

chains subdivisional fencing, and felling and grassing. This sum is repayable in cash, or may be secured by instalment mortgage for 3½ years at 5½ per cent.; half-yearly instalment £12 13s. 6d., on which remission of the interest portion of the instalments will be granted for five years provided improvements specified by the Commissioner of Crown Lands are effected annually to the value of the annual remission.

Grazing proposition situated on the Aotearoa Road, twenty-six miles from Te Awamutu Railway-station and saleyards and seven miles from Ngaroma School. Undulating to broken land, about 316 acres felled and grassed, now partially reverted to second growth and infested with ragwort; balance standing bush. Section lies high. Soil a medium loam on clay and rhyolite formation. Watered by 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 Auckland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Auckland, 27th August, 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 Friday, 20th September, 1929.

SCHEDULE.

AUCKLAND LAND DISTRICT.—THIRD-CLASS LAND.

Waitomo County.—Mauungmangero Survey District.

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

SECTION 15, Block VI: Area, 195 acres 2 roods. Capital value, £160. Half-yearly rent, £3 4s.

Improvements comprising a cottage, three sheds, approximately 200 chains fencing, felling and grassing; total value, £250, are to be paid for in cash or the amount may be left on instalment mortgage to State Advances Superintendent for thirty years at 5 per cent., with exemption from payment of interest for two years conditional upon additional improvements to value of £20 per annum being effected. Half-yearly instalment, £8 ls. 8d.

Grazing property situated twenty-seven miles from Te Kuiti Railway-station and one mile from Waitanguru School. Approximately 183 acres has been felled and grassed, but partly reverted to second growth, with ragwort making an appearance; balance waste land, being mostly limestone rocks. Watered by creeks and springs.

ABSTRACT AND 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 land 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.

Flax Areas in the Auckland Land District for Lease.

District Lands and Survey Office,
Auckland, 28th August, 1929.

NOTICE is hereby given that the undermentioned lands are open for selection for the purposes of flax cultivation and cutting under the Land Act, 1924, and amendments, and applications will be received at the District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Tuesday, the 29th day of October, 1929.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Auckland, on Wednesday, 30th October, 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.

SCHEDULE.

AUCKLAND LAND DISTRICT.

Waihi South Survey District.—Waihi Swamp.

SECTIONS 39 and 40, Block II: Area, 100 acres. Annual rental, £50 for two years, and £81 5s. for balance of term. Value of millable flax on area at present time, £60.

Section 39: Growth of flax on approximately 44 acres; should cut 10-ton crop in two years; will require to be cleared of scrub and raupo; 6 acres is heavy manuka, no flax, and will require clearing and planting.

Section 40: Good growth of flax on approximately 38 acres; should cut 10-ton crop in two years; will require to be cleared of raupo, scrub, &c.; 12 acres, heavy manuka, will require clearing and planting.

General Description.

These sections are situated between the Kaikokopu Stream, Wharere Canal and Road, and East Coast Main Trunk Railway. Pongakawa Railway-station is in close proximity. Large portion of area is showing a good growth of flax. Portion heavy manuka and raupo, and Canadian thistle; requires clearing. Small portion of area is woolly peat, with short tea-tree scrub and rushes. Woolly peat, which is not of a great depth, can be rolled to consolidate. The good growth of flax will be ready to cut in about two years. The scattered flax is growing where scrub has been burnt, and flax will come over most of the country if kept cleared. Where cost of clearing and planting will be heavy small rentals have been charged over period between planting and returns.