

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

District Lands and Survey Office,
Wellington, 11th June, 1930.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the Land Act, 1924, the Land for Settlements Act, 1925, and amendments, and the Discharged Soldiers Settlement Act, 1915, and amendments. 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, at 10.30 o'clock a.m. on Wednesday, 30th July, 1930, 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 upon 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.

WELLINGTON LAND DISTRICT.—SECOND-CLASS LAND.

Patea County.—Omahine Survey District.

SECTIONS 6 and 7, Block IV: Area, 475 acres 2 roods. Capital value, £1,600. Half-yearly rent, £40.

Together with Section 3, Block IV, Omahine Survey District, and Section 38, Block III, Wairoa Survey District, to be balloted for as one farm.

Exempt from payment of rent for two years conditional on improvements to the value of £160 being effected within two years from date of selection.

This property is situated in the Waverley District, on the Motoroa Road, about ten miles from Waverley Township, by two miles metalled and eight miles clay road. About 100 acres undulating ploughable land; balance steep, hill country, with a light loamy soil resting on clay, papa, and sandstone formation. Well watered by streams. About 348 acres felled and grassed, portion of which has reverted to second growth. About 238 chains of fencing and a small cottage.

Patea County.—Omahine and Wairoa Survey Districts.—Johnson Settlement.

Section 3, Block IV, Omahine Survey District, and Section 38, Block III, Wairoa Survey District: Area, 420 acres 3 roods 34 perches. Capital value, £1,350. Half-yearly rent, £33 15s.

Together with Sections 6 and 7, Block IV, Omahine Survey District, to be balloted for as one farm.

Weighted with £290, for buildings comprising four-roomed house and woolshed. This sum is payable either in cash or by forty-two half-yearly instalments of principal and interest of £11 6s. 3d. Total half-yearly payment under lease, £45 1s. 3d. Lease exempt from rent only for two years, conditional upon improvements to the value of £135, being effected within two years from date of selection.

Situated on Motoroa Road, about eight miles from Waverley Township by two miles metalled and six miles clay road. About five acres flat ploughable land in patches; balance steep broken country, with a light loamy soil resting on clay, papa, and sandstone formation. Well watered by streams. About 350 acres felled and grassed, portion of which has reverted to second growth. About 120 chains of fencing. Sheep-yards.

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 1s. (lease fee), £46 (deposit on improvements), 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 person 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, Wellington.

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

(L. and S. 26/4206.)

Lands in Southland Land District for Sale by Public Auction.

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

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at this office on Monday, the 14th July, 1930, at 11 o'clock a.m., under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.—
THIRD-CLASS LAND.

SECTION 68, Block IX, and Section 10, Block X, Campbelltown Hundred: Total area, 1,563 acres 1 rood 2 poles. Upset price, £425.

Weighted with £100 for improvements. This sum must be paid in cash.

Situated four miles and a half from Mokotua Railway-station, post-office, and school. Altitude, 65 ft. above sea-level. About two-thirds fair land; balance peat and moss. The road is metalled for a distance of three miles.

Terms of Sale.

Cash: One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with certificate of title fee (£1) and valuation for improvements, within thirty days thereafter.

Deferred Payments: The deposit of 5 per cent. of the purchase-price together with £1 1s. (license fee) and valuation for improvements to be paid on the fall of the hammer.

The balance of the purchase-money, with interest thereon at the rate of 5½ per cent. per annum, to be paid by instalments extending over the period of 34½ years.

The licensee shall have the right at any time during the currency of his license to pay off either the whole of the purchase-money or any half-yearly instalment or instalments thereof then remaining unpaid.

Upon receipt of the final instalment the certificate of title in respect of the land purchased shall issue upon payment of the prescribed certificate of title fee.

If purchaser fails to make any of the prescribed payments by due date the amount already paid shall be forfeited, and the contract for the sale 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.

J. MACDONALD,
Commissioner of Crown Lands.

(L. and S. 9/2003.)