

The improvements which do not go with the land but which have to be paid for by the lessees are as follows:—

Section 1s.—The lessee to pay £22 10s. for right to remove the lean-to attached to main barn on Section 3s.

Section 2s.—The lessee to pay £17 10s. for right to remove the implement-shed from Section 3s.

Section 3s.—Buildings valued at £265, consisting of dwelling-house (seven rooms), washhouse, stable and byre, fowlhouse, and piggery, repayable as shown in Schedule with rentals.

Section 4s.—Cottage of four rooms valued at £120, repayable as shown in Schedule with rentals. The lessee of this section to pay £10 for the right to remove the motor-shed from Section 3s.

Sale posters and full particulars may be obtained at this office.

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

Reserve in Nelson Land District for Lease by Public Auction.

District Lands and Survey Office,
Nelson, 9th October, 1918.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the local Lands and Survey Office, Westport, at 11 o'clock a.m. on Wednesday, 20th November, 1918, under the provisions of the Westland and Nelson Coalfields Administration Act, 1877, and amendments.

SCHEDULE.

WESTPORT COLLIERY RESERVE.—BULLER COUNTY.—TOWN OF WESTPORT.

SECTION 1031, Town of Westport: Area, 1 rood; upset yearly rental, £2.

Weighted with £205, valuation for dwellinghouse and fencing.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The purchaser shall pay one-half year's rent, £1 1s. lease fee, and valuation for improvements, on the fall of the hammer.
2. The lease shall be for a term of forty-two years, without right of renewal.
3. No compensation for improvements will be allowed, but on expiry of lease the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements; failing disposal, the land and improvements revert to the Crown without compensation.
4. Possession will be given on the date of sale.
5. Rent shall be payable half-yearly in advance, on the 1st day of January and July in each year.
6. The lessee will have no right to sublet, transfer, mortgage, subdivide, or otherwise dispose of the land comprised in the lease without consent.
7. 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.
8. The lease will 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 should be fulfilled.

Form of lease may be perused and full particulars obtained at this office, and at the local Lands and Survey Offices, Westport and Reefton.

F. A. THOMPSON,
Commissioner of Crown Lands.

Land in Nelson Land District open for Sale or Selection.

District Lands and Survey Office,
Nelson, 14th October, 1918.

NOTICE is hereby given pursuant to section 21 of the Land Laws Amendment Act, 1913, that the undermentioned land is open for selection, under Part III of the Land Act, 1908, and its amendments, and that the land mentioned in the said Schedule may, at the option of the applicant, be purchased for cash, or be selected for occupation with right of purchase, or on renewable lease; and applications will be received at this office up to 4 o'clock p.m. on Wednesday, 13th November, 1918.

Applicants will have to appear personally before the Land Board for examination at this office on Thursday, 14th November, 1918, at 11 o'clock a.m.

The ballot will be held at the conclusion of the examination. Preference will be given to soldiers, either discharged or on active service, and to applicants with children dependent

on them or who have within the preceding two years applied for land at least twice unsuccessfully.

SCHEDULE.

NELSON LAND DISTRICT.—SECOND-CLASS LAND.

Waimea County.—Wai-iti Survey District.

SECTIONS 3, 14, and 15, Block III: Area, 287 acres. Capital value, £290. Occupation with right of purchase: Half-yearly rent, £7 5s. Renewable lease: Half-yearly rent, £5 16s.

Situated at the head of Sunrise and Wins Valleys. Consists of low slopes and hilly land, well suited for pastoral purposes; originally covered with bush from which all milling timber has been removed. About five miles from Thorpe by ridge road.

Full particulars and plans may be obtained at this office.

F. A. THOMPSON,
Commissioner of Crown Lands.

Reserve in Nelson Land District for Lease by Public Auction.

District Lands and Survey Office,
Nelson, 27th September, 1918.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, Nelson, at 11 o'clock a.m. on Thursday, 7th November, 1918, under the provisions of the Public Reserves and Domains Act, 1918.

SCHEDULE.

NELSON LAND DISTRICT.—MURCHISON COUNTY.—LEWIS SURVEY DISTRICT.

SECTIONS 15 and 16, Block III: Area, 97 acres; upset annual rent, £5.

Weighted with £370, valuation for improvements consisting of five-roomed dwellinghouse, shed, fencing, and clearing.

About 20 acres open river plain, part of which is ploughable; balance of sections being a bush-covered terrace with small pakihi in centre. Well watered. Situated on main road from Reefton to Maruia Hot Springs, at junction of the present road to Murchison. About thirty-two miles from Reefton by metalled road, and ten miles partly formed road to the Maruia Hot Springs.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The lease shall be for the term of twenty-one years without right of renewal.
2. The highest bidder shall be the purchaser, and shall deposit one half-year's rent at the rate bid, and license fee £1 1s., together with rent for the broken period between the date of sale and the 1st day of January, 1919, and valuation for improvements.
3. Possession will be given on date of sale.
4. Rent to be paid half-yearly in advance.
5. 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, broom, sweetbrier, ragwort, or other noxious weeds or plants as may be directed by the Commissioner.
6. The lessee shall pay all rates, taxes, and other assessments that may become due or payable.
7. The lessee shall not effect any substantial improvements without the permission in writing of the Commissioner first had and obtained.
8. The lessee shall have no right to sublet, assign, or part with the possession of the said land and premises, or any part thereof, except with the written consent of the Commissioner first had and obtained.
9. Improvements made with permission will, prior to the expiry of the term, be valued, and the value thereof shall be a charge on the land in favour of the outgoing lessee when the land is again leased.
10. The lessee will throughout the term of his lease provide a sufficient supply of food and other provisions for man and beast at charges not exceeding the following: Meals, 2s.; beds, 2s.; horse feeds with oats, 2s. He will furnish travellers with meals, clean and well cooked; and will also keep upon the premises a supply of good sound chaff and oats, and will provide the horses of travellers with so much thereof as their owners may reasonably demand at the prices above mentioned.
11. The lessee will provide accommodation for travelling stock upon the following charges for each night: Horses, 1s. per head; cattle, 3d. per head; sheep, 3d. per head.
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 have been fulfilled.

F. A. THOMPSON,
Commissioner of Crown Lands.