

little ragwort and a few patches of blackberry in evidence. Approximately 60 acres bush land felled and grassed; balance in standing bush and fern.

ABSTRACT OF CONDITIONS OF 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 application, 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.
 - o. 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.
- Full particulars may be obtained from the Commissioner of Crown Lands, Auckland.

K. M. GRAHAM,
Commissioner of Crown Lands.

Settlement Lands in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 16th October, 1928.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction, for cash or on deferred payments, at the Town Hall, Matamata, on Wednesday, 5th December, 1928, at 1.15 o'clock p.m., under the provisions of the Land Act, 1924, and the Land for Settlements Act, 1925, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.

Matamata County.—Matamata Town (Matamata Settlement).

- Section 9, Block II: Area, 1 rood. Upset price, £75.
 Section 10, Block II: Area, 1 rood. Upset price, £50.
 Section 11, Block II: Area, 1 rood. Upset price, £50.
 Section 12, Block II: Area, 1 rood. Upset price, £50.
 Section 13, Block II: Area, 1 rood. Upset price, £50.
 Section 14, Block II: Area, 1 rood 26-87 perches. Upset price, £50.
 Section 15, Block VII: Area, 1 rood. Upset price, £150.
 Section 8, Block XI: Area, 1 rood. Upset price, £50.
 Section 9, Block XI: Area, 1 rood. Upset price, £55.
 Section 10, Block XI: Area, 1 rood. Upset price, £70.
 Section 13, Block XIV: Area, 1 rood. Upset price, £75.
 Section 6, Block XVI: Area, 1 rood. Upset price, £45.
 Section 9, Block XVI: Area, 1 rood. Upset price, £40.
 Section 10, Block XVI: Area, 1 rood. Upset price, £45.
 Section 8, Block XVII: Area, 1 rood. Upset price, £40.
 Section 13, Block XVII: Area, 1 rood. Upset price, £40.
 Section 14, Block XVII: Area, 1 rood. Upset price, £40.
 Section 3, Block XVIII: Area, 1 rood. Upset price, £100.
 Section 10, Block XVIII: Area, 1 rood. Upset price, £55.
 Section 1, Block XIX: Area, 1 rood. Upset price, £40.
 Section 2, Block XIX: Area, 1 rood. Upset price, £40.
 Section 3, Block XIX: Area, 1 rood. Upset price, £40.
 Section 4, Block XIX: Area, 1 rood. Upset price, £40.
 Section 5, Block XIX: Area, 1 rood. Upset price, £45.

These sections comprise good building and residential sites, all level, and within easy distance of Matamata Post-office and railway-station. Town water-supply is available to most of the sections, several of which are also within the area served by the drainage system.

SPECIAL CONDITION.

The right is reserved to the Matamata Town Board to construct a drain, 3 ft. wide, along the south-eastern boundary of Section 11, Block II, Matamata Town (Matamata Settlement).

FIRST-CLASS LAND.

Matamata County.—Putaruru Village (Selwyn Settlement).

Section 2, Block VI: Area, 3 acres. Upset price, £45.
 Weighted with £8 10s., valuation for improvements comprising grassing, half-share 23 chains boundary-fencing, and 3 chains road-boundary fencing; to be paid in cash.
 Section situated on the north side of the Main Taupo Road, a quarter of a mile from Putaruru Post-office and railway-station. The section comprises approximately half an acre of flat land along the frontage; balance broken. Approximately 1 acre in worn-out pasture; balance in fern, scrub, and young wattle trees. The soil is of poor quality, with rock showing on the higher portion of the section.

TERMS OF SALE.

1. *Cash.*—One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with Crown-grant fee (£1) to be paid within thirty days thereafter.
2. *Deferred Payments.*—Five per cent. of the purchase-money, license fee (£1 ls.), to be paid on the fall of the hammer, the balance by equal half-yearly instalments extending over 34½ years, bearing interest at the rate of 5½ per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount.

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.

In either case, if the purchaser fails to make any of the prescribed payments by due date, the amount already paid shall be forfeited and the contract for sale of the land shall be null and void.

Titles will be subject to Part XIII of the Land Act, 1924, and section 85 of the Land for Settlement Act, 1925.

The lands are described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Sale plans and full particulars may be obtained at this office.

K. M. GRAHAM,
Commissioner of Crown Lands.

Education Reserve in Taranaki Land District for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 16th October, 1928.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, at half past ten o'clock a.m. on Wednesday 21st November, 1928, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

TARANAKI LAND DISTRICT.

Whangamomona County.—Ngatimaru Survey District.

SECTION 12, Block XI: Area, 460 acres. Upset annual rental: £12 10s.

Weighted with £700, valuation for improvements; to be paid in cash.

It is situated in the Kirai Road, about one mile and a half from Huiakama Village, and about four miles from Te Wera Railway-station. In its present condition its carrying-capacity is estimated at 200 sheep.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, loading for improvements, and £2 2s. (lease fee) must be deposited on acceptance of bid.
2. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.