

In either case 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 of the land 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.

W. STEWART,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale or Selection.

District Lands and Survey Office,
Wellington, 7th April, 1928.

NOTICE is hereby given that the undermentioned lands will be opened for sale or selection in terms of the Land Act, 1924, and amendments, and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Monday, 23rd April, 1928.

The lands may, at the option of the applicant, be purchased for cash or on deferred payments, or be selected on renewable lease.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, on Thursday, the 26th April, 1928, at 10.30 o'clock a.m., but if any applicant so desires he may be examined by the Land Board of any other district.

Preference at the ballot for the lands 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 the 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.

SECOND-CLASS LAND.

Waimarino County.—Whirinaki Survey District.

SECTION 3, Block VIII: Area, 730 acres 2 roods. Capital value, £547. Deposit on deferred payments, £27; half-yearly instalment, £16 18s. Renewable lease: Half-yearly rent, £10 18s. 10d.

Weighted with £1,760, valuation of improvements comprising 500 acres felled and grassed, 300 chains fencing, dwelling, shed, cowshed and yards, and sheep-yards. Repayable in cash or may be secured by first mortgage to State Advances Superintendent and repayable by half-yearly instalments of principal and interest over a thirty-year term.

The farm is situated on the Raetihi-Ohura Road, about twenty-three miles from Raetihi Railway-station, six miles from Ruatiti School. Dairy factory at Raetihi.

Fairly steep slopes, with light soil mostly on sandstone formation. Altitude, from 1,000 ft. to 2,000 ft. above sea-level. About 500 acres in fair pasture, and balance bush. Pastures reverting to second growth. Land suitable for grazing.

THIRD-CLASS LAND.

Waimarino County.—Manganui Survey District.

Sections 2 and 8, Block I: Area, 978 acres. Capital value, £500. Deposit on deferred payments, £25; half-yearly instalment, £15 8s. 9d. Renewable lease: Half-yearly rent, £10.

Weighted with £1,600, valuation of improvements comprising 600 acres felled and grassed, 300 chains fencing, dwelling, wool-shed, motor-shed, outbuildings, and yards. Payable in cash or may be secured by first mortgage to State Advances Superintendent, and repayable by half-yearly instalments of principal and interest over a thirty-year term.

Situated on the Ruatiti-Erua Road, about twenty-seven miles from Raetihi Railway-station, and ten miles from Ruatiti School. Dairy factory at Raetihi.

A fairly rough broken section with fair soil, mostly on sandstone formation. Elevation from 1,300 to 2,000 ft. above sea-level. About 600 acres felled and grassed, 200 acres of which has reverted to second growth, and balance is in worn-out pasture. Suitable for grazing. Good buildings.

Section 4, Block V: Area, 494 acres. Capital value, £247. Deposit on deferred payments, £27; half-yearly instalment, £7 3s. Renewable lease: Half-yearly rent, £4 18s. 10d.

Weighted with £1,020, valuation for improvements comprising 490 acres felled and grassed, 200 chains fencing, roads, bridge, yard, dwelling, wool-shed, and outbuildings. Payable in cash or may be secured by first mortgage to State Advances Superintendent, and repayable by half-yearly instalment of principal and interest over a thirty-year term.

Situated on the Raetihi-Ohura Road about twenty miles from Raetihi Railway-station and three miles from the Ruatiti School. Dairy factory at Raetihi.

Fairly steep country, broken with some dangerous gorges and carrying a light soil on sandstone. Altitude, 1,130 ft. to 1,850 ft. above sea-level. All felled and grassed, but second growth is bad. Suitable for grazing. A nice homestead-site.

ABSTRACT OF CONDITIONS.

"Cash" System.

1. Applicants to be seventeen years of age and upwards.
2. Applicants to furnish statutory declarations with applications, and, on being declared successful, deposit one-fifth of purchase-money; the balance, with Crown grant fee, is payable within thirty days. The Crown grant fee is £1 for first 100 acres or less, and $\frac{1}{4}$ d. for each additional acre.
3. Improvements.—Purchaser must, within ten years, improve the land to the extent of £1 an acre on first-class land, 10s. an acre on second-class land, and 5s. an acre on third-class land, otherwise no Crown grant can issue.
4. Roads may be taken through the land at any time within seven years upon payment of twice the amount paid by the original purchaser for the area taken for such roads.

Deferred Payments.

1. Term of license: Thirty-four and one-half years.
2. Deposit: Such amount as may be fixed by the Land Board, being not less than 3 per centum of the price of the land, together with £1 1s. license fee.
3. The balance of the purchase-money, together with interest thereon at the rate of $5\frac{1}{2}$ per centum per annum, shall be payable by half-yearly instalments extending over the above-mentioned period.
4. With the first half-yearly instalment there shall be paid the interest on balance of purchase-money for period between date of license and date of commencement of term thereof.
5. 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.
6. Upon payment of the purchase-money in full, and of all interest thereon a certificate of title in respect of the land purchased shall be issued to the purchaser on payment of the prescribed Crown grant fee.
7. The interest of the licensee shall be subject to forfeiture in the event of his failure to pay any instalment of principal and interest due under the license or to comply with any of the conditions thereof.
8. Applicants to be seventeen years of age and upwards.
9. Purchaser shall execute required statutory declaration, and shall execute license within thirty days after being notified that it is ready for signature.
10. Residence on land comprised in the license is to commence within four years on bush or swamp land, and within one year on open or partly open land, and shall be continuous thereafter for ten years.
11. Improvements.—Licensee 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.; 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.
12. Licensee to pay all rates, taxes, and assessments.
13. Transfer not allowed until after completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.
14. Roads may be taken through the lands at any time within seven years from date of license.
15. License is liable to forfeiture if conditions are violated.

Renewable Lease.

1. Term of lease: Sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years.
2. Rent: 4 per cent. per annum on the capital value, payable on 1st January and 1st July in each year.
3. Applicants to be seventeen years of age and upwards.