

public competition will be subject to payment by the incoming tenant of valuation for improvements effected 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 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.

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

JOHN COOK,
Commissioner of Crown Lands.

National-endowment Land in Southland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Invercargill, 25th October, 1924.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1908, and amendments; and applications will be received at the District Lands and Survey Office, Invercargill, up to 4 o'clock p.m. on Thursday, 4th December, 1924.

The valuation for improvements must be paid immediately an applicant is declared successful.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—NATIONAL ENDOWMENT.

Wallace County.—Aparima Hundred.

SECTION 16, Block V: Area, 243 acres 2 roods 3 perches. Capital value, £370. Renewable lease: Half-yearly rent, £7 8s.

Weighted with £120, valuation for felling, grassing, and fencing.

Worked-out bush section, four miles from Otautau, the last mile and a half being formed but not gravelled. Suitable for grazing and dairying.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years; but without right of purchase.

2. Rent, 4 per cent. per annum on the capital value, payable on 1st January and 1st July in each year.

3. Applicants to be seventeen years of age and upwards.

4. Applicants to furnish statutory declaration with applications, 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. Order of selection is decided by ballot.

7. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.

8. Residence is to commence within four years in bush land or swamp land, and within one year in open or partly open land, and to be continuous for ten years. Under certain conditions personal residence may be dispensed with.

9. 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.

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

11. Transfer not allowed until completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.

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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.

Full particulars may be obtained at this office.

K. M. GRAHAM,
Commissioner of Crown Lands.

Lands in North Auckland Land District for Lease by Auction.

North Auckland District Lands and Survey Office,
Auckland, 22nd October, 1924.

NOTICE is hereby given that the undermentioned reserves will be offered for lease by public auction, for a term of twenty-one years, at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, the 3rd day of December, 1924, at 10 o'clock a.m., under Part I of the Public Reserves and Domains Act, 1908.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

Town of Hokianga (Rawene).

LOT 248c: Area, 5 perches; upset annual rental, £12 10s. Weighted with £500 valuation for improvements (three offices and strong-room). Term of lease, twenty-one years from 1st February, 1925.

Lot 2: Area, 36 perches; upset annual rental, £5. Weighted with £150 valuation for improvements (dwelling-house). Term of lease, twenty-one years from 1st January, 1925.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. No right of renewal.

2. Rent payable half-yearly in advance on 1st January and 1st July in each year. The first half-year's rent and £1 ls. lease fee to be paid on the fall of the hammer. The valuations for improvements to be paid in cash on the fall of the hammer.

3. The lease shall be for the term of years specified above, but shall be subject to termination by six months' notice in writing in the event of the land being required by the Government.

4. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.

5. The lessee shall have no right to compensation either for improvements on the land or on account of the aforesaid resumption, or for any other cause; but he may on the expiration or sooner determination of the lease remove all buildings or improvements erected by him but not otherwise.

6. All rates, taxes, charges, and other assessments to be paid by lessee.

7. All noxious weeds to be eradicated and kept down by lessee.

Full particulars obtainable at this office.

H. J. LOWE,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Napier, 28th October, 1924.

NOTICE is hereby given that the undermentioned properties will be offered for sale by auction, for cash or on deferred payments, at the District Lands and Survey Office, Napier, on Wednesday, 3rd December, 1924, at 11 o'clock a.m., under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.

SECTION 5, Block III, Woodville Survey District: Area, 25 acres 1 rood 35 perches. Price, £1,050, for cash or on deferred payments; deposit required on deferred payments, £100.

File—H.O., 26/17927; D.O., 22/2260.

Lot 5, Deeds Plan 340, Hastings: Area, 25.2 perches. Price, £1,050 for cash or on deferred payments; deposit required on deferred payments, £100. A good house of six rooms at 614w Avenue Road, Hastings.

File—H.O., 26/25713; D.O., 22/2730.