

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

District Lands and Survey Office,
Wellington, 21st November, 1916.

NOTICE is hereby given that the education reserves described in the Schedule hereto will be offered for lease by public auction at the Drill-shed, Masterton, at 12 o'clock noon on Thursday, 4th January, 1917, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—EDUCATION RESERVES.
Masterton County, Block I, Otahoua Survey District.

Lot.	Area.	Upset Annual Rent.	
		£	s. d.
Lot 5 of Section 101 ..	16 0 33	26	0 0
„ 6 „ 101 ..	9 1 11	14	0 0
„ 7 „ 101 ..	10 2 10	17	0 0
„ 8 „ 101 ..	4 0 15	7	0 0
„ 1 „ 102 ..	19 3 23	35	0 0
„ 2 „ 102 ..	16 1 31	27	0 0
„ 4 of Sections 101 and 102 ..	21 2 17	43	0 0
„ 5 „ ..	26 0 20	39	0 0

LOCALITY AND DESCRIPTION.

Situated about a mile from Masterton Post-office. Access is by metalled roads. The lots comprise flat grassed land, with soil varying from poor light and stony to richer peaty soil, on river-grit formation.

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at the rate offered, lease and registration fees (£2 2s.), to be paid on the fall of the hammer.
2. Term of lease is twenty-one years, without right of renewal.
3. No compensation shall be claimed by the lessee, nor shall any be allowed by the Crown, on account of any improvements effected by the lessee, nor for any other cause. In the event of the land being reoffered at the expiration or sooner determination of the lease, however, 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 the rate of 10 per cent. per annum to be paid on rent in arrear.
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.
12. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
13. Lease is liable to forfeiture if conditions violated.
14. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of term. Penalty for breach, £5 per acre.
15. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and to yield up all improvements in good order and condition at the expiration of his lease.
16. Lessee to have no right to any minerals, all rights to which, together with rights of access for the purpose of working the same, are reserved by and on behalf of the Crown.

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

Land in Otago Land District for Sale to Owners of Adjoining Lands.

District Lands and Survey Office,
Dunedin, 19th September, 1916.

NOTICE is hereby given, in pursuance of section 326 of the Land Act, 1908, that the land described in the Schedule below, being land formerly reserved for railway purposes, will be sold to the owners of adjoining lands, in

terms of section 131 of the Land Act, 1908, on or after Thursday, 28th December, 1916.

SCHEDULE.

OTAGO LAND DISTRICT.—TUAPEKA COUNTY.—BEAUMONT SURVEY DISTRICT.

	A.	R.	P.
SECTION 40, Block III	Area, 0 2 28
„ 41 „	„ 4 0 25

ROBT. T. SADD,
Commissioner of Crown Lands.

Opening National Endowment Land in Otago Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Dunedin, 25th October, 1916.

NOTICE is hereby given that the undermentioned lands are open for selection on renewable lease in terms of the Land Act, 1908; and applications will be received at the District Lands and Survey Office, Dunedin, up to 4 o'clock p.m. on Monday, 11th December, 1916. The ballot will be held at the District Lands and Survey Office, Dunedin, at 2.30 o'clock p.m. on Tuesday, the 12th December, 1916.

Preference will be given to soldiers (either discharged or on active service) and to landless applicants who have children dependent on them, or who have within the preceding two years applied for land at least twice unsuccessfully.

The application of any single man of military age may be refused by the Land Board, unless he can produce evidence of rejection from service by the military authorities.

SCHEDULE.

OTAGO LAND DISTRICT.—VINCENT COUNTY.—WAKEFIELD SURVEY DISTRICT.

First-class Land.

SECTION 32, Block II: Area, 13 acres 0 roods 16 perches; capital value, £50; half-yearly rent, £1.

Section 33, Block II: Area, 11 acres 2 roods 29 perches; capital value, £35; half-yearly rent, 14s.

Section 34, Block II: Area, 11 acres 0 roods 30 perches; capital value, £30; half-yearly rent, 12s.

Situated near Rocky Point, on the Clutha River. The Town of Cromwell is about ten miles distant. Access is by good road. The nearest school is about half a mile from the sections, and Bendigo Post-office is about two miles distant. The land is flat, and is suitable for fruit-growing. Watered by the Clutha River, which forms the western boundary.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years; but without right of purchase.
2. Rent, 4 per cent. per annum on the capital value, payable on 1st January and 1st July in each year.
3. Applicants to be seventeen years of age and upwards.
4. Applicants to furnish statutory declaration with applications, and, on being declared successful, deposit £1 ls. (lease fee) and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.
5. Applications made on the same day are deemed to be simultaneous.
6. Order of selection is decided by ballot.
7. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.
8. Residence is to commence within four years in bush land or swamp land, and within one year in open or partly open land, and to be continuous for ten years. Under certain conditions personal residence may be dispensed with.
9. Improvements.—Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.
10. Lessee to pay all rates, taxes, and assessments.
11. Transfer not allowed until completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.
12. Roads may be taken through the lands at any time within seven years; twice the original value to be allowed for area taken for such roads.
13. Lease is liable to forfeiture if conditions are violated.

Full particulars may be obtained at this office.

ROBT. T. SADD,
Commissioner of Crown Lands.