

*Eden County.—Whau Town South.*

Section 14: Area, 3 roods 29 perches; upset annual rental, £2 10s.

Steep sidling, in manuka, hakea, fern, and pines. The soil is of poor clay, resting on clay formation. The section is situated on the hill overlooking Blockhouse Bay, on the Manukau Harbour. The access is from Avondale or New Lynn Railway-station, about two miles and a half distant by formed and metalled road. A bus service runs to Avondale. This section is suitable for a summer residence-site. Altitude, 150 ft. to 300 ft. above sea-level.

*Eden County.—Suburbs of Auckland.*

Lot 13 of Allotment 7A: Area, 1 rood 6 perches; upset annual rental, £11.

Weighted with improvements valued at £4.

Lot 25 of Allotment 7A: Area, 36 perches; upset annual rental, £11.

Weighted with improvements valued at £6.

These sections are level land and in grass, suitable for building-sites. Situated on the main Panmure Road five minutes walk from Ellerslie Station by good metalled road.

*Rodney County.—Oruawhoro Survey District.*

Section 188: Area, 225 acres; upset annual rental, £11 10s. Weighted with £58, valuation for improvements comprising ploughing and grassing, surface sowing, fencing, &c.

About 30 acres flat, 100 acres undulating, balance very broken to precipitous; all covered with fern and scrub, except 70 acres recently burnt. Clay soil, varying in quality from fair to very poor, on clay subsoil; well watered by streams and springs. Distant about one mile and a quarter from Te Hana Railway-station by formed road not metalled. Altitude, 24 ft. to 700 ft. above sea-level.

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 on acceptance of bid.
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 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.

The reserves 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.

The valuations for improvements must be paid immediately on the fall of the hammer.

Possession will be given on date of sale.

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

R. P. GREVILLE,  
Commissioner of Crown Lands.

*Milling-timber for Sale by Public Tender.—Westland Forest Conservation Region.*

State Forest Service,  
Hokitika, 19th July, 1922.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling and mining timber will close at the office of the State Forest Service, Hokitika, at 4 o'clock p.m. on Wednesday, the 23rd August, 1922.

SCHEDULE.

Lots 1 and 2 (grouped).

ALL the milling-timber on that parcel of land, containing approximately 550 acres, situated in Provisional State Forest Reserve No. 1701, Blocks XII and XV, Mawheranui, and Blocks IX and XIII, Ahaura Survey Districts.

The estimated quantity of milling-timber is 7,775,000 superficial feet of rimu.

Upset price, £5,911 5s.

Lots 3 and 4 (grouped).

All the milling-timber on that parcel of land, containing approximately 570 acres, situated in Provisional State Forest Reserve No. 1701, Blocks XII and XV, Mawheranui, and Blocks IX and XIII, Ahaura Survey Districts.

The estimated quantity of milling-timber is 6,066,000 superficial feet of rimu.

Upset price, £4,629 10s.

Lots 5 and 6 (grouped).

All the milling-timber on that parcel of land, containing approximately 700 acres, situated in Provisional State Forest Reserve No. 1701, Blocks XII and XV, Mawheranui, and Blocks IX and XIII, Ahaura Survey Districts.

The estimated quantity of milling-timber in superficial feet is 8,222,000, being rimu 4,877,000 and kahikatea 3,345,000.

Upset price, £7,102 15s.

All the timber is situated about eight miles from Ngahere Railway-station.

Five years will be allowed in which to remove the timber from each group.

*Terms of Payment.*—One-tenth of the purchase-money, together with £1 ls. license fee, must accompany the tender, and the balance be paid by sixteen equal quarterly instalments, the first payment to be made three months after the date of sale.

In addition, each tenderer must deposit with his tender a sum equal to six months' ground rent assessed at the rate of 1s. per acre per annum, and the successful tenderer shall continue to pay such rent half-yearly in advance during the currency of his license.

All instalment-payments shall be secured by "On demand" promissory notes made and endorsed to the satisfaction of the Commissioner of State Forests, and interest at the rate of 5 per cent. per annum will be charged on all notes overdue from the date of maturity to the date of payment.

CONDITIONS OF SALE.

1. The right to cut and remove the timber will be sold in accordance with the terms of the Forests Act, 1921-22, the regulations in force thereunder, and the following conditions.

2. Intending tenderers are expected to visit the locality and to satisfy themselves in every particular on all matters relative to the sale.

3. The aforementioned quantities, qualities, and kinds as to the said timber shall be taken as sufficiently accurate for the purposes of this sale, and no contract for the purchase shall be voidable, nor shall the successful purchaser be entitled to any abatement in price, by reason of the said timber being of less quantity, quality, or kind than as stated herein or in any advertisement having reference to the said timber.

4. The promissory notes will be presented at intervals as indicated in the terms of payment, but they may be presented for payment at earlier dates if it is found that more than a due proportion of the timber has been cut, or should any breach of the conditions occur, or if in the opinion of the Conservator the interests of the Crown are being jeopardized.

5. Each tenderer must state the total price that he is prepared to pay for each species. The highest or any tender will not necessarily be accepted, and the timber described is submitted for sale subject to the final acceptance of the tender by the Commissioner of State Forests.

6. A return, verified by affidavit, giving the number of logs cut of each species and their contents, must be made quarterly by the licensee each quarter ending on the last day of March, June, September, and December respectively in each year. A return, similarly verified, must be made on the same dates showing the output of sawn timber of each species.

7. The licensee shall not put, throw, or place, or allow to be put, thrown, or placed, into any river, stream, or watercourse, or into any place where it may be washed into any river, stream, or watercourse, any sawdust or other sawmill refuse.

8. The licensee shall take all reasonable precautions by way of providing such safeguards as may be required by the Conservator for the prevention of damage to the adjacent bush by fires caused by sparks from locomotives, log-haulers, or otherwise, and shall be liable for any damage thereto in consequence of any negligence or disregard of these conditions on the part of the licensee or his workman, such damage to be assessed by the Conservator of Forests, whose decision shall be final.