

Broken pastoral country, consisting of poor-quality clay hills; 250 acres felled and grassed, balance in bush, principally birch. The property is well watered. Situated about fourteen miles from Havelock, by water.

ABSTRACT OF CONDITIONS OF LEASE.

Small Grazing-run.

1. Applicants to be seventeen years of age and upwards.
2. Terms of lease: twenty-one years, with right of renewal; or in the event of subdivision into allotments, right to a lease of one allotment, compensation for loss of right to new lease of other allotments, and valuation for improvements.
3. Rent commences from date of lease, and is payable half-yearly, in advance, on 1st March and 1st September in each year.
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 March or 1st September following is also payable.
5. No person may hold more than one run, except on the recommendation of the Land Board, and with the approval of the Minister of Lands.
6. Improvements.—Lessee is required to improve the run within one year to the value of one year's rental; within two years to the value of two year's rental, and within six years to the value of four years' rental. In addition to the foregoing, on bush land, improvements are also to be effected within six years to the value of 10s. per acre for every acre of first-class land, and 5s. per acre for every acre of second-class land. Any money paid as valuation for improvements will be allowed as substantial improvements upon the land.
7. On expiry of term of lease, lessee's improvements will be valued and protected.
8. Residence must commence within three years in the case of bush land or swamp land, and within one year in the case of open or partly open land, and be continuous until the expiration of the lease. Under certain conditions personal residence may be dispensed with after ten years.
9. Roads may be taken without payment of compensation.
10. Lease is liable to forfeiture if conditions are violated.

Full particulars may be obtained at this office.

Possession will be given on the 1st March, 1926.

J. STEVENSON,
Commissioner of Crown Lands.

Education Reserves in the Wellington Land District for Lease by Public Auction.

District Lands and Survey Office,
Wellington, 9th November, 1925.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the Fire Brigade Hall, Taihape, at 2.30 o'clock p.m., on Tuesday, the 5th January, 1926, under the provisions of the Education Reserves Act, 1908, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Rangitikei County.—Mataroa Suburbs.

SECTIONS 37 and 38: Area, 4 acres 2 roods; upset annual rental, £5.

Weighted with £18, valuation for fencing, to be paid in cash.

Situated in the Township of Mataroa, on the Main Trunk Railway line, with a frontage to Turehu Street. The Mataroa Railway-station is about 50 chains distant, by 40 chains of metalled dray-road and 10 chains of formed dray-road. Sections comprise hilly land, all in grass. Soil is of good quality, resting on papa formation.

Term of lease: Twenty-one years.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at the rate offered, lease and registration fee (£2 2s.), and valuation for improvements (£18) to be paid on the fall of the hammer.
2. Term of lease to be as stated.
3. Land Board to approve of improvements proposed.
4. Upon expiry of lease land to be again leased by auction; the incoming lessee to pay the value (to be handed over to the outgoing lessee) of any improvements effected with the consent of the Land Board. Failing disposal, the land and improvements to revert to the Crown without compensation.

5. No transfer or sublease allowed without the consent of the Land Board.
6. Interest at the rate of 10 per cent. per annum to be paid on rent in arrears.
7. Lessee to pay all rates, taxes, and assessments.
8. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
9. Lessee not to use or remove any gravel without the consent of the Land Board.
10. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
11. Lease will be registered under the Land Transfer Act.
12. Lease is liable to forfeiture if conditions are violated.

Full particulars may be obtained from the Commissioner of Crown Lands, Wellington.

THOS. BROOK,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 10th November, 1925.

NOTICE is hereby given that the undermentioned properties will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, Wellington, on Wednesday, the 16th December, 1925, at 2.30 o'clock p.m., under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

1. Lot 5 of the subdivisional plan deposited No. 5996 of Lots 1, 2, 3, 4, 5, and 7 on the plan of the subdivision of the block of land known as Otamakapua 1A Block IV, Ongo Survey District: Area, 106 acres 0 roods 38 perches. Deposited plan No. 5865, and being part of the land comprised in memorandum of lease, registered No. 7220, and being all the land in memorandum of sublease registered No. 15040, Wellington Registry.

Situated nine miles from the Ohingaiti Railway-station and School. Access is by formed and metalled road. Comprises 98 acres in good pasture, remainder in bush.

Property is subdivided into eight paddocks, and is well watered. Suitable for dairying.

Buildings consist of a five-roomed dwelling, in fair condition, and a cow-shed.

Term of sublease: Residue of the term of lease No. 7220—that is, from the 10th December, 1920, to the 20th June, 1956.

Rental under sublease is charged at the rate of £29 13s. per annum up to the 20th day of June, 1941, and for the remainder of the term at the rate of 5 per centum upon the unimproved value of the fee-simple as appearing in the Government valuation thereof extant for the year 1941, with the addition of the yearly sum of £6 0s. 2d., being 5 per centum upon the value of improvements existing on the said land at the time of the granting of the said lease, which improvements are valued at £120 3s. 11d.: such rental to be payable by equal half-yearly payments in advance on the 20th day of June and December in each year of the said term.

Lessee's interest in sublease for sale at upset price of £1,800, deposit £200.

Files—H.O., 26/6675; D.O., 22/6825.

2. Lot 2, plan deposited No. 5996 of Lots 1, 2, 3, 4, 5, and 7 on the plan of the subdivision of the block of land known as Otamakapua 1A, Block IV, Ongo Survey District: Area 96 acres, and being all the land comprised in memorandum of sublease registered No. 14146, and part of the land comprised in memorandum of lease registered No. 7220, Wellington Registry.

Situated about nine miles from Ohingaiti Railway-station and school. Comprises 96 acres, all in fair pasture. Subdivided into four paddocks. Well watered. Suitable for dairying. Buildings consist of a four-roomed dwelling and a cow-shed.

Term of sublease: Residue of the term of lease No. 7220—that is, from the 10th December, 1920, to the 20th June, 1956.

Rental under sublease is charged at the rate of £26 12s. per annum up to the 20th day of June, 1941, and for the remainder of the term at the rate of 5 per cent. upon the unimproved value of the fee-simple as appearing in the Government valuation thereof extant for the year 1941, with the addition of the yearly sum of £5 7s. 10d., being 5 per cent. upon the value of improvements existing on the said land at the time of the granting of the said lease, which improvements are valued at £107 16s. 9d.: such rental to