

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.

LEASE WITH RIGHT OF PURCHASE.

1. Applicants to furnish statutory declaration with application, and on being declared successful, deposit a half-year's rent and £1 ls. lease fee. Rent for the broken period between the date of lease and 1st January or 1st July is also payable.
2. Term of lease: Thirty-three years, with perpetual right of renewal for further successive terms of thirty-three years.
3. Land comprised in lease may, with consent, be purchased for cash or on deferred payment at capital value mentioned in lease.
4. Rent to be paid on 1st January and 1st July in each year.
5. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.
6. Residence is compulsory, and must be continuous.
7. *Improvements*.—The value of improvements to be effected by the lessee will be determined by the Land Board, and for the purpose of fixing such value the Land Board will take into consideration the purpose for which the lessee intends to use the land.
8. Lessee to pay all rates, taxes, and assessments.
9. Lessee may not transfer within ten years from date of lease, except with consent.
10. Lease is liable to forfeiture if conditions are violated. Title 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 from the Commissioner of Crown Lands, Gisborne.

E. H. FARNIE,
Commissioner of Crown Lands.

Lands in the Southland Land District for Sale by Public Auction.

District Lands and Survey Office,
Invercargill, 7th August, 1928.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash at the District Lands and Survey Office, Invercargill, on Wednesday, 12th September, 1928, at 11 o'clock a.m., under the provisions of the Land Act, 1924.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—WALLACE COUNTY.—CLIFTON TOWNSHIP.

Suburban Land.

SECTION 25: Area, 1 acre 0 roods 11 perches. Upset price, £5.

Section 26: Area, 1 acre. Upset price, £5.

Section 38: Area, 1 acre 0 roods 12 perches. Upset price, £5.

Section 39: Area, 1 acre. Upset price, £5.

All level land, rather low-lying, but safe from ordinary floods.

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.

N. C. KENSINGTON,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Invercargill, 7th August, 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 the District Lands and Survey Office, Invercargill, up to 4 o'clock p.m. on Monday, 10th September, 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 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.—
SECOND-CLASS LAND.

Wallace County.—Wairaki Survey District.—Beaumont Settlement.

SECTION 2, Block XXIII: Area, 351 acres 2 roods 8 perches. Capital value, £860. Half-yearly rent, £21 10s.

Weighted with £85, valuation for improvements consisting of fencing and outbuildings, payable in cash.

The improvements included in the capital value consist of 67 chains of fencing valued at £21 3s.

Situated nine miles from Nightcaps Railway-station by good road. Land is level to undulating, and runs from light river-flat to medium quality; red tussock on the higher parts, Well watered. Close to school and post-office. Altitude, 590 ft. to 870 ft.

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 land at any time within seven years; twice the original value to be allowed for area taken for such roads.
 10. Lease to be 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.

BANKRUPTCY NOTICES.

In Bankruptcy.—In the Supreme Court holden at Auckland.

NOTICE is hereby given that JAMES GOLDIE MALCOLM, of 4 Fleet Street, Devonport, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Tuesday, the 14th day of August, 1928, at 11 o'clock a.m.

31st July, 1928.

G. N. MORRIS,
Official Assignee.

In Bankruptcy.—In the Supreme Court holden at Auckland.

NOTICE is hereby given that TREVOR INNES MCGUIRE, of Mariri Road, Onehunga, Building Contractor, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Thursday, the 16th day of August, 1928, at 11 o'clock a.m.

2nd August, 1928.

G. N. MORRIS,
Official Assignee.