

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, and a right to acquire the freehold.
2. Rent: Five per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.
3. Applicants to be twenty-one years of age and upwards.
4. Applicants to furnish with applications statutory declaration, 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. No persons may hold more than one allotment.
7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
8. Lessee to reside continuously on the land and pay all rates, taxes, and assessments.
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. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.
11. 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.
12. 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.

(L. and S. 26/17315.)

Land in Wellington Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 9th June, 1930.

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, Wellington, up to 4 o'clock p.m. on Monday, 28th July, 1930.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, on 30th July, 1930, 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, or by any Commissioner of Crown Lands.

The ballot will be held immediately on the conclusion of the examination of applicants.

SCHEDULE.

WELLINGTON LAND DISTRICT.—SECOND-CLASS LAND.

Kaitieke County.—Kaitieke Survey District.

(Exempt from payment of rent for a period of three years.)

SECTIONS 3, 17, and 19, Block III: Area, 537 acres 2 roods. Capital value, £270. Half-yearly rent, £5 8s.

Weighted with £630, for improvements consisting of good five-roomed dwelling, felling and grassing, and 500 chains of fencing. A cash deposit of £80 is required, and balance of purchase-money is to be secured on instalment mortgage under the Discharged Soldiers Settlement Act for a term not exceeding 36½ years, and bearing interest at 5 per cent. per annum if purchaser is a discharged soldier or 5½ per cent. per annum if purchased by a civilian. Exemption from interest on this mortgage will be granted for a period of three years, providing an amount equivalent to the amount conceded in rent and interest is expended in improvements to the property within the first two years.

This property is situated three miles and a half from Owhango Railway-station and school, at the headwaters of Oio Stream, with frontage to Oio Valley Road. Frontage to sections is easy undulating land, but back portion is rough and broken. About 120 acres are in good pasture, 377 acres are in fern, &c.; balance is standing bush. Soil of light loam on papa. Altitude, 1,500 ft. to 1,800 ft. above sea-level.

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, Wellington.

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

(L. and S. 26/5792.)

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

District Lands and Survey Office,
Wellington, 10th June, 1930.

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

SCHEDULE.

WELLINGTON LAND DISTRICT.—THIRD-CLASS LAND.

Waimarino County.—Manganui Survey District.

SECTIONS 8 to 12, Block XVI: Area, 540 acres. Upset price, £270.

The sections are situated on the Makotuku Valley Road, one mile and a half distant by good metalled road from Horopito Railway-station. The area comprises milled bush. Approximately 300 acres are level; balance undulating to steep and gorgy. Soil is of light quality loam resting on sandstone and papa formation. Well watered. Altitude 2,200 ft. to 2,400 ft. above sea-level. General quality of section is poor.

There are 60 chains of boundary-fence on the sections, for which the incoming tenant will be liable for half cost.

TERMS OF SALE.

One-fifth of the purchase-money on the fall of the hammer, and the balance, together with £1 9s. 2d. (Crown-grant fee) within thirty days thereafter, otherwise the part of the purchase-money paid by way of deposit shall be forfeited, and the sale of the land declared null and void.

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

Further particulars can be obtained from the Commissioner of Crown Lands, Wellington.

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

[L. and S. 9/2289.]