

Reserve in Canterbury Land District for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 17th October, 1916.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, Christchurch, at 11 o'clock a.m. on Tuesday, 28th November, 1916, under the provisions of the Public Reserves and Domains Act, 1908, and the Public Reserves and Domains Act Amendment Act, 1911.

SCHEDULE.

CANTERBURY LAND DISTRICT.—MACKENZIE COUNTY.

TEKAPU Accommodation-house Reserve No. 3864, Blocks XIII and XIV, Tekapo Survey District, and I and II, Burke Survey District: Area, 2,718 acres; upset annual rent, £50.

Situate on the banks of the Tekapo River, twenty-six miles from Fairlie by a good road. Reserve 3864 is specially set aside for the use of the Tekapo Accommodation-house, and is useful sheep-country.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The purchaser of the lease shall, immediately upon the fall of the hammer, deposit an amount equal to six months' rent at the rate offered, together with £1 ls. lease fee.
2. The lease shall be for twenty-one years, without right of renewal and improvements protected.
3. The value of any improvements effected with the permission of the Commissioner of Crown Lands, apart from those required by clause 8 of these conditions, will be secured to the lessee at the end of the term.
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 only 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 lessee shall, during the second and every succeeding year of his lease, plant with suitable trees to the satisfaction of the Commissioner, an area of at least one acre upon some part of the reserve. The number of trees so planted upon every acre shall be at least 1,000. The areas planted shall be securely fenced in with a rabbit and stock-proof fence; all failures or losses shall be from time to time replanted as may be found necessary; and the plantations shall be protected, trimmed, and maintained during the term of the lease to the satisfaction of the Commissioner of Crown Lands.
9. The rent shall be payable half-yearly in advance, free from all deductions whatsoever.
10. 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.
11. The right is reserved to resume possession at any time, on giving twelve months' notice of intention to do so, of an area of 500 acres in the south-east corner of the reserve for tree-planting purposes; and in such event the lessee will be entitled to a proportionate abatement of rent to an amount bearing the same proportion to the total area as the rental value of the area resumed bears to the total area of the reserve.
12. Possession will be given on the date of the sale.

W. H. SKINNER,
Commissioner of Crown Lands.

Reserves in Canterbury Land District for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 17th October, 1916.

NOTICE is hereby given that the undermentioned reserves will be offered for lease by public auction at the District Lands and Survey Office, Christchurch, at 11 o'clock a.m. on Tuesday, 28th November, 1916, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

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SCHEDULE.

CANTERBURY LAND DISTRICT.—HEATHCOTE COUNTY.—CHRISTCHURCH SURVEY DISTRICT.

SECTIONS 9907 and 26474, Block XII: Area, 64 acres 2 roods; upset annual rent, £18.

Situated about four miles and three-quarters from Christchurch by formed road. Low sandhills, covered with broom, gorse, and lupins, with a little grass. Water can be obtained by sinking. There is an old five-roomed cottage on the land, and the boundary is partly fenced, but the fences are of little value.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The purchaser of the lease shall, immediately upon the fall of the hammer, deposit an amount equal to six months' rent at the rate offered, together with £1 ls. lease fee.
 2. Possession will be given on the day of sale.
 3. The lease will be offered for a term of fourteen years, without right of renewal.
 4. The lessee shall have no claim against the Crown for any improvements existing on the land at the end of the term of lease, but such improvements shall be valued and be a charge upon the land, the value being payable by the incoming lessee to the outgoing lessee.
 5. The lessee shall have no right to transfer, sublet, or otherwise dispose of the whole or any portion of the land comprised in the lease, except with the written consent of the Governor first had and obtained.
 6. The lessee shall destroy all rabbits on the land, and shall prevent their increase or spread, to the satisfaction of the Commissioner of Crown Lands.
 7. 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 gorse, sweetbrier, broom, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
 8. 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.
 9. The rent shall be payable half-yearly in advance, free from all deductions whatsoever.
 10. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the said lease within sixty days after the date on which the same ought to be fulfilled.
 11. The lessee shall during the first twelve months of the tenancy paint the cottage on the reserve with at least two coats of oil and lead paint, and repaper the two small living-rooms, the work to be done to the satisfaction of the Commissioner of Crown Lands. For the balance of the term of the lease he shall keep the cottage in good order and repair, and insure it to its full insurable value in the State Fire Insurance Office in the name of His Majesty the King. A rebate of £10 of the first year's rent will be allowed on the satisfactory completion of the painting and papering.
- Full particulars may be ascertained at this office.

W. H. SKINNER,
Commissioner of Crown Lands.

Land in Auckland Land District for Disposal.

District Lands and Survey Office,
Wellington, 20th July, 1916.

NOTICE is hereby given, in accordance with section 326 of the Land Act, 1908, that an area of about 27 acres of Crown land situated in Block X, Otanewainuku Survey District, will be disposed of under the provisions of the said Act on or after Thursday, the 19th day of October, 1916.

H. M. SKEET,
Commissioner of Crown Lands.

Land in Auckland Land District for Disposal.

District Lands and Survey Office,
Auckland, 20th July, 1916.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that Section 92, Block III, Patetere North Survey District, Selwyn Settlement, Matamata County, Auckland Land District, containing 2 acres, will be disposed of under the provisions of the said Act and the Land for Settlements Act, 1908, on Friday, the 27th day of October, 1916.

H. M. SKEET,
Commissioner of Crown Lands.