

Reserve in Canterbury Land District for Lease by Public Auction.

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

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction for a term of seven years at this office on Wednesday, 16th September, 1914, under the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

CANTERBURY LAND DISTRICT.—WAIMATE COUNTY.—
WAITAKI SURVEY DISTRICT.

SECTION 3488, Block IX: Area, 269 acres 3 roods 29 perches; upset annual rental, £67 10s.

Terms and Conditions of Lease.

1. The purchaser of the lease shall, immediately upon the fall of the hammer, deposit a half-year's rent, £1 1s. lease fee, and the amount of bonus bid.
2. The lease shall be for the term stated, without right of renewal, and shall be subject to resumption by twelve months' notice in the event of the land being required by the Crown.
3. The lessee shall have no claim against the Crown for compensation, either on account of any improvements that may be placed upon the land, or on account of the aforesaid possible resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove any fences or buildings erected by him on the land, but not otherwise.
4. The lessee shall have no right to sublet, transfer, or otherwise dispose of the whole or any portion of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
5. 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.
6. 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.
7. The lessee shall once a year during the said term, and at the proper season of the year, properly cut and trim all live fences now on the demised land, or which may be planted thereon during the said term.
8. The rent shall be payable half-yearly in advance, free from all deductions whatsoever.
9. The lease shall be liable to forfeiture in case the lessee shall fail 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 and plans obtained at this office.

C. R. POLLEN,
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 1s.), 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.			A.	R.	P.	
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 1s.), 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.