

11. With the permission of the Land Board, the licensee may—

- (a.) Cultivate a portion of the run and grow winter feed thereon;
- (b.) Plough and sow in grass any area not exceeding 3,000 acres;
- (c.) Clear of bush or scrub any portion of the run and sow same in grass;
- (d.) Surface-sow in grass any portion of the run.

On expiry of license the value of licensee's improvements will be protected in accordance with the law.

12. Licensee is liable to forfeiture if conditions are violated.

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

J. D. THOMSON,
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, 18th January, 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 February, 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.		
		A.	R.	P.			A.	R.	P.
1	XLIX	0	0	24.43	94	IV	0	0	26.88
2	"	0	0	20.00	93	"	0	0	25.91
3	"	0	0	22.55	92	"	0	0	26.44
4	"	0	0	24.24	91	"	0	0	26.06
5	"	0	0	25.90	90	"	0	0	25.79
6	"	0	0	27.56	89	"	0	0	24.80
7	"	0	0	29.22	88	"	0	0	24.17
8	"	0	0	30.88	145	VI	0	0	25.60
9	"	0	0	32.54	146	"	0	0	26.44
10	"	0	0	34.20	147	"	0	0	26.38
11	"	0	0	35.86	4	XII	0	0	39.00
12	"	0	0	37.52	5	"	0	1	0.20
13	"	0	0	22.35	6	"	0	1	0.20
14	"	0	0	26.12	7	"	0	1	0.20
15	"	0	0	32.13	8	"	0	0	39.00
16	"	0	0	27.45	13	VIII	0	0	34.00
71	IV	0	0	31.35	14	"	0	0	34.00
72	"	0	0	24.94	15	"	0	1	4.90
95	"	0	0	27.62	16	"	0	1	1.20

The sections under offer comprise part of the land acquired from the Riddiford family, and also part of that purchased from the Mandel and Eglinton Estates. Some of the sections are situated in the vicinity of the Bellevue Gardens and were previously offered in larger areas, but have now been subdivided into smaller sections to meet the public requirements. The other sections front Randwick Road.

These sections are all within a few minutes' walk of the new railway-station, and will be provided with up-to-date drainage facilities, &c., in accordance with the general scheme of development.

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 5½ 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 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 by 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.

Settlement Land in the Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 19th January, 1927.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at the District Lands and Survey Office, Wellington, at 2.30 o'clock p.m., on Monday, 28th February, 1927, under the provisions of the Land Act, 1924, and the Land for Settlements Act, 1925.

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.
Makara County.—Belmont Survey District.

Hawtrey Settlement.

SECTIONS 17, 18, 20, 22, 24, and 26, Block IV: Area, 2 acres 2 roods 5.7 perches; upset price, £600.

This property is situated in the Township of Johnsonville, about half a mile from the railway-station, post-office, and school. Buildings consist of a three-roomed bungalow and outbuildings.

CONDITIONS OF SALE.

The purchaser may pay for the land in cash or by deferred payment. The terms are:—

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), within thirty days thereafter.

2. *Deferred Payments.*—Five per cent. of the purchase-money, together with £1 1s. 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.