

*Land in Wellington Land District for Selection on Renewable Lease.*

District Lands and Survey Office,  
Wellington, 20th November, 1929.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1924, and section 5 of the Discharged Soldiers Settlement Amendment Act, 1921-22; and applications will be received at the District Lands and Survey Office, Wellington, up to 12 o'clock noon on Tuesday, 10th December, 1929.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, on Wednesday, 11th December, 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 conclusion of the examination of applicants.

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

*Waitotara County.—Westmere Survey District.*

Lot 3, D.P. 3380, part Section 236, Right Bank Wanganui River, Block II: Area, 10 acres. Capital value, £615. Half-yearly rent, £15 7s. 6d.

Weighted with £450, value of improvements comprising dwelling and outbuildings. This sum is payable either in cash or by forty-two half-yearly instalments of £17 11s. extending over a period of twenty-one years.

Situated at Tayforth, Francis Road, Westmere. Access is from Wanganui, which is about five miles distant by metalled road. The school and store are at Westmere. The section comprises hummocky land of a decidedly sandy nature. It will carry a few cows and would be suitable for a man in constant employment. Improvements comprise felling, grassing and stumping, fencing, water-tank, pump, and well.

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.
2. Rent: 5 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 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 this office.

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

*Land in Southland Land District for Sale or Selection.*

District Lands and Survey Office,  
Invercargill, 20th November, 1929.

NOTICE is hereby given that the undermentioned land will be opened for selection in terms of 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, the 14th January, 1930.

The land may, at the option of the applicant, be purchased for cash, or on deferred payments, or be selected on renewable lease.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SECOND-CLASS LAND.

*Wallace County.—Jacobs River Hundred.*

SECTIONS 8 and 8A, Block XXII: Area, 304 acres 0 roods 38 perches. Capital value, £380. Deposit on deferred payments, £20; half-yearly instalment on deferred payments, £11 14s. Renewable lease: Half-yearly rent, £7 12s.

Situated three miles and a half by formed road from Fairfax Railway-station, school, and dairy factory. Altitude, 170 ft. to 600 ft. above sea-level. Partly steep, but chiefly undulating bush-clad land; worked-out sawmill area. Well watered; fair soil. Suitable for grazing or dairying when felled and grassed.

Title will be subject to Part XIII of the Land Act, 1924.

Full particulars can be obtained from the Commissioner of Crown Lands, Invercargill.

THOS. POUND,  
Deputy Commissioner of Crown Lands.

*Reserve in Wellington Land District for Lease by Public Tender.*

District Lands and Survey Office,  
Wellington, 20th November, 1929.

NOTICE is hereby given that written tenders will be received at the District Lands and Survey Office, Wellington, up to 12 o'clock noon on Monday, the 16th December, 1929, for the grazing of the undermentioned land, under the provisions of section 14 of the Public Reserves, Domains, and National Parks Act, 1928.

SCHEDULE.

WELLINGTON LAND DISTRICT.

*Waimarino County.—Town of Horopito West.*

SECTION 36. Area: 2 acres 1 rood 29 perches. Term of lease: Seven years. Upset annual rental, £1 10s.

The section is bounded by the Hururua, Hutotoi, Makotuku Valley, and Harore Roads. Suitable for grazing purposes.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Possession will be given on the day of acceptance of the tender.
2. The rent shall be payable half-yearly in advance, free from all deductions whatsoever.
3. Residence and improvements not compulsory, and no compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee, nor for any other cause.
4. The lessee shall have no right to sublet, transfer, or otherwise dispose of the whole or any portion of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
5. The Commissioner of Crown Lands may at any time resume possession of the land comprised in the lease, or any portion thereof, by giving to the lessee twelve months' notice in writing of his intention so to do.
6. The right is reserved to the Crown to grant such right-of-way or rights-of-way as may be necessary during the currency of the lease.
7. The lessee shall prevent the growth and spread of gorse, broom, and sweetbriar on the land comprised in the lease; and he shall with all reasonable despatch remove or cause to be removed all gorse, sweetbriar, broom, Californian thistle, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.
8. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the said lease within one month after the date on which the same ought to have been fulfilled.

Tenders must be accompanied by marked cheque or post-office order for six months' rent at the rate offered and lease fee of £1 1s., and must be marked on the envelope "Tender for Lease."

The lands are described for the general information of intending tenderers, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Further particulars may be obtained at this office.

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