

6. Interest at rate of 10 per cent. per annum to be paid on rent in arrear.
7. Buildings on land to be insured.
8. Lessee to pay all rates, taxes, and assessments.
9. Lease is liable to forfeiture if conditions are violated.
10. *Improvements on Rural Lands.*—Licensee is required to improve the land within one year to the value of 10 per cent. of the capital value; within two years, to the value of another 10 per cent. of the capital value; and thereafter, but within six years, to the value of another 10 per cent. of the capital value. 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 and 10s. for every acre of second-class land.

Form of lease, which is under section 2 (5) of the Education Reserves Amendment Act, 1910, and section 5 (g) of the Public Bodies' Leases Act, 1908, may be perused and full particulars obtained at this office.

G. H. BULLARD,
Commissioner of Crown Lands.

Village-settlement Allotment in Auckland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Auckland, 27th May, 1913.

NOTICE is hereby given that the undermentioned village-homestead allotment is open for selection on renewable lease, under the provisions of the Land Act, 1908, on the terms and conditions set forth in the Schedule hereto; and applications will be received at this office up to 4 o'clock p.m. on Monday, 28th July, 1913.

The ballot for the allotment, if there is more than one applicant, will be held at the District Lands and Survey Office, Auckland, at 2.30 o'clock p.m. on Thursday, the 31st July, 1913.

Preference will be given to landless married applicants with children dependent on them, or who have within the preceding two years been twice unsuccessful at former ballots.

The allotment is described for the general information of intending applicants, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

SCHEDULE.

AUCKLAND LAND DISTRICT.—RAGLAN COUNTY.—MANGATI VILLAGE SETTLEMENT.
First-class Land.
(National Endowment.)

Section.	Area.	Capital Value.	Half-yearly Rental.
8	A. R. P. 1 0 24	£ s. d. 25 0 0	£ s. d. 0 10 0

Altitude, 30 ft. above sea-level. Level land, covered with grass, pennyroyal, and ragwort; low-lying, and subject to flood. Soil of first-class quality, on clay subsoil; well watered by Mangati Stream. Situated in Mangati Village, about twenty-nine miles from Ngaruawahia and about eleven miles from Te Akau deep-water landing by formed cart-road in each case.

TERMS AND CONDITIONS OF LEASE OF LANDS IN MANGATI VILLAGE-SETTLEMENT.

1. The land enumerated above is first-class land, and is a village-homestead allotment, open for selection on renewable lease for periods of sixty-six years under the provisions of the Land Act, 1908 (hereinafter referred to as "the said Act").
2. The rental stated above shall be the price at which the land shall be open for selection.
3. Applications for a lease shall be made in manner as provided in Part I of the said Act; and all such applications shall be made to the Commissioner of Crown Lands, Auckland; and the lease will be issued in accordance with the provisions of Part I aforesaid.
4. Each applicant shall state his or her residence, occupation, and condition in life (namely, whether married or single), and will be required to make the prescribed declaration.
5. The successful applicant shall pay the first half-year's rent, together with the lease and registration fee (£1 1s.), immediately the application has been approved or declared successful at the ballot; also the rent for the period elapsing between the date of the lease and the due date of such half-yearly payment.
6. The rent must be paid half-yearly, in advance, on the 1st days of January and July in each year, as provided in

section 180 of the said Act; and the first half-year's rent is payable as before provided.

7. Improvements and residence on the land comprised in the lease shall be as provided in Part III of the said Act. The provisions of section 162, and all other provisions of the said Act with respect to substantial improvements, shall apply accordingly to lessees under these regulations. The provisions of section 159, and all other provisions of the said Act in respect of compulsory residence, shall apply accordingly to lessees under these regulations.

8. No lessee shall divide, sublet, or transfer the land held by him under these regulations, except under and subject to the provisions of Part I of the said Act.

9. No lessee shall apply for or hold more than one allotment, and such allotment shall be held for his or her sole use and benefit, and not for the use or benefit of any other person whomsoever.

10. All the provisions of the said Act, so far as applicable, shall extend and apply to the lands affected by these regulations, and to the applications and leases to be made and issued thereunder, and generally to the interests created, and the persons whose rights, liabilities, or interests are thereby affected; and the mention of any particular provision of the said Act shall not be deemed to exclude any other provision of the said Act applicable to the particular case.

Further particulars may be ascertained, forms of application obtained, and plans seen at the District Lands and Survey Office, Auckland.

H. M. SKEET,
Commissioner of Crown Lands.

Land in the Auckland Land District open for Sale or Selection under the Land Act, 1908.

District Lands and Survey Office,
Auckland, 4th March, 1913.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be open for sale or selection under the said Act on or after Tuesday, the 24th day of June, 1913.

SCHEDULE.

AUCKLAND LAND DISTRICT.—PIRONGIA SURVEY DISTRICT.

Section.	Block.	Area.
155, Mangapiko Parish	IV	A. R. P. 37 0 0

H. M. SKEET,
Commissioner of Crown Lands.

Lands in Southland Land District to be disposed of under Section 14 of the Land Laws Amendment Act, 1912.

District Lands and Survey Office,
Invercargill, 5th May, 1913.

NOTICE is hereby given, under section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of section 14 of the Land Laws Amendment Act, 1912, on or after Friday, the 8th day of August, 1913.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.—FOREST HILL HUNDRED.

Section.	Block.	Area.
350	XVI	A. R. P. 199 1 0

G. H. M. McCLURE,
Commissioner of Crown Lands.

Land in Nelson Land District for Disposal under the Land Act, 1908.

District Lands and Survey Office,
Nelson, 5th May, 1913.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of the said Act on or after Friday, the 8th day of August, 1913.