

8. Residence is to commence within four years in bush land or swamp land, and within one year in open or partly open land, and to be continuous for ten years. Under certain conditions personal residence may be dispensed with.

9. *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.

10. Lessee to pay all rates, taxes, and assessments.

11. Transfer not allowed until completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.

12. 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.

13. 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.

*Land in Taranaki Land District open for Selection on Renewable Lease.*

District Lands and Survey Office,  
New Plymouth, 15th November, 1927.

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, 29th November, 1927.

#### SCHEDULE.

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

*Taranaki County.—Huato-i Settlement.*

SECTION 34s: Area, 4 acres 3 roods 14 perches. Capital value, £150. Half-yearly rent, £3 15s.

This section is situated on the Saxton Road, just outside the Borough of New Plymouth, and close to the Suburb of Vogelstown. It is for the most part hilly, and is badly cut up with streams. There is a considerable amount of gorse and blackberry on the area.

#### 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 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. 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 may be obtained at this office.

W. D. ARMIT,  
Commissioner of Crown Lands.

*Lands in the Taranaki Land District for Sale by Public Auction.*

District Lands and Survey Office,  
New Plymouth, 16th November, 1927.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction, for cash or

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on deferred payments, at the Public Hall, Kaponga, at 2 o'clock p.m. on Friday, 7th January, 1928, under the provisions of the Land Act, 1924, and amendments.

#### SCHEDULE.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

*Egmont County.—Opunake Survey District.*

SECTION 53, Block X: Area, 3 acres 2 roods 33 perches. Upset price, £20.

Section 54, Block X: Area, 4 acres 3 roods 6 perches. Upset price, £70.

Section 59, Block X: Area, 4 acres 0 roods 39 perches. Upset price, £30.

Section 60, Block X: Area, 15 acres 2 roods 9 perches. Upset price, £130.

Section 98, Block XI: Area, 9 acres 1 rood 13 perches. Upset price, £130.

Section 90, Block XI: Area, 16 acres 2 roods 14 perches. Upset price, £250.

Section 100, Block XI: Area, 13 acres 2 roods 5 perches. Upset price, £225.

Section 101, Block XI: Area, 8 acres 0 roods 10 perches. Upset price, £135.

*Egmont and Eltham Counties.—Kaupokonui Survey District.*

Section 34, Block IX: Area, 15 acres 2 roods 4 perches. Upset price, £250.

Section 35: Block IX: Area, 8 acres 3 roods 35 perches. Upset price, £175.

Section 37, Block IX: Area, 5 acres 2 roods 4 perches. Upset price, £115.

Section 98, Block X: Area, 17 acres 3 rood 13 perches. Upset price, £370.

Section 99, Block X: Area, 15 acres 1 rood 1 perch. Upset price, £350.

Section 100, Block X: Area, 12 acres 0 roods 16 perches. Upset price, £295.

Section 101, Block X: Area, 12 acres 0 roods 16 perches. Upset price, £215.

Section 122, Block XI: Area, 13 acres 3 roods 11 perches. Upset price, £310.

*Eltham County.—Kaupokonui Survey District.*

Section 123, Block XI: Area, 13 acres 0 roods 2 perches. Upset price, £350.

Section 125, Block XI: Area, 10 acres 3 roods 36 perches. Upset price, £380.

Section 46, Block XII: Area, 12 acres 0 roods 7 perches. Upset price, £350.

Section 47, Block XII: Area, 11 acres 0 roods 5 perches. Upset price, £360.

Section 48, Block XII: Area, 16 acres 2 roods 9 perches. Upset price, £420.

*Ngaire Survey District.*

Section 44, Block IX: Area, 12 acres 3 roods 28 perches. Upset price, £430.

Section 48, Block IX: Area, 1 acre 3 roods 23 perches. Upset price, £50.

These sections originally comprised the old Eltham-Opunake Railway Reserve, which has been subdivided so that the boundaries of the various sections are in accordance with the boundaries of the adjoining farms. They comprise for the most part good quality flat land.

#### CONDITIONS OF SALE.

The purchaser may pay for the land in cash or by deferred payments. 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 instalments 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 the amount (if any) already paid shall be forfeited, and the contract for sale be null and void.

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

Full particulars may be obtained at this office.

W. D. ARMIT,  
Commissioner of Crown Lands.