

Land in Auckland Land District for Disposal under the Land Act, 1908.

District Lands and Survey Office,
Auckland, 21st January, 1914.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the undermentioned land will be disposed of under the provisions of the said Act on or after Thursday, the 30th day of April, 1914.

SCHEDULE.

AUCKLAND LAND DISTRICT.—ROTORUA COUNTY.—ROTOITI SURVEY DISTRICT.

Section.	Block.	Area.
3	IV	A. R. P. 270 0 0

H. M. SKEET,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Invercargill, 20th January, 1914.

NOTICE is hereby given that the undermentioned Education Reserves will be offered for lease by public auction for terms of twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years, at this office on Friday, the 17th April, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908:—

SOUTHLAND LAND DISTRICT.—EDUCATION RESERVES.

Section.	Block.	Area.	Upset Annual Rental.
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Wallace County.—Jacob's River Hundred.

Part	Block.	A. R. P.	£ s. d.
19	V	70 3 9	17 15 0

Weighted with £29 2s. 8d., valuation for fencing. Rich loamy soil. 50 acres cleared and cultivated; balance in bush. Situated four miles from school and five miles from dairy factory and railway.

Southland County.—Town of Dipton.

1 to 10	Block.	A. R. P.	£ s. d.
	XVI	42 1 7	19 0 0

Weighted with £78, valuation for cottage and fencing. Good warm soil, all under cultivation. Situated a quarter of a mile from school and one mile from Dipton Railway-station.

Southland County.—Mabel Hundred.

35	Block.	A. R. P.	£ s. d.
	II	58 3 0	29 7 6

Weighted with £52 10s., valuation for fencing. Flat land, all under cultivation. Situated two miles and a half from Woodlands Railway-station, dairy factory, and school by gravel road.

Southland County.—Waikaka Survey District.

14	Block.	A. R. P.	£ s. d.
	VIII	13 3 30	2 2 0

Swampy land, in its natural state. Situated six miles from Mataura by metal road.

Southland County.—Wyndham Survey District.

4 and 5	Block.	A. R. P.	£ s. d.
	X	439 0 25	11 18 0

Weighted with £33 12s., valuation for rabbit-proof fencing. Hilly land covered with bush. Situated four miles from Glenham.

ABSTRACT OF CONDITIONS OF LEASE.

- Possession will be given on the 1st May, 1914, and the term of the lease will commence from the 1st July, 1914.
- A half-year's rent at the rate offered, and rent for the broken period between the 1st May, 1914, and the 30th June, 1914, lease and registration fees, and valuation for improvements to be paid on the fall of the hammer.
- Term of lease is twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years.
- 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.
- No assignment or sublease without consent.
- Lessee to improve the land and keep it clear of all weeds.

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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.

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

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

Lands at Hamner Springs, Canterbury Land District, for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 2nd February, 1914.

NOTICE is hereby given that the undermentioned lands will be offered for lease by public auction for a term of forty-two years at the County Council Office, Culverden, on Wednesday, the 18th day of March, 1914, at 1.30 o'clock p.m., under the provisions of the Land Act, 1908.

SCHEDULE.

CANTERBURY LAND DISTRICT.—AMURI COUNTY.—LYNDON SURVEY DISTRICT.—HANMER SPRINGS RESERVE.

First-class Land.

Section.	Block.	Area.	Upset Annual Rental.
13	II	A. R. P. 18 3 25	£ s. d. 3 16 0
15	"	14 2 25	2 18 0

These sections are situated about one mile from the Hamner Post-office by good road. The improvements, which do not go with the sections, but which must be paid for separately, consist of: Section 13—32 chains of fencing, valued at £13 14s.; Section 15—31½ chains of fencing, gate, and drain, valued at £16 15s.

TERMS AND CONDITIONS OF LEASE.

- A deposit of a half-year's rent, together with £1 ls. lease fee, and the amount of valuation for improvements, if any, must be paid on the fall of the hammer.
- Possession will be given on day of sale, or on approval by the Land Board of the application.
- The leases will be for a term of forty-two years.
- The rent shall be payable half-yearly in advance, free of all deductions whatsoever; and if not paid within twenty-one days after due date the lessor may re-enter upon the land and determine the lease.
- The lessee shall have no right to mortgage, sublet, transfer, or otherwise dispose of the whole or any portion of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
- The lessee shall destroy all rabbits on the land, and shall prevent their increase or spread, to the satisfaction of the Commissioner of Crown Lands.
- The lessee shall prevent the growth or spread of gorse, broom, sweetbrier, and other noxious weeds or plants on the land comprised in the lease, and he shall with all reasonable despatch remove, or cause to be removed, all gorse, broom, sweetbrier, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.
- The lessee shall not carry on, or permit to be carried on, upon the land or any part thereof, any noisy, noxious, or offensive trade or manufacture, or do or suffer to be done thereon any act or thing whatsoever which may be an annoyance to the lessor or to any other lessee in the neighbourhood.
- In the event of the lessee, upon the expiry of the term, not again becoming the occupier of the land under a fresh lease, he shall be entitled to payment of valuation for all improvements which he shall have effected upon the land, so far as the same are existing and unexhausted.
- The lessee shall put on the land comprised in his lease substantial improvements of a permanent character, within the meaning of section 2 of the Land Act, 1908, as follows:—
Within one year from the date of his lease, to a value equal to 10 per cent. of the capital value of the land;
Within two years from the date of his lease, to a value equal to another 10 per cent. of the capital value of the land;
And thereafter, but within six years from the date of his lease, to a value equal to another 10 per cent. of the capital value of the land, and, in addition thereto, a value equal to £1 for every acre.

Full particulars may be ascertained at this office.

C. R. POLLEN,
Commissioner of Crown Lands.