

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 one 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. Lease 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.

Land in Southland Land District for Sale by Public Auction.

District Lands and Survey Office,
Invercargill, 16th May, 1928.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at this office on Tuesday, 19th June, 1928, at 11 o'clock a.m., under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.—RURAL LAND.

SECTION 42, Block VII, Waikawa Survey District: Area, 9 acres 2 roods. Upset price, £25.

Weighted with £16, valuation for improvements, payable in cash.

Situated about two miles from Waikawa. The land is in manuka scrub and light bush, with the exception of 3 acres which have been felled and grassed.

Terms of Sale.

Cash: One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee and valuation for improvements, within thirty days thereafter.

If the purchaser fails to make any of the prescribed payments by due date, the amount already paid shall be forfeited and the contract for the sale be null and void.

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

Full particulars may be obtained at this office.

N. C. KENSINGTON,
Commissioner of Crown Lands.

Settlement Land in Southland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Invercargill, 16th May, 1928.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and applications will be received at the District Lands and Survey Office, Invercargill, up to 4 o'clock p.m., on Tuesday, 19th June, 1928.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Invercargill, at 10.30 o'clock a.m., on Thursday, 21st June, 1928. If any applicant so desires he may be examined by the Land Board of any other district.

The ballot will be held at the District Lands and Survey Office, Invercargill, immediately upon conclusion of the examination of applicants.

Preference at the ballot 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 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.

SOUTHLAND LAND DISTRICT.—SETTLEMENT LAND.—
SECOND-CLASS LAND.

Wallace County.—Jacobs River Hundred.—Ermedale Settlement.

SECTION 25, Block XIII: Area, 207 acres 1 rood 15 perches. Capital value, £1,175. Half-yearly rent, £29 7s. 6d.

Weighted with £625, valuation for improvements consisting of four-roomed house, cow-shed, stable and barn, implement-

G

shed, fencing, &c.; £100 payable in cash, balance may remain on instalment mortgage to the State Advances Office for a thirty-years term. Interest, 6 per cent.

The section is situated five miles from Fairfax Railway station and dairy factory, and half a mile from Ermedale School, by good roads. Altitude, 200 ft. to 300 ft. above sea-level. Suitable for mixed farming.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease: Thirty-three years, with a perpetual right of renewal for a further successive term of thirty-three years, and a right to acquire the freehold.

2. Rent: Five per cent. per annum on the capital value, 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 ls. (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. Applications made on the same day are deemed to be simultaneous.

6. No persons 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 land at any time within seven years; twice the original value to be allowed for area taken for such roads.

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

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

N. C. KENSINGTON,
Commissioner of Crown Lands.

Land in the Hawke's Bay Land District for Sale by Public Auction.

District Lands and Survey Office,
Napier, 17th May, 1928.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at the District Lands and Survey Office, Napier, on Tuesday, 19th June, 1928, at 2.30 o'clock p.m., under the provisions of the Land Act, 1924.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—FIRST-CLASS LAND.

Hawke's Bay County.—Tarawera Survey District.

SECTION 2, Block VI: Area, 94 acres 2 roods. Upset price, £1,150.

Weighted with £2,186, valuation for improvements; payable in cash.

Situated at Tarawera, on the Napier-Taupo Main Road, forty-eight miles from Napier, and fifty miles from Taupo. The Tarawera Hotel is situated on this area, and the improvements comprise the hotel of sixteen rooms, with bar, kitchen, scullery, and bathroom. Outbuildings comprise dairy, store, staff's quarters, washhouse, bottle store, benzine and oil store, motor-shed, &c. Other improvements comprise tennis-courts, grounds laid out, plantations, orchard, stock-yard, fowlhouse and run, piggery and run, and fences.

The hotel is a favourite stopping-place for travellers to and from Taupo.

The land comprises fair flats, but steep sidelings along creeks. In fair grass, principally danthonia. Would carry five or six cows and few sheep; well watered. A hot spring is located about one-third of a mile from hotel.

Terms of Sale.

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; otherwise the part of the purchase-money paid by way of deposit shall be forfeited and the contract for the sale of the land be null and void.

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

Full particulars may be had on application to this office.

J. D. THOMSON,
Commissioner of Crown Lands.