

IMPROVEMENTS.

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

Section 15s.—31 chains boundary fence (half share), 31½ chains boundary fence (whole share), and 63 chains internal fence, value £114; windmill, £35.

Section 16s.—75 chains boundary fence (half share) and 4 chains internal fence, value £38

Section 17s.—74 chains boundary fence (half share) and 84 chains internal fence, value £109.

Section 19s.—108 chains boundary fence (half share) and 21 chains internal fence, value £93.

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 section 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 at this office.

R. P. GREVILLE,
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.

Reserve in Canterbury Land District for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 27th August, 1919.

NOTICE is hereby given that the undermentioned land will be offered for lease by public auction at the District Lands and Survey Office, Christchurch, at 11 o'clock a.m. on Tuesday, the 7th day of October, 1919, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.—MALVERN COUNTY.—OXFORD SURVEY DISTRICT.

RESERVE 3720, Block XIII: Area, 10 acres 0 roods 30 perches; upset annual rent, £7 10s. This is the telegraph reserve at Annat.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. A deposit of a half-year's rent, together with £1 1s. lease fee, must be paid on the fall of the hammer.
2. Possession will be given on day of sale, or on approval by the Land Board of the application.
3. The lease will be for a term of ten years without right of renewal, and shall be subject to resumption by twelve months' notice in the event of the land being required by the Crown.
4. The rent shall be payable half-yearly in advance, free of all deductions whatsoever; and if not paid within twenty-one days after due date the lessor may re-enter upon the land and determine the lease.
5. The lessee shall have no right to mortgage, sublet, transfer, or otherwise dispose of the whole or any portion of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
6. The lessee shall destroy all rabbits on the land, and shall prevent their increase or spread to the satisfaction of the Commissioner of Crown Lands.
7. The lessee shall prevent the growth and spread of gorse, broom, sweetbrier, and other noxious weeds or plants on the land comprised in the lease, and 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.
8. The lessee shall not carry on, or permit to be carried on, upon the land or any part thereof any noisy, noxious, or offensive trade or manufacture, or do or suffer to be done thereon any act or thing whatsoever which may be an annoyance to the lessor or to any other lessee in the neighbourhood.
9. The lessee shall have no right to the buildings now on the land, which are the property of the Telegraph Department, and may be removed at any time.
10. The lessee shall renovate all fences and keep them in good order during the currency of the lease, to the satisfaction of the Commissioner of Crown Lands.

Full particulars may be obtained on application to the District Lands and Survey Office, Christchurch.

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