

All flat land of good quality, on subsoil of clay and gravel. Situated about a mile from the Washdyke School, and four miles from Timaru.

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, $4\frac{1}{2}$ 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.

Full particulars may be ascertained at this office and at the local Lands and Survey Office, Timaru.

C. R. POLLEN,
Commissioner of Crown Lands.

Education Reserves in the Taranaki Land District for Lease by Public Tender.

District Lands and Survey Office,
New Plymouth, 23rd September, 1914.

NOTICE is hereby given that written tenders for leases of the undermentioned 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 Wednesday, the 11th November, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.—EDUCATION RESERVES.

TOWN LAND.

Town of Manganui.

SECTIONS 66 and 75: Area, 1 acre; minimum annual rent, £1.

Flat land in grass, with a little gorse.

SUBURBAN LAND.

Okato Town Belt.

Section 1: Area, 5 acres 0 roods 7 perches; minimum annual rent, £5.

Comprises two flats all in grass, the smaller flat being good land. The land is ring-fenced.

RURAL LAND.—SECOND CLASS.

Whangamomona County.—Mahoe Survey District.

Section 1, Block IX: Area, 895 acres; minimum annual rent, £28 10s.

Situated on the Tirohanga Road. Access from Whangamomona, about seventeen miles distant, via the Whangamomona Road, which is formed as a dray-road for about twelve miles; thence up the Tirohanga Road, which is formed track for about a mile, the balance being unformed. The section comprises mixed country, from fair to rough, with gory

creeks, and is covered with a fairly heavy forest of tawa, rata, towhai, rimu, hinau, with scattered totara on ridges and spurs, and a heavy undergrowth of supplejacks, tree-ferns, &c. The soil is of papa formation, and the section is well watered.

Patea County.—Opaku Survey District.

Section 9, Block VIII: Area, 732 acres; minimum annual rent, £18 10s.

Situated on the Ngarahu Road. Access from Waverley, thirty miles distant, via Okotuku, Mataimoana, and Ahoroa Roads. The first two are formed dray-roads, while the latter is being widened. The Ngarahu Road is unformed. The section comprises rough ridges and spurs, except at the extreme northern end, where the country is a little easier. A homestead-site would be difficult to find. The section is covered with a fairly heavy forest of tawa, rata, scattered rimu, &c., and a dense undergrowth of karamu, supplejacks, &c. The soil is of papa formation, and the section is well watered.

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 gory 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.