

9. No extension of time for removal of timber will be allowed purchasers who bleed, or permit bleeding of, kauri-trees included in this sale, unless full payment of purchase-money is first made.

10. In lots where terms of payment may have been arranged, any breach of the foregoing conditions of sale will render the "on demand" promissory notes liable to be presented for immediate payment.

11. The right is retained to the Commissioner of Crown Lands to decrease during the time of sale the advance in bid on each lot.

12. The highest or any bid not necessarily accepted, and all lots herein described are submitted for sale subject to the final approval of the successful bidder by the Minister of Lands or the Commissioner of State Forests, as the case may be.

13. In the event of a bidder purchasing two or more adjoining lots, the Commissioner of Crown Lands may, at his discretion, during the time of sale, increase the time for removal of timber.

H. M. SKEET,
Commissioner of Crown Lands.

Lands in the Town of Rotorua, Auckland Land District, for Lease by Public Auction.

District Lands and Survey Office,
Auckland, 28th July, 1914.

NOTICE is hereby given that the reserves described in the First and Second Schedules hereto will be offered for lease by public auction at the Assembly Hall, Rotorua, at 11 o'clock a.m. on Friday, 18th September, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Reserves and Domains Act, 1908, and amendments, respectively, and the Public Bodies' Leases Act, 1908.

SCHEDULES.

FIRST SCHEDULE.—EDUCATION RESERVES.

Rotorua County.—Town of Rotorua.—Block XLVI.

Section.	Area.			Upset Annual Rental.		Section.	Area.			Upset Annual Rental.	
	A.	R.	P.	£	s. d.		A.	R.	P.	£	s. d.
1	0	0	32	25	0 0	6	0	1	0	13	10 0
2	0	0	32	20	0 0	7	0	1	0	13	10 0
3	0	0	32	20	0 0	8	0	1	0	13	10 0
4	0	0	32	20	0 0	9	0	1	0	13	10 0
5	0	1	0	13	10 0	10	0	1	0	13	10 0

Lots 1 to 4 front Fenton Street, Lots 5 to 7 front Eruera Street, and Lots 8 to 10 front Amohau Street. All are level and dry, and are situated 300 yards from Rotorua Railway-station, 400 yards from Rotorua Post-office, and about 100 yards from Government grounds, baths, &c.

Terms and Conditions of Lease.

1. Term of lease: Twenty-one years, with perpetual right of renewal for the same term at a rent to be determined by revaluation in accordance with the provisions of the First Schedule of the Public Bodies' Leases Act, 1908.

2. Rents payable half-yearly, in advance, to the Receiver of Land Revenue, Auckland; the first half-yearly payment, with lease fee (£1 ls.), to be made on the fall of the hammer.

3. Sections to be improved within one year from the date of the lease to the value of at least ten times the annual rental.

4. No lease to be assigned, underlet, or the possession thereof parted with except with the consent of the Land Board.

5. All rates, taxes, charges, and assessments whatsoever to be paid by the lessee.

6. The lessee shall throughout the term of the lease keep and maintain in good order, condition, and repair, to the satisfaction of the Resident Officer, Rotorua, all buildings, structures, fixtures, and fences which may be erected or placed upon the land.

7. The lessee shall not erect any building until the plan of the same has been first submitted to the Resident Officer or local authority, Rotorua, for approval, and duly approved.

8. The leases shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.

SECOND SCHEDULE.

Suburbs of Rotorua.—Subdivision of Section 22.

Lot.	Area.			Upset Annual Rental.		Lot.	Area.			Upset Annual Rental.	
	A.	R.	P.	£	s. d.		A.	R.	P.	£	s. d.
2	0	1	0	10	0 0	9	0	1	0	7	0 0
3	0	1	0	10	0 0	10	0	0	31.8	10	0 0
4	0	1	0	7	0 0	11	0	1	14.6	10	0 0
5	0	1	0	7	0 0	21	0	1	0	7	0 0
6	0	1	0	7	0 0	22	0	1	0	7	0 0
7	0	1	0	7	0 0	24	0	1	3.7	10	0 0
8	0	1	0	7	0 0	25	0	1	26	10	0 0

Locality and Description.

These lots adjoin the racecourse, and are situated about half a mile from the post-office, Rotorua. Two lots front Fenton Street, four lots have a frontage to the Wairoa-Maketu Road, and the others front Ti Street. The lots are good level building-sites, with sandy soil.

Terms and Conditions of Lease.

1. Term of lease: Twenty-one years, with right of renewal for a further period of twenty-one years at a rental to be determined by revaluation in accordance with the provisions of the First Schedule of the Public Bodies' Leases Act, 1908.

2. Valuation for substantial improvements of a permanent character secured to the lessee in terms of the Public Reserves and Domains Amendment Act, 1911.

3. Rents are payable half-yearly, in advance, to the Receiver of Land Revenue, Auckland; the first half-yearly payment, with lease fee (£1 ls.), and valuation for improvements (if any), to be made on the fall of the hammer.

4. Sections to be improved within one year from the date of the lease to the value of at least ten times the annual rental.

5. No lease to be assigned, underlet, or the possession thereof parted with except with the consent of the Commissioner of Crown Lands.

6. All rates, taxes, charges, and assessments whatsoever to be paid by the lessee.

7. The lessee will throughout the term of the lease keep and maintain in good order, condition, and repair, to the satisfaction of the Resident Officer, Rotorua, all buildings, structures, fixtures, and fences which may be erected or placed upon the land.

8. The lessee shall not erect any building until the plan of the same has been first submitted to the Resident Officer or local authority, Rotorua, for approval, and duly approved.

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

H. M. SKEET,
Commissioner of Crown Lands.

Lands in Ohauti Settlement, Auckland Land District, for Selection on Renewable Lease.

District Lands and Survey Office,
Auckland, 20th July, 1914.

NOTICE is hereby given, under section 21 of the Land Laws Amendment Act, 1913, that the undermentioned land is open for selection on renewable lease, under the provisions of the Land Act, 1908, and amendments, and the Land for Settlements Act, 1908; and applications will be received at this office up to 4 o'clock p.m. on Monday, the 24th August, 1914.

The ballot, in case there is more than one applicant for either section, will be held at the District Lands and Survey Office, Auckland, on Thursday, the 27th August, 1914, at 2.30 o'clock p.m.

Preference will be given to landless applicants who have children dependent upon them, or who have within the preceding two years applied for land at least twice unsuccessfully.

SCHEDULE.

AUCKLAND LAND DISTRICT.—TAURANGA COUNTY.—OTANE-WAINUKU SURVEY DISTRICT.—OHAUITI SETTLEMENT.

First-class Land.

SECTION 27: Area, 180 acres; capital value, £800; half-yearly rental, £18.

Three miles from Oropi by rough dray-road; or ten miles and a half from Tauranga—six miles formed, balance bridle-track. 16 acres bush land (rimu, hinau, miro, tawa, rata),