

Land in Taranaki Land District forfeited.

Department of Lands and Survey,
Wellington, 17th June, 1930.

NOTICE is hereby given that the lease of the undermentioned land having been declared forfeited by resolution of the Taranaki Land Board, the said land has thereby reverted to the Crown under the provisions of the Land Act, 1924.

SCHEDULE.

TENURE: L.P.L.S. Lease No. 46. Section 28, Block VIII, Ngaire Survey District. Lessees: E. Baker and W. E. Waldron. Reason for forfeiture: At request.

E. A. RANSOM, Minister of Lands.
(L. and S. 26/9076.)

Lands in Westland Land District for Sale by Public Auction.

District Lands and Survey Office,
Hokitika, 17th 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 21st July, 1930, at 11 o'clock a.m., under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

WESTLAND LAND DISTRICT.—GREY COUNTY.—TOWN OF
RAPAHOE.—TOWN LAND.

SECTIONS 15 and 16: Area, 1 rood 39'6 perches. Upset price, £50.

The Town of Rapahoe is situated on the sea-coast in the vicinity of Point Elizabeth, and adjacent to the State Coal-mines. It is distant about seven miles from Greymouth and two miles from Runanga, by a good metalled road.

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 ls. (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.

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.

T. CAGNEY,
Commissioner of Crown Lands.
(L. and S. 57757.)

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

District Lands and Survey Office,
New Plymouth, 17th June, 1930.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and amendments, and applications will be received at the New Plymouth District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Monday, 21st July, 1930.

Applicants should appear personally before the Land Board for examination at the New Plymouth District Lands and Survey Office on Wednesday, 23rd July, 1930, at 10 o'clock a.m., but if any applicant is unable to attend he may be

examined by any other Land Board, 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; 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.—SETTLEMENT LAND.—
FIRST-CLASS LAND.

Stratford County.—Huinga Settlement.

SECTION 28, Block VIII: Area, 185 acres 2 roods. Capital value, £1,600. Half-yearly rent, £40.

Weighted with £1,000, for improvements comprising five-roomed dwelling, wool-shed and cow-shed combined (three double bails, concrete floor), about 200 chains fencing, clearing, stumping, and grassing. Valuation for portion of the fencing and pasture—namely, £490—is included in capital value on which rental is based. This sum is payable either in cash or, after payment of a deposit of £100, the balance of £900 will be secured on long-term instalment mortgage with interest at the rate of 5 per cent. if the incoming lessee is a discharged soldier or 5½ per cent. if otherwise.

Property is situated about three miles from the Toko Railway-station and school, and about two miles from dairy factory. It comprises good-quality soil. About 30 acres have been stumped. With the exception of about 30 acres in fern, balance area is in pasture. Subdivided into nine paddocks. It is eminently suitable for dairying and grazing.

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, New Plymouth.

W. D. ARMIT,
Commissioner of Crown Lands.
(L. and S. 26/9076.)