

SCHEDULE.

CANTERBURY LAND DISTRICT.

Mackenzie County.—Opihi Survey District.

Lot 1 of E.R. 1200, Block IX: Area, 203 acres; capital value, £1,345; upset annual rent, £87 5s.

About 160 acres flat, somewhat stony, but mostly ploughable; remainder easy slopes. The south boundary and most of the west boundary is fenced. There is no water on the section, but it can be obtained by sinking. Access by good road twelve miles from Pleasant Point.

Lot 4 of E.R. 1200, Block IX: Area, 436 acres; capital value, £2,885; upset annual rent, £144 5s.

About half river-flats, somewhat stony and swampy; remainder undulating limestone country; nearly all ploughable; well watered. The northern and western boundaries are fenced, and there is also about 100 chains of interior fencing in poor condition. Access by good road eleven miles from Pleasant Point.

Lot 5 of E.R. 1200, Block IX: Area, 43 acres; capital value, £285; upset annual rent, £14 5s.

Undulating limestone country, well watered by Opuha River. There is an irregular fence along most of the western boundary, and 30 chains of interior fencing in poor condition. Access by good road ten miles and a half from Pleasant Point.

Geraldine County.—Arowhenua Survey District.

Reserve 1254, Block II: Area, 25 acres; capital value, £650; upset annual rent, £32 10s.

Good flat agricultural land, well watered, and fenced in two paddocks. Access by good road a mile and a quarter from Temuka.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, together with rent for the broken period up to 1st July, 1917, and £2 2s. lease fee and cost of registration, must be paid on the fall of the hammer.
2. Immediate possession will be given.
3. Term of lease, fourteen years, with right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
4. Rent payable half-yearly, in advance, on 1st days of January and July in each year.
5. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.
6. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
7. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
8. Lessee not to use or remove any gravel without the consent of the Land Board.
9. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
10. Lessee not to make improvements without the consent of the Land Board.
11. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £2 per acre.
12. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings to revert to the Crown without compensation.
13. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.
14. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.
15. Lessee to keep buildings insured.
16. Lessee to have no right to any minerals.

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

W. H. SKINNER,
Commissioner of Crown Lands.

Education Reserves for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 6th January, 1917

NOTICE is hereby given that the education reserves described in the Schedule hereto will be offered for

lease by public auction for terms of twenty-one years, with perpetual rights of renewal for successive terms of twenty-one years, at the District Lands and Survey Office, New Plymouth, at 11 o'clock a.m. on Thursday, 22nd February, 1917, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TOWN LAND.—EDUCATION RESERVES.—4 ACRES 1 ROOD 5 PERCHES.

Town of New Plymouth.

Section.	Area.			Upset Annual Rent.	
	A.	R.	P.	£	s. d.
152	0	1	0	6	0 0
153	0	0	37	6	0 0
154	0	1	1	6	0 0
155	0	1	3	6	0 0
156	0	1	3	6	0 0
803, 804, 805, 806, 807, 808, 818, and parts 817, 821	1	2	29	10	0 0
1291	0	1	1	4	0 0
1594, 1595	0	2	2	1	0 0

- Possession will be given on the day of sale.
- Sections 152 to 156 comprise sloping land in grass; all good building-sites.
- Sections 803, &c., comprise easy sloping land in grass, with a creek down the middle.
- Parts 817 and 821 are partly fenced, remainder unfenced; suitable for two building-sites.
- Section 1291 comprises flat and undulating land in grass.
- Sections 1594 and 1595 comprise the junction of two gullies.

Town of Huiroa.

Section 5, Block V: Area, 2 roods 9 perches; upset annual rent, £1.

Possession will be given on the 1st May, 1917.

Comprises practically level land, cleared of stumps and logs, partly in grass, and free from noxious weeds.

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.

These leases are included in the classes of land on which, with the approval of the Advances Board, money may be advanced by the State Advances Office.

The reserves are 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.

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

G. H. BULLARD,
Commissioner of Crown Lands.