

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.	282	A. R. P.	£ s. d.
72	1 1 5	3 0 0	291	1 0 6	2 5 0
74	0 2 2	1 5 0	292	0 3 35	1 10 0
179	0 3 32	2 3 0	342/344,	1 0 0	0 15 0
188	0 1 38	1 5 0	346,	} 9 3 23	1 10 0
277	0 2 0	1 15 0	350/353		
280	1 0 0	1 10 0	388A	5 1 38	12 0 0
281	0 2 23	1 10 0			
	1 0 0	2 5 0			
<i>Whangarei County.—Suburbs of Grahamtown.</i>					
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 33, 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.

- Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
- Lessee to keep the land free from noxious weeds, rabbits, and vermin.
- Lessee not to use or remove any gravel without the consent of the Land Board.
- Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
- 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.

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

Reserve in Auckland Land District for Lease by Public Tender.

District Lands and Survey Office,
Auckland, 14th August, 1914.

NOTICE is hereby given that written tenders will be received at this office up to 4 p.m. on Friday, the 25th day of September, 1914, for a lease of the undermentioned reserve for a term of twenty-one years, under the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—EAST TAUPŌ COUNTY.—TAUHARA SURVEY DISTRICT.

SECTION 4, Block II: Area, 296 acres 3 roods 24 perches (recreation reserve).

Situated adjoining the Spa (Gallagher's) at Taupo. Minimum annual rental, £4.

General Conditions of Lease.

- The lease shall be for the term stated, without right of renewal, and subject to resumption by twelve months' notice in the event of the land being required by the Crown.
- Valuation for improvements such as buildings, fences, &c., will be allowed at the end of the term, provided such improvements have been made with the permission of the Commissioner of Crown Lands.
- Clearing and grassing the reserve must be effected as follows: One-fifth within two years, two-fifths within four years, and the remainder within ten years. The whole area must be left in English grass on the expiration of the term.
- The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the written consent of the Commissioner of Crown Lands.
- The lessee shall prevent the growth and spread of all noxious weeds on the land, and he shall with all reasonable despatch remove, or cause to be removed, all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
- The lessee shall not be entitled to cut or make use of any timber on the land without the permission of the Commissioner of Crown Lands first had and obtained, and shall take all reasonable steps to preserve such timber from destruction by fire or otherwise.
- The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.
- Rental payments in arrear for two calendar months shall render the lease liable to termination, or a breach of covenant in the lease, expressed or implied, shall entitle the Crown to re-enter and determine the lease.
- Tenders to be endorsed on the outside "Tender for Lease," and to be accompanied by the first half-year's rent at the rate tendered and lease fee £1 1s.
- The highest or any tender not necessarily accepted.

Full particulars may be ascertained on application at this office.

H. M. SKEET,
Commissioner of Crown Lands.