

ABSTRACT OF 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.

H. M. SKEET,
Commissioner of Crown Lands.

Lands in Otago Land District for Sale by Public Auction.

District Land and Survey Office,
Dunedin, 11th October, 1915.

NOTICE is hereby given that the undermentioned lands will be offered for sale at this office by public auction, for cash, under the provisions of the Land Act, 1908, and amendment, on Friday, 14th January, 1916, at 11 o'clock a.m.

SCHEDULE.

OTAGO LAND DISTRICT.

TOWN LAND.

Town of Clyde.

SECTION 14, Block II: Area, 1 rood; upset price, £5.

Sections 11* and parts 12 and 13, Block XII: Area, 1 rood 8-1 perches; upset price, £6 2s. 6d.

* Weighted with 8s., valuation for fencing.

Good building-sites; commanded by town water-supply. Situated close to Clyde Railway-station.

Town of Pembroke.

Section 12, Block XXVII: Area, 1 rood 1 perch; upset price, £5 10s.

Section 1, Block XLII: Area, 2 roods 16-5 perches; upset price, £12 10s.

Situated near the shores of Lake Wanaka, within a quarter of a mile of school and post-office.

SUBURBAN LAND.

Town of Dunkeld.

Section 10, Block XXIV: Area, 1 rood 13 perches; upset price, £2.

Section 17, Block XXIX: Area, 1 acre 1 rood 19 perches; upset price, £7.

Section 18, Block XXIX: Area, 1 acre 0 roods 31 perches; upset price, £6.

Level land of good quality. Suitable for grazing only, as it is liable to be flooded. Within a quarter of a mile of Beaumont Railway-station, school, and post-office.

Town of Macetown.

Section 1, Block VII: Area, 1 rood; upset price, £1.

Sections 3 and 4, Block VII: Area, 2 roods; upset price, £2 10s.

Section 6,* Block VII: Area, 1 rood; upset price, £1 5s.

Section 7, Block VII: Area, 1 rood; upset price, £1 5s.

* Weighted with £70, valuation for improvements.

Fairly level sections; surface broken in places. Situated close to school and post and telephone office, and about nine miles from Arrowtown.

ROBT. T. SADD,
Commissioner of Crown Lands.

Settlement Land in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 11th October, 1915.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at this office on Friday, the 26th day of November, 1915, at 11 o'clock a.m., under the provisions of the Land Act, 1908, and the Land for Settlements Act, 1908, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.—MATAMATA COUNTY.—SELWYN SETTLEMENT.—TAPAPA SURVEY DISTRICT.

Second-class Land.

SECTION 69, Block XV: Area, 10 acres; upset price, £48.

Altitude, 200 ft. to 250 ft. above sea-level. Level to undulating manuka country. Soil light sandy loam of medium quality; no water on section. Access by formed road, five miles from Okoroire Railway-station and two miles from Okoroire Hotel and hot springs. Price includes £8 value of fencing.

H. M. SKEET,
Commissioner of Crown Lands.

Lighthouse Reserve at Manukau Heads for Lease.

District Lands and Survey Office,
Auckland, 27th September, 1915.

NOTICE is hereby given that written tenders will be received at this office up to 4 p.m. on Wednesday, the 17th day of November, 1915, for a lease for fourteen years of the Manukau Heads Lighthouse Reserve (excluding the portion reserved for the use of the lightkeepers), being Section N.E. 144, Awitu Parish, containing 356 acres, more or less. Lease to be subject to the Public Reserves and Domains Act, 1908, and the special conditions herein contained. Minimum annual rental, £60.

The lessee will be required to forthwith erect a suitable fence on the Manukau coast for the purpose of preventing stock from damaging the lupins growing thereon; also to repair or reconstruct as a proper legal fence the fence adjoining the lightkeepers' reserve; and to eradicate any blackberry growing on the land leased. Public right of access over any tracks across the land is reserved.

ABSTRACT OF CONDITIONS OF LEASE.

1. Lease to be for grazing purposes only, and subject to resumption at twelve months' notice.

2. The lessee shall have no right to compensation, either for improvements put on the land or on account of the aforesaid resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove all buildings or fences erected by him, but not otherwise.

3. 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.

4. 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.

5. The lessee shall not be entitled to cut or make use of any timber on the land, and shall take all reasonable steps to preserve such timber from destruction by fire or otherwise.

6. The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.

7. 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.

8. 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 ls.

9. 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.