0 0 39.3	14	XXII	A. R. P. 0 0 27.5
28	"	0 0 39.8	15, 16	"	0 1 19.6
27	"	0 0 39.9	17	"	0 0 31.5
26	"	0 0 39	18, 19	"	0 1 24.8
25	"	0 0 38.4	20	"	0 0 32.3
1, 2	XXII	0 1 23.6	1, 2	XXIII	0 1 14.5
3	"	0 0 29.5	3	"	0 0 27.2
4, 5	"	0 1 14.5	4, 5	"	0 1 16.5
6	"	0 0 26.8	6	"	0 0 27
7, 8	"	0 1 13.2	7, 8	"	0 1 17.1
9	"	0 0 29.4	9	"	0 0 31.8
10	"	0 0 27.9	10, 11	"	0 1 33.9
11	"	0 0 26.9	12	"	0 0 39.2
12, 13	"	0 1 11.3	13, 14	"	0 1 27.6

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 locality plan. The situation of the sections is ideal, being within easy reach of either the White's Line or Waterloo Road Railway-stations. It is anticipated that the railway will be in operation at an early date, and when running, this settlement will be brought within twenty minutes of Wellington by rail.

The roads throughout this settlement are, wherever possible being formed below the level of the sections, so as to give better settings for houses and to provide adequate facilities for storm-water drainage. Roading, which is being carried out on up-to-date lines, is now proceeding rapidly, and when completed the streets will present a most attractive appearance.

The settlement has been provided with sewerage, storm-water drains, and high-pressure water throughout, and gas and electric lighting are now being provided.

Attention is drawn to the fact that a number of sections have been grouped so as to provide larger areas for those requiring same.