

Reserve in Hawke's Bay Land District for Lease by Public Auction.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction for a term of fourteen years at the local Lands Office, Gisborne, at 11 o'clock a.m. on Monday, the 11th day of January, 1915, under the provisions of the Public Reserves and Domains Act, 1908, and amendments thereof.

SCHEDULE.
COOK COUNTY.

LOT 3, part of Te Karaka No. 2 Block, Te Karaka Township: Area, 2 roods; upset annual rental, £2 10s.

Situated on main Te Karaka - Puha Road about 9 chains from centre of Te Karaka Township. Flat dry section, good building-site. Section fenced on front, back, and northern boundaries, and in grass.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. One half-year's rent at the rate bid, together with lease fee of £1 1s., to be deposited on the fall of the hammer.
 2. Possession to be given on the day of sale, from which date rent will commence.
 3. Term of lease fourteen years, subject to termination on twelve months' notice if the land is required by the Crown.
 4. Rent to be payable half-yearly in advance.
 5. Lessee to keep all fences, drains, &c., in repair, and to keep watercourses clear from weeds.
 6. Lessee to have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
 7. Lessee to prevent the growth and spread of noxious weeds, and shall with all reasonable despatch cause the same to be removed.
 8. Lessee to discharge all rates, taxes, and other assessments that may become due and payable.
 9. Lessee not to remove gravel without consent.
 10. Lessee to have no right to compensation for any improvements effected by him, nor to compensation for termination of the lease or any other reason.
 11. All persons duly authorized in that behalf shall have free right of ingress, egress, and regress for such purposes as the Commissioner of Crown Lands may deem expedient.
 12. Lease to be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the lease within thirty days after the date on which the same ought to be fulfilled.
- Full particulars may be obtained at the District Lands and Survey Office, Napier, and the local Lands Office, Gisborne.

W. H. SKINNER,
Commissioner of Crown Lands.

Education Reserve in the Hawke's Bay Land District for Lease by Public Auction.

District Lands and Survey Office,
Napier, 31st October, 1914.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction for a term of twenty-one years, with the perpetual right of renewal for further successive terms of twenty-one years, at the local Land Office, Gisborne, at 11 o'clock a.m. on Monday, the 11th day of January, 1915, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—TOWN OF GISBORNE.
Education Reserve.

SECTION 133: Area, 1 rood; upset annual rental, £462. Weighted with £1,660, valuation for improvements comprising various buildings, which may be paid for in cash or in fifteen years by half-yearly instalments of £79 19s. 2d. interest and sinking fund.

This section has a frontage of 66 ft. to Gladstone Road, and is situated in the best portion of the business area of the Town of Gisborne. The buildings are principally of wood in a good state of preservation, and will be serviceable for many years. There are also situated on the section certain buildings not included in the above valuation, which are not fixtures, and which may be removed by the present lessee. The businesses at present conducted on the premises are as follows:—

Two drapery establishments, one bakery, one boot-shop, and a combined fish-shop and boardinghouse.

TERMS AND CONDITIONS.

1. A half-year's rent at rate offered, lease and registration fees (£2 2s.), and valuation for improvements, or half-yearly instalment of interest and sinking fund as the case may be, to be paid on fall of the hammer.
2. Term of lease, twenty-one years from 1st April, 1915, with right of renewal for successive terms of twenty-one years.
3. Rent of renewal lease to be fixed by arbitration. If lessee does not desire new lease at end of term, land to be leased by auction. The incoming tenant to pay the value of improvements, which is to be handed over to the outgoing lessee, less any sum due to the Crown.
4. No transfer or sublease allowed without the consent of the Land Board.
5. Interest at the rate of 10 per cent. per annum to be paid on rent, or buildings instalments, in arrears.
6. Buildings which are or may be erected on the land to be kept in good repair and condition.
7. Lessee shall not carry on any offensive trade.
8. Consent of the Land Board to be obtained before subdividing, erecting any building, or effecting other improvements.
9. Lessee to pay all rates, taxes, and assessments.
10. Buildings to be insured by the lessee in the name of His Majesty the King until paid for in full.
11. The outgoing lessee to be allowed thirty days after the expiration of the present lease on the 31st March, 1915, within which to remove certain temporary buildings the property of the said lessee.
12. Lease shall be liable to forfeiture if the conditions are violated.

Form of lease may be perused and full particulars obtained at the Lands and Survey Office, Napier, and the local Lands Office, Gisborne.

W. H. SKINNER,
Commissioner of Crown Lands.

Opening Settlement Land in Canterbury Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Christchurch, 24th October, 1914.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease, and applications will be received at the District Lands and Survey Office, Christchurch, and the local Lands and Survey Office, Timaru, up to 4 o'clock p.m. on Monday, 14th December, 1914.

Applicants will have to appear personally before the Land Board at the local Lands and Survey Office, Timaru, at 12 o'clock noon on Tuesday, the 15th December, 1914, to answer any questions the Land Board may ask, but if any applicant so desires he may be examined by the Land Board of the district in which he resides.

The ballot, if there is more than one applicant, will be held at the local Lands and Survey Office, Timaru, immediately after the examination of applicants.

Preference will be given to landless applicants who have children dependent on them, or who have within the preceding two years applied for land at least twice unsuccessfully.

SCHEDULE.

LEVELS COUNTY.—AROWHENUA SURVEY DISTRICT.—
MEADOWS SETTLEMENT.

First-class Land.

SECTION 13, Block IX: Area, 10 acres 1 rood 32 perches; capital value, £340; half-yearly rent, £7 13s.

Weighted with £37, valuation for improvements consisting of hut and fencing.

All flat land of good quality, on subsoil of clay and gravel. Situated about a mile from the Washdyke School, and four miles from Timaru.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years, and a right to acquire the freehold.
2. Rent, 4½ per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.
3. Applicants to be twenty-one years of age and upwards.
4. Applicants to furnish with applications statutory declaration, and on being declared successful deposit £1 1s. (lease fee) and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.
5. Applications made on the same day are deemed to be simultaneous.