

5. Should any dispute arise as to the boundaries, the decision of the Commissioner of Crown Lands shall be final.

6. In the event of the lot not being disposed of, applications may be received and dealt with at any time within six months from date of sale (unless previously formally withdrawn); provided, however, that the amount offered is not less than the upset price stated herein.

7. Tenders must be accompanied by a deposit of 5 per cent. on the amount of tender in cash, marked cheque, or post-office order; the balance to be paid, if tender accepted, in terms as stated hereunder.

8. The highest or any tender not necessarily accepted.

TERMS.

One-third of amount of tender to be paid in cash within seven days after acceptance of tender, together with £1 ls. license fee; one-third in eight months, and one-third in sixteen months thereafter. All instalment payments shall bear interest at the rate of 5 per cent. per annum as from the date of acceptance of tender, and with the interest added shall be secured by "on demand" promissory notes endorsed by two approved sureties, and such bills are to be completed and lodged with the Commissioner of Crown Lands within fourteen days after notifying the purchaser to complete. Tenders to be addressed "Commissioner of Crown Lands, North Auckland Land District, P.O. Box 10, Auckland," and envelopes to be marked "Tender for Timber."

Plan and conditions of sale may be seen at the Mangawhere, Naumai, Ruawai, Tokatoka, and Dargaville Post-offices, or at the North Auckland Lands and Survey Office, Auckland.

R. P. GREVILLE,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Auckland, 14th June, 1920.

NOTICE is hereby given that the education reserve described in the Schedule hereto will be offered for lease by public auction at the local Lands and Survey Office, Hamilton, at 12 o'clock noon on Tuesday, 3rd August, 1920, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—WAIAPA COUNTY.

EASTERN part of Section 117, Parish of Horotiu: Area, 22 acres; upset annual rental, £11.

Weighted with £265, value of improvements consisting of cottage and outbuildings, also cultivation, ploughing, and fencing.

Altitude, 100 ft. to 120 ft. above sea-level. Level land, intersected by broken gully; about 7 acres have been cleared and 2 acres sown, balance manuka, gorse, &c. Soil of rather poor quality, on sandy formation; well watered by swampy stream. Distant about six miles from Hamilton by good road, and about one mile from Horotiu Railway-station.

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 lease 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. Lessee to keep buildings insured.

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 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.

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

The successful applicant must pay the value of the improvements before being admitted to possession, which will be given immediately upon the necessary payments being made.

In the event of a returned soldier being the successful bidder, he will be eligible to apply for an advance for the purpose of purchasing the existing improvements and effecting further improvements.

H. M. SKEET,
Commissioner of Crown Lands.

Sale of Leases of Flax Areas in Auckland Land District by Public Tender.

District Lands and Survey Office,
Auckland, 7th July, 1920.

NOTICE is hereby given that written tenders for leases for the right to cultivate, cut, and remove flax on the undermentioned Crown lands, for terms of ten years, will be received at the District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Monday, 9th August, 1920, under the provisions of the Land Act, 1908, and the Flax Regulations thereunder.

SCHEDULE.

AUCKLAND LAND DISTRICT.—HAURAKI PLAINS COUNTY.

Blocks XIII and XIV, Waihou, and II, Waitoa Survey Districts.

AREA A: 489 acres 1 rood; upset annual rent, £150; estimated amount of millable flax, 300 tons; price, £75.

AREA B: 587 acres 2 roods; upset annual rent, £250; estimated amount of millable flax, 600 tons; price, £150.

AREA C: 497 acres; upset annual rent, £200; estimated amount of millable flax, 2,500 tons; price, £625.

AREA D: 445 acres 1 rood; upset annual rent, £175; estimated amount of millable flax, 700 tons; price, £175.

TERMS AND CONDITIONS OF SALE.

1. Intending tenderers are expected to visit the locality and satisfy themselves in every particular on all matters relating to their tenders.

2. Rent payable half-yearly in advance; the first half-year's rent to be deposited with tender, together with £1 ls. lease fee; and on acceptance of tender the price of the millable flax at present on area to be paid, such amount to be credited as rent paid in advance.

3. Term of lease to be for ten years.

4. Flax to be cut on a face and in such manner that life of plants will not be impaired. The method and manner of cutting to be subject to approval of the Commissioner of Crown Lands.

5. Flax not to be cut more often than once in three years.

6. No compensation to be allowed for loss by fire, of which all risk shall be taken by the lessee, and against the occurrence or spread of which he will be required to take all reasonable precautions.

7. Lessee to effect improvements in drainage to the value of not less than £500 during the first four years—viz., £200 during the first year, and £100 yearly during each of the next three years. Scheme of drainage to be on lines approved, by Chief Drainage Engineer, and the whole to be maintained and kept open for the period of lease at the sole expense of the lessee and to the satisfaction of the Commissioner of Crown Lands.

8. Stock may be grazed for the first eight years of lease, provided such grazing is not injurious to flax. No grazing permitted for last two years of lease.

9. No compensation to be allowed for improvements at termination of lease; but the lessee may, provided all conditions of the lease shall have been satisfactorily fulfilled, remove any buildings or plant erected by him on the land.

10. All flax growing on the ground shall revert to the Crown at the termination of the lease without any compensation whatever, and no plants shall be removed or destroyed.

11. The Crown reserves the right to make drains and roads within any of the areas at any time, and also reserves the right of access to property at all times.

12. Lessees shall not transfer or sublet nor dispose of the cutting or milling rights except with approval of the Land Board, and all flax must be milled by the lessee at a mill owned and operated by himself.

13. Lease to be forfeited for non-compliance with conditions.

14. Highest or any tender not necessarily accepted.

Tenders to be addressed "Commissioner of Crown Lands, Auckland," and envelopes to be marked "Tenders for Flax Leases."

H. M. SKEET,
Commissioner of Crown Lands.