

Sections 10, 11, 12, 13, and 14, Block V: Area, 2 acres 3 roods 20.2 perches. Upset price, £90.

Sections comprise good level land. They vary from dry to part swampy.

ABSTRACT OF CONDITIONS.

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

2. *Deferred Payments*.—Five per cent. of the purchase-money and license fee (£1 ls.), to be paid on the fall of the hammer, the balance by equal half-yearly instalments extending over 34½ years, bearing interest at the rate of 5½ per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount.

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.

In either case, 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 sale of the land shall be null and void.

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

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

Full particulars may be obtained at this office.

W. D. ARMIT,
Commissioner of Crown Lands.

Land in Hawke's Bay Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Napier, 14th February, 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, Napier, up to 4 o'clock p.m. on Monday, 18th March, 1929.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Napier, on Wednesday, the 20th March, 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 conclusion of examination of applicants.

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.

HAWKE'S BAY LAND DISTRICT.—THIRD-CLASS LAND.

Wairoa County.—Maungaharuru Survey District.

(Exempt from payment of Rent for Five Years.)

SECTION 5, Block IV: Area, 3,715 acres 1 rood 10 perches. Capital value, £1,400. Half-yearly rent, £28.

This block is situated in the Hawke's Bay Land District, about forty-one miles due North of Napier. It is served by good access road—on its eastern boundary by Matahouira and Heays Road and on the west within 6 chains of the boundary by the Pohukura-Tutira Road, both roads junctioning with the Napier-Wairoa Road, and about 10 miles from Tutira Railway-station.

The block is in a very rough state, and is covered with a dense growth of fern, stunted manuka, and tutu, with a considerable amount of light bush. There is very little pasture excepting a basin of about 100 acres of native grass, mixed with fern. The soil is of a pumiceous nature. The block generally is intersected by high ridges and deep ravines. Well watered, with an altitude up to 2,979 ft.

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, Napier.

J. D. THOMSON,
Commissioner of Crown Lands.

Education Reserve in Nelson Land District for Lease by Public Auction.

District Lands and Survey Office,
Nelson, 8th February, 1929.

NOTICE is hereby given that the undermentioned education reserve will be offered for sale by public auction at the Courthouse, Reefton, at 10 o'clock a.m. on Wednesday, 20th March, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

NELSON LAND DISTRICT.—TOWN OF REEFTON.

SECTIONS 655, 656, and 696: Area, 36.6 perches. Upset annual rental, £1 10s.

These sections are situated in the Town of Reefton, and are good building-sites. The sections are all cleared and in grass. Soil of fair quality.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Half-year's rent at the rate offered, broken period rent from date of sale to 30th June, 1929, and £2 2s. (lease fee), must be deposited on the fall of the hammer.

2. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.

3. Rent payable half-yearly in advance on 1st January and 1st July in each and every year.

4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.

5. Lessee shall destroy to the satisfaction of the Commissioner of Crown lands all noxious weeds on the land.

6. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.

7. Lessee not to use or remove any gravel without the consent of the Land Board.

8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

9. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration,