

Land in Wellington Land District forfeited.

Department of Lands and Survey,
Wellington, 1st April, 1925.

NOTICE is hereby given that the leases of the under-mentioned lands having been declared forfeited by resolution of the Wellington Land Board, the said lands have thereby reverted to the Crown under the provisions of the Discharged Soldiers Settlement Act, 1915, and the Land Act, 1924.

SCHEDULE.

WELLINGTON LAND DISTRICT.

TENURE: R.L. Lease No. 169. Section 2, Block X, Retaruke Survey District. Area: 1,251 acres. Formerly held by H. Spratt. Reason of forfeiture: At request.

Tenure: L.S.R.L. Lease No. 446. Section 19A, Block I, Gorge Survey District. Area: 93 acres 3 roods 10 perches. Formerly held by T. H. Marshall. Reason of forfeiture: Abandonment of section.

A. D. McLEOD, Minister of Lands.

Land in Nelson Land District forfeited.

Department of Lands and Survey,
Wellington, 1st April, 1925.

NOTICE is hereby given that the lease of the under-mentioned land having been declared forfeited by resolution of the Nelson Land Board, the said land has thereby reverted to the Crown under the provisions of the Land Act, 1924.

SCHEDULE.

NELSON LAND DISTRICT.

TENURE and lease No. L.P. 678. Section 20, Block XI, Waitapu Survey District. Formerly held by J. E. M. Baird. Reason for forfeiture: Non-compliance with conditions of lease.

A. D. McLEOD, Minister of Lands.

Land in Southland Land District forfeited.

Department of Lands and Survey,
Wellington, 1st April, 1925.

NOTICE is hereby given that the lease of the under-mentioned land having been declared forfeited by resolution of the Southland Land Board, the said land has thereby reverted to the Crown under the provisions of the Land Act, 1924, and the Discharged Soldiers Settlement Act, 1915.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

SECTION 28, Monte Cristo Settlement, Block XXII, New River Hundred. Tenure: S.T.L/S. No. 16. Former lessee: Archibald James Gilchrist. Reason for forfeiture: Abandonment of section.

G. JAS. ANDERSON, for Minister of Lands.

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

District Lands and Survey Office,
Gisborne, 6th April, 1925.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction for a term of twenty-one years, with right of renewal for further successive terms of twenty-one years, at the District Lands and Survey Office, Gisborne, at 11 o'clock a.m., on Wednesday, the 27th May, 1925, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

GISBORNE LAND DISTRICT.

Town of Gisborne.—Subdivisions of Sections 47 and 48.

LOT 1: 27.9 perches; frontage of 46 ft. to Lowe Street; upset annual rental, £130. Weighted with £2,500, valuation for improvements, consisting of sample-rooms, to be paid for by cash or by forty-two half-yearly instalments (principal and interest) of £97 10s.; the first of such instalments to be payable on date of sale.

Lot 2: 9.4 perches; frontage of 33 ft. to Lowe Street; upset annual rental, £70. The old wooden building on the section is to be removed by the owner before sale, or immediately after.

Lot 3: 15.2 perches; frontage of 53 ft. to Lowe Street and 78 ft. to Childers Road; upset annual rental, £200. The old wooden cottage on this and adjoining Lot 4 will not become the property of the purchaser of this Lot 3, but will be sold by the Crown for removal or otherwise disposed of.

Easement: Lot 4, as shown on the sale plan, will not be offered for lease, but will be allowed to remain as an easement or private right-of-way for the use of the lessees of other Lots (1, 2, 3, 5, and 6) without charge, for the first term of lease, each lessee to be deemed to have an equal right to use the said Lot 4.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, lease, and registration fees (£2 2s.) to be paid on the fall of the hammer.
2. Improvements to be paid for by half-yearly instalments of interest and principal as specified in the Schedule above.
3. Term of lease, twenty-one years, with right of renewal for further successive terms of twenty-one years.
4. Rent on renewed lease to be fixed by arbitration. If lessee does not desire new lease at the end of term, land to be leased by auction. The incoming tenants to pay the value of improvements, which is to be handed over to the outgoing tenant, less any amount due to the Crown.
5. No transfer, sublease, subdivision, or mortgage allowed without the consent of the Board.
6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
7. Buildings which are or may be erected on the land to be kept in good repair and condition.
8. Lessee shall not carry on any offensive trade.
9. Consent of the Land Board to be obtained before erecting any buildings or effecting any other improvements, and before alterations, either to existing buildings or to those that may hereafter be erected.
10. Lessee to pay all rates and assessments.
11. Buildings to be insured by lessee in name of the Commissioner of Crown Lands.
12. Lease shall be liable to forfeiture if conditions not complied with.

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.

Full particulars may be obtained at this office.

VINCENT I. BLAKE,
Commissioner of Crown Lands.

STATE FOREST SERVICE NOTICE.

Portion of a State Forest in Otago Land District for Lease by Public Tender.

State Forest Service,
Christchurch, 2nd April, 1925.

NOTICE is hereby given that written tenders for the lease of the undermentioned area in terms of the Forests Act, 1921-22, will close at my office, on Friday, 1st May, 1925, at 4 o'clock p.m.

SCHEDULE.

ALL that area containing by admeasurement 831 acres, more or less, being portion of Section 1, Block XII, Gimmerburn Survey District, Otago Land District (State Forest No. 60).

Minimum annual rent, £250.

Term of lease, fourteen years.

Improvements on the land consist of 184 chains of fencing, the property of the late lessee. This may be purchased at valuation by the successful tenderer or, failing that, the owner will be granted reasonable time to remove it.

CONDITIONS OF LEASE.

1. The lessee shall keep down noxious weeds and destroy rabbits to the satisfaction of the Conservator of Forests.
2. The annual rent shall be paid half-yearly in advance.
3. No compensation shall be paid for any improvements which may be effected on the land.
4. During the currency of the lease the lessee shall not take more than two crops from the same land in succession. One of these must be a root crop fed-off on the land, and either with or immediately after the second crop the lessee shall sow down the said land with good permanent grasses.