

left without sowing-down—grass run out; well watered. Situated about nine miles from Lawrence on formed road and twenty-four miles from Balclutha.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, thirty-three years, with perpetual right of renewal for further successive terms of thirty-three years and the right to acquire the freehold.
2. Rent, 5 per cent. per annum on the capital value; payable in advance on the 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 declarations and on being declared successful deposit £1 ls. lease fee and a half-year's rent, together with rent for broken period.
5. Applications made on the same day are deemed to be simultaneous.
6. Order of selection to be decided by ballot.
7. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.
8. Lessee to reside continuously on land, and pay all rates, taxes, and assessments.
9. All improvements on the land to be kept in good order and condition, and all buildings to be fully insured.
10. No transfer allowed without permission of Land Board and Minister.
11. Lease is liable to forfeiture if conditions are violated.

R. S. GALBRAITH,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
New Plymouth, 17th December, 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, New Plymouth, at 11.30 o'clock a.m. on Friday, 22nd February, 1924, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.—EDUCATION RESERVES.

TOWN LAND.

Hawera County.—Hawera Survey District.—Town of Hawera Extension No. 5.

SECTION 46: Area, 1 rood; upset annual rental, £5 7s. 6d.
Situated about one mile from Hawera Post-office on the South Road, which is a sealed surface metalled road and is the main road to Wellington. Good level section, land of first-class quality, eminently suitable for a suburban residential site.

Section 37: Area, 2 roods 0.4 perches; upset annual rental, £4 17s. 6d.

Weighted with £7, valuation for boundary fencing, which must be paid in cash on fall of hammer.

Situated in Manawapou Road, about a mile from the Hawera Post-office. Good level section adjoining Hawera Borough; land is of excellent quality, well adapted for a suburban residential site.

Patea Borough.—Patea Suburban.

Subdivisions 19 to 25 of Section 42: Area, 3 roods 29 perches; upset annual rent, £4.

These sections are situated in the Borough of Patea. Access from Monmouth Street. They comprise flat land with a slight slope from each end towards the centre, and are inclined to be a bit swampy, but are very suitable for grazing.

New Plymouth Borough.—Town of New Plymouth.

Section 2354: Area, 1 rood 10.9 perches; upset annual rental, £2 15s.

Section 2355: Area, 1 rood 7.5 perches; upset annual rental, £2.

Section 2356: Area, 1 rood 6.1 perches; upset annual rental, £2.

These sections have a frontage to Victoria Road and were originally Davy, Wakefield, and Bell Streets, which are now closed. They comprise sufficient flat land to build on, but fall away very steeply towards the back.

Taranaki County.—Town of Oakura.

Sections 129 and 131: Area, 1 acre 0 roods 3.2 perches; upset annual rent, £2.

Situated opposite the Oakura Hotel and alongside the store and post-office. Access is from New Plymouth by Main South Road, distance about nine miles. Fenced on three sides, but fences are out of repair.

NOTE.—The storeroom erected on the northern boundary of Section 131 is the property of the adjoining owner, who has the right to remove same.

New Plymouth Borough.—Paritutu Survey District.—Town of New Plymouth.

Section 04: Area, 1 rood 1.65 perches; upset annual rent, £5.

Weighted with £90, valuation for improvements, consisting of a cottage (unlined) of five small rooms, which must be paid for in cash on fall of hammer.

Section is situated on the south side of Lemon Street. About one-third of the section is level with the street; the back of the section is about 12 ft. below street-level.

RURAL LAND.

Eltham County.—Ngairu Survey District.—Mangamingi Suburban.

Section 68: Area, 15 acres 2 roods 25 perches; upset annual rental, £3 17s.

Weighted with £71, valuation for improvements, consisting of 15 acres of felling and grassing, £45, and 30 chains wire-fencing, £26, which must be paid for in cash on fall of hammer.

Section is situated on south side of the Rawhitiroa Road and adjoining the Mangamingi Township. Access is from the Town of Eltham by the Rawhitiroa Road, which is about eleven miles from Eltham. The section comprises improved bush land, easy and undulating near the frontage, and sloping back to a rather high peak at the back. The soil is of good quality on papa formation.

Eltham County.—Ngairu Survey District.

Section 3, Block XV: Area, 237 acres 0 roods 25 perches; upset annual rental, £296 5s.

Weighted with £2,057 10s., valuation for improvements, comprising 235 acres felling and grassing, 240 chains fencing, four-roomed house, two-roomed whare, eight-bail cowshed, engine-shed, and implement-shed, which must be paid in cash on fall of hammer.

Situated on the Campbell Road, about five miles from Eltham by good road. Undulating to steep country. Soil is of fair quality, resting on clay and sandstone formation.

Part Section 30, Block XIII: Area, 40 acres; upset annual rental, £80.

Included in the capital value of the land is the sum of £550, valuation for improvements, comprising felling, grassing, stumping, fencing, cowshed, whare, old cottage, which are the property of the Crown.

Situated on Boylan Road, about four miles and a half from Eltham. School adjoins property, and a dairy-factory is about a quarter of a mile distant. Practically all cleared and sown down in grass. Well watered. Soil is of good quality of volcanic formation. Altitude, 500 ft. to 550 ft.

Section 40, Block VI: Area, 43 acres 1 rood; upset annual rental, £120.

Included in the capital value of the land is the sum of £700, valuation for improvements, comprising felling, grassing, fencing, shed, wash-house, cottage, and cowshed, which are the property of the Crown.

Situated on the Mountain Road, about three miles from Eltham. Land is of good quality well suited for dairying.

Eltham County.—Omona Survey District.

Section 36, Block II: Area, 5 acres 3 roods 10 perches; upset annual rental, £5 2s.

Included in the capital value of the land is the sum of £45 10s., valuation for improvements, comprising fencing, felling, grassing, and stumping, which are the property of the Crown.

Situated on the Mangatuku Road about six miles from Douglas Railway-station and about one mile from Tututawa Dairy-factory and school by good metalled road. Land is of good quality, but is broken by creeks.

ABSTRACT OF CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., to be paid on fall of hammer.
2. Term of lease is twenty-one years, with perpetual right of renewal for successive terms of twenty-one years at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. No compensation for improvements; but if lease is not renewed upon expiry the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements effected by the