

*Domain in Hawke's Bay Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Napier, 14th February, 1916.

NOTICE is hereby given that the undermentioned domain will be offered for lease by public auction at the local Lands and Survey Office, Gisborne, at 11 o'clock a.m. on Monday, 17th April, 1916, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—WAIKOHU COUNTY.—WAIKOHU SURVEY DISTRICT (OTOKO DOMAIN).

SECTION 28, Blook I, Waikohu Survey District: Area, 12 acres 2 roods; upset annual rental, £5.

Situated about two miles from the Otoko Railway-station by dray-road. The section comprises broken hilly land, principally covered with manuka scrub and light mixed bush. The soil is of very fair quality resting on papa formation.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, five years, without right of renewal, and subject to termination by twelve months' notice in the event of the land being required by the Government.
2. One half-year's rent at the rate offered, together with £1 ls. lease fee, must be paid on the fall of the hammer.
3. No declaration is required. Residence is not compulsory. The lessee shall, within one year from the date of his lease, have the land fenced with a ring fence, and such fence shall be a sufficient fence within the meaning of the Fencing Act, 1908. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee. In the event of the land being reoffered for sale or lease at termination of present lease, improvements consisting of boundary fencing only belonging to the lessee will be valued, and section weighted with value of such improvements.
4. Possession will be given on the date of sale, from which date the rent will commence.
5. The rent shall be payable half-yearly in advance.
6. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
7. All persons duly authorized in that behalf shall have free right of ingress, egress, and regress for such purposes as the Commissioner of Crown Lands may deem expedient.
8. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land; and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbrier, broom, ragwort, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
9. The lessee shall destroy all rabbits on the land, and he shall prevent their increase and spread to the satisfaction of the Commissioner of Crown Lands.
10. The lessee to pay all rates, taxes, and other assessments that may become due or payable.
11. No native bush to be felled, destroyed, or removed without the consent in writing of the Commissioner of Crown Lands.
12. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the lease within thirty days after the date on which the same ought to be fulfilled.

The domain is described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Full particulars may be ascertained at this office.

W. H. SKINNER,  
Commissioner of Crown Lands.

*Education Reserve in Southland Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Invercargill, 1st March, 1916.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction, for a term of twenty-one years, without right of renewal, at this office on Wednesday, 26th April, 1916, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—EDUCATION RESERVE.—TOWN OF INVERCARGILL.

SECTION 22, Blook XLVI: Area, 1 rood; upset annual rental, £12 10s.

One chain frontage to Teviot Street and two chains and a half to Ythan Street. Weighted with £200, valuation for dwelling, outhouses, and fencing.

ABSTRACT OF CONDITIONS OF LEASE.

1. Possession will be given on 1st July, 1916.
2. A half-year's rent at the rate offered, lease and registration fees, and valuation for improvements to be paid on the fall of the hammer.
3. The term of the lease will be twenty-one years from 1st July, 1916.
4. At the end of the term lease to be offered at auction for a further term, at rental 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 of Land Board.
6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
7. Consent of Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.
8. Lease will be registered under the Land Transfer Act.
9. Lease liable to forfeiture if conditions violated.

H. D. M. HASZARD,  
Commissioner of Crown Lands.

*Land in Suburbs of Rotorua, Auckland Land District, for Lease by Public Auction.*

District Lands and Survey Office,  
Auckland, 7th March, 1916.

NOTICE is hereby given that the undermentioned land will be offered for lease by public auction at the District Lands and Survey Office, Auckland, on Friday, 14th April, 1916, at 11 o'clock a.m., under the provisions of the Thermal Springs Districts Act, 1910, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—ROTORUA COUNTY.—SUBURBS OF ROTORUA.

SECTION 57: Area, 12 acres 1 rood 5 perches; upset annual rental, £3.

Altitude, 960 ft. to 970 ft. above sea-level. Undulating land, covered with manuka scrub and fern. Fair pumice soil, on pumice formation, fairly watered by swampy stream. Distant three miles from Rotorua by dray-road.

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. Rent 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. Section 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 lease shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.

Full particulars may be obtained at this office.

H. M. SKEET,  
Commissioner of Crown Lands.