

Situated on the Mangare Road. Access from Whangamomona, about three miles distant, two miles being dray-road, and the balance formed track now being widened for dray traffic. The section comprises some very rough country, with high ridges and spurs and deep and gorgy gullies. The section is covered with a heavy forest of tawa, rata, rimu, kahikatea, towhai, &c., with birch on the high ridges, and a dense undergrowth of supplejacks, karamu, &c. The soil is of papa formation, and the section is well watered.

TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees (£2 2s.), must accompany each tender.
2. Term of lease twenty-one years, with right of renewal for further similar terms at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. No compensation for improvements, but if lease is not renewed upon expiry the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Land Board; failing disposal the land and buildings revert to the Crown without compensation.
4. No transfer, sublease, or subdivision allowed without consent.
5. Lessee to cultivate and improve land, and keep it clear of weeds.
6. Lessee to maintain in good substantial repair all buildings, fences, gates, and drains, and to keep clear all creeks, drains, ditches, and watercourses, to trim all live hedges, and to yield up all improvements in good order and condition at the expiration of the lease.
7. Rent payable half-yearly in advance on 1st January and 1st July in each year, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrear.
8. No gravel to be removed from land without consent of the Land Board.
9. Lessee will not carry on any offensive trade.
10. Consent of Land Board to be obtained before improvements are effected.
11. Lessee to pay all rates, taxes, and assessments.
12. Lease is liable to forfeiture if conditions are violated.
13. Improvements on rural lands: Licensee is required to improve the land within one year to the value of 10 per cent. of the capital value; within two years, to the value of another 10 per cent. of the capital value; and thereafter, but within six years, to the value of another 10 per cent. of the capital value. 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 and 10s. for every acre of second-class land.

NOTE.—These reserves are included in the classes of land on which, with the approval of the Advances Board, money may be advanced by the State Advances Office.

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

Envelopes should be marked on the outside "Tender for Reserve."

Form of lease may be perused and full particulars obtained at this office.

G. H. BULLARD,
Commissioner of Crown Lands.

Education Reserves in Auckland Land District for Lease by Public Tender.

District Lands and Survey Office,
Auckland, 14th September, 1914.

NOTICE is hereby given that written tenders (marked on the outside "Tender for Education Reserve") for leases of the undermentioned education reserves for terms of twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years, will be received at this office up to 4 o'clock p.m. on Friday, the 20th day of November, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.

SECTION 68, Makarau Parish, Waitemata County: Area, 68 acres 2 roods 27 perches; minimum annual rental, £3 10s.

Heavy clay land, undulating, covered with low ti-tree and fern. Half a mile from Makarau Railway-station by formed road.

Sections 1, N.E. 5, and 6, Matawherohia Parish, Whangaroa County: Area, 257 acres 1 rood; minimum annual rental, £13.

Undulating to hilly bush land. Soil sandy and strong clay. Six miles from Kaero—two miles unformed road.

Section 12, Block XI, Waihou Survey District, Ohinemuri County: Area, 49 acres 3 roods 39 perches; minimum annual rental, £10.

Kahikatea and raupo swamp. Two miles from Netherton by good roads.

Section 2A, Block IX, Puniu Survey District, West Taupo County: Area, 206 acres 0 roods 25 perches; minimum annual rental, £5.

Open fern land, broken to steep, bush in gullies. Three miles from Te Pahi Station by fair road.

Section 25, Block XIII, Waipoua Survey District, Hobson County: Area, 622 acres 1 rood 24 perches; minimum annual rental, £15 15s.

Mostly easy undulating fern and ti-tree scrub country; 2 acres bush. Light semi-volcanic soil, well watered. Four miles from Kaihu by cart-road.

Section 26, Block XIII, Waipoua Survey District, Hobson County: Area, 195 acres 2 roods; minimum annual rental, £6 2s. 6d.

Mostly undulating easy fern and ti-tree scrub country. Soil light, semi-volcanic. Four miles from Kaihu by cart-road.

Section 15, Suburbs of Matakoho, Otamatea County: Area, 2 acres 3 roods 19 perches; minimum annual rental, £2 5s.

Undulating limestone country in rough grass, &c.; not watered. One mile from Matakoho by cart-road. Good site for residence.

Section 26, Ruarangi Parish, Whangarei County: Area, 305 acres 2 roods; minimum annual rental, £15.

Weighted with £102, valuation for fencing and grassing.

Mostly undulating land, partly grassed and surface sown; outer boundaries fenced. Heavy clay land. Eight miles and a half from Mangapai by cart-road.

Sections 3 to 8, Block X, Mamaku Village, Rotorua County: Area, 6 acres; minimum annual rental, £4 10s.

Undulating to level; bush; no water. Distant half a mile from Mamaku Railway-station.

Section 77, Makarau Parish, Waitemata County: Area, 71 acres; minimum annual rental, £3 15s.

Undulating land, covered with light manuka and fern. Poor clay soil, on pipeclay; poorly watered by swamp. One mile from Makarau Railway-station by formed road.

Section 3, Block XIV, Punakitere Survey District, Hokianga County: Area, 399 acres; minimum annual rental, £16.

Hilly to broken bush land; well watered by streams. Sandy clay soil. Distant seventeen miles and a half from Kaikohe—fifteen miles cart-road, balance pack-track.

Sections 145 and N.E. 144, Okahu Parish, Hobson County: Area, 215 acres; minimum annual rental, £8 5s.

50 acres pipeclay, balance black and clayey loam on sandstone; 120 acres manuka, balance light bush; well watered. Fifteen miles from Mititai—cart-road twelve miles, balance unformed.

Abstract of Terms and Conditions of Lease.

1. Six months' rent at the rate offered, together with £2 2s. lease fee, which includes cost of registration, must accompany tender.
2. The successful tenderer must pay the value of the improvements (if any) before being admitted to possession, which will be given (the necessary payments being made) on the day of acceptance of tender.
3. Term of lease, twenty-one years, with right of renewal for further similar terms, at rentals based on fresh valuations, under the provisions of the Public Bodies' Leases Act, 1908.
4. Rent payable half-yearly, in advance, on first days of January and July in each year, subject to penalty at the rate of 10 per centum per annum for any period during which it remains in arrears.
5. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.
6. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
7. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
8. Lessee not to use or remove any gravel without the consent of the Land Board.