

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.	
		£	s. d.	£	s. d.
8	A. R. P. 1 0 24	25	0 0	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.

Reserves in Auckland Land District for Lease by Public Tender.

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

NOTICE is hereby given that written tenders will be received at this office up to 4 o'clock p.m. on Friday, the 25th day of July, 1913, for leases of the undermentioned lands, under the provisions of the Acts quoted in each case.

SCHEDULE.

AUCKLAND LAND DISTRICT.

Under Section 130, Land Act, 1908.

WAITOMO County.—17 acres; Block XVI, Maungamangero Survey District, adjoining Kinohaku East No. 4c No. 2 Block. Term, five years. Minimum annual rental, £1 15s.

Otamatea County, Tokatoka Survey District.—Cleared portions of Sections 4, 5, 6, Block XII. Approximate area, 350 acres. Term, year to year. Minimum annual rental, £25.

NOTE.—The leases of the above are liable to resumption at any time in the event of the lands being required by the Crown.

Under the Public Reserves and Domains Act, 1908.

(Term in each case, fourteen years.)

Hokianga County, Punakitere Survey District.—Block XIII, township reserve; 121 acres. Minimum annual rental, £4.

Matamata County, Selwyn Settlement, Patetere Survey District.—Section 33, Block XI; 10 acres. Minimum annual rental, 5s.

Otamatea County, Raupo Town.—Lots 12, 13, 14, municipal reserves; 3 acres. Minimum annual rental, £2.

Whangarei County, Waikiekie Parish.—Section 49, domain reserve; 56 acres. Minimum annual rental, £5.

Otamatea County, Pahi Town.—Lots 1 and 2, old post-office site; 1 acre. Minimum annual rental, £1.

Waitomo County, Maungamangero Survey District.—Section 14, Block VI, 55 acres; cattle-camping reserve. Minimum annual rental, £7. Lessee to provide accommodation for travelling stock at ordinary rates.

TERMS AND CONDITIONS OF LEASE.

1. Term of lease, as given, without right of renewal.

2. The lessee shall have no right to compensation, either for improvements put on the land or on account of the aforesaid resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove all buildings or fences erected by him, but not otherwise.

3. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the written consent of the Commissioner of Crown Lands.

4. The lessee shall prevent the growth and spread of all noxious weeds on the land, and he shall with all reasonable despatch remove, or cause to be removed, all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

5. The lessee shall not be entitled to cut or make use of any timber on the land, and shall take all reasonable steps to preserve such timber from destruction by fire or otherwise.

6. The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.

7. Rental payments in arrear for two calendar months shall render the lease liable to termination; or a breach of covenant in the lease, expressed or implied, shall entitle the Crown to re-enter and determine the lease.

8. Tenders to be indorsed on the outside "Tender for Lease," and to be accompanied by the first half-year's rent at the rate tendered, and lease fee £1 1s.

9. The highest or any tender not necessarily accepted.

Full particulars may be ascertained on application at this office.

H. M. SKEET,
Commissioner of Crown Lands.