

SCHEDULE.

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

SECTION 28, Block 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.

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.

Onairo Domain, Taranaki Land District, for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 20th March, 1916.

NOTICE is hereby given that the undermentioned domain will be offered for lease by public auction, under the provisions of the Public Reserves and Domains Act, 1908, and amendments, at the District Lands Office, New Plymouth, on Wednesday, 26th April, 1916, at 11.30 o'clock a.m.

SCHEDULE.

TARANAKI LAND DISTRICT.—BLOCK III, WAITARA SURVEY DISTRICT.—ONAIRO DOMAIN.

SECTION 8: Area, 6 acres; upset annual rental, £10; term, fourteen years.

TERMS AND CONDITIONS OF LEASE.

1. Lease fee, £1 ls., and half-year's rent shall be paid upon the fall of the hammer.
2. Possession will be given on the day of sale.
3. The lease shall be for the term specified, but shall be subject to termination by twelve months' notice in the event of the land being required by the Government.
4. The rent shall be paid half-yearly in advance.
5. 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.
6. The lessee will not be allowed to fell, cut down, or destroy in any way any tree or shrub that may be upon the reserve, and he must prevent stock from trespassing on the portion of the reserve containing bush.
7. The lessee will at all times during the said term keep in good repair and condition, to the satisfaction of the Commissioner of Crown Lands, all hedges, fences, and gates in, upon, and about the said land, and shall so yield them up at the expiration of the term.
8. 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.
9. The lease shall be liable to forfeiture in case the lessee should fail to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to be fulfilled.
10. The public shall at all times have the free right of ingress, egress, and regress over the land comprised in the lease for *bona fide* recreation, but no person shall trespass with dog or firearms on the said land.
11. No buildings shall be erected on any portion of the domain.
12. The lessor shall have the right at any time to plant trees on the domain, or to fence off a portion for a football or cricket ground or a ground for sports of any kind, and the rent shall be reduced in proportion to the area taken.

Full particulars may be ascertained at this office.

G. H. BULLARD,
Commissioner of Crown Lands.