

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

District Lands and Survey Office,
Wellington, 15th September, 1919.

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, Wellington, up to 4 o'clock p.m. on Friday, the 31st October, 1919.

The lands may be purchased 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 Municipal Hall, Palmerston North, on Tuesday, the 4th November, 1919, at 10 o'clock a.m.

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

SCHEDULE.

WELLINGTON LAND DISTRICT.—FIRST-CLASS LAND.

Cloverlea Settlement.—Kairanga County.—Block X, Kairanga Survey District.

Section.	Area.	Capital Value.	Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.
	A. R. P.	£	£ s. d.	£ s. d.
1s	32 3 6	3,150	157 10 0	70 17 6
2s	33 2 2	3,220	161 0 0	72 9 0
3s	33 1 39	3,290	164 10 0	74 0 6
4s	4 0 0	425	21 5 0	9 11 3
5s	4 0 0	425	21 5 0	9 11 3
6s	4 0 0	425	21 5 0	9 11 3
7s	4 2 16	530	26 10 0	11 18 6
8s	4 2 2	520	26 0 0	11 14 0
9s	32 1 32	2,760	138 0 0	62 2 0
10s	32 0 32	3,090	154 10 0	69 10 6
11s	22 2 16	2,210	110 10 0	49 14 6
12s	26 2 12	2,550	127 10 0	57 7 6
13s	5 0 0	520	26 0 0	11 14 0
14s	5 0 0	520	26 0 0	11 14 0
15s	5 0 0	520	26 0 0	11 14 0
16s	4 2 24	510	25 10 0	11 9 6
17s	4 2 25	510	25 10 0	11 9 6
18s	4 2 25	510	25 10 0	11 9 6
19s	4 2 25	510	25 10 0	11 9 6

IMPROVEMENTS.

The boundary and subdivisional fences and plantations are included in the capital values of the sections.

LOCALITY AND DESCRIPTION.

Cloverlea Settlement was formerly the property of Mr. David Buick. It is situated about two miles and a half from Palmerston North Post-office, and about half a mile from the southern boundary of the borough, and consists of first-class land eminently suitable for fattening, dairying, and intense cultivation. Kairanga Cheese-factory is about two miles and a half from the settlement.

The small sections have been laid off to provide homes for men who are employed in Palmerston North or the locality, and who wish to supplement their incomes by gardening or dairying in a small way.

SPECIAL CONDITIONS.

The right is reserved to sink artesian wells on any section, and to reticulate the water therefrom to any other section.

The lessee of any section traversed by water-pipes shall keep the said pipes in good order and condition, prevent waste of water by fixing a ball cock at every water-trough he may construct, and pay his share of the cost of maintaining the water-supply.

The right is reserved to construct drains or to extend existing drains on any section.

Each lessee shall, whenever necessary, but not less than once a year, properly clear and clean from weeds and at all times keep open all drains, ditches, and watercourses on the land comprised in his lease.

The lessees of Sections 7s, 8s, and 13s shall not cut or otherwise destroy the plantations on their sections without

the written consent of the Commissioner of Crown Lands.

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

G. H. M. McCLURE,
Commissioner of Crown Lands.

Education Reserve in Canterbury Land District for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 1st September, 1919.

NOTICE is hereby given that the education reserve described in the Schedule hereto will be offered for lease by public auction at the District Lands and Survey Office, Christchurch, at 12 o'clock noon on Wednesday, 8th October, 1919, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

CANTERBURY LAND DISTRICT.—PAPARUA COUNTY.—ROLLESTON SURVEY DISTRICT.

E.R. 1162, Block XVI: Area, 13 acres; upset annual rent, £3 18s.

All flat land of fair quality, considerably overgrown with gorse. About four miles by a good road from the Templeton Railway-station.

The improvements consist of a hut and two sheds and fencing, valued at £18 15s., which go with the land in consideration of the lessee clearing the gorse.

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 January, 1920, and £2 2s. lease fee and cost of registration, must be paid on the fall of the hammer.

2. 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.

3. Rent payable half-yearly, in advance, on 1st days of January and July in each year.

4. 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.

5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.

6. Lessee to keep the land free from noxious weeds, rabbits, and vermin.

7. Lessee not to use or remove any gravel without the consent of the Land Board.

8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

9. Lessee not to make improvements without the consent of the Land Board.

10. 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.

11. 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.

12. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.

13. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.

14. Lessee to keep buildings insured.

15. Lessee to have no right to any minerals.

Education reserves 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 reserve is 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.

Possession will be given on day of sale.

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

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