

GENERAL 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. Rents payable half-yearly, in advance, to the Receiver of Land Revenue, Auckland; the first half-yearly payment, with lease fee (£2 2s.), to be made on the fall of the hammer.
3. No lease to be assigned, underlet, or the possession thereof parted with except with the consent of the Land Board.
4. All rates, taxes, charges, and assessments whatsoever to be paid by the lessee.
5. The leases shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.
6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
7. Consent of the Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.
8. Lease is liable to forfeiture if conditions violated.

SPECIAL CONDITIONS OF LEASE FOR SECTIONS IN TOWN OF ROTORUA.

1. 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.
2. 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.

SPECIAL CONDITION FOR SUBDIVISIONS OF LOT 83, SECTION 16, SUBURBS OF AUCKLAND.

Lessees of subdivisions of Lot 83, Section 16, will be required to build a dwellinghouse (to be approved by the Land Board) within three years from the date of selection.

The value of the improvements must be paid for in cash immediately upon the fall of the hammer.

Form of lease may be perused and full particulars obtained at this office.

H. M. SKEET,  
Commissioner of Crown Lands.

Small Grazing-runs in Otago Land District for Lease.

District Lands and Survey Office,  
Dunedin, 9th June, 1917.

NOTICE is hereby given that the undermentioned small grazing-runs are open for lease under the provisions of the Land Act, 1908, and its amendments; and applications will be received at this office up to 4 o'clock p.m. on Monday, 6th August, 1917.

Applicants will have to appear personally before the Land Board for examination at the District Lands and Survey Office, Dunedin, on Wednesday, 8th August, 1917, at 10 o'clock a.m.

The ballot will be held at the conclusion of the examination of applicants.

SCHEDULE.

OTAGO LAND DISTRICT.—VINCENT COUNTY.—MID. WANAKA AND MID. HAWEA SURVEY DISTRICTS.

RUN 579: Area, 7,080 acres; half-yearly rental, £25. Weighted with £308 15s., valuation for fencing.

The run comprises steep broken faces and spurs, ranging from 1,050 ft. to 4,700 ft. above sea-level. Above about 2,500 ft. there is good tussock feed, but below that height the faces are mostly covered with bracken, fern, and tussock. There are a few hundred acres of low-lying land on the north and east of the run, and this land is mostly covered with manuka scrub, but has good grass feed amongst the scrub. Well watered. Distant about twelve miles and a half from Hawea Flat Post-office. Access is by formed road for four miles and a half to Hawea Bridge, thence by bridle-track for eight miles along Lake Hawea.

Run 580: Area, 6,760 acres; half-yearly rental, £20. Weighted with £291 5s., valuation for fencing.

Similar to Run 579. Altitude, 1,050 ft. to 4,500 ft. above sea-level. In the gullies there are patches of birch bush. Situated about nine miles and a half from Hawea Flat Post-office, four miles and a half being by good formed road and five miles by bridle-track along Lake Hawea.

Plans and full particulars may be obtained at this office.

ROBT. T. SADD,  
Commissioner of Crown Lands.

Opening Settlement Land in Wellington Land District for Selection on Renewable Lease.

District Lands and Survey Office,  
Wellington, 5th June, 1917.

NOTICE is hereby given, in pursuance of section 21 of the Land Laws Amendment Act, 1913, that the undermentioned land is open for selection on renewable lease; and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Wednesday, the 25th July, 1917.

The ballot will be held at the District Lands and Survey Office, Wellington, on Thursday, the 26th July, 1917, at 2.30 o'clock p.m.

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.

WELLINGTON LAND DISTRICT.—MAKARA COUNTY.—BELMONT SURVEY DISTRICT.—PAPARANGI SETTLEMENT.

First-class Land.

SECTION 21, Block XII: Area, 1 acre 0 roods 37 perches; capital value, £185; half-yearly rental, £4 3s. 3d.

Weighted with £200, valuation for improvements.

Situated near the north boundary of Johnsonville Township, the access being from Johnsonville Railway-station, which is about thirty-five chains distant by a metalled dray-road. Easy sloping land in grass, with good building-site. Soil is of a light nature, on clay formation. Elevation about 400 ft. above sea-level.

The improvements, which must be paid for in cash by the selector, comprise about eleven chains of fencing, six-roomed house with verandah, double brick chimney, &c., wash-house and copper, dairy, excavation, stable, and sheds, the whole valued at £200.

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

Lands in Town of Mawaihakona, Wellington Land District, for Sale by Public Auction.

District Lands and Survey Office,  
Wellington, 12th June, 1917.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction, for cash, at the District Lands and Survey Office, Wellington, at 11 o'clock a.m. on Wednesday, 25th July, 1917, under the provisions of the Land Act, 1908, and its amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.—HUTT COUNTY.—TOWN OF MAWAIHAKONA.

Town Land.

Section.	Area.	Upset Price.	Section.	Area.	Upset Price.
	A. R. P.	£ s. d.		A. R. P.	£ s. d.
17	0 1 20	50 0 0	32	1 0 0	130 0 0
18	0 1 20	50 0 0	33	1 0 0	130 0 0
19	0 1 20	50 0 0	34	1 0 0	130 0 0
20	0 1 20	50 0 0	43	0 1 0	40 0 0
28	0 3 22	130 0 0	44	0 1 0	40 0 0
30	0 3 28	120 0 0	45	0 1 0	40 0 0

The Town of Mawaihakona is situated between the Trentham Railway-station, racecourse, and main Hutt Road, within two miles from the Upper Hutt Township. It comprises flat land, with fair soil, but stony, on a gravel formation, and valuable owing to the proximity of the racecourse, golf-links, &c. Some of the lots are partly covered with patches of scrubby birch.

An opportunity is now afforded of securing business or residence sites in close proximity to the Trentham Military Camp.

TERMS OF SALE.

One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter; otherwise the part of the purchase-money paid by way of deposit shall be forfeited, and the contract for the sale of the land be null and void.

Titles will be subject to Part XIII of the Land Act, 1908. Full particulars may be obtained at this office.

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