

Land in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 14th August, 1929.

NOTICE is hereby given that the undermentioned section will be offered for sale for cash or on deferred payments by public auction at the County Council Chambers, Kawhia, at 11 o'clock a.m. on Wednesday, 2nd October, 1929, under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

Kawhia County.—Kawhia North Survey District.

SECTION 11, Block VI: Area, 7 acres 3 roods 30 perches. Upset price, £40.

Weighted with £35, value of improvements comprising approximately 25 chains fencing (in poor condition) and two-roomed kahikatea whare (in good condition); payable in cash.

Situated two miles and a half from Kawhia Wharf, school, store, and post-office. Eight miles from Oparau Dairy Factory and saleyards. Area is all in work-out pasture, now covered with blackberry and gorse; watered by springs.

Terms of Sale.

Cash: One-fifth of the purchase-money, together with valuation for improvements, to be paid on the fall of the hammer; balance of purchase-money, together with Crown-grant fee, payable within thirty days thereafter.

Deferred Payments: A cash deposit of 10 per cent. of the amount offered, together with valuation for improvements and £1 1s. (lease fee), to be paid on the fall of the hammer; balance of purchase-money payable by instalments extending over a period of 34½ years, and bearing interest at the rate of 5½ per cent. per annum.

Titles will be subject to Part XIII of the Land Act.

Further particulars on application.

K. M. GRAHAM,
Commissioner of Crown Lands.

Land in Gisborne Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Gisborne, 14th August, 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, Gisborne, up to 4 o'clock p.m. on Monday, 16th September, 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.

GISBORNE LAND DISTRICT.—THIRD-CLASS LAND.

Opotiki County.—Wairoka Survey District.

(Exempt from Payment of Rent for a Period of Five Years.)

LOT 1, Section 4, Block VII: Area, 600 acres. Capital value, £150. Half-yearly rent, £3.

Loaded with £100, value of improvements comprising 200 acres felled and grassed but now overgrown, and old whare. This amount may either be paid in cash or left on first mortgage to the State Advances Office; term, thirty years; interest, 6 per cent. per annum.

Situated on Tutaeotoko Stream. Access from Opotiki, which is about eighteen miles distant—ten miles full width dray-road, balance mainly river-bed. Fairly easy in places along stream, but mainly steep, with considerable slips. Well watered by creeks. About 400 acres heavy mixed bush, and about 200 acres originally felled and grassed but now mostly overgrown with fern and scrub. Elevation from 600 ft. to about 3,000 ft. above sea-level.

Special Condition.—After payment of the first half-year's rent, plus rent for the broken period (if any), no further rent will be charged for a period of five years, on condition that an

amount at least equal to the rent so waived is spent on the land half-yearly in addition to the usual improvements required.

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, Gisborne.

E. H. FARNIE,
Commissioner of Crown Lands.

Lands in Taranaki Land District for Selection on Renewable Lease.

District Lands and Survey Office,
New Plymouth, 14th August, 1929.

NOTICE is hereby given that the undermentioned sections are 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, 2nd September, 1929.

Applicants must appear personally for examination at the District Lands and Survey Office, New Plymouth, on Wednesday, the 4th September, 1929, at 10 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.

Preference at the ballot will be given to landless applicants who have one or more children dependent upon 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.—SECOND-CLASS LAND.

Ohura County.—Ohura Survey District.

SECTION 5, Block X: Area, 591 acres 1 rood 26 perches. Capital value, £430. Half-yearly rent, £8 12s.

Exempt from payment of rent for a period of five years providing improvements to the value of £40 are effected annually during the exemption period.

Weighted with £600, valuation for improvements comprising four-roomed dwelling, 310 chains fencing, and 265 acres grassing.