

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 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. 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, Gisborne.

E. H. FARNIE,
Commissioner of Crown Lands.

Land in Hawke's Bay Land District for Sale by Public Auction.

District Lands and Survey Office,
Napier, 20th December, 1928.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, Napier, at 2.30 o'clock p.m. on Thursday, 14th February, 1929, under the provisions of section 152 of the Land Act, 1924.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—FIRST-CLASS LAND.

Hawke's Bay County.—Tarawera Survey District.

SECTION 2, Block VI: Area, 94 acres 2 roods. Upset price, £500.

Weighted with £2,186, valuation for improvements; payable in cash.

Situated at Tarawera, on the Napier-Taupo main road, forty-eight miles from Napier and fifty miles from Taupo. The Tarawera Hotel is situated on this area, and the improvements comprise the hotel of sixteen rooms (with bar, kitchen, scullery, and bathroom). Outbuildings comprise dairy, store, staff's quarters, washhouse, bottle-store, benzine and oil store, motor-shed, &c. Other improvements comprise tennis-courts, grounds laid out, plantations, orchard, stockyard, fowlhouse and run, piggery and run, and fences.

The hotel is a favourite stopping-place for travellers to and from Taupo.

The land comprises fair flats, but steep sidelings along creeks. In fair grass, principally danthonia. Would carry five or six cows and few sheep. Well watered. A hot spring

is located on the property about one-third of a mile from hotel.

TERMS OF SALE.

Cash.—One-fifth of the purchase-money to be paid on the fall of the hammer; balance payable, together with £1 (Crown-grant fee), within thirty days thereafter.

Deferred Payments.—Five per cent. of purchase-money, together with £1 ls. (license fee), to be paid on the fall of the hammer.

The balance of the purchase-money, with interest thereon at the rate of 5½ per cent. per annum, to be paid by instalments extending over a period of 34½ years.

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 fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount (if any) already paid shall be forfeited, and the contract for the sale be null and void.

Title will be subject to Part XIII of the Land Act, 1924.

The land is described by 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.

Full particulars may be obtained at this office.

J. D. THOMSON,
Commissioner of Crown Lands.

Land in Southland Land District for Sale by Public Auction.

District Lands and Survey Office,
Invercargill, 9th January, 1929.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at this office on Thursday, 21st February, 1929, at 11 o'clock a.m., under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—WALLACE COUNTY.—VILLAGE LAND.

SECTION 11, Block VI, Wairio Village: Area, 5 acres. Upset price, £30.

Situated half a mile from Wairio Railway-station by formed and metalled road. The section is partly swamp. Altitude, about 400 ft. above sea-level. Suitable for grazing.

Special Condition.

The purchaser will require to arrange with the adjoining owners for payment of half cost of fencing.

Terms of Sale.

Cash: One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1) within thirty days thereafter.

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 the sale be null and void.

Title will be subject to part XIII of the Land Act, 1924.

Full particulars may be obtained at this office.

N. C. KENSINGTON,
Commissioner of Crown Lands.

Education Reserves in Gisborne Land District for Lease by Public Tender.

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

NOTICE is hereby given that written tenders for leases of the undermentioned education reserves will be received at the District Lands and Survey Office, Gisborne, up to 4 o'clock p.m. on Wednesday, 13th February, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

GISBORNE LAND DISTRICT.

SECTIONS 3 and 5, Block XI, Waioeka Survey District. Area: 600 acres. Minimum annual rental, £20.

Situated about twenty-five miles from Opotiki on the Matawai-Opotiki Road, now being metalled. About 510 acres felled and grassed, in fair order. Balance somewhat broken, in bush. Well watered by streams.