

CROWN LANDS NOTICES.

National-endowment Land in North Auckland Land District for Selection on Renewable Lease.

North Auckland District Lands and Survey Office,
Auckland, 9th April, 1923.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1908, and amendments; and applications will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Monday, 14th May, 1923.

Applicants must appear personally before the Land Board for examination at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, 16th May, 1923, at 10 a.m., but if any applicant so desires he may be examined by the Land Board of any other district.

The ballot will be held at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, 16th May, 1923, at the conclusion of the examination of applicants.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

SECTION 6, Block III, Maungataniwha Survey District, Mangonui County: Area, 288 acres 0 roods 2 perches; capital value, £650; half-yearly rent, £13.

Weighted with £662, valuation for improvements consisting of fencing, bushfelling, and grassing, iron shanty, with pailing lean-to.

Altitude, 200 ft. to 600 ft. above sea-level. Open and undulating country, with one or two small flats, ploughable in parts. Distant twelve miles from Mangonui by partly formed and metalled road.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years; but without right of purchase.
2. Rent, 4 per cent. per annum on the capital value, payable on 1st January and 1st July in each year.
3. Applicants to be seventeen years of age and upwards.
4. Applicants to furnish statutory declaration with applications, and, on being declared successful, deposit £1 ls. (lease fee), and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.
5. Applications made on the same day are deemed to be simultaneous.
6. Order of selection is decided by ballot.
7. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.
8. Residence is to commence within four years in bush land or swamp land, and within one year in open or partly open land, and to be continuous for ten years. Under certain conditions personal residence may be dispensed with.
9. Improvements.—Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.
10. Lessee to pay all rates, taxes, and assessments.
11. Transfer not allowed until completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.
12. Roads may be taken through the lands at any time within seven years; twice the original value to be allowed for area taken for such roads.
13. Lease is liable to forfeiture if conditions are violated.

R. P. GREVILLE,
Commissioner of Crown Lands.

Lands in Auckland Land District for Lease by Public Auction.

District Lands and Survey Office,
Auckland, 4th April, 1923.

NOTICE is hereby given that the undermentioned lands will be offered for lease by public auction at the Assembly Hall, Rotorua, at 10 o'clock a.m. on Wednesday, 6th June, 1923, under the provisions of the Thermal Springs Districts Act, 1910, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

Rotorua County.—Town of Rotorua.

Section.	Block.	Area.			Upset Annual Rental.		
		A.	R.	P.	£	s.	d.
3	LXVI	0	1	0	4	0	0
4	"	0	1	0	4	10	0
8	"	0	1	0	2	10	0
9	"	0	1	0	3	0	0
10	"	0	1	0	3	0	0
12	"	0	1	0	4	0	0
13	"	0	1	0	4	0	0
14	"	0	1	0	2	10	0
15	"	0	1	0	2	0	0
16	"	0	1	0	2	0	0

Mostly level sections, adjacent to the post-office at Waikarewarewa; covered with manuka scrub and rough grass. Soil of a pumice nature, on clay subsoil.

Rotorua County.—Rotorua Suburbs.

Section 10, Block LI: Area, 1 rood; upset annual rental, £6.

Well elevated residence-site overlooking Whakarewarewa, with a view of Lake Rotorua. Has frontage to Meade Street.

Section 2, Block LV: Area, 37 perches; upset annual rental, £6.

Fairly good residence-site fronting Tarewa Road, near Ohinemutu, handy to thermal springs.

Section 57: Area, 12 acres 1 rood 5 perches; upset annual rental, £6.

Weighted with £25, value of improvements comprising fencing and grassing.

Situated about two miles from Rotorua, by good road to within thirty chains, thence by unformed road. Undulating to hilly land, partly in grass, with a small swampy stream running between the main ridges.

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, valuation for improvements, with lease fee (£1 ls.) to be made on the fall of the hammer.
3. Sections to be improved within one year from the date of the lease to the value of at least ten times the annual rental.
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 lessee shall throughout the term of the lease keep and maintain in good order, condition, and repair, to the satisfaction of the local authority, all buildings, structures, fixtures, and fences which may be erected or placed upon the land.
7. The lessee shall not erect any building until the plan of the same has been first submitted to the local authority, Rotorua, for approval, and duly approved.
8. The leases shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.

Sale plans and full particulars may be ascertained 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, 4th April, 1923.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the Assembly Hall, Rotorua, on Wednesday, the 6th day of June, 1923, at 10 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.