

Land in Wellington Land District forfeited.

Department of Lands and Survey,
Wellington, 19th January, 1925.

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

SCHEDULE.

WELLINGTON LAND DISTRICT.

TENURE: R.L. Lease No. 171. Section 10, Block VI, Whirinaki Survey District. Area, 1,151 acres. Formerly held by J. P. Ward. Reason for forfeiture: Arrears of rent.

A. D. McLEOD, Minister of Lands.

Land in Wellington Land District forfeited.

Department of Lands and Survey,
Wellington, 13th January, 1925.

NOTICE is hereby given that the lease of the under-mentioned land having been declared forfeited by resolution of the Wellington 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.

WELLINGTON LAND DISTRICT.

TENURE: T.R.L. Lease No. 112. Section 6, Block XV, Horopito West Township. Formerly held by T. Butler. Reason of forfeiture: Arrears of rent.

A. D. McLEOD, Minister of Lands.

Opening Otago University Endowment Reserve in Southland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Invercargill, 19th January, 1925.

NOTICE is hereby given that the undermentioned reserve is open for selection on renewable lease under the Land Act, 1924, and the Otago University Reserves Act, 1904; and applications will be received at the District Lands and Survey Office, Invercargill, up to 4 o'clock p.m., on Thursday, 26th February, 1925.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.—OTAGO UNIVERSITY ENDOWMENT.

Forest Hill and Lindhurst Hundreds.

LOT 3 of part Section 132, Block IV, and part Section 5, Blocks I and VI: Area, 795 acres 1 rood. Capital value, £1,195. Renewable lease: Half-yearly rent, £23 18s.; £19 10s.*

* Instalments on buildings valued at £500, consisting of house, shearing-shed, and cow-byre, repayable in twenty-one years by half-yearly instalments of £19 10s. Total half-yearly payments on lease, £43 8s.

The total improvements are valued at £533. The valuation for buildings, £500, may be paid in cash or in twenty-one years as above. If the successful lessee elects to repay the £500 in instalments, then it will be necessary to pay the £33 in cash at time of selection.

Situated five miles and a half from Hedgehope Railway-station by a fair road, partly metalled. About 240 acres are swamp land of fair quality, which could all be improved by cultivation; 750 acres low-lying, carrying fair grazing in its natural state; balance is light hilly land not fit for cultivation, with a good deal of manuka-scrub.

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.

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 lands.

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.

Education Reserve in Taranaki Land District for Lease by Public Tender.

District Lands and Survey Office,
New Plymouth, 20th January, 1925.

NOTICE is hereby given that written tenders will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Wednesday, 25th February, 1925, for a lease of the undermentioned education reserve, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.

Stratford Borough.—Ngairu Survey District.

LOTS C to H of Subdivision 1 and Lots 1 to 5 of Subdivision 2 of Section 69, Block II: Area, 8 acres 1 rood 10·3 perches; upset annual rental, £20.

Term of lease: Five years.

This area is situated within the Borough of Stratford, about 40 chains from the railway-station. Soil is of good quality. Property is well watered and is eminently suitable for grazing a few stock.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Tenders must be accompanied by marked cheque or post-office order for six months' rent at the rate offered, together with £2 2s. lease fee.

2. Residence is not compulsory, and no statutory declaration is required. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee nor for any other cause.

3. Possession will be given on the day of acceptance of tender.

4. The lease shall be for the term of five years, but shall be subject to termination by twelve months' notice in the event of the land being required by the Government.

5. The rent shall be payable half-yearly in advance, free from all deductions whatsoever.

6. 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.

7. The lessee shall not take more than two crops, one of which must be a root-crop, from the same land in succession; and either with or immediately after a second crop of any kind he shall sow the land down with good permanent cultivated grasses and clovers.

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; and he shall, at the proper season in each year, clip and trim all gorse and other live fences on the land included in the lease.

9. The lessee will keep all fences, ditches, drains, water-courses, gates, fixtures, and other things upon and about the land in good order and condition.