

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.

*Land in Southland Land District open for Selection on Renewable Lease.*

District Lands and Survey Office,  
Invercargill, 31st January, 1928.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land for Settlements Act, 1925, and the Land Act, 1924, and applications will be received at this office up to 4 o'clock p.m. on Tuesday, 13th March, 1928.

Applicants must appear personally for examination at the District Lands and Survey Office, Invercargill, on Thursday, 15th March, 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 ballot will be held at the 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 the 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, and 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 persons 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.—  
THIRD-CLASS LAND.

*Southland County.—Hokonui Survey District.—Ardlussa Settlement.*

SECTION 4, Block VII: Area, 1,586 acres 1 rood 16 perches. Capital value, £2,200. Half-yearly rent, £55.

IMPROVEMENTS.

The valuation for improvements not included in the capital value, but which have to be paid for separately, consist of dwellinghouse, stable, shed, hut, and fencing, valued at £555; of this amount £265 is repayable in fourteen years by twenty-eight half-yearly instalments of £13 7s. 8d., and the balance, £290, is to be paid in cash.

The improvements included in the capital value of the land consist of 1,119 chains of boundary-fencing valued at £571 7s. 6d.

DESCRIPTION.

Situated about six miles from Balfour and three miles from Ardlussa School by good metalled road. About 100 acres are good flat land; balance undulating to hilly. Cultivated on the lower portion, but the greater part is still in the natural state, carrying tussock, fern, and manuka-scrub. Suitable for grazing.

ABSTRACT OF CONDITIONS OF LEASE.

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

2. Rent 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 application 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. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.

6. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.

7. *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.

8. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.

9. 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.

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

Form of lease may be perused and full particulars obtained at this office.

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, 30th January, 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 Wednesday, 29th February, 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.

Possession will be given on 1st March, 1928.

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, stockyard, 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 to six cows and few sheep; well watered. A hot spring is located about one third of a mile from hotel.

NOTE.—The hotel license is not included in the sale of land or value of improvements.

*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.

STATE FOREST SERVICE NOTICES.

*Milling-timber withdrawn from Sale.*

State Forest Service,  
Auckland, 30th January, 1928.

NOTICE is hereby given that the milling-timber on portions of Provisional State Forest No. 85, near Donnelly's Crossing, advertised for sale in *New Zealand Gazette* No. 77 of 3rd November, 1927, page 3453, is withdrawn from sale and re-offered on amended terms, as appears by advertisement in this issue of the *Gazette*.

R. D. CAMPBELL, Conservator of Forests.