

Land in Wellington Land District for Sale or Selection.

District Lands and Survey Office,
Wellington, 29th August, 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, Wellington, up to 4 o'clock p.m., on Monday, 24th September, 1928.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, on Wednesday, 26th September, 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.

WELLINGTON LAND DISTRICT.—THIRD-CLASS LAND.

Waimarino County.—Manganui Survey District.

SECTIONS 2 and 8, Block I: Area, 978 acres. Capital value, £550. Deposit on deferred payments, £20; half-yearly instalment, £17 4s. 6d. Renewable lease: Half-yearly rent, £11.

Weighted with £1,000, valuation of improvements comprising 600 acres felled and grassed, 220 chains fencing, dwelling, motor-shed, pataka, cow-shed, separator-room, and woolshed. This amount may be paid for in cash or secured by first mortgage to State Advances Superintendent, and repayable by half-yearly instalments of principal and interest over a thirty-year term. Interest, 5 per cent. per annum. Mortgage exempt from interest for one year from date of lease.

Situated on the Ruatiti-Erua Road, about twenty-seven miles from Raetihi Railway-station, and ten miles from Ruatiti School. Dairy factory at Raetihi.

A fairly rough broken section with fair soil, mostly on sandstone formation. Elevation from 1,300 ft. to 2,000 ft. above sea-level.

About 600 acres felled and grassed—400 acres (approximately) swept by bush fires a few months ago. Land suitable for grazing. Good buildings.

NOTE.—Improvements valued at £305 10s., and belonging to the Crown, are included in the capital value of the lease.

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 the 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 ½d. 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 cent. 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 cent. 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 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.

12. 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.

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

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

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.