

## SCHEDULE.

## AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

## Matamata County.—Wairere Survey District.

SECTION 1, Block IX: Area, 68 acres 2 roods 36 perches; capital value, £960; annual instalment on deferred payment (excluding interest), £48; half-yearly rent on lease, £21 12s.

Section 2, Block IX: Area, 71 acres 1 rood 12 perches; capital value, £1,080; annual instalment on deferred payment (excluding interest), £54; half-yearly rent on lease, £24 6s.

Section 3, Block IX: Area, 73 acres 2 roods 18 perches; capital value, £1,100; annual instalment on deferred payment (excluding interest), £55; half-yearly rent on lease, £24 15s.

Section 4, Block IX: Area, 73 acres 0 roods 13 perches; capital value, £1,100; annual instalment on deferred payment (excluding interest), £55; half-yearly rent on lease, £24 15s.

Section 5, Block IX: Area, 73 acres 2 roods 32 perches; capital value, £1,100; annual instalment on deferred payment (excluding interest), £55; half-yearly rent on lease, £24 15s.

This portion of the Matamata North Block is situated adjacent to the Auckland-Rotorua Railway line, between the stations at Walton and Waharoa, which are about four miles apart. Morrinsville (about fifteen miles) and Matamata (about eight miles) are the nearest business centres. There is a dried-milk factory at Waharoa. Sections 1 and 2 have a frontage to the Waitoa-Matamata Road, and Sections 3, 4, and 5 have access by an unformed road leading from the main road. Provision has been made for the construction of the branch road, which can, however, be used for carting in its present condition. The whole block comprises level land of good quality. Water may probably be obtained anywhere by sinking to a moderate depth.

Section 1 is covered with heavy manuka.

Section 2 comprises about 2 acres good grass, 18 acres rough grass intermixed with fern, the balance being mostly heavy manuka.

Sections 3 and 4.—About two-thirds of each section contains rough grass intermixed with fern, the balance being heavy manuka and light bush.

Section 5 is mostly heavy manuka or light bush, portions of which carry a good deal of rough feed. A considerable portion of this section is slightly swampy.

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

H. M. SKEET,  
Commissioner of Crown Lands.

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

District Lands and Survey Office,  
Auckland, 21st August, 1920.

NOTICE is hereby given that the education reserves 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 Wednesday, 29th September, 1920, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

## SCHEDULE.

## AUCKLAND LAND DISTRICT.

## Town of Hamilton West.—Subdivisions of Section 56.

Lot 2: Area, 23-36 perches; upset annual rental, £7 10s.

Lot 3: Area, 28-37 perches; upset annual rental, £10.

These lots are situated close to the Hamilton Post-office; they front on Hillsborough Terrace, and have also access by a right-of-way to Grantham Street.

Lot 2 is weighted with valuation for improvements, comprising two dwellinghouses of five rooms each, with conveniences, washhouses, and fencing; total valuation, £850.

## 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, together with lease and registration fee and valuation for improvements 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. Lease is liable to forfeiture if conditions violated.

H. M. SKEET,  
Commissioner of Crown Lands.

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

District Lands and Survey Office,  
Invercargill, 23rd August, 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 District Lands and Survey Office, Invercargill, up to 4 o'clock p.m. on Monday, the 11th October, 1920.

The land 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 District Lands and Survey Office, Invercargill, on Wednesday, the 13th October, 1920, at 10 o'clock a.m.

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

## SCHEDULE.

## SOUTHLAND LAND DISTRICT.—FIRST-CLASS LAND.

## Strathvale Settlement.—Wallace County.—Aparima Hundred.

Section.	Area.			Capital Value.	Instalment on Deferred Payment (excluding Interest).	Half-yearly Rent on Lease.
	A.	R.	P.			
1s	80	1	23	2,105	105 5 0	47 7 3
2s	100	1	11	2,725	136 5 0	61 6 3
3s	79	2	9	2,245	112 5 0	50 10 3
4s	71	3	18	2,025	101 5 0	45 11 3
5s	104	1	2	2,680	173 10 0	60 6 0
6s	138	0	21	790*	276 5 0	30 16 3†
				4,155		93 9 9
7s	96	1	27	1,370*	133 5 0	53 8 7†
				2,665		59 19 3
8s	91	2	35	2,635	131 15 0	59 5 9
9s	75	0	28	2,310	132 0 0	51 19 6
				330*		12 17 5†

\* Buildings.

† Instalment of principal and interest on buildings.

NOTE.—The deferred-payment instalments include repayment for buildings on Sections 5s, 6s, and 9s.

## IMPROVEMENTS.

The improvements which go with the land are for fencing valued as follows: Section 1s, £45 15s.; Section 2s, £82 14s.; Section 3s, £38 5s.; Section 4s, £33 12s.; Section 5s, £49 18s.; Section 6s, £77 7s.; Section 7s, £48 19s.; Section 8s, £36 17s.; Section 9s, £46.

The improvements which do not go with the land, but which have to be paid for separately by the lessees, are as follows:—

Section 5s.—Cottage, barn, byre, sheds, hut, &c., valued at £790. Payable in cash or by forty-two half-yearly instalments of £30 16s. 3d.; total half-yearly payments on lease, £91 2s. 3d.

Section 6s.—Commodious house with all conveniences and outhouses, together with gas plant, &c., stable, byre, loose-box, windmill, tanks, &c., valued at £1,370. Payable in cash or by forty-two half-yearly instalments of £53 8s. 7d.; total half-yearly payment on lease, £146 18s. 4d.

Section 9s.—Cottage, sheep-dip, iron wool-shed, yards, windmill, tank, &c., valued at £330. Payable in cash or by forty-two half-yearly instalments of £12 17s. 5d.; total half-yearly payments on lease, £64 16s. 11d.

## DESCRIPTION.]

Strathvale Settlement is situated from three to four miles and a quarter from Otautau Railway station and school, and from one mile and a half to three miles from Otautau Dairy Factory, by good, level, gravelled road. All sections except 7s and 8s have direct frontage to main road. Access to the main road will be provided for Sections 7s and 8s. The whole property has been enriched by alluvial deposits from Aparima River, and consists of first-class dairying land.

## SPECIAL CONDITIONS.

The lessees of Sections 5s and 8s shall have a right to a share of the water from the windmills on Section 6s and 9s respectively for a period of twelve months from date of lease, and shall pay therefor to the lessees of Sections 6s and 9s respectively the sum of £1. Any dispute in respect of such water-rights shall be referred to the Commissioner of Crown Lands, whose decision shall be final.

The areas as shown on sale plan are subject to alteration.

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

THOS. BROOK,  
Commissioner of Crown Lands.