

Lease No. L.P. 602. Section 7, Block III, Burnett Survey District. Formerly held by Ronald Gavin Peacock. Reason for forfeiture: Non-compliance with conditions of lease.

A. D. McLEOD, Minister of 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

SUB. 11 of 1, Block VIII ..	Area. R. P.	1 15.1 ; upset annual rental	£ s. d.	
			£	s. d.
12 of 1, ..	1 10.6 ; ditto	..	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.
 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.

Land in the Wellington Land District for Sale by Public Auction.

District Lands and Survey Office,
Wellington, 25th January, 1926.

NOTICE is hereby given that the undermentioned property will be offered for sale by public auction at the Courthouse, Palmerston North, on Friday, the 26th February, 1926, at 2.30 o'clock p.m., under the provisions of the Discharged Soldiers Settlement Act, 1915, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

PART Original Lot 14 of Rural Section 350 on the plan of the Town of Palmerston North, and being Lots 8, 9, 9A, 10, 10A, 11, and 11A on deposited plan 1761, and being the whole of the land in certificate of title registered Volume 206, folio 53, Wellington Registry: Area, 2 acres 3 roods 26.5 perches.

This property is situated in Monrad Street, Palmerston North, within one mile from the post-office and railway-station. Comprises all flat land, with rich soil; can be subdivided into three building sections, if desired. Buildings consist of a five-roomed dwelling, with scullery, bathroom, washhouse, and dairy attached; also stables, cow-shed, fowlhouse, &c. The dwelling is well constructed and sound. Hot-water service installed. The grounds are surrounded by post-and-wire fences and live hedges. Nearly half an acre has been laid off as an orchard.

Upset price, £1,600; deposit, £160.

Files—H.O., 26/16459; D.O., 22/5961.

Terms of Sale.

1. *Cash.*—The required deposit on the fall of the hammer, and the balance within thirty days.
 2. *Deferred Payments.*—Deposit as shown, balance by equal half-yearly instalments, consisting partly of purchase-money and partly of interest, extending over a period not exceeding thirty-four years and a half in the case of civilians, and thirty-six years and a half in the case of discharged soldiers, with the right to pay off at any time the whole or any part of the outstanding amount.
 3. The unpaid purchase-money shall be secured by way of instalment mortgage, interest being calculated at 5 per cent. in the case of discharged soldiers, and 5½ per cent. in all other cases. A rebate of one-tenth of the interest payable will be allowed for prompt payment of instalments.
- The land is 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.

THOS. BROOK,
Commissioner of Crown Lands.

STATE FOREST SERVICE NOTICE.

Milling-timber for Sale by Public Tender, Nelson—Marlborough Conservation Region.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will close at the office of the State Forest Service, Nelson, at 4 o'clock p.m. on 25th February, 1926.

SCHEDULE.

NELSON—MARLBOROUGH FOREST-CONSERVATION REGION.—
MARLBOROUGH LAND DISTRICT.

ALL the milling-timber on that piece of land, containing 144 acres, situated in Block III, Wakamarina Survey District, and situated about seven miles from Flat Creek.

The total estimated quantity in cubic feet is 141,500, or in superficial feet 961,800, made up as follows:—

Species.	Cubic Ft.	Super Ft.
Rimu	116,850	794,400
Kahikatia	2,650	18,200
Totara	3,650	25,200
Matai	18,350	124,000

Terms and Payment.

Upset price, £875.

Ground rent, £7 4s.

Time for removal, two and a half years.

A marked cheque for one-eighth of the purchase-money, together with half-year's ground rent and £1 ls. license fee, must accompany the tender, and the balance be paid by seven equal quarterly instalments, the first to be paid three months from date of sale.