

Lands in Wellington Land District for Sale under the Provisions of the Hutt Valley Lands Settlement Act, 1925.

District Lands and Survey Office,
Wellington, 16th April, 1928.

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 15th May, 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.
1	XXXVII	A. R. P. 0 1 0-66	34	XXXVII	0 0 27-27
2	"	0 0 32-63	35	"	0 0 27-27
3	"	0 0 34-62	36	"	0 0 27-27
4	"	0 0 28-01	37	"	0 0 27-27
5	"	0 0 27-27	38	"	0 0 27-27
6	"	0 0 27-27	39	"	0 0 27-27
7	"	0 0 27-27	40	"	0 0 27-27
8	"	0 0 27-27	41	"	0 0 27-27
9	"	0 0 27-27	42	"	0 0 27-27
10	"	0 0 27-27	43	"	0 0 27-27
11	"	0 0 27-27	44	"	0 0 27-29
12	"	0 0 27-27	45	"	0 0 28-59
13	"	0 0 27-27	46	"	0 0 35-73
14	"	0 0 27-27	47	"	0 0 39-03
15	"	0 0 27-27	48	"	0 0 35-34
16	"	0 0 27-27	49	"	0 1 2-58
17	"	0 0 27-27	10	XXXVIII	0 1 7-68
18	"	0 0 27-27	11	"	0 1 5-7
19	"	0 0 27-27	12	"	0 1 5-7
20	"	0 0 27-27	13	"	0 1 4-68
21	"	0 0 27-27	12	XXXIX	0 0 38-6
22	"	0 0 27-27	13	"	0 0 39-6
23	"	0 0 38-04	14	"	0 0 39-6
24	"	0 1 0-58	15	"	0 0 38-6
25	"	0 1 2-14	1	XLI	0 0 39-0
26	"	0 1 2-68	2	"	0 1 0
27	"	0 0 27-27	3	"	0 1 0
28	"	0 0 27-27	4	"	0 0 39-68
29	"	0 0 27-27	1	XL	0 0 34-48
30	"	0 0 27-27	2	"	0 0 37-02
31	"	0 0 27-27	3	"	0 0 38-58
32	"	0 0 27-27	4	"	0 0 39-11
33	"	0 0 27-27			

These sections are situated in the block to the eastern side of the new railway-line, and are midway between Woburn and Waterloo Railway-stations. They front Cambridge Terrace, Trafalgar Street, and Guthrie Avenue, the formation of which streets is now practically completed. The soil is of a rich alluvial nature, and the sections are flat and generally well above the street level, thus providing good drainage. Storm water and sewer drainage, high-pressure water-supply, gas and electric lighting, are being provided, so that purchasers can proceed with building operations immediately.

Section.	Block.	Area.	Section.	Block.	Area.
3	XLV	A. R. P. 0 0 5-93	22	XLV	0 0 7-27
4	"	0 0 6-42	23	"	0 0 7-27
5	"	0 0 6-83	24	"	0 0 7-27
6	"	0 0 7-24	25	"	0 0 7-27
7	"	0 0 7-66	26	"	0 0 7-27
8	"	0 0 8-07	27	"	0 0 7-27
9	"	0 0 8-48	28	"	0 0 7-27
10	"	0 0 8-89	29	"	0 0 8-75
11	"	0 0 9-31	30	"	0 0 8-75
12	"	0 0 9-62	31	"	0 0 9-36
13	"	0 0 8-64	32	"	0 0 10-43
14	"	0 0 12-34	33	"	0 0 9-86
15	"	0 0 6-62	34	"	0 0 9-20
16	"	0 0 9-04	35	"	0 0 8-55
17	"	0 0 7-72	36	"	0 0 7-89
18	"	0 0 7-21	37	"	0 0 7-23
19	"	0 0 6-85	38	"	0 0 6-57
20	"	0 0 7-27	39	"	0 0 5-91
21	"	0 0 7-27	40	"	0 0 5-19

SHOPPING SITES.

These sites are the first to be offered in the Hutt Valley Settlement for shopping purposes, and comprise part of the area defined by the local authority under the powers conferred by the Town Planning Act, that shall be used for the erection of shops. The streets have all been laid out to the full width of 66 ft., and will provide for 10 ft. footpaths fronting the shops. The area has been subdivided into sections with a minimum frontage of 20 ft., and practically all will be provided with separate entrances from the 16 ft. access-ways. The locality is immediately adjacent to the Woburn Railway-station, and is the centre of what will ultimately be a large residential area.

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 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 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.

Crown Land declared to be Settlement Land.

Department of Lands and Survey,
Wellington, 11th April, 1928.

NOTICE is hereby given, pursuant to section 20 (3) of the Land Act, 1924, that the undermentioned Crown land shall henceforth be deemed settlement land, and to be subject to the provisions of the Land for Settlements Act, 1925.

SCHEDULE.

TARANAKI LAND DISTRICT.

SECTION 24, Block I, Rangi Survey District: Area, 1 acre 2 roods 13-2 perches.

A. D. McLEOD, Minister of Lands.