

The improvements included in the capital value are as follows: 57 chains post-and-wire fencing, value £42 15s.

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, $4\frac{1}{2}$ 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 ls. (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 in 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.

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

W. F. MARSH,
Commissioner of Crown Lands.

Lands in Suburbs of Rotorua, Auckland Land District, for Leasing by Public Auction.

District Lands and Survey Office,
Auckland, 7th January, 1924.

NOTICE is hereby given that the undermentioned lands will be offered for lease by public auction at the King's Theatre, Rotorua, at 10.30 o'clock a.m. on Thursday, the 21st day of February, 1924, under the provisions of the Thermal Springs District Act, 1910, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.

Rotorua County.—Suburbs of Rotorua.

Lot 21, Section 22: Area, 1 rood; upset annual rent, £7.

Lot 22, Section 22: Area, 1 rood; upset annual rent, £7.

Lot 24, Section 22: Area, 1 rood 3-7 perches; upset annual rent, £10.

Lot 25, Section 22: Area, 1 rood 26 perches; upset annual rent, £10.

These lots adjoin the racecourse, and are situated about half a mile from the Rotorua Post-office. Lots 21 and 22 have a frontage to Ti Street, and Lots 24 and 25 a frontage to Rotorua-Whakatane Road. Good level building-sites with sandy soil.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, twenty-one years, with perpetual right of renewal for the same term at a rent to be determined by revaluation in accordance with the provisions of the First Schedule of the Public Bodies' Leases Act, 1908.

2. Rents payable half-yearly, in advance, to the Receiver of Land Revenue, Auckland, the first half-yearly payment,

with lease fee (£1 ls.) to be made on the fall of the hammer.

3. Sections to be improved within one year from the date of the lease to the value of at least ten times the annual rental.

4. No lease to be assigned, underlet, or the possession thereof parted with, except with the consent of the Land Board.

5. All rates, taxes, charges, and assessments whatsoever to be paid by the lessee.

6. The lessee shall throughout the term of the lease keep and maintain in good order, condition, and repair, to the satisfaction of the local authority, all buildings, structures, fixtures, and fences which may be erected or placed upon the land.

7. The lessee shall not erect any building until the plan of the same has been first submitted to the local authority, Rotorua, for approval, and duly approved.

8. The leases shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.

Sale plans and full particulars may be obtained at this office.

W. F. MARSH,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Dunedin, 7th January, 1924.

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, the 25th day of February, 1924.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Dunedin, on Wednesday, the 27th day of February, 1924, at 10 o'clock a.m., or an applicant may be examined by the Land Board of any other district.

The ballot will be held at the District Lands and Survey Office, Dunedin, on Wednesday, the 27th day of February, 1924, at the conclusion of the examination of applicants.

Preference at the ballot will be given to approved discharged soldier applicants, and preference for any runs not selected by discharged soldiers will be given to landless applicants who have one or more children dependent upon them, to landless applicants who within two years immediately preceding the date of 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.

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

SCHEDULE.

OTAGO LAND DISTRICT.—TEVIOT PASTORAL RUNS.

Tuapeka County.—Teviot, Benger, Long Valley, and Lammerlaw Survey Districts.

Run 602 (Class B): Area, 1,382 acres; term, twenty-one years; half-yearly rental, £37 10s.; valuation for improvements, £176 (fencing).

The successful applicant will be required to take a lease (expiring at the same time as the run license), under section 59 of the Land for Settlements Act, 1908, over Section 4s, Teviot Settlement; area, 725 acres; capital value, £3,895; half-yearly rent, £87 12s. 9d.

The valuation for buildings to be paid for separately are killing-shed and old stable (next to hut) between cookhouse and stone building, both buildings now on Allotment 10s, to be removed by the lessee of Section 4s and re-erected on his allotment at his own expense. The value of these buildings is £105—payable in cash, or in five years by ten half-yearly instalments of £12 2s. 7d.; total half-yearly payment on lease, £99 15s. 4d.

The improvements included in the capital value consist of fencing valued at £286.

Run 604 (Class B): Area, 2,000 acres; term, twenty-one years; half-yearly rent, £45; valuation for improvements, £75 4s. 6d. (fencing).

The successful applicant will be required to take a lease (expiring at the same time as the run license), under section 59 of the Land for Settlements Act, 1908, over Section 13s, Teviot Settlement; area, 624 acres 2 roods 35 perches; capital value, £2,445; half-yearly rent, £55 0s. 3d.

The valuation for buildings to be paid for separately are machinery-shed and wool-scouring shed, and hut on sledge at end of cookhouse, now on Allotment 10s, valued at £40. These buildings to be removed at the expense of the lessee of Allotment 13s and re-erected on his allotment. He must