

*Land in Taranaki Land District for Selection on Renewable Lease.*

District Lands and Survey Office,  
New Plymouth, 24th April, 1929.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Monday, 13th May, 1929.

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.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

*Waitomo County.*

SECTION 13, Block V, Totoro Survey District: Area, 211 acres. Capital value, £260. Half-yearly rent, £5 4s.

Exempt from payment of rent for a period of three years provided improvements to the value of £26 are effected annually during the exemption period.

Weighted with £200, valuation for improvements comprising 100 acres grassed, 44 chains draining, 120 chains fencing, and whare, which is payable in cash or by a deposit of £20; the balance to be secured by a long-term instalment mortgage; interest, 5 per cent., in the case of a discharged soldier, and 5½ per cent. in all other cases.

Situated about nine miles from Piopio by formed dray-road. Soil of fair quality on papa and sandstone formation, and the section consists of easy slopes, which are mostly ploughable and capable of being improved.

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 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 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, New Plymouth.

W. D. ARMIT,  
Commissioner of Crown Lands.

*Education Reserve in the North Auckland Land District for Lease by Public Auction.*

North Auckland District Lands and Survey Office,  
Auckland, 24th April, 1929.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the North Auckland Lands and Survey Office, Auckland, at 10.30 o'clock a.m. on Tuesday, the 28th May, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

*Eden County.—City of Auckland.*

LOTS 1 and 3, on D.P. 18143, part Allotment 18 of Section 40: Area, 15·4 perches. Upset annual rental, £180.

Weighted with £1,280, valuation for improvements consisting of two-storied brick building, containing two shops with living rooms attached, and one lock-up shop. There is also an old wooden building which is not included in the above value. The improvements may be paid for in cash or by a deposit of £80; the balance being paid in twenty years by half-yearly instalments of £45 16s. each, principal and interest.

This land is situated at the corner of Hobson and Wellington Streets, on the Ponsonby car-line. Within a few minutes journey by tramcar from either Queen Street or Karangahape Road. The main shop has been used as a pharmacy for several years.

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.
3. Rent payable half-yearly in advance.
4. Lessee to maintain in good substantial repair all buildings, drains, and fences; and yield up all improvements in good order and condition at the expiration of his lease.
5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
6. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
7. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration, or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrear.
8. Lease liable to forfeiture if conditions are violated.
9. Lessee to keep buildings insured.
10. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

Full particulars may be obtained from this office.

O. N. CAMPBELL,  
Commissioner of Crown Lands.

BANKRUPTCY NOTICES.

*In Bankruptcy.*

NOTICE is hereby given that the following dividends are now payable on all proved claims in the undermentioned estates:—

Brown, Ivan Richard Leonard, of Whangarei, Fruiterer and Confectioner—First dividend of 1s. 6d. in the pound.  
Corbett, L. E. M., of Herekino, Labourer—First and final dividend of 1s. in the pound.

V. R. CROWHURST,  
Deputy Official Assignee.

Whangarei, 19th April, 1929.

*In Bankruptcy.—In the Supreme Court of New Zealand.*

NOTICE is hereby given that CHARLES CAMERON and RHYS LLEWELYN THOMAS, of Tauranga, Bacon-curer and Accountant, respectively, trading in partnership as "Cameron and Thomas, Bacon-curers," were this day adjudged bankrupts; and I hereby summon a meeting of creditors to be holden at the Courthouse, Tauranga, on Tuesday, the 7th day of May, 1929, at 10 o'clock a.m.

Dated at Auckland, this 17th day of April, 1929.

G. N. MORRIS,  
Official Assignee.