

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.

Education Reserves in Southland Land District for Lease by Public Auction.

District Lands and Survey Office,
Invercargill, 5th November, 1914.

NOTICE is hereby given that leases of the undermentioned sections will be offered for sale by public auction at the District Lands and Survey Office, Invercargill, on Wednesday, the 23rd day of December, 1914, at 11 a.m., under the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—WALLACE COUNTY.—TARINGA-TURA SURVEY DISTRICT.

Tarepa Estate.—Education Reserves.

SECTION 380,* Block XIII: Area, 518 acres; upset annual rental, £62 5s.

Section 381, Block XIV: Area, 1,007 acres; upset annual rental, £65 10s.

Section 382,† Block XIV: Area, 1,141 acres; upset annual rental, £171 5s.

* Valuation for improvements, £29 8s. † Valuation for improvements, £482 11s.

DESCRIPTIONS OF SECTIONS.

Section 380.—This section comprises 89 acres good, rich, swamp land in rushes, &c., 238 acres good undulating tussock land, and 191 acres peat bog. The section is loam and clay, on pan and gravel formation; is well watered by natural creeks; and is accessible by natural road four miles (three miles unformed), and metalled road seven miles from Mossburn. Improvements that go with the land: Fencing and ditching, £36. Improvements which do not go with the land, and which have to be paid for by cash, consist of fencing valued at £29 8s.

Section 381.—This section consists of 472 acres of good undulating tussock land, partly drained, and growing good feed; 200 acres poor peat and tussock land, with small scrub and flax in places; and 335 acres peat bog. The section is loam and clay, on pan and gravel formation; is well watered, and partly drained; and is accessible from Mossburn thirteen miles—seven miles by good metalled road, three miles by good natural road, and three miles by unformed tussock road. Improvements that go with the land: Fencing and ditching, £73 16s.

Section 382.—This section comprises 675 acres good undulating tussock spurs growing good feed, 130 acres of which have been cultivated and sown in English grass. There is better quality land in the valleys growing tussock, grass, and rushes; 141 acres tussock land, peaty, but capable of sweetening, and in places already growing good grass; and 325 acres peat bog. The section is loamy clay, on gravel formation, but parts of it contain dead timber, and is of a peaty nature; well watered by natural creeks, and partly drained by good 3 ft. ditches flowing into main 10 ft. channel. A good proportion of the section is ploughable. Distant from Mossburn nine miles—seven miles by good metalled road and two miles by good natural road; and from Dipton thirteen miles—natural road four miles and metalled road nine miles. The improvements that go with the land: Fencing and ditching, £95 12s. The improvements which do not go with the land, and which have to be paid for in cash, consist of stable, shearing-shed, chaff-house, fencing, and grassing, valued at £482 11s.

The estate is situated nine miles from Mossburn Railway-station.

ABSTRACT OF CONDITIONS.

1. Possession will be given on the date of sale, and the term of the lease will commence from the 1st January, 1915.
2. A half-year's rent at the rate offered, and rent for the broken period between the date of sale and 1st January, 1915, lease and registration fees, and valuation for improvements, to be paid on the fall of the hammer.
3. Term of lease is twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years.
4. Rent of renewal lease to be fixed by arbitration. If lessee does not desire new lease at end of any term, land to be leased by auction. The incoming lessee to pay the value of the improvements, which is to be handed over to outgoing lessee.
5. No assignment or sublease without consent.
6. Lessee to improve the land and keep it clear of all weeds.
7. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
8. Consent of the Land Board to be obtained before subdividing, erecting any building, or effecting other improvements.
9. Lease will be registered under the Land Transfer Act.
10. Lease is liable to forfeiture if conditions are violated. Plans and full particulars may be obtained at this office.

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