

IMPROVEMENTS.

The following improvements are included in the capital value of the sections:—

Section 1s.—62 chains road-boundary fence, 17 chains boundary fence (half share), and 47 chains internal fencing; value, £94 17s. 6d.

Section 2s.—18 chains road-boundary fence, 90 chains boundary fence (half share), and 72 chains internal fencing; value, £132 15s.

Section 3s.—8½ chains road-boundary fence, 62 chains boundary fence (half share), and 13 chains internal fencing; value, £69 5s.

Section 4s.—17 chains road-boundary fence, 34 chains boundary fence (half share), 48 chains internal fencing, and 16 chains stone wall; value, £71 15s.

Section 5s.—48 chains road-boundary fence, 62 chains boundary fence (half share), and 50 chains internal fencing; value, £128 7s. 6d.

Section 6s.—28 chains road-boundary fence, 64 chains boundary fence (half share), and 70 chains internal fencing; value, £138 12s. 6d.

Section 8s.—6 chains road-boundary fencing and 16 chains stone wall, 83 chains boundary fence (half share), 69 chains internal fence, and 6 chains stone wall; value, £123 17s. 6d.

Section 9s.—55 chains boundary fence (half share), and 65 chains internal fencing; value, £64 7s. 6d.

Section 11s.—39 chains boundary fence (half share), and 134 chains internal fencing; value, £157 17s. 6d.

Section 12s.—49 chains road-boundary fence, 64 chains boundary fence (half share), 45 chains internal fencing, and two windmills; value, £208 2s. 6d.

Section 13s.—30 chains boundary fence (half share), and 42 chains internal fencing; value, £57 12s. 6d.

Section 14s.—19½ chains road-boundary fence, and 76 chains boundary fence (half share); value, £80 7s. 6d.

Section 15s.—47 chains boundary fence (half share), and 18 chains internal fencing; value, £40 12s. 6d.

Section 16s.—78 chains boundary fencing (half share), 4 chains internal fencing, and windmill; value, £93 10s.

Section 17s.—43 chains boundary fencing (half share), 95 chains internal fencing, and windmill; value, £123 10s.

Section 18s.—38 chains boundary fence (half share), and 29 chains internal fencing; value, £50.

Section 19s.—114 chains boundary fence (half share), and 21 chains internal fencing; value, £98 15s.

The improvements existing on the sections, which are not included in the capital value of the land and must be paid for separately, are as follows:—

Section 2s.—Cow-shed, engine and separator room, harness-room, chaff-room, implement-shed, and two tanks; three-roomed cottage and wash-house. Total value, £230; payable in cash, or by twenty half-yearly instalments of £14 18s.

Section 6s.—Four-roomed cottage and leanto, shed, and tank. Total value, £225; payable in cash, or by twenty half-yearly instalments of £14 11s. 6d.

Section 8s.—Cow-shed and separator-shed. Total value, £45; payable in cash, or by ten half-yearly instalments of £5 4s.

Section 11s.—Wool and shearing shed, with full equipment; shearers' whare and implement shed. Total value, £380; payable in cash, or by twenty-eight half-yearly instalments of £19 3s. 9d.

Section 13s.—Small four-roomed cottage, valued at £80; payable in cash, or by fourteen half-yearly instalments of £6 18s. 3d.

SPECIAL CONDITIONS.

1. The right to take scoria from any of the pits or areas adjacent thereto is reserved by the Crown or its delegated authority for a period of five years.

2. The lessees of sections on which windmills are situated will, for a period of three years from date of lease, be required to allow the holders of adjoining sections the right to obtain therefrom a reasonable proportion of the available supply of water, and to lay pipes at their own expense under the soil for the purpose of obtaining such supply, provided that the settler benefiting thereby shall contribute proportionately to the maintenance and repair of the windmill and appliances. Any dispute arising therefrom to be decided by the Commissioner of Crown Lands, whose decision shall be final and conclusive.

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

H. M. SKEET,
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.