

9. Lessee to give notice to Land Board before making improvements.

10. Lessee to pay all rates, taxes, and assessments.

11. Lease is liable to forfeiture if conditions are violated.

12. *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 may be perused and full particulars obtained at this office.

G. H. BULLARD,  
Commissioner of Crown Lands.

*Education Reserve in Auckland Land District for Lease by Public Tender.*

District Lands and Survey Office,  
Auckland, 8th December, 1913.

NOTICE is hereby given that written tenders (marked on the outside "Tender for Education Reserve") will be received at this office up to 4 o'clock p.m. on Tuesday, the 20th day of January, 1914, for a lease of the undermentioned education reserve for a term of twenty-one years, with right of renewal for further successive terms of twenty-one years, on the terms and conditions set forth below, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—WHANGAREI COUNTY.—  
RUATANGATA PARISH.

| Section. | Area.    | Minimum Annual Rental. |
|----------|----------|------------------------|
|          | A. R. P. | £ s. d.                |
| 76       | 79 3 35  | 11 15 0                |

Twenty-five acres good river-flat, balance undulating; all grassed. Situated eleven miles from Whangarei by good cart-road. Weighted with £64 11s. 6d., valuation for improvements consisting of grassing, fencing, &c. See clause 2 of conditions below.

*Abstract of Terms and Conditions of Lease.*

1. Six months' rent at the rate offered, together with £2 2s. lease fee, which includes cost of registration, must accompany tender.

2. The successful tenderer must pay the value of the improvements before being admitted to possession, which will be given (the necessary payments being made) on the day of acceptance of tender.

3. Term of lease, twenty-one years, with right of renewal for further similar terms, at rentals based on fresh valuations, under the provisions of the Public Bodies' Leases Act, 1908.

4. Rent payable half-yearly, in advance, on 1st days of January and July in each year, subject to penalty at the rate of 10 per centum per annum for any period during which it remains in arrear.

5. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.

6. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.

7. Lessee to keep the land free from noxious weeds, rabbits, and vermin.

8. Lessee not to use or remove any gravel without the consent of the Land Board.

9. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

10. Lessee not to make improvements without the consent of the Land Board.

11. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £5 per acre.

12. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for

buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings to revert to the Crown without compensation.

13. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.

14. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.

15. Lessee to have no right to any milling-timber, minerals, or kauri-gum, all rights to which, together with rights of access for the purpose of working the same, are reserved by and on behalf of the Crown.

16. Lessee to keep buildings insured.

Form of lease may be perused, and full particulars obtained at this office.

H. M. SKEET,  
Commissioner of Crown Lands.

*Land in Auckland Land District for Sale or Selection.*

District Lands and Survey Office,  
Auckland, 8th December, 1913.

NOTICE is hereby given that the undermentioned land is open for sale or selection under the provisions of the Land Act, 1908, either for cash, for occupation with right of purchase, or for renewable lease, at the option of the applicant; and applications will be received at this office, and at the Courthouse, Opotiki, on Tuesday, 10th February, 1914, up to 4 o'clock p.m.

SCHEDULE.

AUCKLAND LAND DISTRICT.—OPOTIKI COUNTY.—WAIOTEKA SURVEY DISTRICT.

*Second-class Land.*

| Section. | Block. | Area.     | Cash Purchase: Total Price. | Occupation with Right of Purchase: Half-yearly Rent. | Renewable Lease: Half-yearly Rent. |
|----------|--------|-----------|-----------------------------|--|------------------------------------|
|          |        | A. R. P.  | £ s. d.                     | £ s. d.  | £ s. d.                            |
| 8        | IV     | 1.403 0 0 | 1.930 0 0                   | 48 5 0   | 38 12 0                            |

Altitude, 300 ft. to 2,500 ft. above sea-level. About 50 acres flat at south-west corner of section, balance broken land. All covered with heavy mixed forest comprising tawa, tawhero, hinau, miro, rata, rimu, scattered totara and matai; and birch on high points; with fairly light undergrowth of raureka, mahoe, whau, patete, kotukutuku, supplejack, punga, rangiora, &c. Soil of fair quality, with clay subsoil, on sandstone formation; well watered by small streams. Distant twelve miles from Opotiki, nine miles of which is by wagon-road, two miles 4 ft. bridle-track, and one mile at present up bed of Te Waiti Stream.

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

H. M. SKEET,  
Commissioner of Crown Lands.

*Reserves in Canterbury Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Christchurch, 9th December, 1913.

NOTICE is hereby given that the undermentioned reserves will be offered for lease by public auction at this office on Wednesday, 21st January, 1914, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.—PIGEON BAY SURVEY DISTRICT.

| Reserve. | Block. | Area.    | Upset Annual Rental. | Term of Years. |
|----------|--------|----------|----------------------|----------------|
|          |        | A. R. P. | £ s. d.              |                |
| 60       | II     | 478 0 0  | 167 6 0              | Ten.           |
| 61       | "      | 323 0 0  | 80 15 0              | "              |
| 62A      | I      | 30 0 0   | 10 0 0               | Four.          |