

Level land, situated between Peach Grove Road and Day Street, about one mile from Hamilton Post-office.

The following allotments are weighted with valuation for improvements:—

Allotment 1 of Lot 2.—Clearing, grassing, fencing, and draining; value, £28 15s.

Allotment 2 of Lot 2.—Fencing; value, £6 10s.

Allotment 4 of Lot 2.—Fencing; value, £3 14s.

Allotment 6 of Lot 3.—Clearing and fencing; value, £15.

Allotment 7 of Lot 3.—Fencing; value, £4.

Allotment 8 of Lot 3.—Clearing and fencing; value, £8 12s.

Allotment 9 of Lot 3.—Fencing; value, £2 1s.

Allotments 1 and 2 of Lot 4.—House with hedge and orchard, valued £50; clearing, fencing, and draining, valued £11; total value, £61.

Allotment 3 of Lot 4.—Clearing and fencing; value, £8.

Allotment 4 of Lot 4.—Clearing, draining, and fencing; value, £11 15s.

Allotment 5 of Lot 4.—Clearing and fencing; value, £14 13s.

Town of Hamilton East.

Section 303: Area, 1 acre; capital value, £400; upset annual rent, £20.

Level section, fronting main street of Hamilton East. Soil of first-class quality, on gravel formation.

Town of Cambridge West.

Section 145: Area, 1 acre; capital value, £10; upset annual rent, 10s.

This section is situated about half a mile from the Cambridge Post-office, and has a frontage to Wordsworth Street.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, twenty-one years, with perpetual right of renewal for the same term at a rent to be determined by revaluation in accordance with the provisions of the First Schedule of the Public Bodies' Leases Act, 1908.

2. Rents payable half-yearly, in advance, to the Receiver of Land Revenue, Auckland; the first half-yearly payment, with lease fee (£2 2s.), to be made on the fall of the hammer.

3. No lease to be assigned, underlet, or the possession thereof parted with except with the consent of the Land Board.

4. All rates, taxes, charges, and assessments whatsoever to be paid by the lessee.

5. The leases shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.

6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

7. Consent of the Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.

8. The successful applicant must pay the value of improvements (if any) before being admitted to possession, which will be given on the day of sale upon the necessary payments being made.

9. Lease is liable to forfeiture if conditions violated.

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 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.

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

H. M. SKEET,
Commissioner of Crown Lands.

Education Reserve for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 19th April, 1920.

NOTICE is hereby given that the education reserve described in the Schedule hereto will be offered for lease by public auction at the Courthouse, Waimate, at 2 o'clock p.m. on Monday, 7th June, 1920, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

CANTERBURY LAND DISTRICT.—WAIMATE COUNTY.—
WAITAKI SURVEY DISTRICT.

Education Reserve.

LOT 1B of E.R. 1129, Block IX: Area, 205 acres 3 roods 23 perches; upset annual rental, £169 19s.

Good agricultural land; soil of good quality, though light in places; all level. Southern portion well watered by water-race and stream. Situated about eight miles from Glenavy Railway-station by good road.

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 July, 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.

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

North Auckland District Lands and Survey Office,
Auckland, 20th April, 1920.

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 North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Monday, the 14th June, 1920.

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 North Auckland District Lands and Survey Office, Auckland, on Tuesday, 15th June, or at the Courthouse, Dargaville, on Wednesday, 16th June, 1920, at 10 o'clock a.m.

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