

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. 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.

2. Immediate possession will be given.

3. 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.

4. 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.

5. 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.

Lands in Marlborough Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Blenheim, 22nd July, 1914.

NOTICE is hereby given, in pursuance of section 21 of the Land Laws Amendment Act, 1913, that the undermentioned lands are 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, 10th August, 1914.

Applicants will have to appear in person before the Land Board at the District Lands and Survey Office, Blenheim, at 11 o'clock a.m. on Tuesday, 11th August, 1914, to answer any questions that may be asked; but if any applicant so desires he may be examined by the Land Board of the district in which he resides.

The ballot, in case there is more than one applicant for either section, will be held at the District Lands and Survey Office, Blenheim, on Tuesday, 11th August, 1914, at the conclusion of the examination of applicants.

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

SCHEDULE.

MARLBOROUGH LAND DISTRICT.

FIRST-CLASS LAND.

Marlborough County.—Mount Olympus Survey District.—Hillersden Settlement.

SECTION 7, Block IX: Area, 226 acres 2 roods; rent per acre per annum, 7s. 10d.; half-yearly rent, £44 2s.

NOTE.—Payment for broken period from 11th August, 1914, to 31st December, 1914, amounting to £34 11s. 1d., will also have to be paid.

Improvements which go with the section consist of plantation and fencing, valued at £291 10s.

Part of Hillersden Settlement. Situated about twenty-five miles from Blenheim. Level section, varying in quality from very good to light soil. A portion of section is occupied by a small lake, which has served in the past as a reservoir for water-power used in driving flax-mill machinery. This dam and reservoir will no longer be required, and the area of lake can be reduced considerably by breaking away dam.

SECOND-CLASS LAND.

Kaikoura County.—Greenburn Survey District.—Lynton Downs Settlement.

Section 8, Block I: Area, 156 acres; rent per acre per annum, 3s. 9d.; half-yearly rent, £14 17s.

NOTE.—Payment for broken period from 11th August, 1914, to 31st December, 1914, amounting to £11 12s. 9d., will also have to be paid.

Improvements which go with the section consist of boundary and internal fencing, valued at £87 10s.

Part of Lynton Downs Settlement. Situated about twelve miles from Kaikoura. All low limestone hills, most of which is ploughable land. About 17 acres flat; stony in places.

Terms of lease may be seen and forms of application obtained at this office.

H. G. PRICE,
Commissioner of Crown Lands.

Reserve in Nelson Land District for Lease by Public Auction

District Lands and Survey Office,
Nelson, 8th June, 1914.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at this office at 11 o'clock a.m. on Friday, 31st July, 1914, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

NELSON LAND DISTRICT.—MURCHISON COUNTY.—MARUIA SURVEY DISTRICT.

SECTION 11, Block IV: Area, 63 acres 1 rood 14 perches; upset annual rental, £2; term of years, twenty-one.

Occupies a commanding position near the confluence of the Maruia and Buller Rivers, eight miles from Murchison by main Murchison—Maruia Valley Road. Undulating and hilly land, covered with standing bush which fires have been through. Has a fair soil and is well watered.

Terms and Conditions of Lease.

1. One half-year's rent, together with £1 1s. lease fee, to be paid on the fall of the hammer.

2. No declaration is required. Residence and improvements are not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee, or for any other cause.

3. The rent shall be payable half-yearly in advance.

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

5. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.

6. The lessee shall have the right to use the land comprised in the lease for grazing purposes only.

7. The section shall always be available for the accommodation of travelling stock at a charge per night not exceeding for sheep, 1d. each for the first hundred, and ½d. each all over that number; for calves up to twelve months old, 3d. each; for cattle 6d. each, and for horses 1s. each.

8. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land comprised in the lease; 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.

9. The lessee shall destroy all rabbits on the land, and he shall prevent their increase or spread to the satisfaction of the Commissioner of Crown Lands.

10. The lease shall be liable to forfeiture in case the lessee fails to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to have been fulfilled.

Full particulars may be ascertained at this office.

F. A. THOMPSON,
Commissioner of Crown Lands.