

*Pastoral Runs liable to Forfeiture.*

District Lands and Survey Office,  
Dunedin, 5th June, 1923.

NOTICE is hereby given to the occupiers of the following runs that if the rent overdue, together with the full amount of the penalty, is not paid within three months from the date of this *Gazette*, the runs are liable to be declared forfeited in terms of section 251 of the Land Act, 1908:—

Runs Nos. 545, 546, 547, 549, 550, 551, 552, and 555,  
Benmore University Endowment Block.

ROBT. T. SADD,  
Chairman of the Land Board.

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

District Lands and Survey Office,  
Christchurch, 5th June, 1923.

NOTICE is hereby given that the education reserves described in the Schedule hereto will be offered for lease by public auction at the District Lands and Survey Office, Christchurch, at 11.30 o'clock a.m. on Tuesday, 24th July, 1923, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

## SCHEDULE.

## EDUCATION RESERVES.—FIRST-CLASS LAND.

Waimairi County.—Christchurch Survey District.—Township of Oranga.

Section.	Block.	Area.	Annual Rent.		
			A. R. P.	£	s. d.
Lot 1 of E.R. 1310	VIII	1 0 19	3	10	0
" 2	"	0 3 8	3	10	0
" 3	"	0 3 30	3	10	0
" 4	XII	0 3 37	4	0	0
" 5	"	1 0 10	4	0	0
" 6	"	0 2 21	3	10	0
" 7	"	0 3 13	4	0	0
" 8	"	0 3 20	5	0	0

The lots are situated 200 yards from the Burwood tram-line and school, about three miles and a half from Christchurch. The land is of a light sandy nature.

## ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

- Six months' rent at the rate offered, together with rent for the broken period, and £2 2s. lease fee and cost of registration, must be paid on the fall of the hammer.
- Term of lease, twenty-one years, with right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
- Rent payable half-yearly, in advance, on 1st days of January and July in each year.
- 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.
- Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
- Lessee to keep the land free from noxious weeds, rabbits, and vermin.
- Lessee not to use or remove any gravel without the consent of the Land Board.
- Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
- Lessee not to make improvements without the consent of the Land Board.
- Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £2 per acre.
- 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.
- Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.

13. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.

14. Lessee to keep buildings insured.

15. Lessee to have no right to any minerals.

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.

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 Advances Office.

Possession will be given on the day of sale.

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

G. H. BULLARD,  
Commissioner of Crown Lands.

*Lands in Auckland Land District open for Selection on Renewable Lease.*

District Lands and Survey Office,  
Auckland, 5th June, 1923.

IN pursuance of section 21 of the Land Laws Amendment Act, 1913, notice is hereby given that the under-mentioned lands are open for selection on renewable lease under the provisions of the Land for Settlements Act, 1908, the Land Act, 1908, and amendments; and applications will be received at this office up to 4 o'clock p.m. on Monday, 25th June, 1923.

Applicants should appear personally before the Land Board for examination at this office at 10 o'clock a.m. on Wednesday, 27th June, 1923.

The ballot will be held on Wednesday, the 27th June, 1923, at the conclusion of examination of applicants.

Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who within two years immediately preceding date of ballot have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force; and to persons engaged on military service beyond New Zealand in connection with the late war, if such persons immediately prior to the war were *bona fide* residents of New Zealand.

## SCHEDULE.

## AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

Waipa County.—Part Reynolds Settlement.

LOT 2 of Sections 14 and 15: Area, 107 acres 2 roods 28 perches; capital value, £1,540; half-yearly rent, £34 13s.

Weighted with £108, valuation for improvements comprising whare, tank, small cow-shed, two small bridges, fencing, scrub-cutting, stumping, ploughing, discing, and cultivation; to be paid for in cash.

Reynolds Settlement is situated about three miles south of Cambridge, fronting the main Cambridge-Roto-o-rangi Road, the distance from which to the holding is about one mile and a half by branch road. Two creameries and a school are situated at distances of about two miles from the settlement. There is a telephone system in the district, and a daily rural delivery of mails. The holding comprises flat land with peat of varying depth.

Piako County.—Pakarau Settlement.

Section 20: Area, 96 acres 2 roods 2 perches; capital value, £2,000; half-yearly rent, £45; interest and sinking fund, £9 10s. 2d.\*

\* Interest and sinking fund on buildings valued at £110. Total half-yearly payment, £54 10s. 2d.

Situated about seven miles and a half from Morrinsville Railway-station by a good formed road, and about four miles from Kiritahi Railway-station on the Auckland-Rotorua line. The section comprises easy undulating land of good quality, with soil of a loamy nature; the holding will make an excellent dairy farm.

## IMPROVEMENTS.

The improvements included in the capital value are as follows: 50 acres grass, 43 chains boundary fence (half share), 15 chains road-boundary fence, 85 chains internal fence, water-bore; total value, £340.

The improvements not included in the capital value, but which have to be paid for separately in cash or by half-yearly instalments of interest and sinking fund: Lean-to dwelling, cow-shed and engine-room, value £110; repayable in seven years by fourteen half-yearly instalments of £9 10s. 2d.

NOTE.—Arrangements can be made for the incoming lessee to purchase the milking-machine which has been established on the section.