

*Rodney County.—Oruawhoro Parish.*

Section 74a: Area, 111 acres; minimum annual rental, £5 10s.

Weighted with £50, valuation for improvements consisting of 40 chains of fencing and 30 acres grassed.

Section undulating to broken, containing 1 acre native bush, balance tea-tree, fern, and scrub, except for 30 acres grassed. Soil clay formation. Well watered by gullies and small creek. Situated about half-way between Te Hana and Topuni. Access from main North Road by unformed road, three miles distant from Te Hana Railway-station.

*Mangonui County.—Maungataniwha Parish.*

Section 72a: Area, 66 acres; minimum annual rental, £13 10s.

Weighted with £83, valuation for improvements consisting of felling, grassing, and fencing.

Situated about four miles from Peria by formed road. About 50 acres is mostly in bush, balance being felled and grassed. There is about 100 chains of fencing on the section.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, valuation for improvements, 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. Lessee 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.

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

District Lands and Survey Office,  
Auckland, 21st February, 1922.

NOTICE is hereby given that the education reserves described in the Schedule hereto will be offered for lease by public auction at the Local Land Office, Hamilton, at 10 o'clock a.m. on Wednesday, 5th April, 1922, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.

ALLOTMENT 160, Town of Cambridge West: Area, 1 acre; upset annual rental, £15.

Weighted with valuation for improvements comprising fencing, grassing, and tree planting, £20.

Situated about half a mile from Cambridge Post-office, and has a frontage to Coleridge Street. High, level land, ploughed and in grass, suitable for residence-site.

Section 12, Block XI, Waihou Survey District, Hauraki Plains County: Area, 49 acres 3 roods 39 perches; upset annual rental, £50.

Weighted with valuation for improvements, comprising one-roomed shanty, four-stall cow-shed, and engine-room, fencing, draining, grassing, and stumping; total value, £224 10s.

Partly drained kahikatea swamp land of good quality, situated about one mile from Netherpton by formed road.

Section W. 117, Parish of Horotiu: Area, 29 acres 2 roods 8 perches; upset annual rental, £25.

Level section broken by two winding shallow gullies, good loamy soil on pumice clay subsoil, watered by springs.

Weighted with valuation for improvements, comprising shanty, fencing, and grassing; total value, £50. 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 for twenty-one years, with perpetual right of renewal for the same term at a rent to be determined by valuation, 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. The successful applicant must pay the value of the improvements (if any) before being admitted to possession, which will be given (the necessary payments being made) on the day of sale.

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

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

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

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

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

9. Lease is liable to forfeiture if conditions violated.

H. M. SKEET,  
Commissioner of Crown Lands.

*Sections in Laurenson Settlement for Cash or on Deferred Payments, under the Housing Act, 1919.*

District Lands and Survey Office,  
Auckland, 20th February, 1922.

NOTICE is hereby given that the undermentioned sections will be offered for sale for cash or on deferred payments at the Local Lands and Survey Office, Hamilton, on Wednesday, the 5th day of April, 1922, at 10 o'clock a.m., under the provisions of the Housing Act, 1919.

SCHEDULE.

AUCKLAND LAND DISTRICT.

*Waipa County.—Laurenson Settlement.*

SECTION	Area.	Upset Price.		
		A.	R.	P.
6	.. .. .	0	1	0
7	.. .. .	0	1	0
8	.. .. .	0	1	0
16	.. .. .	0	1	0
20	.. .. .	0	1	0
21	.. .. .	0	1	0
25	.. .. .	0	1	0
26	.. .. .	0	1	0
30	.. .. .	0	1	0
31	.. .. .	0	1	0
34	.. .. .	0	1	0
35	.. .. .	0	1	0
36	.. .. .	0	1	2-05

The sections are situated on the north side of Forest Lake Road, about three-quarters to one mile from Frankton Junction Railway-station by formed and metalled road.

Level sections, mostly in grass, slightly swampy in places.

H. M. SKEET,  
Commissioner of Crown Lands.

*Education Reserve in Wellington Land District for Selection on Renewable Lease.*

Department of Lands and Survey,  
Wellington, 21st February, 1922.

NOTICE is hereby given that the undermentioned education reserve is open for selection on renewable lease under the provisions of the Land Act, 1908, the Education Reserves Amendment Act, 1910, and amendments; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, the 28th day of March, 1922.