

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.

Education Reserves in North Auckland Land District for Lease by Public Auction.

North Auckland District Lands and Survey Office,
Auckland, 8th December, 1925.

NOTICE is hereby given that the education reserves described in the Schedule hereto will be offered for lease by public auction at the North Auckland District Lands and Survey Office, Auckland, at 10.30 o'clock a.m. on Thursday, the 14th January, 1926, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.

Suburbs of Auckland.

Lot 17, Allotment 83, Section 16; Area, 1 rood; upset annual rental, £16 10s.

Section situated in Manawa Road, which connects Victoria Avenue and Orakei Road in a well and favourably known part of Remuera. About 200 yards from tram-line. Section elevated, sloping to the back, and commands good view. Electric light and water available. Admirably suited for residential purposes.

Village of Papakura.

Lot 1 on D.P. 18769, Portion of Allotment 12, Section 7. Area, 2 roods 11 perches; upset annual rental, £6 5s.

Lot 2 on D.P. 18769, Portion of Allotment 12, Section 7; Area, 2 roods; upset annual rental, £6 5s.

Situated about half a mile from Papakura Post-office and Railway-station; level sections with small gully running through. Fronting unformed road off Great South Road and bounded on south by the Pahurehure Inlet. Lot 1 is situated on western portion, Lot 2 on eastern side. Suitable for residential purposes.

ABSTRACT OF TERMS AND CONDITIONS OF SALE.

1. Six months rental at the rate offered and £2 2s. lease fee and cost of registration must be paid on the fall of the hammer.

2. Term of lease, twenty-one years, with perpetual right of renewal for further similar term at rental based on fresh valuation 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, fences, and drains, and keep clear all creeks, ditches, and watercourses; to trim all live hedges, and yield up all improvements in good order at the expiry of the lease.

5. Lessee may not transfer, subdivide, or sublet 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 noisome, noxious, or offensive trade upon the land.

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

10. Lessee to keep buildings insured.

11. Interest at the rate of 10 per cent. per annum to be paid on all rent in arrears.

12. Lessee not entitled to any compensation for improvements, but if the lease is not renewed on expiry, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for buildings or improvements effected by the original lessees and recorded with the consent of the Land Board; failing disposal in this manner the land and improvements revert to the Crown without compensation.

13. Lease liable to forfeiture if conditions violated.

This education reserve is described for the general information of intending bidders, who are, nevertheless, recommended to make a personal inspection of the property, as the Department will not be responsible for the accuracy of any description.

Possession will be given on the day of sale.

The highest bidder shall be the purchaser, and the Department reserves the right at any time to withdraw the land from competition.

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

H. J. LOWE,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale under the Provisions of the Hutt Valley Lands Settlement Act, 1925.

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

NOTICE is hereby given that the undermentioned sections will be offered for sale for cash or by instalments under the provisions of the Hutt Valley Lands Settlement Act, 1925, and the Land for Settlements Act, 1908, and amendments, at the District Lands and Survey Office, Wellington, at 11 o'clock a.m., on Wednesday, the 23rd December, 1925.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Lot 2 on Survey Office plan No. 256/14, being part Section 6, Hutt Registration District, Block XIII, Belmont Survey District, containing 5 acres 1 rood 17-43 perches; upset price, £5,350.

Lot 3 on Survey Office plan No. 256/14, being part Section 6, Hutt Registration District, Block XIII, Belmont Survey District, containing 5 acres 2 roods 22-07 perches; upset price, £5,600.

These areas are situated on the new railway route with a frontage thereto, and lying to the east of the present Wellington-Wairarapa Railway along Wakefield Street or White's Line, within the Petone Borough.

Abstract of Conditions of Sale.

Cash.—One-fifth of the purchase-money to be paid on the fall of the hammer, and the remaining four-fifths, together with Crown grant fee of £1, within thirty days thereafter.

Cash by Instalments.—

(a.) Ten per centum of the purchase-price and license fee of £1 1s. on the fall of the hammer.

(b.) Ten per centum thereof on the expiration of each of the following periods from the date of sale—namely, three months, six months, nine months, and twelve months.

(c.) The balance of 50 per cent. on the expiration of eighteen months from the date of sale.

(d.) Interest on the unpaid balance of purchase-money to be payable with each instalment and to be computed at the rate of 5½ per cent. per annum.

In either case if the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount (if any), already paid shall be forfeited and the contract for the sale of the land be null and void.

Titles will be subject to subsection (1) of section 60 of the Land Laws Amendment Act, 1912.

Lands 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 accuracy of any description.

Full particulars may be obtained at this office.

THOS. BROOK,
Commissioner of Crown Lands.