

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.

9. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

10. Lessee not to make improvements without the consent of the Land Board.

11. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration 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 Board; failing disposal, the land and buildings to revert to the Crown without compensation.

12. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.

13. Lessee to keep buildings insured.

14. Lessees of subdivisions of Lot 83, Section 16, and of Section 237A of 16, Suburbs of Auckland, will be required to build a dwellinghouse (to be approved by the Land Board) within three years from the date of selection.

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

H. M. SKEET,
Commissioner of Crown Lands.

Village-homestead Allotments in Wellington Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 22nd July, 1913.

NOTICE is hereby given that the undermentioned village-homestead allotments are open for selection on renewable lease under the provisions of the Land Act, 1908, and amendments; and applications will be received at this office up to 4 o'clock p.m. on Wednesday, 23rd September, 1914.

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND (NATIONAL ENDOWMENT).

Waimarino County.—Horopito West Village Settlement.

SECTIONS 7 and 8, Block IX: Area, 4 acres 3 roods 29 perches; capital value, £105; half-yearly rent, £2 2s.

Weighted with £5, valuation for fencing.

Situated in Horopito West Village Settlement, the access being from the Horopito Railway-station, which is about a quarter of a mile distant by a partly formed surveyed road. All flat land, with soil of a light volcanic nature on grit formation. The bush has been burned, and only dead trees are standing. Elevation, 2,460 ft. above sea-level.

Sections 1 and 2, Block XVI: Area, 2 acres; capital value, £125; half-yearly rent, £2 10s.

Situated in the Horopito West Village Settlement, the access being from the Horopito Railway-station, which is about half a mile distant by a formed and partly metalled road. Flat land, felled, with soil of a fairly good volcanic nature on grit and shingle formation. The elevation is about 2,460 ft. above sea-level.

Waimarino County.—Kakahi Village Settlement.

Section 29, Block I: Area, 32 perches; capital value, £20; half-yearly rent, 8s.

Section 30, Block I: Area, 32 perches; capital value, £20; half-yearly rent, 8s.

Section 31, Block I: Area, 32 perches; capital value, £20; half-yearly rent, 8s.

Section 32,* Block I: Area, 32 perches; capital value, £20; half-yearly rent, 8s.

*Weighted with £250, valuation for improvements consisting of a six-roomed house.

These lots are situated in the Kakahi Village, the access being from the Kakahi Railway-station, which is about a quarter of a mile distant by a formed dray-road. All flat land in grass, with soil of a light volcanic nature on pumice formation.

Manunui Town District.—Kaitieke County.—Manunui Village Settlement.

Section 54, Block II: Area, 1 acre and 8-8 perches; capital value, £30; half-yearly rent, 12s.

Situated in Manunui Village Settlement, the access being from Manunui Railway-station, which is about a quarter of a mile distant by a formed dray-road. Easy sloping ground in grass, with soil of good quality on clay formation.

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

T. N. BRODRICK,
Commissioner of Crown Lands.

Education Reserves in the Town of Gore, Southland Land District, for Lease by Public Auction.

District Lands and Survey Office,
Invercargill, 22nd June, 1914.

NOTICE is hereby given that leases of the undermentioned sections will be offered for sale by public auction at the Courthouse, Gore, at 3.30 o'clock p.m. on Wednesday, 19th August, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—TOWN OF GORE.

Section.	Block.	Area.	Upset Annual Rental.
Allotment 1 of 23	XVI	A. R. P.	£ s. d.
" 2 "	"	0 1 11	5 0 0
" 3 "	"	0 1 13	4 0 0
" 4 "	"	0 1 22	4 0 0
" 5 "	"	0 1 31	4 0 0
" 6 "	"	0 0 32	2 0 0
" 7 "	"	0 0 32	2 0 0
" 8 "	"	0 0 29	2 10 0
" 9 "	"	0 1 7	1 10 0
" 10 "	"	0 1 7	1 10 0
" 11 "	"	0 1 29	1 10 0
" 12 "	"	0 0 30	2 0 0
" 13 "	"	0 0 32	2 0 0
" 14 "	"	0 0 39	2 0 0
" 15 "	"	0 0 39	2 0 0
" 16 "	"	0 1 12	1 10 0
" 1 of 12	"	0 1 20	1 10 0
" 2 "	"	0 1 29	1 10 0
" 3 "	"	0 1 1	1 10 0
" 4 "	"	0 1 1	1 10 0
" 5 "	"	0 1 16	1 10 0
" 6 "	"	0 1 5	1 10 0
" 7 "	"	0 1 5	1 10 0
" 8 "	"	0 1 5	1 10 0
" 9 "	"	0 1 5	1 10 0
" 10 "	"	0 1 5	1 10 0
" 11 "	"	0 0 34	1 0 0
" 12 "	"	0 1 0	1 10 0
" 13 "	"	0 1 0	1 10 0
" 14 "	"	0 1 0	1 10 0
" 15 "	"	0 1 0	1 10 0
" 16 "	"	0 1 0	1 10 0
" 17 "	"	0 1 9	1 10 0
" 18* "	"	0 3 9	5 0 0

* Weighted with £60, valuation for house, stable, and fencing.

Good building-sites, situated 18 to 40 chains from Gore Railway-station and post-office.

Abstract of Conditions of Lease.

1. A half-year's rent at the rate offered, valuation for improvements, lease and registration fees (£2 2s.) to be paid on the fall of the hammer.

2. The term of the lease is twenty-one years, without right of renewal.

3. At the end of the term lease to be offered at auction for further term of twenty-one years at rent to be fixed by arbitration, the incoming lessee to pay the value of improvements, which is to be handed over to the outgoing lessee.

4. No transfer or sublease allowed without consent of Land Board.

5. Interest at rate of 10 per cent. per annum to be paid on rent in arrear.

6. Consent of Land Board to be obtained before erecting any building or cutting up or subdividing the allotments.

7. Lease will be registered under the Land Transfer Act.

8. Lease is liable to forfeiture if conditions violated.

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