

4. If land is not required for public purposes lease will be renewed automatically by payment of annual rental.
5. Land may be used for grazing purposes only.
6. No permanent improvements shall be effected.
7. No compensation for improvements.
8. Lease liable to forfeiture for non-payment of rent within thirty days of due date.

Further particulars may be obtained from the Commissioner of Crown Lands, Nelson.

A. F. WATERS,
Commissioner of Crown Lands.

Settlement Land in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 27th May, 1929.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at the Magistrate's Courthouse, Waitangi, Chatham Islands, on Friday, the 12th July, 1929, at 2.30 o'clock p.m., under the provisions of the Land Act, 1924, and the Land for Settlements Act, 1925, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.—SETTLEMENT LAND.

Chatham Islands County.—Owenga Settlement.

| Section. | Area. | Upset Price. | Deposit on Deferred Payments. |
|----------|----------|--------------|-------------------------------|
| | A. R. P. | £ | £ |
| 1 | 3 0 0 | 90 | 10 |
| 2 | 2 3 28 | 85 | 10 |
| 3 | 2 3 29 | 85 | 10 |
| 4 | 3 0 2 | 88 | 10 |
| 5 | 3 3 24 | 95 | 10 |
| 6 | 4 0 15 | 90 | 10 |
| 7 | 3 2 20 | 80 | 10 |
| 8 | 3 1 26 | 87 | 10 |
| 9 | 4 0 14 | 90 | 10 |
| 10 | 4 0 18 | 95 | 10 |
| 11 | 4 0 16 | 100 | 10 |
| 12 | 4 0 17 | 105 | 15 |
| 13 | 4 0 28 | 100 | 10 |
| 14 | 4 3 14 | 50 | 10 |
| 15 | 4 3 3 | 50 | 10 |
| 16 | 4 2 20 | 50 | 10 |
| 17 | 4 3 23 | 70 | 10 |
| 18 | 4 3 0 | 80 | 10 |
| 19 | 4 3 23 | 70 | 10 |
| 20 | 3 0 1 | 90 | 10 |
| 21 | 3 0 0 | 90 | 10 |

This settlement is situated on the east coast (southern portion) of the Chatham Islands, about 15 chains south of the Owenga Boat-harbour and adjoining the Owenga School. Country level to easy undulating; varying in altitude from 15 ft. to 50 ft. above sea-level.

The soil over the major portion of the area is a sandy loam, excellent for pasture or cultivation; balance partly consolidated peat; fair in quality. The low-lying area between Owenga Road and the coast has ample fall and can be easily drained. All roads, including access roads, are unformed.

Terms of Sale.

The purchaser may pay for the land in cash or by deferred payments extending over a period of 34½ years. The terms are—

(1) *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.

(2) *Deferred Payments.*—Required deposit and license fee (£1 1s.) on the fall of the hammer; balance by equal half-yearly instalments of principal and interest, extending over 34½ years, but with the right to pay off at any time the whole or any part of the outstanding amount.

In either case, 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 of the land be null and void.

Full particulars may be obtained at this office.

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.

Land in Southland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Invercargill, 27th May, 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, Invercargill, up to 4 o'clock p.m. on Tuesday, 16th July, 1929.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Invercargill, on Thursday, 18th July, 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 ballot will be held immediately upon the conclusion of the examination of applicants.

The land is offered in terms of section 153 of the Land Act, 1924, which provides that no right to any mineral under the surface shall pertain to the lessee, whose right shall be to the surface soil only.

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.

Southland County.—Waikaka Survey District.

SECTION 3, Block IX: Area, 181 acres 3 roods 36 perches. Capital value, £750. Half-yearly rent, £15.

Weighted with £61, valuation for fencing; payable in cash.

Situated two miles and a half from Pukerau, by metalled road. The land, which is light in quality, is undulating to hilly. Altitude, approximately 500 ft. to 600 ft. above sea-level. About 80 acres are cultivable.

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 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. 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, Invercargill.

N. C. KENSINGTON,
Commissioner of Crown Lands.