

Weighted with £700, valuation for improvements, comprising dwelling and outbuildings, about 180 chains fencing, about 320 acres felled and grassed; £390 of which is to be secured on mortgage to Superintendent, State Advances Department, and the balance to be paid in cash.

Situated seven miles from Waimiha Railway-station and school. Comprises steep broken country, about 320 acres of which has been felled and grassed, but it is now deteriorating. Watered by permanent springs.

SECOND-CLASS LAND.

Waitomo County.—Mapara Survey District.

Section 1, Block I: Area, 402 acres. Capital value, £200. Half-yearly rent, £4.

Exempt from payment of rent for a period of two years, provided improvements to the value of £40 are effected annually during the exemption period.

Weighted with £875, valuation for improvements comprising three-roomed house, milking-shed, shed, house of five-rooms (incomplete), whare, about 300 chains fencing, and about 200 acres felled and grassed. £55 of this amount is payable in cash, and the balance is to be secured on first mortgage to the State Advances Department.

Situated four miles from Puketutu Railway-station by formed clay road. Comprises 100 acres in fair pasture; balance has been felled and grassed, but deteriorated.

THIRD-CLASS LAND.

Patea County.—Kapara Survey District.

Section 2, Block IV: Area, 382 acres. Capital value, £100. Half-yearly rent, £2.

Exempt from payment of rent for a period of five years, provided improvements to the value of £20 are effected annually during the exemption period.

Weighted with £150, valuation for improvements, comprising about 330 acres felling and grassing and about 32 chains fencing; to be paid for in cash or secured by mortgage under the Discharged Soldiers Settlement Act, after payment of a deposit of £20.

Situated thirty-four miles from Waitotara by tar-sealed and metalled road for twelve miles, thence by clay road. About 330 acres were originally felled and grassed, but this is now reverting to fern and second growth.

Section 3, Block IV: Area, 570 acres. Capital value, £150. Half-yearly rent, £3.

Exempt from payment of rent for a period of five years, provided improvements to the value of £30 are effected annually during the exemption period.

Weighted with £200, valuation for improvements comprising shed, whare, sheep-yards, about 57 chains fencing, and about 510 acres felling and grassing. After payment of a deposit of £20, the balance of the weighting is to be secured by way of first mortgage under the Discharged Soldiers Settlement Act.

Situated on the Makakaho Stream. Access is from Waitotara, thirty-four miles distant, twelve miles tar-sealed and metalled road, and thence by clay road and sledge-track. Comprises rough and broken country, 510 acres of which has been felled and grassed, but has since gone back to scrub, &c.

FIRST-CLASS LAND.

Waitomo County.—Mapara Survey District.

Sections 6 and 7, Block XII: Area, 217 acres. Capital value, £530. Half-yearly rent, £10 12s.

Exempt from payment of rent for a period of two years, provided improvements to the value of £60 are effected annually during the exemption period.

Weighted with £200, valuation for improvements comprising whare, shed, about 175 acres felled and grassed, and about 380 chains of fencing, to be paid for in cash or secured by first mortgage to the Superintendent, State Advances Department.

Situated sixteen miles from Kopaki Railway-station, ten miles by metalled road, and six miles by formed clay road. Comprises hilly to steep country, 175 acres have been felled and grassed, but is now reverting to second growth. Soil is of a light clay on papa. Well watered by springs.

ABSTRACT OF CONDITIONS OF LEASE.

"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 ¼d. 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 5½ 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 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.
4. Applicants to furnish statutory declaration with applications, and, on being declared successful, deposit £1 1s. (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. Order of selection is decided by ballot.
7. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.
8. Residence is to commence within four years in bush land or swamp land, and within one year in open or partly open land, and to be continuous for ten years. Under certain conditions personal residence may be dispensed with.
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. 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.