

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.

SPECIAL CONDITIONS.

In the event of any section being selected by the purchaser of the building already erected thereon, the terms and conditions of payment for such building shall be as previously arranged between the purchaser and the Mines Department, and every lease issued to any such purchaser shall be subject to any mortgage previously given by such purchaser through the Mines Department for the Crown.

Any applicant for any section weighted with the value of the building erected thereon, which has not been already purchased, must arrange with the Mines Department for the purchase of such building before the application is received by Land Board, and such application shall have endorsed thereon a certificate by the Superintendent of the State Coal-mines that the applicant has made arrangements to that effect.

Valuations for improvements, other than buildings, must be paid to the Receiver of Land Revenue immediately the applicant has been declared successful at the ballot.

Applications for sections in the Runanga Village Settlement will only be received from employees of the State Coal-mine, or persons connected with the said mine. Applications will not be received unless attested by the Superintendent of the State Coal-mine.

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

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

W. T. MORPETH,
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, 14th December, 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 17th January, 1928.

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.
19	XXII	0 0 32-72	26	XXIII	0 0 29-16
18	"	0 0 32-16	25	"	0 0 29-65
16	"	0 0 29-91	24	"	0 0 30-49
15	"	0 0 29-73	23	"	0 0 31-33
1	XXIII	0 0 26-94	22	"	0 0 32-17
2	"	0 0 27-6	21	"	0 0 33-01
4	"	0 0 28-28	1	XX	0 0 39-0
5	"	0 0 28-38	2	"	0 0 33-85
10	"	0 0 33-91	3	"	0 0 28-83
11	"	0 1 00-9	4	"	0 0 25-91
13	"	0 0 36-86	5	"	0 0 25-98
14	"	0 0 30-89	6	"	0 0 34-53
30	"	0 0 38-84	7	"	0 0 26-86
29	"	0 0 39-84	8	"	0 0 36-36
28	"	0 0 27-64	2	XV	0 1 39-67
27	"	0 0 28-51			

These sections comprise the balance of the block to the west of Woburn Railway-station, and practically the whole of this area has been sold, and many of the sections have already been built upon. Within three or four-minutes of railway-station.

The soil is of a rich alluvial nature, and excellent for gardening. The roading, which has been kept slightly below the general level of the ground, to improve drainage, has now reached an advanced stage, and will be completed at an early date. Sewerage, storm-water drainage, high-pressure water-supply, gas, and electric lighting are already provided, so that purchasers of sections can proceed with building operations immediately.

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 sixty-six feet.

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 ls., 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 ls. 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 3½ 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 3½ 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.

Reserve in Nelson Land District for Lease by Public Auction.

District Lands and Survey Office,
Nelson, 13th December, 1927.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, Nelson, at 11 o'clock a.m. on Wednesday, the 18th day of January, 1928, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

NELSON LAND DISTRICT.

SECTION 5, Block X, Motupiko Survey District: Area, 108 acres. Upset annual rental, £2 10s.