

Whangamomona County.—Upper Waitara Survey District.

Section 6, Block XVI: Area, 570 acres; minimum annual rent, £14 10s.

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.

Settlement Lands in the Wellington Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 3rd September, 1914.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease; and applications will be received at this office up to 4 o'clock p.m. on Wednesday, 28th October, 1914.

Applicants will have to appear personally before the Land Board at this office at 10 a.m. on Thursday, 29th October, 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 for the sections for which there are more than one applicant will be held at the conclusion of 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.

WELLINGTON LAND DISTRICT.

FIRST-CLASS LAND.

Makara County.—Hawtrey Settlement.

SECTIONS 28, 30, Block IV: Area, 2 roods 5 perches; half-yearly rental, £1 16s.

Situated on east side of Clifford Road in Hawtrey Settlement, near Johnsonville Township. Access is from Johnsonville Railway-station, which is about 40 chains distant by an excellent metalled dray-road. Easy sloping grassed land, somewhat elevated. Soil is of good quality, on clay and rock formation.

Sections 4, 11, Block III: Area, 3 acres 2 roods 25 perches; half-yearly rental, £4 1s.

Weighted with £61, valuation for improvements consisting of whare, fencing, and planting.

Situated on Clifford Road in the Hawtrey Settlement, the access being from the Johnsonville Railway-station, which is about half a mile distant by metalled dray-road. Easy sloping land in grass, with soil of good quality on clay and rock formation.

Horowhenua County.—Waiopahu Survey District.—Heatherlea Settlement.

Section 67, Block II: Area, 5 acres; rent per acre per annum, £1 17s. 9d.; half-yearly rental, £4 14s. 6d.

Situated on Rosslyn Road, the access being from Levin, which is about two miles distant. Flat land, half in bush and half in stumps, with good soil on sandstone formation.

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 1s. (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.
- A special condition of the lease of Section 67, Block II, Heatherlea Settlement, is that the lessee shall, as soon as possible, establish on the section an apiary to be approved by and maintained thereafter to the satisfaction of the Department of Agriculture.

Full particulars may be ascertained at this office.

T. N. BRODRICK,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Nelson, 28th July, 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, 5th November, 1914.

SCHEDULE.

NELSON LAND DISTRICT.—MARUA SURVEY DISTRICT.
SECTION part 12, Block VIII: Area, 20 acres.

F. A. THOMPSON,
Commissioner of Crown Lands.