

is of fair quality resting on sandstone and papa formation. Well watered. This section is suitable only to an adjoining owner.

*Hutt County.—Rimutaka Survey District.*

Section 73, Block V: Area, 113 acres 0 roods 13 perches. Upset annual rental, £9.

Weighted with £40, for improvements consisting of 40 chains of boundary-fencing. This sum must be paid in cash on the fall of the hammer.

Situated in Mangaroa Valley, seven miles from Upper Hutt, by a good metalled road. Section comprises steep rough faces, originally in light bush, now reverted to fern and second growth. Soil of poor quality resting on clay formation. Well watered. Altitude to 1,000 ft. above sea-level.

TOWN LAND.

*Horowhenua County.—Town of Levin.*

Section 13, Block XIV: Area, 1 rood. Upset annual rental, £2 10s.

Weighted with £1 10s., for improvements consisting of boundary-fencing. This must be paid in cash on the fall of the hammer.

Situated in Winchester Street, in the Town of Levin. A good level building section. Soil is of good quality.

*Rangitikei County.—Town of Taihape.*

Section 7, Block VI: Area, 1 rood. Upset annual rental, £30.

Situated in Tui Street, almost in the centre of the business area of the Town of Taihape. A good level building-site, suitable for the erection of a garage or bulk store. No improvements.

*Featherston County.—Township of Featherston.*

Section 104: Area, 1 acre. Upset annual rental, £5.

Situated in the Township of Featherston, on the southern end. A good building or business site.

Improvements consist of felling, grassing, stumping, and fencing.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, loading for improvements, and £2 2s. (lease fee) must be deposited on acceptance of bid.

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.

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

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

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

8. 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 or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrear.

9. Lease liable to forfeiture if conditions are violated.

10. Lessee to keep buildings insured.

11. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

Full particulars may be obtained from the Commissioner of Crown Lands, Wellington.

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

*Land in Wellington Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Wellington, 18th March, 1930.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, State Fire Building, Wellington, at 2.30 o'clock p.m. on Monday, 28th April, 1930, under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

*Pahiatua County.—Mangahao Survey District.*

SECTION 26, Block IV: Area, 7 acres 1 rood 34 perches. Upset price, £120.

Weighted with £43 10s., valuation for improvements consisting of felling, grassing, stumping, and fencing. This amount is payable in cash on the fall of the hammer.

Situated with a frontage to the main Wellington-Woodville road, about one mile and a half from Mangatainoka Railway-station. The section comprises flat and easy-sloping to steep land in grass, and is partly fenced. The soil is of good quality resting on papa formation.

TERMS OF SALE.

1. *Cash*: One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with 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 1s.) 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 land is 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.

Further particulars may be obtained at this office.

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

*Lands in Taranaki Land District for Selection on Renewable Lease.*

District Lands and Survey Office,  
New Plymouth, 15th March, 1930.

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, New Plymouth, up to 4 o'clock p.m. on Monday, 14th April, 1930.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, New Plymouth, at 10.30 o'clock a.m., on Tuesday, 15th April, 1930, 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 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, and to landless applicants in respect of whom the Board, after taking into consideration the experience and skill of the applicants in farming operations, the proximity of their homes to the lands the subject-matter of the ballot, and any other relevant considerations, is of opinion that they should be entitled to preference equally with applicants of any of the hereinbefore specified classes.

SCHEDULE.

TARANAKI LAND DISTRICT.—SECOND-CLASS LAND.

*Ohura County.—Aria Survey District.*

(Exempt from payment of rent for four years.)

SECTION 9, Block V: Area, 844 acres. Capital value, £350. Half-yearly rent, £7.

Exception from payment of rent will be granted for a period of four years provided improvements to the value of £35 are effected annually during the exemption period.