

original lessee with the consent of the Land Board; failing disposal, the land and improvements revert to the Crown without compensation.

4. No transfer, mortgage, sublease, or subdivision allowed without consent.

5. Lessee to cultivate and improve the land and keep it clear of weeds.

6. Lessee to maintain in good substantial repair all buildings, fences, gates, and drains, and to keep clear all creeks, drains, ditches, and watercourses, to trim all live hedges, and to yield up all improvements in good order and condition at the expiration of the lease.

7. Rent payable half-yearly in advance, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrear.

8. No gravel to be removed from land without consent of the Land Board.

9. Lessee will not carry on any offensive trade.

10. Lessee to give notice to Land Board before making improvements.

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

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

Improvements on Rural Lands.—Lessee is required to improve the land within one year to the value of 10 per cent. of the capital value; within two years to the value of another 10 per cent. of the capital value; and thereafter, but within six years, to the value of another 10 per cent. of the capital value. 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 and 10s. for every acre of second-class land.

NOTE.—Possession will be given on the day of sale.

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.

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.

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

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

JOHN COOK,
Commissioner of Crown Lands.

Pastoral Runs in Otago Land District for Lease by Application and Ballot.

District Lands and Survey Office, Dunedin, 18th December, 1923.

NOTICE is hereby given that the undermentioned pastoral runs are open for selection, and applications will be received at the District Lands and Survey Office, Dunedin, up to 4 o'clock p.m. on Monday, 18th February, 1924. Applicants must appear personally before the Land Board at the Athenæum Hall, Cromwell, on Thursday, 21st February, 1924, at 10 o'clock a.m.; or applicants may be examined on or before Tuesday, 19th February, 1924, at the District Lands and Survey Office, Dunedin. An applicant may also be examined by the Land Board of any other district.

The ballot will be held at the Athenæum Hall, Cromwell, on Thursday, 21st February, 1924, at the conclusion of the examination of applicants.

Preference at the ballot will be given to approved discharged-soldier applicants, to landless applicants who have one or more children dependent on them, to landless applicants who within two years immediately preceding date of the ballot have applied for land at least twice unsuccessfully, 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.

An application may include any number of runs shown on the sale plan, but no person will be allotted more than one run.

Possession will be given on the 1st April, 1924.

Applications will only be considered by the Land Board from applicants who are in a position to finance their own stock. No advance will be made to discharged soldiers for purchasing stock.

Rolling-stock and furniture on the homestead block will be disposed of after ballot. Schedules may be seen at the office of the Commissioner of Crown Lands. The selector of Run 630 will be allowed to purchase certain articles at valuation.

FIRST SCHEDULE.

OTAGO LAND DISTRICT.—SUBDIVISIONS OF MOUNT PISA RUN.

Lake and Vincent Counties, Cardrona, Tarras, Cromwell, Crown, and Kawarau Survey Districts.

Term of license: Thirty-five years from 1st March, 1925.

(Exempt from payment of rent for twelve months for period 1st March, 1925, to 28th February, 1926.)

Run No.	Area.	Half-yearly Rental.	Half-yearly Instalment of Principal and Interest on Building.	Total Half-yearly Payment on Lease.	Valuation for Fencing included in Capital Value.	Valuation for Buildings to be paid for by Instalments.
	Acres.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£
625	8,763	37 0 0	..	37 0 0	108 4 6	..
626	7,914	58 0 0	1 19 0	59 19 0	208 10 0	50
627	9,175	44 0 0	1 19 0	45 19 0	187 11 0	50
628	9,725	32 0 0	..	32 0 0	203 0 0	..
629	16,490	70 0 0	3 10 6	73 10 6	310 19 0	90
630	21,660	150 0 0	65 12 0	215 12 0	1,120 5 6	1,682
631	12,187	44 0 0	..	44 0 0	124 7 6	..
632	12,996	47 0 0	..	47 0 0	152 11 0	..
633	15,200	72 10 0	1 7 4	73 17 4	334 4 0	35
634	14,412	52 10 0	..	52 10 0	307 10 0	..

DESCRIPTION OF RUNS.

Run 625: Situated in the Clutha Valley, in Central Otago. Access is from Cromwell, twenty-seven miles distant. Cromwell is the present terminus of the Otago Central Railway, and there is a good formed road from Cromwell to Luggate. There are a post-office, school, and store at Luggate. The run comprises a series of broken ridges; the lower altitudes are somewhat bare, but the higher altitudes have fair tussock and native grasses. General aspect northerly. The soil is of a light loam resting on a clay and rock formation. The section is well watered by Luggate Creek and its branches. The elevation ranges from about 950 ft. to 5,000 ft. above sea-level. The general quality of the run is fair.

Run 626: Situated near Luggate, in Central Otago, and is part of the original Mount Pisa Station. Access is from Cromwell, eighteen miles distant. Cromwell is the present terminus of the Otago Central Railway, and there is a good road from the railway terminus to the run. The run comprises a series of broken ridges with a north-easterly aspect generally. The soil is of a light loam resting on a schist formation. The run is fairly well watered by a creek. The elevation ranges from about 900 ft. to 4,500 ft. above sea-level. The general quality of the run is fair.

Run 627: Situated about three miles from Cardrona, in Central Otago, and is part of the Mount Pisa Station. Access is from Cromwell, forty-five miles distant, or from Frankton on Lake Wakatipu, which is about twenty-eight miles distant on a steep road. There is a post and telegraph office and a school at Cardrona. The run comprises a number of open steep ridges with generally a westerly and northerly aspect. The soil is of a very fair loam on a schist formation. The run is well watered by different gullies. The elevation ranges from about 1,050 ft. to 6,000 ft. above sea-level. The general quality of the run is very fair.