

Education Reserves in Nelson Land District for Lease by Public Auction.

District Lands and Survey Office,
Nelson, 7th May, 1923.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the Courthouse, Westport, at 11 o'clock a.m. on Wednesday, 27th June, 1923, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NELSON LAND DISTRICT.—EDUCATION RESERVES.

PART Section 1, Town of Westport: Area, 20 perches; upset annual rental, £14.

Situated on the eastern side of Palmerston Street, the main street of Westport, about twenty-five chains from the post-office. Has a frontage to main street of 33 ft. A good business site.

Section 567, Town of Westport: Area, 1 rood; upset annual rental, £9.

Weighted with £245, valuation for improvements.

Situated on the west side of Peel Street.

The improvements consist of a five-roomed dwelling, with bathroom, hot and cold water, and sewerage connections; wash-house, with copper and tubs built in.

The successful bidder for this section may apply to the State Advances Office to take over the State Advances mortgage of about £245.

Section 335, Town of Westport: Area, 1 rood; upset annual rental, £9.

Weighted with £80, valuation for improvements.

This section is fairly dry, with a frontage to the west side of Romilly Street.

The improvements consist of an old four-roomed dwelling, with bathroom and wash-house attached. Verandah requires renewing.

Section 283, Town of Westport: Area, 1 rood; upset annual rental, £10.

Weighted with £260, valuation for improvements.

A good dry section, well situated, with a frontage to the east side of Peel Street.

Improvements consist of a good dwelling of four rooms, with passage, scullery, and bathroom, verandah back and front; also detached wash-house, fences, paths, and lawn.

The successful bidder for this section may apply to the State Advances Office to take over the State Advances mortgage of about £260.

Section 236, Town of Westport: Area, 1 rood; upset annual rental, £11.

Weighted with £70, valuation for improvements.

A good level section situated at the corner of Peel and Lyndhurst Streets.

The improvements consist of an old seven-roomed dwelling.

Section 299, Town of Westport: Area, 1 rood; upset annual rental, £10.

Weighted with £200, valuation for improvements.

A good dry section situated on the east side of Peel Street.

The improvements consist of six-roomed dwelling, with bathroom, scullery, and verandah. Fitted with gas, hot and cold water, sewerage, &c. Iron wash-house, with gas-copper and tubs built in.

Section 403, Town of Westport: Area, 1 rood; upset annual rental, £9.

A good dry level section. Fences are out of repair, and blackberries are getting a hold.

Sections 618 to 621, Town of Reefton: Total area, 1 rood 8-8 perches; upset annual rental, £1 5s.

Well situated in the Town of Reefton, on the main road leading from centre of town to railway-station, which is half a mile distant. Sections are rather broken. Area has been stumped, but is now going back into weeds. One dividing fence in need of repair.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The highest bidder shall be the purchaser.
2. A half-year's rent at rate offered, rent for broken period, and lease and registration fees (£2 2s.), together with valuation for improvements, to be paid on fall of hammer.
3. Term of lease, twenty-one years from date of sale, with perpetual right of renewal for further successive terms of twenty-one years.
4. Rent of renewal lease to be fixed by arbitration. If lessee does not desire to renew lease at end of any term, land

to be leased by auction. The incoming lessee to pay the value of improvements, which is to be handed over to outgoing lessee, less any sum due to the Crown.

5. No transfer or sublease allowed without the consent of the Land Board.

6. Lessee to clear land of weeds, and keep open creeks, drains, and watercourses.

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

8. Buildings on land to be kept in good order, repair, and condition.

9. No gravel to be removed from town or suburban land without consent of the Land Board.

10. Lessee will not carry on any offensive trade which may be a nuisance.

11. Consent of Land Board to be obtained before making improvements.

12. Lessee to pay all rates, taxes, and assessments.

13. Lease is liable to forfeiture if conditions are violated.

The valuation for improvements to be paid on the fall of the hammer.

Sale plans and full particulars may be obtained on application to this office.

H. D. McKELLAR,
Commissioner of Crown Lands.

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

North Auckland District Lands and Survey Office,
Auckland, 7th May, 1923.

NOTICE is hereby given that written tenders for the lease of the undermentioned education reserve for a term of twenty-one years, with perpetual right of renewal for further similar terms, will be received at this office up to 4 o'clock p.m. on Thursday, 14th June, 1923, under the provisions of the Education Reserves Act, 1908, and the Public Bodies' Leases Act, 1908, and amendments.

Envelopes should be marked on the outside "Tender for Lease of Education Reserve."

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—EDUCATION RESERVE.

Whangarei County.—Waipu Parish.

LOT 11 of south part of Section 20: Area, 31-08 perches; upset annual rental, £2 10s.

Weighted with £125, valuation of old school building.

This section is situated in the centre of the Waipu Township, having a frontage to the main Waipu Road. The land is of good quality, being level and very suitable for a building-site.

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. Terms 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 all 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.