

Lands in Wellington Land District forfeited.

Department of Lands and Survey, Wellington, 21st June, 1928.  
 NOTICE is hereby given that the leases and licenses of the undermentioned lands having been declared forfeited by resolution of the Wellington Land Board, the said lands have thereby reverted to the Crown under the provisions of the Land Act, 1924, and the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Tenure.	Lease or License No.	Section.	Block.	Survey District.	Formerly held by	Reason for Forfeiture.
D.P. ..	616	20	..	Town of Paekakariki Extension No. 7	H. H. Anslow ..	Non-compliance with conditions of license.
H.V.D.P.	329	35	XL	Hutt Valley Settlement	W. H. Scott ..	At request.
H.V.D.P.	268	15	XXIV	Ditto .. .. .	George Cobb ..	"
T.R.L. ..	92	16	IV	Owhango Township	G. R. Grubner ..	Non-compliance with conditions of lease.
O.R.P. ..	1038	4	II	Manganui Survey District	M. Luoni .. ..	Non-compliance with conditions of license.
O.R.P. ..	1264	1A	II	Ditto .. .. .	M. Luoni .. ..	Ditto.

A. D. McLEOD, Minister of Lands.

Land in Auckland Land District for Sale or Selection.

District Lands and Survey Office,  
 Auckland, 26th June, 1928.

NOTICE is hereby given that the undermentioned land is open for sale or selection under the Land Act, 1924, and that applications will be received at the District Lands and Survey Office, Auckland, up to 4 o'clock p.m., on Monday, 30th July, 1928.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Auckland, on Wednesday, 1st August, 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.

The land is open for general application, and may, at the option of the applicant, be purchased for cash or on deferred payments, or be selected on renewable lease.

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 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.

AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

Raglan County.—Whaingaroa Survey District.

SECTIONS 1 and 3, Block XIII: Area, 657 acres 3 roods 25 perches. Capital value, £494. Deposit on deferred payments, £24; half-yearly instalment, £15 5s. 6d. Renewable lease: Half-yearly rent, £9 17s. 8d.

Weighted with £1,220, valuation for improvements, repayable in cash or by instalment mortgage to the State Advances Superintendent for a period of thirty years, interest at 5 per cent.

Mixed farming property, situated five miles and a half from Te Akau Landing and thirty-one miles from Ngaruahia, via Mangati and Waingaro. Undulating to broken country, about 130 acres cultivated land in pasture, 180 acres felled and grassed, and 200 acres grassed land; balance in natural state. Light soil, fair to rather inferior in places, on papa formation; watered by swamp and small streams.

Improvements, to be paid for separately, consists of—

Section 1: Approximately 120 acres felled and grassed and 120 chains of fencing.

Section 3: Dwelling, cowshed, and yards; 30 acres cultivated pasture; 60 acres felled and grassed; 200 acres grassed and 220 chains of fencing.

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. 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