

Parnassus Railway-station. The Conway River flows on northern side, and small permanent stream about the southern boundary.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, ten years from 1st July, 1918; but subject to six months' notice of resumption at any time in the event of the land being required by the Government.

2. The rent shall be paid half-yearly in advance.

3. No compensation can be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee, nor on account of the aforesaid possible resumption; but the tenant shall have the right to remove any fencing or buildings he may have erected during his term of occupancy.

4. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease without the written consent of the Commissioner of Crown Lands first had and obtained.

5. 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, broom, sweetbrier, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands. He shall also destroy all rabbits on the land and prevent their increase or spread.

6. The lease shall be liable to forfeiture in case the lessee fails to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to have been fulfilled.

Possession will be given on the 1st July, 1918; the present lessee may remove, within one month from that date, subdivisional fences erected by him, but the boundary-fences must remain.

Tenders should be marked on envelope "Tender for lease, Conway Village."

W. H. SKINNER,
Commissioner of Crown Lands.

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 Canterbury Land District for Sale or Lease to Discharged Soldiers.

District Lands and Survey Office,
Christchurch, 6th May, 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 Monday, 1st July, 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 Wednesday, 3rd July, 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.—South Rakaiia and Wakanui Survey Districts.—Buckley Settlement.

SECTION 1s: Area, 532 acres 2 roods 25 perches; capital value, £4,270; half-yearly rent, £96 ls. 6d.

SECTION 2s: Area, 520 acres 2 roods 39 perches; capital value, £4,140; half-yearly rent, £93 3s.

SECTION 3s: Area, 599 acres 2 roods 16 perches; capital value, £4,800; half-yearly rent, £108.

This settlement is situated about twelve miles from Chertsey Railway-station by good road. All flat pastoral or light agricultural land, more or less stony, at present in grass and stubble; well watered by water-races, and well sheltered by various plantations. Altitude, 100 ft.

SECTION 1s is weighted with £300, valuation for improvements consisting of house, outbuildings, cow-shed, yards, dip, stable, wool-shed, loose-boxes, &c., which are to be paid for in cash or by twenty-eight half-yearly instalments of £15 3s.

The right is reserved to remove for sale a moveable hut at present on this section, and also all sawn timber thereon.

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

W. H. SKINNER,
Commissioner of Crown Lands.