

*Tenders for Lease of Police-station Site and Buildings, Maketu, Bay of Plenty.*

District Lands and Survey Office,  
Auckland, 29th April, 1918.

NOTICE is hereby given that written tenders will be received at this office up to 4 p.m. on Tuesday, 4th June, 1918, for the lease of the undermentioned land, subject to the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.

SECTION 5, Block IV, Maketu Survey District, being police-station site and buildings at Maketu, Bay of Plenty: Area, 7 acres 2 roods 37 perches; minimum rental, £26 per annum; term of lease, seven years.

Situated in the Maketu Township, Bay of Plenty. Level to undulating land, about 2 acres swampy, remainder in grass. The land is ring-fenced, and there is a four-roomed dwellinghouse and old Courthouse of two rooms.

CONDITIONS.

1. Tenders shall be accompanied by a deposit of the first three months' rent at the rate offered, together with a lease fee of £1 ls.
2. The rental shall be payable quarterly in advance, free of all deductions whatsoever, to the Receiver of Land Revenue, Auckland.
3. The lessee shall pay all rates and taxes by whomsoever levied in respect of the premises.
4. The lessee shall not transfer, sublet, or otherwise part with the possession of the area or premises without the written consent of the Commissioner of Crown Lands first had and obtained.
5. The lessee shall, immediately after the acceptance of his tender, insure the buildings in the State Fire Insurance Office to the full insurable value thereof in the name of His Majesty the King, and shall maintain such insurance during the full currency of his lease, paying the premiums due in respect thereof at due dates, and forwarding the receipts for same to the Commissioner of Crown Lands.
6. The lessee shall maintain the buildings and fences in good tenable repair and condition to the satisfaction of the Commissioner of Crown Lands, reasonable wear-and-tear and damage by fire, earthquake, and tempest alone excepted.
7. The lessee shall not carry on any noisy, noxious, or offensive trade in or about the premises, nor use nor permit to be used the same in any manner which shall be an offence or create a nuisance.
8. The Commissioner of Crown Lands, or any officer appointed by him for the purpose, shall have the right at all reasonable times to inspect the buildings and premises, and view the state and condition of repairs thereof.
9. The lessee shall forthwith, upon being notified thereof by the Commissioner, carry out all such repairs and renovations as shall be required by such notice, and if he shall fail to carry out the same within thirty days of being notified so to do, the Commissioner may have the work carried out at the expense of the lessee, and may recover from him the cost thereof together with all incidental or other expenses.
10. The lessee shall keep the land and the pastures thereof in good condition and free of noxious weeds, and if he shall cultivate any portion of the same he shall at least one year before the expiration of the term again lay the same in pasture with seeds of such kinds, quantity, and quality, with artificial manure of such kind and quantity, as shall be approved by the Commissioner of Crown Lands.
11. If the lessee shall fail or neglect to pay any instalment of rent or to comply with any condition contained or implied in the lease for a period of thirty days after the date on which the same ought to be paid, observed, or fulfilled, the lease may be forfeited, and the Commissioner of Crown Lands may re-enter and resume possession of the premises, but without relieving the lessee of any liability for breach of conditions, or otherwise, prior to the date of such failure.

Tenders should be marked on envelope "Tender for lease, police-station site and buildings, Maketu."

H. M. SKEET,  
Commissioner of Crown Lands.

*Land in the Canterbury Land District for Sale or Lease to Discharged Soldiers.*

District Lands and Survey Office,  
Christchurch, 22nd April, 1918.

NOTICE is hereby given that the undermentioned lands are open for sale or lease under the Discharged Soldiers Settlement Act, 1915, and the regulations thereunder;

and applications will be received at the District Lands and Survey Office, Christchurch, up to 4 o'clock p.m. on Tuesday, the 4th June, 1918.

The lands may be selected for cash or on deferred payments, or selected on lease for thirty-three years, with right of renewal for further successive terms of thirty-three 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, Christchurch, on Thursday, 6th June, 1918, at 10 o'clock a.m.

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

SCHEDULE.

CANTERBURY LAND DISTRICT.—FIRST-CLASS LAND.  
*Ashburton County.—Wakanui Survey District.—Bruce Settlement.*

SECTION 1s: Area, 380 acres; capital value, £3,570; instalment on deferred payment (excluding interest), £178 10s.; half-yearly rent on lease, £80 6s. 6d.

Weighted with £500, valuation for improvements consisting of house and usual outbuildings, which may be paid for in cash or by twenty-eight half-yearly instalments of £25 5s. Total half-yearly instalment, £105 11s. 6d.

All flat, light, agricultural land; shallow soil, on gravel; watered by races. Altitude about 90 ft. Access by good road, eleven miles from Ashburton.

Section 2s: Area, 422 acres; capital value, £3,430; instalment on deferred payment (excluding interest), £171 10s.; half-yearly rent on lease, £77 3s. 6d.

All flat, light, agricultural land; shallow soil, on gravel; watered by races. Altitude about 80 ft. Access from Ashburton, twelve miles by good road and three-quarters of a mile by road not yet formed.

Section 3s: Area, 362 acres; capital value, £3,310; instalment on deferred payment (excluding interest), £165 10s.; half-yearly rent on lease, £74 9s. 6d.

All flat, light, agricultural land; shallow soil, on gravel; watered by races. Altitude about 90 ft. Access from Ashburton, eleven miles by formed road.

IMPROVEMENTS.

The improvements that go with the land are: Section 1s, 357 chains boundary and internal fencing, valued at £81; Section 2s, 319 chains boundary and internal fencing, valued at £83; Section 3s, 426 chains boundary and internal fencing, valued at £93.

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

W. H. SKINNER,  
Commissioner of Crown Lands.

*Land in Canterbury Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Christchurch, 16th April, 1918.

NOTICE is hereby given that the undermentioned section will be offered for sale by public auction at the Court-house, Weimata, on Tuesday, the 14th May, 1918, at 11 a.m., under the provisions of the Land for Settlements Act, 1908.

SCHEDULE.

CANTERBURY LAND DISTRICT.—FIRST-CLASS LAND.  
*Waimate County.—Waimate Survey District.*

SECTION 8, Block II, Bourndale Settlement: Area, 5 acres; upset price, £90.

Good flat agricultural land, somewhat overgrown with gorse, situated about six miles and a half from Makikihi Railway-station by good road.

TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. The terms are—

(1.) *Cash.*—One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

(2.) *Deferred Payments.*—Five per cent. of the purchase-money and license fee (£1 ls.) on the fall of the hammer, balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount.

Title will be subject to section 60 of the Land Laws Amendment Act, 1912.

Further particulars may be obtained from this office.

W. H. SKINNER,  
Commissioner of Crown Lands.