

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

District Lands and Survey Office,
Wellington, 11th June, 1940.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925; and applications will be received at the District Lands and Survey Office, Wellington, up to noon on Monday, 29th July, 1940.

Applicants should appear personally for examination at the District Lands and Survey Office, Wellington, on Wednesday, 31st July, 1940, at 10.30 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.

Applicants are required to produce for inspection when examined documentary evidence of their financial position, such as bank pass-books, certificates or letters of credit from managers of banks, financial institutions, or mercantile firms, or from private persons or parents undertaking to give financial assistance. Persons undertaking to assist financially should state to what extent they are prepared to do so and supply guarantees of their own financial position.

The ballot will be held immediately upon conclusion of the examination of applicants, and the successful applicant is required to pay immediately at conclusion of ballot a deposit comprising the first half-year's rent, broken-period rent, lease fee, and deposit in reduction of weighting for improvements.

SCHEDULE.

WELLINGTON LAND DISTRICT.—SETTLEMENT LAND.

Castlepoint County.—Castlepoint Survey District.—Mataikona Settlement.

(Exempt from payment of half the annual rent for three years.*)

SECTION 6, Blocks V, VI, VIII: Area, 4,930 acres 2 roods 17.7 perches. Capital value, £8,740†; half-yearly rent, £218 10s.

* After payment of the prescribed deposit an exemption from the payment of half the annual rental payable under the lease will be granted for three years provided that the successful applicant effects improvements equal in value to the amount of rent remitted—such improvements to be effected to the satisfaction of the Commissioner of Crown Lands.

† Improvements included in the capital value of the property consist of clearing and grassing, 770 chains of fencing (requires attention), and large whare.

Weighted with £438 for improvements, comprising woolshed, shearer's whare, docking yards, yards, and dip. This sum is payable in cash, or, after payment of a deposit of £88, the balance, £350, may be secured on mortgage to the State Advances Corporation by table-mortgage; term, thirty years, interest, 4½ per centum (reducible to 4¼ per centum for prompt payment). Half-yearly instalments of principal and interest combined amount to £10 17s., gross. Conditional upon improvements being effected to the satisfaction of the Corporation the interest portion of the mortgage instalments will be remitted for the first three years.

Date of possession: 1st September, 1940.

This section is portion of the well-known Mataikona Settlement and is situated three miles from Whakataki Post-office, two miles and a half from Whakataki School, and forty-three miles from Masterton Railway-station and Saleyards. Access is by good metalled road to Whakataki, then by a good summer and fair winter road to the property. The section comprises easy to steep hilly country all rideable but subject to scrub. Approximately 2,000 acres are in good to fair pasture and 2,930 acres in natural state with clear country scattered throughout. The soil is of medium quality resting on clay and rock formation. There are about 130 acres of gorse and some rabbits. The property is subdivided into five paddocks.

Any further particulars required may be obtained from the undersigned.

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

(H.O. 21/244; D.O. L.S.R.L. 846.)

Town Land in Marlborough Land District for Lease by Public Auction.

District Lands and Survey Office,
Blenheim, 12th June, 1940.

NOTICE is hereby given that the undermentioned land will be offered for lease by public auction at the District Lands and Survey Office, Blenheim, on Friday, 28th June, 1940, at 11 o'clock a.m., under the provisions of the Land Act, 1924.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—TOWN OF WARD.

SECTION 1, Block XIII: Area, 3 acres. Upset annual rent, £5.

Weighted with £500 for improvements, comprising house of sixteen rooms, wash-house and store-room, barn and stable, fowl-house, shelter belt, and fencing. This sum is payable in cash, or, after payment of a deposit of £200, the balance may be repaid by twenty half-yearly instalments of £19 5s., including principal and interest.

An incoming lessee will also require to pay in cash the sum of £37, being the value of the following electrical appliances: One motor, ½ h.p., electric jack-pump, and electric stove.

This is the site of the Ward Accommodation House, all flat land, well watered by Needles Creek, situated within three chains of Ward Railway-station.

Abstract of Terms and Conditions of Lease.

1. Six months' rent at the amount offered, together with £1 1s. lease fee, £37 for electrical appliances and deposit in reduction of weighting for improvements, shall be paid on the fall of the hammer.

2. Possession shall be given on the day of the sale.

3. The term shall be for twenty-one years from the 1st day of July, 1940.

4. Annual rental shall be payable half-yearly in advance on the 1st day of January and July in each year, during the currency of the lease.

5. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the consent of the lessor first had and obtained.

6. The lessee shall throughout the term of the lease keep the accommodation-house upon the demised land open for the use of travellers, and shall supply beds and meals if required to do so at customary tariff.

7. The lessee shall prevent the growth and spread of gorse, broom, sweetbrier, or other noxious weeds on the land comprised in the lease, and shall with all reasonable despatch remove, or cause to be removed, all noxious weeds and plants as may be directed by the Commissioner of Crown Lands.

8. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the said lease within thirty days after the date on which same ought to have been fulfilled.

9. On expiry of the lease a fresh lease will be offered by public auction, and the land will be weighted with valuation for improvements effected in favour of the outgoing lessee, such value to be fixed by the Commissioner of Crown Lands.

Any further particulars required may be obtained from the undersigned.

G. I. MARTIN,
Commissioner of Crown Lands.

(H.O. 6/1/374; D.O. M.L. 843.)

Reserve in Otago Land District for Lease by Public Auction.

District Lands and Survey Office,
Dunedin, 12th June, 1940.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, Dunedin, at 2 o'clock p.m., on Thursday, 4th July, 1940, under the provisions of the Public Reserves, Domains, and National Parks Act, 1928.

SCHEDULE.

OTAGO LAND DISTRICT.—CITY OF DUNEDIN.

LOTS 1 and 2, Deposited Plan 204, being part of the land between Reserve No. 4 and High Street, City of Dunedin. Area, 16.2 perches. Upset annual rental, £200.

Weighted with £10,750 (to be paid in cash) for improvements, comprising a block of offices.