

Village Allotment in Westland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Hokitika, 19th August, 1913.

NOTICE is hereby given that the undermentioned village allotment is open for selection on renewable lease under the provisions of the Land Act, 1908; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, 14th October, 1913.

The ballot for the allotment, if there is more than one applicant, will be held at 2.30 o'clock p.m. on Wednesday, 15th October, 1913, at the District Lands and Survey Office, Hokitika.

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

SCHEDULE.

WESTLAND LAND DISTRICT.—BOROUGH OF RUNANGA.—
RUNANGA VILLAGE SETTLEMENT.

Town Land.

(National Endowment.)

Section.	Block.	Area.	Capital Value.	Half-yearly Rental.
		A. R. P.	£ s. d.	£ s. d.
3	XIII	0 1 0	30 0 0	0 12 0

Weighted with £4, valuation for clearing.

Runanga Village Settlement is situated at the State Coalmine, about three miles by road or railway from Greymouth.

TERMS AND CONDITIONS OF LEASE.

1. The land enumerated above is first-class land, and is a village 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, Hokitika; and the lease will be issued in accordance with the provisions of Part I aforesaid.

4. The lease issued for a section in the settlement will be construed and taken to be a demise of the surface of the land only, and shall not entitle the lessee to mine on or under the demised land, or to extract, dig, or search for coal, gold, or any other metals or minerals therein or thereon.

5. The lessee shall have no claim for compensation or otherwise against the lessor, or any other person or persons or body corporate whomsoever or whatsoever, for any loss which the lessee may sustain on account of mining operations carried on below the surface of the demised land or lands adjoining.

6. 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.

7. 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.

8. 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.

9. 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 lessee 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 the lessee under these regulations.

10. 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.

11. No lessee shall 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. No married woman shall be eligible as a selector; but this provision shall not apply to any married woman who may become a transferee under a will or by virtue of an intestacy.

12. All the provisions of the said Act, so far as applicable, shall extend and apply to the land affected by these regulations, and to the applications and lease 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.

The valuation for improvements must be paid immediately the applicant has been declared successful at the ballot.

Full particulars may be ascertained and plans obtained at this office.

H. D. M. HASZARD,
Commissioner of Crown Lands.

Education Reserves in the Town of Gore, Southland Land District, for Lease by Public Auction.

District Lands and Survey Office,
Invercargill, 20th August, 1913.

NOTICE is hereby given that the undermentioned sections will be offered for lease by public auction, for terms of twenty-one years, at the Courthouse, Gore, at 11 o'clock a.m. on Tuesday, 7th October, 1913, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—TOWN OF GORE.

Education Reserves.

Section.	Block.	Area.	Upset Annual Rental.
		A. R. P.	£ s. d.
Allotment 1* of 23	XVI	0 1 11	7 10 0
" 2†	"	0 1 13	6 10 0
" 3	"	0 1 22	6 10 0
" 4	"	0 1 31	6 10 0
" 5	"	0 0 32	4 0 0
" 6	"	0 0 32	4 0 0
" 7	"	0 0 29	4 10 0
" 8	"	0 1 7	3 15 0
" 9	"	0 1 7	3 15 0
" 10	"	0 1 29	3 15 0
" 11	"	0 0 30	4 10 0
" 12	"	0 0 32	4 0 0
" 13	"	0 0 39	4 0 0
" 14	"	0 0 39	4 0 0
" 15	"	0 1 1	3 15 0
" 16	"	0 1 12	3 10 0
" 1 of 12	"	0 1 20	3 10 0
" 2	"	0 1 9	3 10 0
" 3	"	0 1 1	3 10 0
" 4	"	0 1 1	3 10 0
" 5	"	0 1 16	3 10 0
" 6	"	0 1 5	3 10 0
" 7	"	0 1 5	3 10 0
" 8	"	0 1 5	3 10 0
" 9	"	0 1 5	3 10 0
" 10	"	0 1 5	3 10 0
" 11	"	0 0 34	2 10 0
" 12	"	0 1 0	3 10 0
" 13	"	0 1 0	3 10 0
" 14	"	0 1 0	3 10 0
" 15	"	0 1 0	3 10 0
" 16	"	0 1 0	3 10 0
" 17	"	0 1 9	3 15 0
" 18‡	"	0 3 9	12 0 0

* Weighted with £10, valuation for stable.

† Weighted with £5, valuation for wash-house.

‡ Weighted with £110, valuation for five-roomed house, stable, and fencing.

Good building-sites, fronting on formed streets, situated 18 to 40 chains from Gore Railway-station and post-office.

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at the rate offered, valuation for improvements, lease and registration fees (£2 2s.) to be paid on the fall of the hammer.

2. The term of the lease is twenty-one years, without right of renewal.

3. At the end of term lease to be offered at auction for further term of twenty-one years at rent to be fixed by arbitration, the incoming lessee to pay the value of the improvements, which is to be handed over to the outgoing lessee.

4. No transfer or sublease allowed without consent of Land Board.

5. Interest at rate of 10 per cent. per annum to be paid on rent in arrear.

6. Consent of Land Board to be obtained before erecting any building or cutting up or subdividing the allotments.

7. Lease will be registered under the Land Transfer Act.

8. Lease is liable to forfeiture if conditions violated.

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