

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.—SECOND-CLASS LAND.

Waipa County.—Maungatautari Survey District.—Tautari Settlement.

SECTION 25, Block XI: Area, 438 acres 0 roods 17 perches. Capital value, £650. Half-yearly rent, £16 5s.

Weighted with £620, valuation for improvements comprising dwelling of four rooms and conveniences, washhouse, cowbyre, manure-shed, approximately 55 chains road-boundary fence, 135 chains poor subdivisional fence; half-share 120 chains boundary-fence, and pasture. This amount is payable in cash or by a cash deposit of £25, leaving £205 on instalment mortgage to State Advances Superintendent for 30 years at 6 per cent. (half-yearly instalment, £7 8s. 1d.) and £390 on instalment mortgage for 24½ years at 5½ per cent. (half-yearly instalment, £14 12s. 6d.).

Mixed-farming property situated on the Waimanu Road, five miles from Pukeatua Post-office, three miles from Rotongata School, and twenty-two miles from Te Awamutu Railway-station and saleyards, eighteen miles of which is by metalled road, and four miles by formed clay road. Level to easy undulating and terrace land, about 400 acres ploughable; balance broken unploughable sidelings. About 35 acres in fair pasture, 15 acres wornout pasture, remainder in tea-tree and fern. Soil is a light sandy loam on pumice sand formation; watered by small stream. Rabbits are plentiful and ragwort is in evidence.

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 lands at any time within seven years; twice the original value to be allowed for area taken for such roads.
10. Lease is liable to forfeiture if conditions are violated.

Form of lease may be perused and full particulars obtained at this office.

K. M. GRAHAM,
Commissioner of Crown Lands.

Land in Gisborne Land District for Sale or Selection.

District Lands and Survey Office,
Gisborne, 8th January, 1929.

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, Gisborne, up to 4 o'clock p.m., on Wednesday, 13th February, 1929.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Gisborne, on Friday, 15th February, 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.

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.

GISBORNE LAND DISTRICT.—SECOND-CLASS LAND.

Opotiki County.—Wairoka Survey District.

SECTION 1, Block XII, and Section 1, Block XV: Area, 1,885 acres. Capital value, £525. Deposit on deferred payments, £25. Half-yearly instalment on deferred payments, £16 5s. Renewable lease: Half-yearly rent, £10 10s.

Loaded with £2,330, for improvements consisting of five-roomed house, store-house, wool-shed, yards, dip, felling, grassing, and fencing. Loading may be paid in cash or arrangements may be made with State Advances Office to leave amount on mortgage.

Situated near Oponae, on Wairoka-Matawai Road, about twenty miles from Opotiki. About 950 acres felled and in grass (an additional 700 acres was felled, but has gone back to fern and scrub); balance bush. Well watered by creeks. About 40 acres flat, along Omaukoro Stream; balance mainly steep country. Half-time school in district. Altitude, 500 ft. to 2,000 ft. above sea-level.

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 ¼d. 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 ls. (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