

Whangarei County.—Mangapai Parish.

Section 32: Area, 29 acres 1 rood; upset annual rental, £2.

The elevation ranges to 150 ft. above sea-level. The section comprises all undulating land in tea-tree, scrub, and gorse. The soil is of clay, resting on pipeclay formation. Badly watered by soakage. The access is from Oakleigh Wharf and Railway-station, which is about two and a half miles distant by cart-road, of which one-third is metalled.

Eden County.—Panmure Village.

Lot 43 of Section 2.

Lot 1: Area, 1 rood 10 perches; upset annual rental, £6.
 Lot 2: Area, 1 rood; upset annual rental, £7.
 Lot 3: Area, 1 rood; upset annual rental, £7.
 Lot 4: Area, 1 rood; upset annual rental, £7 10s.
 Lot 5: Area, 1 rood; upset annual rental, £8.
 Lot 6: Area, 1 rood; upset annual rental, £8.
 Lot 7: Area, 1 rood; upset annual rental, £6.
 Lot 8: Area, 1 rood; upset annual rental, £7.
 Lot 9: Area, 1 rood; upset annual rental, £7.
 Lot 10: Area, 1 rood; upset annual rental, £7.
 Lot 11: Area, 2 roods 14·3 perches; upset annual rental, £12 10s.

Soil heavy black loam on sandstone formation. The sections are practically level and are all elevated, giving a magnificent view towards the south-west overlooking Panmure basin. Five feet of water along bank at high tide. Sections are situated about 10 chains from the Panmure Post-office by an unmetalled road. The proposed Panmure Station on the deviation of the railway from Auckland City will be situated within easy-walking distance.

Eden County.—Auckland Suburbs.

Part Lots 6 and 7, Allotment 13, Section 12.

Section 60: Area, 37·8 perches; upset annual rental, £17 10s.

Section 61: Area, 37·8 perches; upset annual rental, £17 10s.

Fine level sections in Haydn Avenue just off Manukau Road, facing Cornwall Park, and are about fifty yards from tram stop. The land is at present in grass and garden. Good volcanic soil. These are fine building-sites.

TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, valuation for improvements, and £2 2s. lease fee and cost of registration must be deposited on acceptance of bid.
2. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. Rent payable half-yearly in advance.
4. 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.
5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
6. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
7. Lessee not to use or remove any gravel without the consent of the Land Board.
8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
9. Lessee not to make improvements without the consent of the Land Board.
10. 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 revert to the Crown without compensation.
11. Lease liable to forfeiture if conditions are violated.
12. Lessee to keep buildings insured.
13. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

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.

Sale plans and full particulars may be obtained from the Commissioner of Crown Lands, North Auckland.

H. J. LOWE,
 Commissioner of Crown Lands.

Land in Hawke's Bay Land District for Sale by Public Auction.

District Lands and Survey Office,
 Napier, 26th May, 1924.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at the District Lands and Survey Office, Napier, at 11 o'clock a.m. on Thursday, the 10th July, 1924, under the provisions of the Land Act, 1908.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—TOWN LAND.

Borough of Napier.

SECTION 616: Area, 34 perches; upset price, £350.

This is a building-site adjoining Williams and Kettle's wool-stores in Colin Street (off Lever Street), Port Ahuriri. There are no buildings on the property. A plan of the property may be seen at the Lands Office, Napier.

TERMS OF SALE.

One-tenth of the purchase-money to be paid on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter; otherwise the part of the purchase-money paid by way of deposit shall be forfeited, and the contract for the sale of the land be null and void.

Titles will be subject to Part XIII of the Land Act, 1908.

Full particulars may be obtained at this office.

J. D. THOMSON,
 Commissioner of Crown Lands.

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

District Lands and Survey Office,
 Auckland, 5th May, 1924.

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, Auckland, at 10 o'clock a.m. on Wednesday, 11th June, 1924, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

AUCKLAND LAND DISTRICT.—TAURANGA COUNTY.

PART Section 20, Block VIII, Maketu Survey District: Area, 5 acres 0 roods 19·7 perches; upset annual rental, £4.

Weighted with £6 10s., valuation for improvements, comprising half-share 7 chains boundary-fence, and 6 chains road-boundary fence, to be paid for in cash on fall of hammer.

Part Section 20, Block VIII, Maketu Survey District: Area, 4 acres 0 roods 30·3 perches; upset annual rental, £3.

Weighted with £9, valuation for improvements, comprising half-share 6 chains boundary-fence, and 6 chains road-fence, to be paid for in cash on fall of hammer.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, for twenty-one years, with perpetual right of renewal for the same term at a rent to be determined by valuation in accordance with the provisions of the First Schedule of the Public Bodies' Leases Act, 1908.
2. Rent payable half-yearly in advance to the Receiver of Land Revenue, Auckland; the first half-yearly payment, together with lease and registration fee and valuation for improvements, to be made on the fall of the hammer.
3. The successful applicant must pay the value of the improvements before being admitted to possession, which will be given (the necessary payments being made) on the day of sale.
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 leases shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.
7. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
8. Consent of the Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.
9. Lease is liable to forfeiture if conditions are violated. The valuation for improvements must be paid on the fall of the hammer.

Full particulars may be obtained at this office.

W. F. MARSH,
 Commissioner of Crown Lands.