

Land in Taranaki Land District for Selection on Renewable Lease.

District Lands and Survey Office,
New Plymouth, 25th January, 1928.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Tuesday, 7th February, 1928.

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 in 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.

TARANAKI LAND DISTRICT.—SECOND-CLASS LAND.

Ohura County.—Aria Survey District.

(Exempt from Payment of Rent for Four Years.)

SECTION 1, Block XI: Area, 1,282 acres. Capital value, £500. Half-yearly rent, £10.

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

Weighted with £1,000, valuation for improvements comprising dwelling, outbuildings, about 400 chains of fencing, and about 490 acres felling and grassing. This amount is either payable in cash or may be secured by way of first mortgage to the Superintendent, State Advances Department.

Property is situated on the Waikaka Road about twelve miles from Matiere Railway-station. It contains about 40 acres of flat land, in fair pasture. The balance area is generally hilly to broken. The area originally felled and grassed is now deteriorating to fern and second growth. The soil is of a light nature and well watered.

ABSTRACT OF CONDITIONS OF 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 application, 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. 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.
12. 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.
13. Lease is liable to forfeiture if conditions are violated.

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

W. D. ARMIT,
Commissioner of Crown Lands.

Settlement Land in Taranaki Land District for Sale by Public Auction.

District Lands and Survey Office,
New Plymouth, 25th January, 1928.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at this office on Thursday, the 9th day of February, 1928, at 2.30 o'clock p.m., under the provisions of the Land Act, 1924, and amendments, and the Land for Settlements Act, 1925.

SCHEDULE.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

Taranaki County.—Paritutu Survey District.—Huatoiki Settlement.

SECTION 30s: Area, 10 acres 2 roods. Upset price, £920.

This section is situated on the Saxton Road, just outside the New Plymouth Borough boundary. It is within easy distance of Borough bus service. About two acres is in good pasture, balance area is in gorse. There is a good four-roomed dwelling on this property, with electric light throughout.

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 his 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.

W. D. ARMIT,
Commissioner of Crown Lands.

Land in Canterbury Land District for Sale by Public Auction.

District Lands and Survey Office,
Christchurch, 25th January, 1928.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction at the District Lands and Survey Office, Christchurch, at 2.30 o'clock p.m., on Tuesday, 28th February, 1928.

SCHEDULE.

CANTERBURY LAND DISTRICT.—CHEVIOT COUNTY.—FIRST-CLASS AGRICULTURAL LAND.

SECTION 26, Block XI, Cheviot Survey District. Area, 1 acre. Upset price, £30. Part of what has hitherto been known as the Harbourmaster's Reserve, Port Robinson.

Terms of Sale.—At the option of the purchaser—

- (a) One-fourth part of the purchase-money shall be paid in cash immediately on the close of the sale, one-fourth part thereof within thirty days next after the date of the sale, and one-half part thereof in five years from the date of the sale, such part to bear interest at the rate of 5 per cent. per annum until payment, such interest to be paid by the purchaser at the expiration of every half-year following the date of sale; or
- (b) One-fourth part of such purchase-money may be paid in cash immediately on the close of the sale, and the remaining three-fourths thereof within thirty days next after the day of such sale.

No certificate of title shall issue to any purchaser for cash until full payment of his purchase-money and interest (if any).

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

Full particulars obtainable on application to this office.

W. STEWART,
Commissioner of Crown Lands.