

2. The lease shall be for seven years, without right of renewal, and shall be subject to resumption by twelve months' notice in the event of the land being required by the Crown.

3. The lessee shall have no claim against the Crown for compensation, either on account of any improvements that may be placed upon the land, or on account of the aforesaid possible resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove any fences or buildings erected by him on the land, but not otherwise.

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 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 rent shall be payable half-yearly in advance, free from all deductions whatsoever.

9. 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.

10. Possession will be given on date of the sale.

Full particulars may be obtained at this office.

W. H. SKINNER,
Commissioner of Crown Lands.

Lands at Hanmer Springs, Canterbury Land District, for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 5th September, 1916.

NOTICE is hereby given that the undermentioned land will be offered for lease by public auction for a term of forty-two years at the District Lands and Survey Office, Christchurch, on Friday, 20th October, 1916, at 11 o'clock a.m., under the provisions of the Land Act, 1908.

SCHEDULE.

CANTERBURY LAND DISTRICT.—AMURI COUNTY.—LYNDON SURVEY DISTRICT.—HANMER SPRINGS RESERVE.

SECTION 13, Block II: Area, 18 acres 3 roods 25 perches; upset annual rental, £3 16s.

This section is situated about one mile from the Hanmer Post-office by good road. The improvements, which do not go with the section, but which must be paid for separately, consist of 32 chains of fencing, valued at £13 14s.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. A deposit of a half-year's rent, together with £1 1s. lease fee, and the amount of valuation for improvements, must be paid on the fall of the hammer.

2. Possession will be given on day of sale.

3. The lease will be for a term of forty-two years.

4. The rent shall be payable half-yearly in advance, free of all deductions whatsoever; and if not paid within twenty-one days after due date the lessor may re-enter upon the land and determine the lease.

5. The lessee shall have no right to mortgage, sublet, transfer, or otherwise dispose of the whole or any portion 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 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 or spread of gorse, broom, sweetbrier, and other noxious weeds or plants on the land comprised in the lease, and he shall with all reasonable despatch remove, or cause to be removed, all gorse, broom, sweetbrier, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.

8. The lessee shall not carry on, or permit to be carried on, upon the land or any part thereof, any noisy, noxious, or offensive trade or manufacture, or do or suffer to be done thereon any act or thing whatsoever which may be an annoyance to the lessor or to any other lessee in the neighbourhood.

9. In the event of the lessee, upon the expiry of the term, not again becoming the occupier of the land under a fresh lease, he shall be entitled to payment of valuation for all improvements which he shall have effected upon the land, so far as the same are existing and unexhausted.

10. The lessee shall put on the land comprised in his lease substantial improvements of a permanent character, within the meaning of section 2 of the Land Act, 1908, as follows:—

Within one year from the date of his lease, to a value equal to 10 per cent. of the capital value of the land;

Within two years from the date of his lease, to a value equal to another 10 per cent. of the capital value of the land;

And thereafter, but within six years from the date of his lease, to a value equal to another 10 per cent. of the capital value of the land, and, in addition thereto, a value equal to £1 for every acre.

Full particulars may be ascertained at this office.

W. H. SKINNER,
Commissioner of Crown Lands.

Lands in Otago Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Dunedin, 5th September, 1916.

NOTICE is hereby given that the undermentioned lands are open for sale or lease to discharged soldiers under the Discharged Soldiers Settlement Act, 1915, and the regulations thereunder; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, 7th November, 1916.

The lands may be purchased for cash or on deferred payments, or selected on lease for sixty-six years, with right of renewal for further successive terms of sixty-six years and a right to acquire the freehold.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Dunedin, on Wednesday, 8th November, 1916, at 10 o'clock a.m.

The ballot will be held on Wednesday, 8th November, 1916, at 2.30 o'clock p.m.

SCHEDULE.

OTAGO LAND DISTRICT.—CLUTHA COUNTY.—SECOND-CLASS LAND.

Callin's Survey District.

SECTION 11, Block VII: Area, 194 acres 2 roods 20 perches; capital value, £100; instalment on deferred payment (without interest), £5; half-yearly rent on lease, £2.

Situated about two miles and a half from Tawanui Railway-siding and school. There is formed-road access to within five or six chains of the south-east corner. Permanent water on the section. The land is of very fair quality, and a fair proportion has an easterly aspect. The section is under heavy bush, comprising birch, kamai, rimu, and broadleaf.

Section 12, Block VII: Area, 223 acres 1 rood 10 perches; capital value, £120; instalment on deferred payment (without interest), £6; half-yearly rent on lease, £2 8s.

Situated in the Catlin's Bush district, about three miles from Papatupu Railway-siding. There is no formed-road access to the section yet. The land is under fairly heavy bush, comprising kamai, fuchsia, broadleaf, rimu, and silver-birch. The aspect is north-easterly and south-easterly. The soil is a light loam, on a clay formation; well watered. Altitude, 400 ft. to 1,300 ft. above sea-level.

Glenomaru Survey District.

Sections 43 and 44, Block X: Area, 428 acres 1 rood 3 perches; capital value, £220; instalment on deferred payment (without interest), £11; half-yearly rent on lease, £4 8s.

Weighted with £12, valuation for improvements consisting of 5 acres cleared and sown and a slab hut.

Situated about a mile and a quarter from Glenomaru Railway-siding, about two miles and a quarter from a school and three miles and a half from a creamery. There is a good metalled road to within half a mile of Section 44, and a formed but not metalled road for the rest of the way. The greater part of the area lies towards the south, and both sections are steep and broken. The land is under heavy bush of no commercial value, chiefly kamai, but there are also broadleaf, fuchsia, and a few rimu trees.

Section 35, Block IV: Area, 211 acres; capital value, £110; instalment on deferred payment (without interest), £5 10s.; half-yearly rent on lease, £2 4s.

Weighted with £13 13s. 8d., valuation for hut and clearing. Situated in the Glenomaru bush, about four miles from Port Molyneux, two miles and three-quarters from Ahuriri Flat and six miles from Glenomaru Railway-siding. The