

CROWN LANDS NOTICES.

Reserve in North Auckland Land District for Lease by Public Tender.

North Auckland District Lands and Survey Office,
Auckland, 23rd August, 1921.

NOTICE is hereby given that written tenders will be received at this office up till 4 o'clock p.m. on Friday, 7th October, 1921, for a lease for twenty-one years of the undermentioned land, under the provisions of the Public Reserves and Domains Act, 1908.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—MANGONUI COUNTY.—
MANGONUI EAST PARISH.

SECTION 71: Area, 9 acres, known as Defence Reserve, situated at the entrance to Mangonui Harbour, formerly leased by the late Atama Tehara; minimum annual rental, £4.

CONDITIONS OF LEASE.

1. Lease to be for grazing purposes only, and subject to resumption at six months' notice.
2. The lessee shall have no right to compensation either for improvements put on the land or on account of the aforesaid resumption, or for any other cause; but he may, on the expiration or sooner determination of the lease, remove all buildings or fences erected by him, but not otherwise.
3. The lessee shall not sublet, transfer, or otherwise dispose of his interest in the lease without the written consent of the Commissioner of Crown Lands.
4. The lessee shall prevent the growth and spread of all noxious weeds on the land, 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.
5. The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.
6. Rental payments in arrear for two calendar months shall render the lease liable to termination; or a breach of covenant in the lease, expressed or implied, shall entitle the Crown to re-enter and determine the lease.
7. Tenders to be endorsed on the outside "Tender for Lease," and to be accompanied by the first half year's rent at the rate tendered, and lease fee of £1 1s.
8. The highest or any tender not necessarily accepted.

Full particulars may be ascertained on application at this office.

R. P. GREVILLE,
Commissioner of Crown Lands.

Reserve in Nelson Land District for Lease by Public Tender.

District Lands and Survey Office,
Nelson, 23rd August, 1921.

NOTICE is hereby given that written tenders, marked on the outside "Tender for Lease," will be received at this office up to 4 o'clock p.m. on Wednesday, 12th October, 1921, for a lease of the undermentioned reserve, under Part I of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

NELSON LAND DISTRICT.

SECTION 20, Block VII, Kaiteriteri Survey District; Area, 147 acres; minimum rental, £5 per annum; term, fourteen years.

LOCALITY AND DESCRIPTION.

Situated near the top of the Takaka Hill, with a frontage to main Nelson-Takaka Road, along which the bush has been burnt to the fall into the Riwaka Valley, some 50 to 60 acres approximately. This area is covered with fern and blackberry, with good grazing in places, but is very rough and rocky, and in parts useless on that account. The section is a marble quarry reserve, but is not used for that purpose.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at the rate offered and lease fee of £1 1s. must accompany each tender.
2. Possession will be given on acceptance of tender.
3. The lease shall be for a term of fourteen years, without right of renewal.
4. The lessee shall have no right to compensation for any improvements that may be placed on the land.
5. The lessee shall have no right to sublet, transfer, or otherwise dispose of the whole or any portion of the land comprised in the lease without the written consent of the Commissioner of Crown Lands first having been obtained.

F

6. The lessee shall destroy all rabbits on the land, and cut the blackberry now growing thereon, the work to be commenced before the 31st December, 1921, and completed within one year, and thereafter prevent the growth and spread of blackberry, gorse, broom, sweetbrier, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

7. The rent shall be payable half-yearly in advance, free from any deduction whatsoever.

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

9. The lessee shall discharge all rates, taxes, charges, and other assessments that may become due and payable.

Full particulars may be obtained at the District Lands and Survey Office, Nelson.

H. D. McKELLAR,
Commissioner of Crown Lands.

Education Reserve in North Auckland Land District for Lease by Public Tender.

North Auckland Lands and Survey Office,
Auckland, 23rd August, 1921.

NOTICE is hereby given that written tenders will be received at this office up to 4 o'clock p.m. on Friday, 7th October, 1921, for leases of the undermentioned education reserves, in accordance with the provisions of the Public Bodies' Leases Act, 1908, and the Education Reserves Act, 1908, and amendments.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

SECTIONS 2 and 3, Waikare Parish: Area, 163 acres; minimum annual rental, £10.

Weighted with £830 for improvements, consisting of felling, grassing, fencing, and a dwellinghouse of six rooms.

Situated about a quarter of a mile from main Parua Bay—Whangarei Heads Road; 45 acres broken, 40 acres under fern and tea-tree scrub, 5 acres heavy tea-tree, 3 acres bush; clay soil, well watered.

NOTE.—The value of improvements must be paid in cash immediately on acceptance of tender.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, and £2 2s. lease fee, and cost of registration must be deposited with tender.
2. Term of lease, twenty-one years, with perpetual 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.
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 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.
11. Lease liable to forfeiture if conditions are violated.
12. Lessee to keep buildings insured.
13. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

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-guaranteed Advances Office.

The reserves are 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.

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

R. P. GREVILLE,
Commissioner of Crown Lands.