

CROWN LANDS NOTICES.

Lands in Taranaki, Wellington, and Canterbury Land Districts forfeited.

Department of Lands and Survey, Wellington, 2nd October, 1935.

NOTICE is hereby given that the leases and licenses of the undermentioned lands having been declared forfeited by resolution of the Land Boards of the respective land districts, the said lands have thereby reverted to the Crown under the provisions of the Land Act, 1924, the Land for Settlements Act, 1925, and the Discharged Soldiers Settlement Act, 1915.

SCHEDULE.

Tenure.	Lease or License No.	Section.	Block.	Survey District.	Lessee or Licensee.	Date of Forfeiture.
TARANAKI LAND DISTRICT.						
S.T.L.S.	22	1s	..	Kota Settlement ..	A. H. Bevins ..	24th July, 1935.
L.P.	353	11	X	Omona ..	J. W. Johnston and C. Reader	21st August, 1935.
F.H.	311	6	XI	" ..		
F.H.	312	7	XI	" ..		
WELLINGTON LAND DISTRICT.						
H.V.D.P.	649	6	XX	Hutt Valley Settlement	C. S. Whiteher ..	31st July, 1935.
D.P.	911	23	..	Loughnan Settlement	M. Matthews ..	31st July, 1935.
D.P.	820	5	VII	Wilford Settlement ..	A. R. E. Humphrey	22nd February, 1933.
D.S.L.	39	Horowhenua XI B 4		South D No. 2 and part G	Bartholomew Bros.	31st July, 1935.
		No. 1 and closed road, Block II, Waitohu				
		Survey District				
O.R.P.	1342	22	XIII	Mangahao ..	J. Downard ..	26th June, 1935.
CANTERBURY LAND DISTRICT.						
S.T.L./S.	72	11	IV	Coldstream ..	R. Hutton ..	16th August, 1935.

E. A. RANSOM, Minister of Lands.

Town Lands in North Auckland Land District for Sale by Public Auction.

North Auckland District Lands and Survey Office, Auckland, 1st October, 1935.

NOTICE is hereby given that the undermentioned sections will be offered for sale by public auction for cash or on deferred payments at the North Auckland District Lands and Survey Office, Government Buildings, Auckland, on Wednesday, 30th October, 1935, at 2.30 o'clock p.m., under the provisions of the Land Act, 1924.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—TOWN LAND.

Eden County.—Town of Orakei.

Section.	Area.	Section.	Area.
	A. R. P.		A. R. P.
11 ..	0 1 7	43 ..	0 0 30
17 ..	0 0 32	69 ..	0 0 32
26 ..	0 1 1	70 ..	0 0 32
30 ..	0 0 36	117 ..	0 1 7
31 ..	0 0 36	119 ..	0 0 36
33 ..	0 0 39	165 ..	0 1 2
34 ..	0 1 5	170 ..	0 1 7
36 ..	0 0 39	177 ..	0 0 32

These sections are some of the finest residential sites in the Town of Orakei, popularly known as the Orakei Garden Suburb, and are within easy distance of Orakei Railway-station and, by the Waterfront Road, within ten minutes by motor from Queen Street. This town has been laid out on modern town-planning lines and contains numerous reserves for the benefit of residents. Most of the sections now under offer are level to gently sloping, all in grass. From some of these sections commanding views are obtained of Rangitoto, Waitemata Harbour, and Hauraki Gulf. All sections have frontages to formed and metalled roads with tar-sealed foot-paths. Water, sewerage, gas, and electricity are available. The sections being situated on the elevated Orakei Peninsula, very fine views, which cannot be obscured, are obtained in all directions. Sections already disposed of are rapidly being built on and some of the finest homes built on modern ideas are already erected.

Terms of Sale.

Cash: One-fifth of the purchase-money to be paid on the fall of the hammer, and the remaining four-fifths, together with Crown grant fee of £1, within thirty days thereafter.

Deferred Payments: Five per cent. of purchase-money, together with £1 ls. license fee, 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 a period of thirty-four years and a half. Under the table prescribing the instalments of purchase-money and interest payable during this term the instalment payable in respect of every £100 of the price is £3 5s., payable at the end of each successive period of six months.

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 a certificate of title in respect of the land purchased shall issue upon payment of the prescribed Crown grant fee.

Special Conditions relating to Sections purchased on Deferred Payments.

1. The sections shall be used for residential purposes only.
2. No buildings shall be erected at a less distance than 15 ft. from the road-boundary, as indicated by the line drawn on the plan to be seen in this office.
3. It shall not be lawful for any person to acquire on deferred payments more than two allotments of land, and where any person so acquires two allotments such allotments shall be contiguous.
4. Except on the recommendation of the Land Board, and with the approval of the Minister of Lands, it shall not be lawful for any purchaser on deferred payments to transfer his interest in such land before the completion of the purchase, or the expiration of ten years from the date of his license, whichever is the less.
5. The attention of intending purchasers is drawn to the sewer easements as shown on the said plan.

Full particulars may be obtained from the undersigned.

W. D. ARMIT,
Commissioner of Crown Lands,

(L. and S. 22/43.)