

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

District Lands and Survey Office,
Dunedin, 22nd March, 1915.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at this office on Wednesday, the 28th day of April, 1915, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and its amendments, and the Public Bodies' Leases Act, 1908, and amendment.

OTAGO LAND DISTRICT.

FIRST SCHEDULE.

Town of Havelock.

SECTION 8, Block XXVII: Area, 1 rood; upset annual rental, 5s.

Situated about three-quarters of a mile from Waitahuna Railway-station by a good road.

Town of Hawksbury.

Section 3, Block XXII: Area, 1 rood; upset annual rental, 5s.

Weighted with £5, valuation for improvements consisting of fencing and shed.

Section 2, Block XXIV: Area, 1 rood; upset annual rental, 10s.

Weighted with 8s., valuation for fencing.

Section 4, Block XXIX: Area, 1 rood; upset annual rental, 10s.

Weighted with 15s., valuation for fencing.

Section 6, Block XXX: Area, 1 rood; upset annual rental, 10s.

Weighted with £3 11s. 3d., valuation for fencing.

Section 8, Block XLIV: Area, 1 rood; upset annual rental, 7s. 6d.

Weighted with £96 10s., valuation for improvements consisting of buildings, fencing, orchard, and garden.

These sections are situated in the Borough of Waikouaiti within easy distance of the railway-station. The borough is served with an excellent water-supply. The sections are good residential sites.

Town of Herbert.

Section 14, Block XI: Area, 1 rood; upset annual rental, 7s. 6d.

Section 9, Block XXIII: Area, 1 rood 1 perch; upset annual rental, 10s.

Weighted with £1 6s., valuation for fencing.

The Town of Herbert is on the railway-line about fourteen miles from the Town of Oamaru. Section 14, Block XI, is a fair building-site, but is some distance from railway-station and school. Section 9, Block XXIII, is a very good building-site close to railway-station.

Town of Palmerston.

Section 18, Block XII: Area, 1 rood; upset annual rental, £1.

Weighted with £62 12s. 6d., valuation for improvements consisting of building, fencing, and garden.

Section 17, Block XXXI: Area, 39 perches; upset annual rental, £2.

Weighted with £261, valuation for improvements consisting of dwellinghouse, outhouse, and fencing.

The Borough of Palmerston is served with a good water-supply. The sections are good residential sites close to school, post-office, and railway-station.

Abstract of Conditions of Lease of Reserves in First Schedule.

1. Possession will be given on 1st May, 1915, and the term of the lease will commence from the 1st July, 1915.

2. A half-year's rent at the rate offered, and rent for the broken period between 1st May, 1915, and 30th June, 1915, lease and registration fee, and valuation for improvements to be paid on the fall of the hammer.

3. The term of the lease is twenty-one years, without right of renewal.

4. At the end of term lease to be offered by auction for further term of twenty-one years at rent to be fixed by arbitration, the incoming lessee to pay the value of the improvements, which is to be handed over to the outgoing lessee.

5. No assignment or sublease without consent.

6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

7. Consent of the Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.

8. Lease is liable to forfeiture if conditions violated.

SECOND SCHEDULE.

Glenomaru Survey District.

Section 5, Block VII: Area, 52 acres 2 roods 19 perches; upset annual rental, £10 12s.

Weighted with £120 ls., valuation for improvements consisting of stable, fencing, clearing, and grassing.

Situated within two miles of Glenomaru Railway-station, and about three-quarters of a mile from a school. Part was originally under bush. A few dead trees remain, and a number of logs are on the ground. Part could be ploughed now, and the whole could be if the stumps were extracted. The soil is very fair, and the aspect is good.

Maungatua Survey District.

Section 2 of 16, Block I: Area, 38 acres 2 roods 16 perches; upset annual rental, £29 5s.

Weighted with £209 14s., valuation for improvements consisting of five-roomed house, stable, and fencing. This amount may be subject to slight alteration.

Situated about three miles and three-quarters from Otokia Railway-station, about a mile and a half from a school, and about six miles from Outram. There is a dairy factory across the road. The roads along two boundaries are good. Level land of good quality. A creek runs diagonally through the section.

Tairi Survey District.

Part Section 17, Irregular Block: Area, 41 acres; upset annual rental, £66 12s. 6d.

Weighted with £26 10s., valuation for fencing.

A very good and almost level section. Would make a good dairy-farm, as it produces excellent grass and root crops. The soil is a good black loam, on a clay subsoil. Part has not yet been cleared of sunken timber. Situated about a mile and three-quarters from Outram Railway-station, and within easy reach of a dairy factory.

NOTE.—The area is approximate. The exact area will be determined after survey of the proposed contour channel. The rental will be increased or decreased as the area is shown to be greater or less than 41 acres.

Abstract of Conditions of Lease of Reserves in Second Schedule.

1. Possession will be given on the 1st May, 1915, and the term of the lease will commence from 1st July, 1915.

2. A half-year's rent at the rate offered, and rent for the broken period between the 1st May, 1915, and the 30th June, 1915, lease and registration fees, and valuation for improvements to be paid on the fall of the hammer.

3. Term of lease is twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years.

4. Rent of renewal lease to be fixed by arbitration. If lessee does not desire new lease at end of any term, land to be leased by auction. The incoming lessee to pay the value of the improvements, which is to be handed over to outgoing lessee.

5. No assignment or sublease without consent.

6. Lessee to improve the land and keep it clear of all weeds.

7. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

8. Consent of the Land Board to be obtained before subdividing, erecting any building, or effecting other improvements.

9. Lease is liable to forfeiture if conditions are violated.

ROBT. T. SADD,
Commissioner of Crown Lands.

Education Reserves in the Hawke's Bay Land District for Lease by Public Auction.

District Lands and Survey Office,
Napier, 1st March, 1915.

NOTICE is hereby given that the undermentioned sections will be offered for lease by public auction for terms of twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years, at the local Lands and Survey Office, Gisborne, at 11 o'clock a.m. on Wednesday, the 28th day of April, 1915, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—EDUCATION RESERVES.

SECTION 4, Block I, Turanganui District: Area, 52 acres 1 rood 9 perches; upset annual rental, £115 7s. 8d.

All flat land, soil heavy loam. Section has a splendid sole of good clean English rye-grass. Situated about six miles from Gisborne by good metalled road. The improve-