

SECOND SCHEDULE.

SETTLEMENT LAND.

Waitomo County.—Piu Settlement.

Sections 1s and 5s: Area, 699 acres 0 roods 37 perches. Capital value, £650. Half-yearly rent, £16 5s.

Providing improvements to the value of the rental remitted are effected annually a remission of half the annual rent will be granted for a period of five years.

This property is situated about nine miles from Kopaki Railway-station and about five miles from Aratoro School. It comprises about 180 acres in fair pasture; balance area is in scrub. There are no buildings on the property. Valuation for approximately 135 chains of fencing is included in the capital value. The area is well watered by creeks and is suitable as a grazing proposition with a little dairying. In its present condition it is estimated to carry 200 sheep and 20 head of cattle.

ABSTRACT OF CONDITIONS OF LEASE.

Lands in First Schedule.

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 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 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.

ABSTRACT OF CONDITIONS OF LEASE.

Land in Second Schedule.

1. Term of lease: Thirty-three years, with a perpetual right of renewal for a further successive term of thirty-three years, and a right to acquire the freehold.
2. Rent: Five per cent. per annum on the capital value, 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 applications statutory declaration, 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. No person may hold more than one allotment.
7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
8. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.
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. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.
11. 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.

12. 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.

Timber in North Auckland Land District for Sale by Tender.

North Auckland District Lands and Survey Office,
Auckland, 18th September, 1928.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 p.m. on Wednesday, 24th October, 1928, under the provisions of the Land Act, and the Forest Regulations thereunder.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

SECTION 6, Block XIV, Punakitere Survey District. Forty-seven kauri trees (101,382 board feet).

Upset price: £305.

Time for removal: Nine months.

TERMS OF PAYMENT.

One half of the amount of the tender to be paid in cash within seven days after acceptance of tender, together with license fee of £1 1s.; balance payable six months thereafter.

All instalment-payments shall bear interest at the rate of 5 per cent. per annum as from the date of acceptance of tender, and, with the interest added, shall be secured by "on demand" promissory notes endorsed by two approved securities, and such bills are to be completed and lodged with the Commissioner of Crown Lands within fourteen days after notifying the purchaser to complete.

Tenders must be accompanied by a deposit of 5 per cent. on the amount of tender in cash, marked cheque, or post-office order; the balance to be paid, if tender accepted, in terms as stated above.

CONDITIONS OF SALE.

1. Intending purchasers are expected to visit the locality and to satisfy themselves in every particular on all matters relating to the sale.
2. The right is reserved to the Commissioner of Crown Lands to withdraw this timber from sale either before or after the date for receipt of tenders.
3. The aforementioned quantities, qualities, and kinds as to the said timber shall be taken as sufficiently accurate for the purpose of this sale, and no contract for purchase shall be voidable, nor shall the successful purchaser be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, and kind than as stated herein, or in any advertisement having reference to the said timber, nor shall any extra sum be claimed by the Crown if the said quantity of timber is found to be in excess of that stated herein.
4. All timber, whether standing, felled, or in logs, shall remain the property of the Crown until all the instalments are paid.
5. Should any dispute arise as to the boundaries the decision of the Commissioner of Crown Lands shall be final.
6. In the event of no tenders being received for this timber, applications may be received and dealt with at any time within six months thereafter (unless previously formally withdrawn); providing, however, that the amount offered is not less than the upset price stated herein.
7. Any breach of the foregoing conditions of sale will render the "on demand" promissory notes liable to be presented for immediate payment.
8. The sale is subject to the final acceptance of the successful tender by the Minister of Lands.
9. The purchaser shall have the right to cut the timber for the period specified, but shall have no right to the use of the land.
10. The timber shall be cut in a face, and the Crown reserves the right to follow up the mill-workings by felling and grassing such areas as from time to time become available, and of disposing of the same.
11. The licensee shall not allow any sawdust to find its way into any watercourse of any description.
12. Purchasers are notified that extension of the time herein stated for the removal of the timber must not be anticipated.

The highest or any tender not necessarily accepted.
Tenders to be addressed "Commissioner of Crown Lands," North Auckland Land District, Private Bag, Auckland," and envelopes to be marked "Tender for Timber."

Full particulars may be obtained from this office.

O. N. CAMPBELL,
Commissioner of Crown Lands.