

Reserve in Wellington Land District for Lease by Public Tender.

District Lands and Survey Office,
Wellington, 12th October, 1920.

NOTICE is hereby given that written tenders will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Monday, 29th November, 1920, for a lease of the undermentioned reserve, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.—HUTT COUNTY.

SECTION part 39, Block VIII, Belmont Survey District: Area, 56 acres 2 roods; term, seven years; upset annual rental, £17.

Situated immediately west of the Maungaraki Settlement, at the end of Tiroiro-Moana Road, about two miles from Petone Railway-station, it comprises rough and steep land of fair quality, resting on clay and rock formation. The whole of the bush has been swept by fires, and is now in pasture mostly native grasses. It is watered by the Korokoro Stream.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Residence and improvements are not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee; nor for any other cause.

2. The lease shall be for the term specified.

3. The rent shall be paid half-yearly in advance.

4. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease without the written consent of the Commissioner of Crown Lands.

5. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land comprised in the lease; and he shall with all reasonable despatch remove, or cause to be removed, all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

6. The lease shall be liable to forfeiture in case the lessee fails to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to have been fulfilled.

Tenders must be accompanied by a deposit of a half-year's rent at the rate offered, and £1 ls. lease fee, and marked on the outside "Tender for Lease."

The reserve is described for the general information of intending tenderers, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

The highest or any tender will not necessarily be accepted.

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

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

Land in the Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 12th October, 1920.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at the Courthouse, Te Aroha, at 11 o'clock a.m. on Thursday, 18th November, 1920, under the provisions of the Land Act, 1908.

SCHEDULE.

BLOCK LXII.—PIAKO COUNTY.—TOWN OF TE AROHA.
9 Acres 1 Rood 32.8 Perches.

Section.	Area.	Upset Price.	Section.	Area.	Upset Price.
	A. R. P.	£		A. R. P.	£
1	0 1 3.3	70	26	0 1 3.1	75
2	0 0 39.3	70	27	0 1 1.2	72
3	0 1 0	70	28	0 1 11.5	72
4	0 1 0	70	29	0 1 13	70
5	0 1 0	72	30	0 1 13.5	70
6	0 1 0	75	31	0 1 13.5	70
7	0 1 0	75	32	0 1 13.5	72
8	0 1 0	75	33	0 1 13.5	75
10	0 1 0	80	34	0 1 13.5	75
18	0 3 8	85	35	0 1 13.5	75
21	0 1 9.3	80	36	0 2 21.6	75
22	0 1 28	80	38	0 1 11	75
24	0 1 0	55	39	0 1 35.7	70
25	0 0 39.4	75	40	0 2 7.4	70

Good building-sites, fronting Jackson, Farmer, and Gallagher Streets, from fifty to seventy chains from Te Aroha Railway-station.

TERMS OF SALE.

Cash.—One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

Deferred Payments.—5 per cent. of the purchase-money and the license fee (£1 ls.) on the fall of the hammer, balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money, but with the right to pay off at any time the whole or any part of the outstanding amount.

In either case, if the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount (if any) already paid shall be forfeited, and the contract for the sale of the land be null and void.

Titles will be subject to Part XIII of the Land Act, 1908.

The lands are 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.

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

H. M. SKEET,
Commissioner of Crown Lands.

Timber in North Auckland Land District for Sale by Public Tender.

North Auckland District Lands and Survey Office,
Auckland, 11th October, 1920.

NOTICE is hereby given, in terms of the Land Act, 1908, and the Forest Regulations thereunder, that written tenders are invited from dairying and butter-box companies only, and will be received at the North Auckland District Lands and Survey Office, Auckland, up to 12 o'clock noon on Thursday, 25th November, 1920, for the purchase of certain milling-timber on the undermentioned Crown land.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—WHANGAREI COUNTY.

Lot 1, Section 2, Block X, Mangakahia Survey District:—

	Sup. Feet.
1,612 kahikatea-trees, containing about	2,140,031
24 matai-trees	11,324
25 rimu-trees	23,653

Total quantity .. 2,175,008

Distinguishing brand, K.

Upset price, £5,510.

Lot 2, Section 3, Block X, Mangakahia Survey District:—

	Sup. Feet.
1,958 kahikatea-trees, containing about	2,960,995
28 matai-trees	14,493
13 rimu-trees	9,460

Total quantity .. 2,984,948

Distinguishing brand, X.

Upset price, £7,470.

Lot 3, Crown lands, part Block VIII, Tutamoe Survey District:—

	Sup. Feet.
88 kahikatea-trees, containing about	151,796
22 rimu-trees	15,001
3 totara-trees	6,064

Total quantity .. 172,861

Distinguishing brand, X.

Upset price, £340.

Time for removal of timber: Lot 1, two years; Lot 2, three years; in the event of one tenderer being successful for both lots of timber the total time for removal will be five years (subject to Regulation 88, Regulations for Forests on Crown Lands, for any further extension deemed necessary); Lot 3, one year.

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. The right is reserved to the Commissioner of Crown Lands to withdraw from sale the above lots of timber.

3. The aforementioned quantity, quality, and kind as to the said timber shall be taken as sufficiently accurate for the purpose of this sale, and no contract for purchase shall be voidable, nor shall the purchaser be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, and kind than as stated herein or in any advertisement having reference to the said timber, nor shall any extra sum be claimed by the Crown if the said quantity of timber is found to be in excess of that stated herein.

4. All timber, whether standing, felled, or in logs, shall remain the property of the Crown until the instalments are paid.