

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

District Lands and Survey Office,
Auckland, 21st July, 1914.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at this office on Friday, 25th September, 1914, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.

Section.	Area.	Upset Annual Rental.	Section.	Area.	Upset Annual Rental.
<i>Whangarei County.—Town of Grahamtown.</i>					
69-70	A. R. P. £ s. d.	3 0 0	282	A. R. P. £ s. d.	2 5 0
72	0 2 2	1 5 0	291	0 3 35	1 10 0
74	0 3 32	2 3 0	292	1 0 0	0 15 0
179	0 1 38	1 5 0	342/344,	} 9 3 23	1 10 0
188	0 2 0	1 15 0	346,		
277	1 0 0	1 10 0	350/353	} 5 1 38	12 0 0
280	0 2 23	1 10 0	388A		
281	1 0 0	2 5 0			

Whangarei County.—Suburbs of Grahamtown.

2	10 0 20	5 0 0	28, 29	22 0 19	1 12 0
6	12 3 0	3 0 0	34	11 3 14	1 10 0
7	10 0 12	4 10 0	40	10 0 0	4 0 0
8	10 0 0	5 0 0	42	10 1 30	4 3 0
12	10 0 0	3 10 0	45	8 2 0	1 0 0
18	13 2 28	10 10 0	46	12 1 0	1 10 0
24	15 1 0	2 5 0	51	10 3 0	4 10 0

Situated from one mile and a half to three miles from Onerahi Wharf, Whangarei Harbour. The soil is mostly of a light semi-volcanic nature, resting on blue-rock formation. A few of the sections are swampy. The sections are not watered, as a rule, and are at present covered to a great extent with tea-tree scrub, fern, &c. The elevation ranges from 20 ft. to 300 ft. above sea-level. A full description of any section or group of sections will be forwarded on application.

Hokianga County.—Town of Rawene.

111, 112	0 0 33-5	0 15 0	116, 117	0 0 25-9	0 10 0
113, 114	0 1 19-9	1 0 0	121, 122	0 0 21-7	0 10 0

Undulating land, covered with scrub. From half to three-quarters of a mile from Rawene Wharf, Hokianga River.

Eden County.—Suburbs of Auckland.

Section 237A of 16: Area, 1 rood 28-75 perches; upset annual rent, £4.

Fairly level land in grass, close to the Orakei Bridge, Remuera.

Subdivision of Lot 83, Section 16.

1	0 1 10	18 0 0	14	0 1 4	8 0 0
2	0 1 12	22 0 0	15	0 1 4	8 0 0
3	0 1 14	22 0 0	16	0 1 4	8 0 0
4	0 1 15	18 0 0	17	0 1 4	4 0 0
5	0 1 4	10 0 0	18	0 1 4	3 0 0
6	0 1 4	12 0 0	19	0 1 4	4 0 0
7	0 1 4	10 0 0	20	0 1 4	2 10 0
8	0 1 4	12 0 0	21	0 1 4	2 10 0
9	0 1 4	8 0 0	22	0 1 4	2 10 0
10	0 1 4	10 0 0	23	0 1 4	2 10 0
11	0 1 4	8 0 0	24	0 2 15	4 0 0
12	0 1 4	10 0 0	25	0 3 0	7 0 0
13	0 1 4	8 0 0			

Sections 1 to 4 front Victoria Avenue, Remuera; remaining sections front new road, to be formed shortly, connecting Victoria Avenue and Orakei Road.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

- Six months' rent at the rate offered, together with £2 2s. lease fee, which includes stamp duty and cost of registration, must be paid on the fall of the hammer.
- Immediate possession will be given.
- 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.
- Rent payable half-yearly, in advance, on 1st 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 arrear.
- 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.

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.

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

District Lands and Survey Office,
Invercargill, 21st August, 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 Friday, the 27th day of November, 1914.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

SUBURBAN LAND.

Southland County.—Town of Woodend.

Section.	Block.	Area.	Upset Price.	Improvements.
		A. R. P.	£ s. d.	£ s. d.
17	V	12 0 4	25 0 0	..
2	VII	0 2 0	30 0 0	290 8 0
3	"	1 0 0	12 0 0	2 10 0
5	"	1 0 0	10 0 0	..
6	"	1 0 0	10 0 0	10 0 0
7	"	1 0 0	10 0 0	..
8	"	1 0 0	10 0 0	..
9	"	1 0 0	10 0 0	..
10	"	2 0 0	20 0 0	..
11	"	2 0 0	20 0 0	..
12	"	2 0 0	15 0 0	..
13	"	3 0 33	25 0 0	..
1	VIII	3 3 24	25 0 0	..
2	"	3 3 24	20 0 0	..
3	"	4 2 0	40 0 0	295 0 0

Weighted with valuation for improvements as follows: Section 2, Block VII, £290. Section 3, Block VII, £2 10s. Section 6, Block VII, £10. Section 3, Block VIII, £295.

Mostly level land; good soil, on gravel formation. All the sections are accessible by good gravelled roads.

RURAL LAND.

Southland County.—Waikaiti Survey District.

Section 44A. Block VIII: Area, 14 acres 3 roods 20 perches; upset price, £105.

Weighted with £16, valuation for 32 chains post-and-wire fence along road on south-east boundary.

Good agricultural soil, on gravel formation, being mostly flat open river land; access by good metalled road, and distant about a mile and three-quarters from Switzers Railway-station and Waikaiti Township.

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