

Whangarei is about half-an-hour's journey by motor. Road metalled all the way. Land is of good quality, slightly infested with gorse. Sections command beautiful view of Whangarei Harbour, and are eminently suited for building purposes. Work of supplying Onerahi with water from Whangarei is now under way, and negotiations are in progress *re* the supply of electric light.

*Whangarei County.—Suburbs of Grahamtown.*

Section 18: Area, 13 acres 2 roods 28 perches; upset annual rental, £10.

Situated in the Town of Onerahi, which is on the Auckland-Whangarei Railway line, four miles from Whangarei, fifteen minutes' journey by train and about half-an-hour's journey by motor over good metalled road. Gorse spreading on portion of section. In view of locality very suitable for residential purposes. Work of supplying Onerahi with water from Whangarei is now under way, and negotiations are in progress *re* the supply of electric light.

*Town of Auckland.*

Lot 1 on D.P. 18143, portion of Allotment 18 of Section 40: Area, 5.26 perches; upset annual rental, £62 10s.

Lot 2 on D.P. 18143, portion of Allotment 18 of Section 40: Area, 6.76 perches; upset annual rental, £37 10s.

Situated near to the corner of Hobson and Wellington Streets. Ten minutes by tram-car from Central Post-office. Lot 1 has frontage of 20 ft. 11 in. to Hobson Street, and Lot 2 has frontage of 28 ft. 3 in. to Wellington Street and 65 ft. 4 in. to Wellington Place. Suitable for shop-sites.

*Special Conditions.*—1. The lessee or lessees shall within one year from the date of the lease remove the buildings at present on the sections.

2. The lessee or lessees shall within two years from the date of the lease erect new buildings on the sections to the satisfaction of the North Auckland Land Board.

*Manukau County.—Pakuranga Parish.*

Part Section 57: Area, 2 acres 2 roods 38 perches; upset annual rental, £6 15s.

Situated fronting the Tamaki River within ten chains of Bucklands Beach, which is a holiday resort about one hour and a half's journey by motor-bus from Auckland. Section commands a good view, and has some very fine pohutukawa trees growing along the cliffs. Fenced along south-eastern boundary. Some gorse and a little blackberry in evidence. Suitable for residential purposes, and would make good home-stead site. Only access is by water.

*Manukau County.—Suburbs of Weymouth.*

Lot 10: Area, 4 acres 2 roods 8 perches; upset annual rental, £8 15s.

Weighted with £17 6s., valuation for improvements consisting of clearing and grassing, 17 chains of fencing, and one good gate.

Situated on the Manurewa-Weymouth Road, two miles and three-quarters distant from Manurewa Railway-station and town and one mile and a quarter from Weymouth. School handy to section. Soil in good loam, on clay formation; section flat and all ploughable; no water. There are about seventeen chains fencing.

*Papakura Village.*

Lot 47 of Section 2: Area, 2 roods 16 perches; upset annual rental, £7 10s.

Situated in good residential part of Town of Papakura, fronting a side road off the main Great South Road. Also has frontage to harbour. About five minutes' walk from nearest store and school. Soil is of poor clay, and section is covered with gorse and blackberry. Suitable position on higher part for residence, and also plenty of room for garden. Papakura is situated twenty miles from Auckland City; less than an hour's run by frequent train service, being within the suburban area.

Lot 58 of Section 2: Area, 32 perches; upset annual rental, £7 10s.

Situated in Town of Papakura, twenty miles from Auckland, at corner of Wood and Queen Streets. Five minutes' walk to post-office and ten minutes to railway-station. Section elevated, and very suitable for residential purposes. Water laid on to section. Train service between Auckland and Papakura, which is within the suburban area.

**ABSTRACT OF TERMS AND CONDITIONS OF LEASE.**

1. Six months' rent at the rate offered, valuation for improvements, and £2 2s. lease fee and cost of registration must be deposited on acceptance of bid.

2. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.

3. Rent payable half-yearly in advance.

4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and watercourses; to trim all live hedges; and yield up all improvements in good order and condition at the expiration of his lease.

5. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.

6. Lessee to keep the land free from noxious weeds, rabbits, and vermin.

7. Lessee not to use or remove any gravel without the consent of the Land Board.

8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

9. Lessee not to make improvements without the consent of the Land Board.

10. Lessee not entitled to any compensation for improvements; but if the lease is not renewed upon expiration, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings and improvements effected by the original lessee with the consent of the Board; failing disposal, the land and buildings revert to the Crown without compensation.

11. Lease liable to forfeiture if conditions are violated.

12. Lessee to keep buildings insured.

13. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

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.

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

Possession will be given on day of sale.

The valuation for improvements must be paid immediately on the fall of the hammer.

H. J. LOWE,  
Commissioner of Crown Lands.

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

District Lands and Survey Office,  
Gisborne, 17th November, 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 Tuesday, 22nd December, 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.—Subdivision of Sections 47 and 48.*

LOT 1: 27.9 perches; frontage of 46 ft. to Lowe Street; upset annual rental, £104.

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 40 ft. to Lowe Street; upset annual rental, £63. 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 46 ft. to Lowe Street and 78 ft. to Childers Road; upset annual rental, £145.

Easement: Lot 4, as shown on the 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.