

of the Waihi Swamp in Tauranga County, in terms of the Land Act, 1908, and the flax regulations thereunder.

At present there is an estimated quantity of 1,200 tons of millable flax growing on this area, in respect of which the successful tenderer will be required to give approved promissory notes to an amount of £300 as stated in conditions below. Term of lease, fourteen years.

Minimum upset rentals; for first four years, £200 per annum; for next four years, £260 per annum; for last six years, £340 per annum.

CONDITIONS OF SALE.

1. Intending tenderers are expected to visit the locality and satisfy themselves in every particular in all matters relating to their tenders.

2. Rent payable half-yearly in advance, the first half-year's rent to be deposited with tender, along with £1 ls. lease fee.

3. In respect of the millable flax now growing on the area the successful tenderer will be required to give two promissory notes for £150 each, payable at twelve and eighteen months, which notes will be returned to the lessee at due dates on payment of rent due at those periods, provided that the other conditions of the lease shall up to that time have been satisfactorily fulfilled. The promissory notes will be made payable on demand, and will require approved endorsement.

4. The cutting generally is to be subject to the approval of the Commissioner of Crown Lands, and no flax is to be cut lower than seven to eight inches above the "crown" the "crown" being defined as the junction of the bulb. During the months of April to July inclusive, all flax is to be cut by the side-leaf method.

5. Lessee to maintain in good order and condition and to deepen when necessary all drains on the area and to construct further subsidiary drains so as to stimulate the growth of the flax and also to clean up and prevent the spreading of noxious weeds on the area.

6. No compensation to be allowed for loss by fire, of which all risk shall be taken by the lessee, and against the occurrence and spread of which he will be required to take all reasonable precautions.

7. No compensation is to be allowed for improvements at the termination of the lease, but the lessee may, provided all the conditions of the lease have been satisfactorily fulfilled, remove all buildings and plant erected by him on the ground.

8. All flax growing on the ground shall revert to the Crown at the termination of the lease without any compensation whatever, and no plants shall be removed or destroyed.

9. The Crown reserves the right to make drains and roads within the area at any time, and also reserves the right of access at all times.

10. The lessee shall not transfer nor sublet nor dispose of the cutting or milling rights except with the approval of the Land Board.

11. All carting on the roads shall be subject to the heavy-traffic by-laws of the Tauranga County Council or as may be gazetted by the Lands Department under the authority of the Swamp Drainage Act.

12. The lease will be subject to the rating clauses of the Swamp Drainage Act, but for maintenance only.

13. The lease may be forfeited for non-compliance with these conditions.

Plan of area may be seen at the office, and full particulars obtained from undersigned.

W. F. MARSH,
Commissioner of Crown Lands.

Land for Sale by Public Auction.

District Lands and Survey Office,
Blenheim, 29th September, 1924.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, Blenheim, at 2.30 o'clock p.m. on Thursday, the 6th November, 1924, under the provisions of the Land Act, 1908, and the Land for Settlements Act, 1908, and amendments.

SCHEDULE.

MARLBOROUGH LAND DISTRICT.—FIRST-CLASS LAND.

Marlborough County.—Linkwater Survey District.—
Linkwater Dale Settlement.

SECTION 7s, Block IX; Area, 5 acres; upset price, £300. This section is all flat, suitable for grazing one or two dairy cows, situated at Mahakipawa, adjacent to school and post-office.

IMPROVEMENTS.

The improvements comprise a small dwelling of two rooms and a little boundary-fencing.

TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of nineteen years. The terms are—

1. *Cash*.—One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown grant fee (£1), within thirty days thereafter.

2. *Deferred Payments*.—5 per cent. of the purchase-money and license fee (£1 ls.) on the fall of the hammer, balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount.

In either case, if the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount already paid shall be forfeited, and the contract for the sale of the land be null and void.

Titles will be subject to section 60 of the Land Laws Amendment Act, 1912.

Full particulars may be obtained at this office.

J. STEVENSON,
Commissioner of Crown Lands.

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

District Lands and Survey Office,

New Plymouth, 29th September, 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, New Plymouth, at 10 o'clock a.m., on Thursday, 20th November, 1924, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.—TOWN LAND.

Stratford Borough.—Ngairu Survey District.

Lot C, Subdivision 1, Section 69, Block II	Area.			Upset Annual Rental.	
	A.	R.	P.	£	s. d.
Lot C, Subdivision 1, Section 69, Block II	0	1	0	4	16 0
" D "	0	1	0	4	16 0
" E "	0	1	0	4	0 0
" F "	0	1	0	4	0 0
" G "	0	1	0	4	0 0
" H "	0	1	0	4	0 0
" 1 Subdivision 2, Section 69, Block II	0	1	0	3	16 0
" 2 "	0	1	0	3	12 0
" 3 "	0	1	0	3	12 0
" 4 "	0	1	0	2	0 0
" 5 "	5	3	10-3	20	0 0

Sections are situated within the Borough of Stratford about 40 chains from the railway-station. Soil is of good quality. Will make choice building-sites.

ABSTRACT OF TERMS AND 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 affected by the 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 arrears.

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