

CROWN LANDS NOTICES.

Land in North Auckland Land District for Sale by Public Auction.

North Auckland District Lands and Survey Office,
Auckland, 28th November, 1928.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction on deferred payments at the North Auckland District Lands and Survey Office, Auckland, on Monday, 21st January, 1929, at 10.30 o'clock a.m., under the provisions of the Discharged Soldiers Settlement Act, 1915, and its amendments

SCHEDULE

NORTH AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

Whangaroa County.—Totara Parish.

SECTION 20: Area, 295 acres 3 roods. Capital value, £375. Deposit on deferred payments, £15. Half-yearly instalment, £11 14s. Renewable lease: Half-yearly rent, £9 7s. 6d.

The section is situated facing a side road, one mile off the Main North Road. Access is from Totara North Wharf, six miles distant. There are about 230 acres poor gum land (flat), 50 acres easy rising country, and 16 acres fairly steep. About 5 acres is covered with green bush, 50 acres manuka and fern, and 6 acres felled bush. Well watered by permanent streams. Altitude, 500 ft. to 600 ft. about sea-level.

Improvements, included in capital value, consist of dwelling-house, 27 ft. by 18 ft., kauri frame, iron roof and walls, four rooms lined and ceiled, and leanto; also washhouse, all iron. Buildings in fair condition. Files: H.O. 26/928; D.O. M.L./1804.

TERMS OF SALE.

License fee (£1 1s.) and the amount of deposit must be paid on the fall of the hammer. The balance to be repayable by equal half-yearly instalments extending over a period of 36½ years and bearing interest at the rate of 5 per cent. per annum on the unpaid purchase-money in the case of a discharged soldier, or over a period of 34½ years and bearing interest at the rate of 5½ per cent. per annum on the unpaid purchase-money in the case of a civilian. In either case the purchaser shall have 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.

If the purchaser in either case 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 the Part XIII of the Land Act, 1924.

The land is 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.

O. N. CAMPBELL,
Commissioner of Crown Lands.

Settlement Land in Auckland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Auckland, 26th November, 1928.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and applications will be received at the District Lands and Survey Office, Auckland, up to 4 o'clock p.m., on Thursday, 13th December, 1928.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Auckland, at 10.30 o'clock a.m., on Tuesday, 18th December, 1928. If any applicant so desires he may be examined by the Land Board of any other district.

The ballot will be held immediately upon 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 date of 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.

AUCKLAND LAND DISTRICT.—SETTLEMENT LAND.—SECOND-CLASS LAND.

Taupo County.—Reporoa Settlement.

SECTION 418: Area, 553 acres 1 rood. Capital value, £635. Half-yearly rent, £15 17s. 6d.

Weighted with £280, valuation for improvements.

Property suitable for mixed farming. Situated about twenty-six miles from Rotorua Railway-station, one mile and a half from Reporoa School, and thirty-one miles from Ngongotaha Dairy Factory. Approximately 70 acres partly drained swamp, 150 acres tussock, manuka, and manaoa scrub; balance poor pumice land. A portion of the swamp is low-lying and undrainable.

Improvements included in the capital value comprises 80 acres of old pasture and 160 chains fencing, valued at £220.

Improvements, which require to be paid for separately, consist of a four-roomed dwelling (with large veranda), wash-house and two small rooms attached, also cowshed (four bails), and engine-room, valued at £280; repayable either in cash or in fifteen years by thirty half-yearly instalments of £13 9s. 9d.

ABSTRACT OF CONDITIONS OF LEASE.

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, Auckland.

K. M. GRAHAM,
Commissioner of Crown Lands.

Small Grazing-runs in Hawke's Bay Land District for Lease.

District Lands and Survey Office,
Napier, 27th November, 1928.

NOTICE is hereby given that the undermentioned small grazing-runs are open for selection in terms of the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Napier, up to 4 o'clock p.m., on Tuesday, 8th January, 1929.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Napier, on Thursday, 10th January, 1929, 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.

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 ballot have applied for land at least twice unsuccessfully, to applicants who have served beyond New Zealand as mem-