

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 ls. (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.

6. Order of selection is decided by ballot, preference being given to landless applicants with children dependent on them, or who have within preceding two years been twice unsuccessful at former ballots.

7. No person may hold more than one allotment.

8. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.

9. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.

10. Improvements.—Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. 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, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.

11. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.

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

Full particulars may be ascertained at this office and at the local Lands and Survey Office, Timaru.

C. R. POLLEN,
Commissioner of Crown Lands.

Reserves in Marlborough Land District for Lease by Public Auction.

District Lands and Survey Office,
Blenheim, 9th November, 1914.

NOTICE is hereby given that the undermentioned reserves will be offered for lease by public auction at the District Lands and Survey Office, Blenheim, at noon on Wednesday, 16th December, 1914, under section 2 of the Public Reserves and Domains Amendment Act, 1911.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—TOWN OF KAIKOURA.

SECTION 416: Area, 11 acres 2 roods 20 perches (limestone reserve); upset annual rental, £5; term of lease, twenty-one years.

Sections 95, 97, 99, 101, 103: Area, 2 acres 1 rood 29-3 perches (Police reserve); upset annual rental, £5; term of lease, fourteen years.

Section 416 is chiefly steep limestone bluffs. Sections 95, 97, 99, 101, and 103 all front on Avoca Street, are close to new wharf, and have a northern aspect. The soil, though shallow, is good, on a limestone formation. Sections are weighted with £12 4s. 9d., being valuation for improvements consisting of about 10 chains of fencing, well, and hand pump.

TERMS AND CONDITIONS OF LEASE.

1. Possession will be given on the day of sale.

2. The rent shall be payable half-yearly in advance, free from all deductions whatsoever, on the 1st January and 1st July in each year.

3. The leases shall be for the terms stated from the 1st January, 1915.

4. The lessee shall have no right to compensation, either for improvements he has placed upon the land or for any other cause; but he may, on the expiration or sooner determination of the lease, remove all buildings and fences erected by him, but not otherwise.

5. The lessee shall not sublet, transfer, or otherwise dispose of his interest in his lease without consent.

6. The lessee shall destroy all rabbits on the land, and he shall prevent their increase or spread, to the satisfaction of the Commissioner of Crown Lands.

7. The lessee shall prevent the growth and spread of gorse, broom, sweetbrier, or other noxious weeds on the land comprised in the lease; 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.

8. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to be fulfilled.

ADDITIONAL CONDITIONS OF LEASE FOR SECTION 416,
LIMESTONE RESERVE.

9. The lessee shall within one year from date of lease erect a limestone crushing plant.

10. A royalty of 1s. per ton shall be paid for all lime or limestone removed.

11. The lessee shall have no right to compensation for improvements effected by him, but he may remove same at termination of lease.

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

Full particulars may be ascertained at this office.

H. G. PRICE,
Commissioner of Crown Lands

Lands in Town of Hokitika for Sale by Public Auction under the Land Act, 1908.

District Lands and Survey Office,
Hokitika, 3rd November, 1914.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned lands will be offered for sale by public auction, under the provisions of the said Act, at this office on Thursday, the 11th day of February, 1915.

SCHEDULE.

WESTLAND LAND DISTRICT.—TOWN OF HOKITIKA.

Town Land.

SECTIONS 1197, part 1198, part 1199, and part 1200 (grouped): Area, 2 roods 17 perches; upset price, £50.

Weighted with £50, valuation for improvements consisting of house, outbuildings, &c.

Sections part 1200 and part 1201 (grouped): Area, 1 rood 13-3 perches; upset price, £25.

Situated at the junction of Fitzherbert Street and Spencer Street, about three-quarters of a mile from the post-office.