

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 without right of renewal, at this office on Friday, 17th April, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—EDUCATION RESERVES.

Section.	Block.	Area.	Upset Annual Rental.
<i>Southland County.—Invercargill Hundred.</i>			
Part 55	V	A. R. P. 16 0 0	£ s. d. 12 0 0
Weighted with £10 13s. 6d., valuation for fencing. Heavy swamp land, adjoining a school and situated two miles from Mill Road.			
<i>Southland County.—Waikawa Survey District.</i>			
16	II	7 0 22	2 0 0
Weighted with £60 10s., valuation for cottage, garden, and fences. With exception of $\frac{1}{4}$ -acre, section is in natural state (bush). Adjoins school, and is about half a mile from Waikawa.			
<i>Southland County.—Town of Limehills.</i>			
11	XIX	0 2 0	1 0 0
Weighted with £1, valuation for fencing.			
16	VI	2 1 19	2 5 0
Weighted with £4, valuation for fencing.			
18	XVII	0 1 0	0 10 0
Weighted with 10s., valuation for fencing.			
<i>Southland County.—Town of Winton.</i>			
12	XVIII	0 0 33	1 5 0
Weighted with £1 15s., valuation for fencing.			
15	XVII	0 1 0	1 0 0
Weighted with £3 12s., valuation for fowlhouse and fencing.			
15	XX	0 1 0	1 5 0
Weighted with 10s. 6d., valuation for fencing.			
<i>Southland County.—Town of Gore.</i>			
12	XX	0 1 18	1 10 0
Weighted with £81, valuation for cottage, cow-byre, and fencing.			
<i>Southland County.—Town of Lumsden.</i>			
4	VII	0 1 0	1 0 0
Weighted with £40, valuation for washhouse, stable, and fencing.			
15	XII	0 1 0	0 10 0
Weighted with £40, valuation for byre, chaffhouse, fencing, &c.			
4	XII	0 1 0	1 5 0
Weighted with £3, valuation for fencing.			
6	XII	0 1 0	0 15 0
Weighted with £3, valuation for fencing.			
<i>Wallace County.—Town of Waimatuku.</i>			
5 and 6	III	0 2 0	0 10 0
Weighted with £7 2s. 6d., valuation for cow-byre and fencing.			

Abstract of Conditions of Lease.

1. Possession will be given on 1st May, 1914, and the term of the lease will commence from 1st July, 1914.
2. 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.
3. The term of the lease is twenty-one years without right of renewal.
4. At the end of term lease to be offered by auction for further term of twenty-one years at rent to be fixed by arbitration, the incoming lessee to pay the value of the improvements, which is to be handed over to the outgoing lessee.
5. No assignment or sublease without consent.
6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
7. Consent of the Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.
8. Lease will be registered under the Land Transfer Act.

9. Lease is liable to forfeiture if conditions violated.
Full particulars may be ascertained and plans obtained at this office.

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

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

District Lands and Survey Office,
Auckland, 16th March, 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 Monday, the 29th day of June, 1914.

SCHEDULE.

AUCKLAND LAND DISTRICT.—HOKIANGA COUNTY.—WAOKU SURVEY DISTRICT.

SECTION 41. Block IX: Area, 48 acres.

H. M. SKEET,
Commissioner of Crown Lands.

Land in Auckland Land District for Lease by Public Tender.

District Lands and Survey Office,
Auckland, 9th March, 1914.

NOTICE is hereby given that written tenders will be received at this office up to 4 o'clock p.m. on Friday, the 17th day of April, 1914, for a lease for ten years of the undermentioned land, under the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—OTAMATEA COUNTY.—WAIRAU PARISH.

Section.	Area.	Minimum Annual Rental.
	A. R. P.	£ s. d.
S. 134 and S.E. 135	81 0 0	4 0 0

Situated on main Waipu-Maungaturoto Road, two miles and a half from Maungaturoto. All undulating land, covered with tea-tree scrub and bush tea-tree. Fairly well watered by springs.

Terms and Conditions of Lease.

1. The lease shall be for grazing purposes only, and shall be for the term stated, but subject to resumption by six months' notice in the event of the land being required by the Crown.
2. The lessee shall have no right to compensation, either for improvements put on the land or on account of the afore-said possible resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove all buildings or fences erected by him, but not otherwise.
3. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the written consent of the Commissioner of Crown Lands.
4. The lessee shall prevent the growth and spread of all noxious weeds on the land, 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.
5. The lessee shall not be entitled to cut or make use of any timber on the land, and shall take all reasonable steps to preserve such timber from destruction by fire or otherwise.
6. The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.
7. Rental payments in arrear for two calendar months shall render the lease liable to termination; or a breach of covenant in the lease, expressed or implied, shall entitle the Crown to re-enter and determine the lease.
8. Lessee must provide accommodation for travelling stock at specified rates.
9. Tenders to be endorsed on the outside "Tender for Lease," and to be accompanied by the first half-year's rent, at the rate tendered, and lease fee (£1 1s.).
10. The highest or any tender not necessarily accepted.

Full particulars may be ascertained on application at this office.

H. M. SKEET,
Commissioner of Crown Lands.