

SCHEDULE.

AUCKLAND LAND DISTRICT.—RAGLAN COUNTY.—RANGIRIRI SURVEY DISTRICT.

VILLAGE Reserve, Block XIV; 327 acres; minimum annual rental, £10.

Undulating ploughable land, all tea-tree and fern. Soil is of fair second-class quality, on clay subsoil; poorly watered by swamps and gullies. Ten miles from Huntly by fair formed road.

ABSTRACT OF CONDITIONS OF LEASE.

1. The lease shall be for the term stated above.
2. The lessee shall have no right to compensation for improvements put on the land; but he may, on the expiration 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 discharge all rates, taxes, charges, and other assessments that may become due and payable.
6. 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.
7. 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.
8. The highest or any tender not necessarily accepted.

Full particulars may be ascertained at this office.

H. M. SKEET,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Wellington, 21st June, 1915.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at the Courthouse, Palmerston North, on Wednesday, the 18th day of August, 1915, under the provisions of the Land Act, 1908, and amendments, and the Land for Settlements Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—HOROWHENUA COUNTY.—MOUNT ROBINSON SURVEY DISTRICT.—HEATHERLEA SETTLEMENT.

SECTION 28, Block XIV. Area: 1 acre 0 roods 1-6 perches; upset price, £20.

Situated in the Heatherlea Settlement, on the north side of Heatherlea Road East, the access being from Levin, which is about three miles distant by good metalled dray-road.

Flat land. About a quarter of the area along road frontage is fairly dry, the remainder is a peaty raupo swamp. Well watered by running stream.

The upset price includes about 9 chains of fencing, valued at £4 10s.

T. N. BRODRICK,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Invercargill, 14th June, 1915.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at this office on Thursday, 12th August, 1915, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—EDUCATION RESERVES.

For a Term of Fourteen Years, without Right of Renewal.

PART Section 6, Block IV, Toetoes Survey District: Area, 110 acres; upset annual rental, £71 10s. Weighted with £135 5s., valuation for improvements.

For a Term of Twenty-one Years, with Perpetual Right of Renewal.

Section 6, Block XIII, Mokoreta Survey District: Area, 5 acres; upset annual rental, 10s.

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at the rate offered, and rent for the broken period, lease and registration fees, and valuation for improvements, to be paid on the fall of the hammer.
2. The term of the lease of the Toetoes Section will be fourteen years, without right of renewal; and the term of the lease of the Mokoreta Section will be twenty-one years, with perpetual right of renewal.
3. No assignment or sublease without consent.
4. Interest at the rate of 10 per centum on rent in arrear.
5. Lessee to improve the land and keep it clear of all weeds.
6. Consent of the Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.
7. Lease will be registered under the Land Transfer Act.
8. Lease is liable to forfeiture if conditions violated.

G. H. M. McCLURE,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Wellington, 21st June, 1915.

NOTICE is hereby given that the undermentioned reserves will be offered for lease by public auction, for a term of twenty-one years, with a perpetual right of renewal for further successive terms of twenty-one years, at the Courthouse, Palmerston North, at 2.30 o'clock p.m., on Wednesday, the 18th day of August, 1915, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

EDUCATION RESERVES.—KIWITEA COUNTY.—OROUA SURVEY DISTRICT.

LOT 1 of Section 315, Block III: Area, 136 acres 3 roods 18 perches; upset annual rent, £197.

LOT 2 of Section 315, Block III: Area, 119 acres 1 rood 12 perches; upset annual rent, £164.

LOT 3 of Section 315, Block III: Area, 123 acres 3 roods 18 perches; upset annual rent, £141.

Situated on Sinclair's Road, about eleven miles to the north of Feilding. Beaconsfield lies about one mile to the south-east. They comprise flat land, with the exception of a few acres; a large portion has been stumped and ploughed. The soil is of good quality, on papa and gravel formation. The whole area is in grass, or has been under cultivation. There are no permanent streams, but water can be obtained by the construction of dams. At present there are good dams on Lots 1 and 2, and if a few more were constructed all the lots would doubtless be fit for dairying.

The improvements are included in the capital values, on which the rents are based, and consist of: Lot 1, fencing valued at £98 12s. 6d.; Lot 2, dwellinghouse and outhouses, barn, stable, cottage, plantation and fencing, valued at £280 2s. 6d.; Lot 3, fencing valued at £86 5s.

The improvements are not in a good state of repair.

Abstract of Conditions of Lease.

1. A half-year's rent at the rate offered, and lease and registration fees (£2 2s.), to be paid on the fall of the hammer.
2. Term of lease is twenty-one years, with perpetual right of renewal for further successive terms of twenty-one years.
3. 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 (to be handed over to the outgoing lessee) of the improvements effected with the consent of the Land Board. Failing disposal, the land and improvements to revert to the Crown without compensation.
4. Land Board to approve of improvements proposed.
5. No transfer or sublease allowed without the consent of the Land Board.
6. Interest at rate of 10 per cent. per annum to be paid on rent in arrears.
7. Buildings on land to be insured to their full insurable value.
8. Lease will be registered under the Land Transfer Act.
9. Lessee to pay all rates, taxes, and assessments.
10. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
11. Lessee not to use or remove any gravel without the consent of the Land Board.