

8. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land comprised in the lease; and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbrier, broom, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.

9. The rent shall be payable half-yearly in advance, free from all deductions whatsoever.

10. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the said lease within sixty days after the date on which the same ought to be fulfilled.

G. H. BULLARD,
Commissioner of Crown Lands.

Education Reserve in Wellington Land District for Lease by Public Auction.

District Lands and Survey Office,
Wellington, 25th October, 1923.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, Wellington, at 11 o'clock a.m. on Wednesday, 19th December, 1923, under the provisions of the Education Reserves Act, 1908, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—KAIRANGA COUNTY.—
KAIRANGA SURVEY DISTRICT.

SECTION part 1580, Block IX: Area, 90 acres 0 roods 8 perches; upset annual rental, £246 10s.; term of lease, twenty-one years, without right of renewal.

Weighted with £466 11s. valuation for improvements.

Situated at the corner of Campbelltown Road and Kairanga No. 1 line, about four miles from Palmerston North by good metalled road. Comprises all flat land, cleared and sown in good grass. Soil is of good heavy loam resting on clay formation. Suitable for dairy farm.

Improvements.

The improvements on the property are valued at £897 1s., of which £430 10s. is included in the capital value for rental purposes; the balance of £466 11s. must be paid for in cash.

Abstract of Terms and Conditions of Lease.

1. A half year's rent at the rate offered, and lease and registration fee (£2 2s.), to be paid on the fall of the hammer.
2. No improvements to be effected without consent of Land Board.
3. No transfer or sublease allowed without consent of the Land Board.
4. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
5. Buildings on land to be insured to their full insurable value.
6. The lease shall be for a term of twenty-one years, without right of renewal; but at the expiration of the term, if the land is not again leased, or if the existing lessee does not secure the new lease of the land, he shall be compensated for his improvements, the amount in case of dispute to be determined by arbitration.
7. Lease will be registered under the Land Transfer Act.
8. Lessee to pay all rates, taxes, and assessments.
9. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
10. Lessee not to use or remove any gravel without the consent of the Land Board.
11. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
12. Lease is liable to forfeiture if conditions violated.

THOS. BROOK,
Commissioner of Crown Lands.

Land in Marlborough Land District open for Selection on Renewable Lease.

District Lands and Survey Office,
Blenheim, 29th October, 1923.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land Act, 1908, and the Land for Settlements Act, 1908, and amendments; and applications will be received at this office up to 4 o'clock p.m. on Tuesday, the 4th December, 1923.

Applicants should appear personally before the Land Board for examination at this office at 10.30 o'clock a.m., on Thursday, the 6th December, 1923.

The ballot will be held on Thursday, the 6th December, 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.

MARLBOROUGH LAND DISTRICT.—FIRST-CLASS LAND.

Awatere County.—Clifford Bay Survey District.—Town of Seddon.—Starborough Settlement.

Section.	Block.	Area.			Capital Value.			Half-yearly Rental.		
		A.	R.	P.	£	s.	d.	£	s.	d.
8	II	0	1	0	30	0	0	0	13	6
9	"	0	1	0	30	0	0	0	13	6
1	VIII	0	1	0	30	0	0	0	13	6
2	"	0	1	0	30	0	0	0	13	6
4	"	0	3	25	75	0	0	1	13	9
17	IXA	0	1	8	40	0	0	0	18	0
18	"	0	1	26	50	0	0	1	2	6
7	XIV	0	1	0	45	0	0	1	0	3
6	XV	0	1	0	40	0	0	0	18	0

These sections are practically all flat, suitable for residential sites, handy to railway-station, post-office, school, and sale-yards.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years and a right to acquire the freehold.
2. Rent, 4½ per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.
3. Applicants to be twenty-one years of age and upwards.
4. Applicants to furnish with applications statutory declaration, and, on being declared successful, deposit £1 1s. (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. 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.
7. No person may hold more than one allotment.
8. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.
9. Lessee to reside continuously on the land, and pay all rates, taxes, and assessments.
10. 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.
11. Transfer not allowed until expiration of fifth year of lease, 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.

Full particulars may be obtained on application to this office.

JOHN COOK,
Commissioner of Crown Lands.