

Settlement Lands in Southland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Invercargill, 22nd May, 1929.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and amendments, 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.

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

Wallace County.—Wairaki Survey District.—Beaumont Settlement.

SECTION 2, Block XXIII: Area, 351 acres 2 roods 8 perches. Capital value, £700. Renewable lease: Half-yearly rent, £17 10s.

After payment of first half-year's rent has been made no further rent will be payable for a period of two years.

The improvements not included in the capital value, but which have to be paid for separately, consist of fencing and outbuildings valued at £60; payable in cash. The improvements included in the capital value consist of 67 chains of fencing valued at £21 3s.

Situated nine miles from Nightcaps Railway-station by good road. Land is level to undulating, and runs from light river flat to medium quality, red tussock on the higher parts. Well watered. Close to school and post-office. Altitude, 590 ft. to 870 ft.

Section 9, Block XXIX: Area, 304 acres 3 roods 20 perches. Capital value, £300. Renewable lease: Half-yearly rent, £7 10s.

After payment of first half-year's rent has been made no further rent will be payable for a period of two years.

Open undulating land—the south-western portion being rather broken. Suitable for pastoral purposes. Situated nine miles by good road from Nightcaps Railway-station and one mile from post-office and school.

Section 12, Block XXIX: Area, 222 acres 0 roods 14 perches. Capital value, £320. Renewable lease: Half-yearly rent, £8.

After payment of first half-year's rent has been made no further rent will be payable for a period of two years.

Weighted with £60 valuation for outbuildings and fencing, to be paid for in cash.

Situated five miles from Nightcaps Railway-station and two miles from Opio. Altitude, 600 ft. to 700 ft. Open undulating land of only medium quality. Suitable for grazing.

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: 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 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. No persons 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. 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.

Plantation Reserve in Marlborough Land District for Lease by Public Auction.

District Lands and Survey Office,
Blenheim, 23rd May, 1929.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, Blenheim, at 2 o'clock p.m. on Wednesday, the 3rd day of July, 1929, under the provisions of the Public Reserves, Domains, and National Parks Act, 1928.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—CLIFFORD BAY SURVEY DISTRICT.

Plantation Reserve.

SECTIONS 10 and 11, Block XIV: Area, 15 acres 0 roods 8 perches. Upset annual rental, £15.

Flat land, about 100 ft. above sea-level. Good soil, watered by Blind River. Distant about six miles from Town of Seddon, by good formed road. Weighted with £25, valuation for fencing and pasture; to be paid for in cash.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The lease shall be for a term of fourteen years from the 1st day of July, 1929, subject to termination by twelve months' notice in the event of the land being required by the Government.

2. Possession will be given on the 1st day of July, 1929.

3. Six months' rent at the rate offered, £1 ls. (lease fee), and the valuation for improvements must be paid on the fall of the hammer.

4. Rental shall be payable half-yearly in advance, on the 1st day of January and 1st day of July in each and every year.

5. The lessee shall not be entitled to have or receive compensation or any allowance whatsoever by reason of such resumption or in respect of any improvements now in existence or effected by him upon the said lands, but he may, on the expiration or sooner determination of the lease, remove, or cause to be removed, all buildings or fencing then in existence on the land. However, if on expiry a new lease be offered for disposal by public competition, same will be subject to payment by the incoming tenant of valuation for improvements as assessed by the Commissioner of Crown Lands or his agent. Failing removal as aforesaid, or disposal, the land and improvements revert to the Crown without compensation.

6. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the consent of the lessor first had and obtained.

7. The lessee shall not carry on any noxious, noisome, or offensive trade upon the land.

8. The lessee shall destroy all rabbits on the land, and he shall prevent their increase or spread to the satisfaction of the Commissioner of Crown Lands.

9. The lessee shall prevent the growth and spread of gorse, broom, sweetbriar, and other noxious weeds on the land comprised in the lease, and he shall, with all reasonable despatch, remove, or cause to be removed, all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

10. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the lease within thirty days after the date on which same ought to have been fulfilled.

Full particulars may be obtained from the Commissioner of Crown Lands, Blenheim.

P. R. WILKINSON,
Commissioner of Crown Lands.