

Land in Auckland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Auckland, 31st July, 1929.

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

AUCKLAND LAND DISTRICT.—THIRD-CLASS LAND.

Waitomo County.—Maungamangero Survey District.

SECTION 13, Block VIII: Area, 979 acres. Capital value, £400. Half-yearly rent, £8.

Weighted with £800, for improvements comprising dwelling and outbuildings, wool-shed and yards, dip and yards, and four sheds. Water-power for electric light. Approximately 360 chains fencing (in poor condition), clearing, and grassing. This amount is payable in cash or may be secured on instalment mortgage to State Advances Superintendent for thirty years at 5 per cent., with two years' remission of interest provided improvements of equivalent value are effected.

Grazing proposition, situated twenty miles from Te Kuiti Railway-station, two miles and a half from Mairoa School, and five miles from Waitanguru Dairy Factory. Section comprises 350 acres in standing bush, mostly poor quality tawhero, 50 acres stumped and ploughed (now in fair pasture), and 579 acres bush land felled and grassed (mostly reverted to fern and second growth). Ragwort in evidence. Well watered by running streams.

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, Auckland.

K. M. GRAHAM,
Commissioner of Crown Lands.

Land in Southland Land District for Sale by Public Auction.

District Lands and Survey Office,
Invercargill, 31st July, 1929.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at this office on Monday, the 2nd September, 1929, at 11 o'clock a.m., under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—TOWN LAND.—TOWN OF MATAURA BRIDGE.

SECTION 2, Block I: Area, 38.5 perches. Upset price, £150.

Weighted with £100, for improvements consisting of buildings and fencing; payable in cash.

Section is situated about a quarter of a mile from Mataura Railway-station, and is in the centre of the business portion of the town. Level land.

Terms of Sale.

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

Deferred Payments.—Five per cent. of the purchase-price, together with £1 ls. (license fee) and valuation for improvements, 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.

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 then remaining unpaid.

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 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.

BANKRUPTCY NOTICES.

In Bankruptcy.

In the Estate of MICK YOVICH, of Ruakaka, Storekeeper.

NOTICE is hereby given that a first and final dividend of 7s. 2d. in the pound is now payable at my office on all proved and accepted claims in the above estate.

A. L. TRESIDDER,
Official Assignee.

Whangarei, 27th July, 1929.

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In Bankruptcy.—In the Supreme Court holden at Napier.

NOTICE is hereby given that EDWARD TRELEAVEN, of Waipukurau, Contractor, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at the Courthouse, Waipukurau, on Wednesday, the 7th day of August, 1929, at 10 o'clock a.m.

G. G. CHISHOLM,
Official Assignee.

22nd July, 1929.