

7. Lease will be registered under the Land Transfer Act.
 8. Lessee to pay all rates, taxes, and assessments.
 9. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
 10. Lessee not to remove any gravel without the consent of the Land Board.
 11. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
 12. Lease is liable to forfeiture if conditions violated.
- Form of lease may be perused and full particulars obtained at this office.

THOS BROOK,
Commissioner of Crown Lands.

8. No gravel to be removed from land without consent of the Land Board.
 9. Lessee will not carry on any offensive trade.
 10. Lessee to give notice to Land Board before making improvements.
 11. Lessee to pay all rates, taxes, and assessments.
 12. Lease is liable to forfeiture if conditions are violated.
- Form of lease may be perused and full particulars obtained at this office.

W. D. ARMIT,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
New Plymouth, 19th January, 1926.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, on Wednesday, 10th March, 1926, at 10.30 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.

Hawera County.—Waimate Survey District.—Ohawe Town Belt.

	Area.		upset price,	£ s. d.	
	R.	P.		£	s.
SUB. 11 of 1, Block VIII ..	1	15.1;	1	10	0
„ 12 of 1, „ ..	1	10.6;	1	10	0
„ 13 of 1, „ ..	1	4.8;	1	10	0
„ 14 of 1, „ ..	1	0.6;	1	10	0
„ 28 of 1, „ ..	1	8.9;	1	15	0
„ 37 of 1, „ ..	0	28.3;	1	10	0
„ 38 of 1, „ ..	0	28.3;	1	10	0
„ 40 of 1, „ ..	0	28.8;	1	10	0
„ 42 of 1, „ ..	0	28.8;	1	10	0
„ 44 of 1, „ ..	0	28.8;	1	15	0
„ 45 of 1, „ ..	0	28.8;	1	15	0
„ 46 of 1, „ ..	0	28.8;	1	15	0
„ 50 of 1, „ ..	0	28.8;	1	15	0

These sections are situated about five miles and a half from Hawera Post-office by good road, and comprise for the most part good level land. The sections are very suitable for seaside resorts, and an opportunity is here afforded those residents of Hawera and adjoining towns who are desirous of obtaining sites for the erection of beach cottages within easy distance of their homes.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., to be paid on fall of hammer.
2. Term of lease is twenty-one years, with perpetual right of renewal for successive terms of twenty-one years at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. No compensation for improvements, but if lease is not renewed upon expiry the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements effected by the original lessee with the consent of the Land Board. Failing disposal, the land and improvements revert to the Crown without compensation.
4. No transfer, mortgage, sublease, or subdivision allowed without consent.
5. Lessee to cultivate and improve the land and keep it clear of weeds.
6. Lessee to maintain in good substantial repair all buildings, fences, gates, and drains, and to keep clear all creeks, drains, ditches, and watercourses, to trim all live hedges, and to yield up all improvements in good order and condition at the expiration of the lease.
7. Rent payable half-yearly in advance, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrear.

Settlement Lands in Taranaki Land District for Sale by Public Auction for Cash or on Deferred Payments.

District Lands and Survey Office,
New Plymouth, 12th January, 1926.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, New Plymouth, at 10.30 o'clock a.m. on Wednesday, 10th March, 1926, under the provisions of the Land Act, 1924, and the Land for Settlements Act, 1925.

SCHEDULE.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

Huatoki Settlement.—Taranaki County.—Paritutu Survey District.

SECTION part 1s and part 3s: Area, 3 acres 3 roods 24 perches; upset price, £140.

Section	5s:	A. R. P.			£
		10	0	31	
„	6s	7	1	35	130.
„	11s	8	2	10	490.
„	13s	5	1	35	490.
„	14s	4	1	31	420.
„	15s	5	1	6	385.
„	17s	10	0	7	370.
„	18s	5	1	38	450.
„	19s	4	0	24	340.
„	20s	4	2	33	360.
„	28s	12	3	28	385.
„	35s	7	0	7	280.
„	37s	3	3	36	200.

Sub. 2 of 38s: Area, 1 acre 1 rood 21 perches; upset price, £40.

The Huatoki Settlement is situated just outside the Borough of New Plymouth, close to the Suburbs of Vogeltown. Areas are suitable for gardening, poultry-farming, bee-keeping, and running a few cows. In places the land is badly overrun with gorse, blackberry, and fern, but owing to the small size of the allotments offered these should soon be eradicated.

TERMS OF SALE.

1. Cash: One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.
 2. Deferred payments: 5 per cent. of the purchase-money and license fee (£1 1s.) on the fall of the hammer; balance by equal annual instalments extending over nineteen years, with interest payable half-yearly at the rate of 5 per cent. per annum on the unpaid purchase-money; but with the right to pay off at any time the whole or any part of the outstanding amount.
- 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 section 85 of the Land for Settlements Act, 1925.
- The 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 absolute accuracy of any description.
- Sale plans and full particulars may be obtained at this office.

W. D. ARMIT,
Commissioner of Crown Lands.