

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

11. 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.

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

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

W. STEWART,  
Commissioner of Crown Lands.

*Settlement Land in Auckland Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Auckland, 27th March, 1928.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at the Courthouse, Thames, on Tuesday, 8th May, 1928, at 10.30 o'clock a.m., under the provisions of the Land Act, 1924, and amendments, and the Land for Settlements Act, 1925.

SCHEDULE.

AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

*Thames County.—Hikuai Settlement.*

SECTIONS 20 and 23: Area, 10 acres 0 roods 35 perches. Upset price, £440.

Sections are situated in the Hikuai Settlement, about nine miles from the township of Tairua, which has direct steamer communication with Auckland. Access may also be obtained overland from Puriri Railway-station, about twenty-two miles distant, six miles by formed road, balance bridle track. These sections are distant about three-quarters of a mile from Hikuai School, and provide a suitable site for an accommodation-house. The area is level land, fenced and grassed, and contains a five-roomed house and shed, the value of which is included in upset price.

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 ls. 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 the 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.

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 the sale be null and void.

Titles will be subject to Part XIII of the Land Act, 1924, and section 85 of the Land for Settlements Act, 1925.

Full particulars may be obtained at this office.

K. M. GRAHAM,  
Commissioner of Crown Lands.

*Lands in Wellington Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Wellington, 26th March, 1928.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the Oddfellows' Hall, Petone, on Tuesday, 1st May, 1928, at 7.30 o'clock p.m., under the provisions of the Land for Settlements Act, 1925, and the Land Act, 1924.

SCHEDULE.

WELLINGTON LAND DISTRICT.—TOWN LAND.

*Petone Borough.—Belmont Survey District.—Wilford Settlement.*

Section.	Block.	Area.		Upset Price.
		A. R.	P.	
1, 2, 3, and 4	III	0	3 5-48	1,055
5	"	0	0 28-71	205
6	"	0	0 31-99	225
7	"	0	0 32-63	220
8	"	0	0 34-43	225
9	"	0	0 32-86	220
10	"	0	0 32-35	210
11	"	0	0 33-68	215
12	"	0	0 35-00	220
13	"	0	1 2-67	255
14	"	0	1 12-55	255
9	II	0	0 19-28	250
10	"	0	0 19-28	240
11	"	0	0 19-28	240
12	"	0	0 19-28	250
13	"	0	0 19-28	250
14	"	0	0 19-28	250
15	"	0	0 19-28	250
16	"	0	0 18-96	290

Wilford Settlement is situated in the eastern part of the Borough of Petone, and is only two or three minutes' walk from Ava Railway-station.

The sections are the last to be offered in the settlement, and are well suited for residential purposes.

The soil is of a rich alluvial nature, suitable for all kinds of gardening.

Sewerage, stormwater drainage, high-pressure water-supply, gas, and electric lighting are now available. A school has recently been erected in the settlement on a five-acre site.

The attention of intending purchasers of sections in the Wilford Settlement is drawn to an easement for public purposes as shown on the plan.

*Petone Borough.—Belmont Survey District.—Heretaunga Settlement.*

Section 28, Block VIII: Area, 14-07 perches. Upset price, £180.

Heretaunga Settlement is situated between Jackson Street and the Esplanade, Petone. The section now offered is the only unsold section in the settlement, all the others having long since been disposed of.

Sale plans and full particulars may be obtained on application to this office.

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

STATE FOREST SERVICE NOTICE.

*Milling-timber for Sale by Public Tender.*

State Forest Service,  
Invercargill, 26th March, 1928.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will close at the office of the State Forest Service, Invercargill, at 4 o'clock p.m. on Monday, the 23rd April, 1928.

SCHEDULE.

SOUTHLAND FOREST-CONSERVATION REGION.—SOUTHLAND LAND DISTRICT.

ALL the milling-timber on that area, containing approximately 273 acres (part State Forest No. 10) Block XXI, Jacob's River Hundred.