

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., to be paid on fall of hammer.
 2. Term of lease is twenty-one years, with perpetual right of renewal for successive terms of twenty-one years at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
 3. No compensation for improvements; but if lease is not renewed upon expiry, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements effected by the original lessee with the consent of the Land Board; failing disposal, the land and improvements revert to the Crown without compensation.
 4. No transfer, mortgage, sublease, or subdivision allowed without consent.
 5. Lessee to cultivate and improve the land and keep it clear of weeds.
 6. Lessee to maintain in good substantial repair all buildings, fences, gates, and drains, and 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 the lease.
 7. Rent payable half-yearly in advance, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrear.
 8. No gravel to be removed from land without consent of the Land Board.
 9. Lessee will not carry on any offensive trade.
 10. Lessee to give notice to Land Board before making improvements.
 11. Lessee to pay all rates, taxes, and assessments.
 12. Lease is liable to forfeiture if conditions are violated.
- Form of lease may be perused and plans and full particulars obtained from this office.

G. H. BULLARD,
Commissioner of Crown Lands.

Land in Marlborough Land District open for Sale or Selection.

District Lands and Survey Office,
Blenheim, 1st October, 1917.

NOTICE is hereby given, pursuant to section 21 of the Land Laws Amendment Act, 1913, that the under-mentioned land is open for sale or selection on the optional system; and applications will be received at the District Lands and Survey Office, Blenheim, up to 4 o'clock p.m. on Monday, 12th November, 1917.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—SOUNDS COUNTY.—ARAPAWA SURVEY DISTRICT.

Second-class Land.

SECTION 9, Block I: Area, 106 acres 1 rood 16 perches. Capital value, £110. Occupation with right of purchase: Half-yearly rent, £2 15s. Renewable lease: Half-yearly rent, £2 4s.

Access by water, about an hour's run by launch from Pioton. Has a fair frontage, though generally is steep and broken, and somewhat shady in the winter. Soil fair. About 80 acres cleared and sown in grass, but is in a neglected condition. Altitude, sea-level to 1,400 ft.

H. D. McKELLAR,
Commissioner of Crown Lands.

Sale of Flax in Auckland Land District by Public Tender.

Department of Lands and Survey,
Wellington, 15th October, 1917.

NOTICE is hereby given, in terms of the Land Act, 1908, and the flax regulations thereunder, and the Hauraki Plains Act, 1908, that written tenders are invited and will be received at the District Lands and Survey Office, Auckland, up to 12 o'clock noon on Wednesday, 14th November, 1917, for the purchase of the present crop of flax growing on the undermentioned Crown lands.

SCHEDULE.

AUCKLAND LAND DISTRICT.—OHINEMURI COUNTY.

Lot 1, Crown land.—Part Run No. 9, &c., Block VI, Waihou Survey District; upset price, £520. Time for removal of flax, six months from date of acceptance of tender.

Lot 2, Crown land.—Part Run No. 10, Block X, Waihou Survey District; upset price, £44. Time for removal of flax, three months from date of acceptance of tender.

Lot 3, Crown land.—Part Block XII, Piako Survey District; upset price, £160. Time for removal of flax, four months from date of acceptance of tender.

CONDITIONS OF SALE.

1. Intending tenderers are expected to visit the locality and satisfy themselves in every particular on all matters relating to their tenders.

2. The position of the flax lots is only approximately shown on the lithograph lodged at the Lands and Survey Office, Auckland, and should any dispute arise as to boundaries the decision of the Commissioner of Crown Lands shall be final.

3. No tender will be considered wherein a less price is offered than the upset price as stated herein.

4. The successful tenderer shall use every precaution to prevent the flax from being destroyed by fire during the currency of his license, and no compensation for the destruction of any flax from any cause whatsoever on the land occupied by the licensee shall be payable by the Crown.

5. The cutting and removal of the flax will be under the supervision of the Chief Drainage Engineer, or other officer duly appointed by him, and the manner and method of such cutting and removal of flax shall be as directed by him.

6. If deemed necessary for the purpose of floating the flax to the mill-site, conditional arrangements may be made with the Chief Drainage Engineer, Auckland, to use certain existing drains.

7. Tenders must be accompanied by a deposit of 5 per cent. on the amount of tender in cash, marked cheque, or post-office order; the balance to be paid, if tender accepted, in terms as stated hereunder.

8. The highest or any tender not necessarily accepted.

TERMS.

Lot 1.—One-third of amount of tender to be paid in cash within seven days after acceptance of tender, together with £1 1s. license fee, one-third in two months, and one-third in four months thereafter.

Lot 2.—Cash within seven days after acceptance of tender, together with £1 1s. license fee.

Lot 3.—One half of amount of tender to be paid in cash within seven days after acceptance of tender, together with £1 1s. license fee, and one-half within two months thereafter.

All instalment payments shall bear interest at the rate of 5 per cent. per annum as from the date of acceptance of tender, and with the interest added shall be secured by "On demand" promissory notes made and endorsed to the satisfaction of the Commissioner of Crown Lands.

Tenders to be addressed "Commissioner of Crown Lands, Auckland," and envelopes to be marked "Tenders for flax."

W. F. MASSEY,
Minister of Lands.

Land in Southland Land District for Lease by Public Auction.

District Lands and Survey Office,
Invercargill, 4th October, 1917.

NOTICE is hereby given that a lease of the under-mentioned land will be submitted for sale by public auction, under section 132 of the Land Act, 1908, at this office on Wednesday, the 12th day of December, 1917, at 11 o'clock a.m.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

SECTION 14, Block IX, Chatton Survey District: Area, 199 acres 1 rood 15 perches; upset annual rental, £50.

Valuation for improvements, £142 8s.

The section has been practically all cultivated, and is now in grass. It is undulating and broken, with fair soil, ring-fenced, and subdivided into two lots. Situated three miles from Waikaka Railway-station, school, post-office, and dairy factory by good gravel road, except last half a mile which is formed only.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term, twenty-one years from 1st January, 1918.
2. Right of cultivation, but not more than two white crops in succession to be taken off the land, which is to be left in best English grasses at the end of the term.
3. All noxious weeds to be cleared off and kept down to the satisfaction of the Commissioner of Crown Lands.
4. The Department will not be responsible for valuation for improvements, but if at the end of the term it is decided to re-lease the land, payment for necessary improvements (such as exist on the land at the present time) will be payable by the incoming tenant.
5. No permanent improvements to be effected without the consent of the Land Board.
6. The lease will be subject to all existing mining rights and to all future mining rights that may be granted by the Warden, and the lease will in no way restrict any such mining rights, and no compensation whatsoever will be payable to the lessee on account of any mining operations.
7. The purchaser must deposit on the fall of the hammer a half-year's rent, valuation for improvements, and £1 1s. lease fee.

Possession will be given on the 1st January, 1918.

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