

CROWN LANDS NOTICES.

Land in Wellington Land District forfeited.

Department of Lands and Survey,
Wellington, 18th March, 1927.

NOTICE is hereby given that the lease of the under-mentioned land having been declared forfeited by resolution of the Wellington Land Board, the said land has thereby reverted to the Crown under the provisions of the Land Act, 1924.

SCHEDULE.

WELLINGTON LAND DISTRICT.

TENURE: V.H.L.P. Lease No. 816. Section 245, Raetihi Village Settlement. Formerly held by J. W. Shaw. Reason for forfeiture: At request.

A. D. McLEOD, Minister of Lands.

Settlement Land in Wellington Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 22nd March, 1927.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m., on Friday, 22nd April, 1927.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, at 10.30 o'clock a.m., on Tuesday, 26th April, 1927; but if any applicant so desires he may be examined by the Land Board of any other district.

The ballot will be held immediately upon conclusion of the examination of applicants.

Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who within two years immediately preceding date of ballot have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force; to persons engaged on military service beyond New Zealand in connection with the late war, if such persons immediately prior to the war were *bona fide* residents of New Zealand; and to applicants who, while domiciled in New Zealand, have served beyond New Zealand as members of any of His Majesty's forces in connection with any war other than the war with Germany.

SCHEDULE.

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

Hutt County—Belmont Survey District.—Waddington Settlement.

SECTION 13s: Area, 7 acres 2 roods 6 perches. Capital value, £1,000; £300*. Half-yearly rent, £25; £11 14s.†

* Buildings.

† Half-yearly instalment of principal and interest on buildings, consisting of a four-roomed dwelling, valued at £300, which sum may be paid in cash or in twenty-one years by forty-two half-yearly instalments of £11 14s. Total half-yearly payments on lease, £36 14s.

This property is situated in Seddon Street, Lower Hutt, about three miles from the Lower Hutt Post-office. Comprises level land, all ploughable, but in need of draining and cultivation. Gorse showing in places.

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: Five per cent. per annum on the capital value, 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 1s. (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. Applications made on the same day are deemed to be simultaneous.

6. No persons may hold more than one allotment.

7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.

8. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.

9. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.

10. Lease is liable to forfeiture if conditions are violated.

Full particulars may be obtained from the Commissioner of Crown Lands, Wellington.

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

Leasehold Interest of Crown Land in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 22nd March, 1927.

NOTICE is hereby given that the leasehold interest in the undermentioned property will be offered for sale by public auction at the District Lands and Survey Office, Wellington, at 2.30 o'clock p.m. on Friday, 22nd April, 1927, under the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

SECTION 17, Block XIV, Manganui Survey District: Area, 202 acres.

Tenure: O.R.P.—25 years from 1st January, 1903. Capital value, £227 5s. Annual rental: £11 7s. 4d.

A mixed farming proposition about thirteen miles from Raetihi Railway-station, two miles and a half from Pukekaha School, and thirteen miles from Raetihi Dairy Factory.

Fairly high country, sunny, well watered, with about 50 acres flat, 40 acres undulating, and balance hilly. Clay soil on papa formation. About 100 acres fair pasture, and balance, with exception of about 6 acres bush, grassed, but reverting to fern and second growth. About 200 chains fencing. Nine paddocks. Estimated carrying capacity: 60 head cattle and 200 sheep.

Buildings comprise good five-roomed dwelling, washhouse, old shed, cowshed, engine-room, separator-shed, and other buildings.

TERMS OF SALE.

Ten per cent. cash deposit on fall of hammer, and balance purchase-money on first mortgage to the Crown, repayable by half-yearly instalments of interest and principal over a period of thirty-five years (approximately).

Basis for calculation of half-yearly instalments:—

Half-yearly instalment of principal and interest on mortgage of £100 if purchaser is a discharged soldier. Mortgage: 36½ years. Interest, 5 per cent. per annum, £3.

Half-yearly instalment of principal and interest on mortgage of £100 if purchaser is any one other than a "discharged soldier." Mortgage: 34½ years. Interest, 5½ per cent. per annum, £3 5s.

Rebate.—Instalments are subject to a rebate of 10 per cent. of the interest comprised therein if paid within fourteen (14) days of due date. Rental payments subject to 10 per cent. rebate for prompt payment.

Possession and completion: 1st June, 1927.

The purchaser to pay all costs of transfer, including those of vendor's solicitor.

The property 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 any errors, omissions, or misdescriptions.

Full particulars and conditions of sale may be inspected at this office or at the office of the Field Inspector at Ohakune.

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