

Section 36, Block III, Kawatiri Survey District: Area, 4 acres 1 rood 26.2 perches; upset annual rental, £2 2s.

Section 871, Balfour, Salisbury, and Romilly Streets: Area, 33.5 perches; upset annual rental, £1 13s.

Section 872, Balfour and Salisbury Streets: Area, 1 rood 7.2 perches; upset annual rental, £2 7s.

Section 873 and 874, Balfour and Derby Streets: Area, 2 roods 15.5 perches; upset annual rental, £4 15s.

Weighted with £400, valuation for improvements, consisting of a six-roomed dwelling, four glass-houses with boiler and pipes, fowlhouses and runs.

Section 875, Salisbury and Derby Streets: Area, 1 rood; upset annual rental, £2.

Section 80, Cobden Street: Area, 10 perches; upset annual rental, £2 10s.

Section 88, corner of Palmerston and Bright Streets: Area, 1 rood 20 perches; upset annual rental, £6.

GENERAL DESCRIPTION OF SECTIONS.

Sections consist mainly of level land suitable for business and residence sites.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The highest bidder shall be the purchaser.
2. The purchaser shall pay one-half year's rent, £1 1s., lease fee, and valuation for improvements on the fall of the hammer. Rent for broken period between date of sale and 1st July, 1925, is also payable.
3. The lease shall be for a term of forty-two years, without right of renewal.
4. No compensation for improvements will be allowed, but on expiry of lease the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements, as assessed by the Commissioner of Crown Lands or his agent. Failing disposal, the land and improvements revert to the Crown without compensation.
5. Possession will be given on date of sale.
6. Rent shall be payable half-yearly in advance, on the 1st day of January and July in each year.
7. The lessee shall have no right to sublet, transfer, mortgage, subdivide, or otherwise dispose of the land comprised in the lease without consent.
8. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land comprised in the lease, and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbrier, broom, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
9. The lessee shall pay all rates, taxes, and other assessments.
10. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any condition of the said lease within thirty days after the date on which the same ought to have been fulfilled.

SECOND SCHEDULE.

NELSON LAND DISTRICT.—EDUCATION RESERVE.

Town of Westport.

SECTION 335: Area, 1 rood; upset annual rental, £3 10s.

Weighted with £35 valuation for improvements, consisting of an old four-roomed dwelling with bathroom and wash-house attached, also fencing.

Situated with a frontage to the west side of Romilly Street. Level land, and a good dry building-site.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. The highest bidder shall be the purchaser.
2. A half-year's rent at rate offered, and lease and registration fees £2 2s., together with valuation for improvements, to be paid on fall of hammer.
3. Term of lease, twenty-one years from date of sale, with perpetual right of renewal for further successive terms of twenty-one years.
4. Rent of renewal lease to be fixed by arbitration. If lessee does not desire new lease at end of any term, land may be leased by auction. The incoming lessee to pay the value of improvements as assessed by the Commissioner of Crown Lands or his agent, which is to be handed over to outgoing lessee less any sum due to the Crown.
5. No transfer, sublease, or other disposition of the land allowed without the consent of the Land Board first had and obtained.
6. Lessee to clear land of all noxious weeds, and keep open creeks, drains, and watercourses.
7. Interest at the rate of 10 per cent. per annum to be paid on rent more than thirty days in arrear.
8. Buildings on land to be kept in good order, repair, and condition.
9. No gravel to be removed from town or suburban land without consent of the Land Board.

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10. Lessee will not carry on any offensive trade which may be a nuisance.

11. Consent of Land Board to be obtained before making improvements.

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

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

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.

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.

Full particulars may be obtained at this office.

N. C. KENSINGTON,
Commissioner of Crown Lands.

Education Reserves for Lease by Public Auction.

District Lands and Survey Office, Nelson, 17th February, 1925.

NOTICE is hereby given that the education reserves described in the Schedule hereto will be offered for lease by public auction at the Courthouse, Reefton, at 2.30 o'clock p.m., on Wednesday, 1st April, 1925, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

EDUCATION RESERVES.

Town of Reefton.

SECTION 639: Area, 12.3 perches; upset annual rental, £1 5s.

Section has a frontage to Buller Road and to Victory Street. All flat land cleared and fenced. There is a hut on this section.

Sections 634, 635, 636, 637, and 638: Area of each section, 12.3 perches; upset annual rental of each section, 10s.

Sections are all flat, and have been cleared. Have a frontage to the main Buller Road, and close to State school. Very suitable for building-sites.

Sections 712, 713, 714, 715, 716, and 717: Area of each section, 12.3 perches; upset annual rental of each section, 10s.

Similar to foregoing sections, but with a frontage to Victory Street.

Sections 228 and 229: Area of each section, 12.2 perches; upset annual rental of each section, 10s.

These sections have a frontage to Shiel Street, and are situated close to the Reefton Post-office. All flat and cleared, with good soil. Very suitable for the erection of dwellings.

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 2. A half-year's rent at rate offered, rent for broken period, and lease and registration fees (£2 2s.), together with valuation for improvements, to be paid on fall of hammer.
 3. Term of lease, twenty-one years from date of sale, with perpetual right of renewal for further successive terms of twenty-one years.
 4. Rent of renewal lease to be fixed by arbitration. If lessee does not desire to renew lease at end of any term, land to be leased by auction. The incoming lessee to pay the value of improvements, which is to be handed over to outgoing lessee, less any sum due to the Crown.
 5. No transfer or sublease allowed without the consent of the Land Board.
 6. Lessee to clear land of weeds, and keep open creeks, drains, and watercourses.
 7. Interest at the rate of 10 per cent. per annum to be paid on rent more than thirty days in arrear.
 8. Buildings on land to be kept in good order, repair, and condition.
 9. No gravel to be removed from town or suburban land without consent of the Land Board.
 10. Lessee will not carry on any offensive trade which may be a nuisance.
 11. Consent of Land Board to be obtained before making improvements.
 12. Lessee to pay all rates, taxes, and assessments.
 13. Lease is liable to forfeiture if conditions are violated.
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