

determination of the lease, remove all buildings or fences erected by him, but not otherwise.

7. The lessor shall have the right to re-enter and determine the lease for the breach by the lessee of any of the covenants or conditions of the lease.

8. Tenders shall be endorsed on the outside "Tender for Reserve."

9. The highest or any tender not necessarily accepted.

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

O. N. CAMPBELL,
Commissioner of Crown Lands.

Land in Taranaki Land District for Sale by Public Auction.

District Lands and Survey Office,
New Plymouth, 4th July, 1927.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash or on deferred payments at the District Lands and Survey Office, New Plymouth, on Thursday, the 4th August, 1927, at 11.30 o'clock a.m., under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

TARANAKI LAND DISTRICT.—FIRST-CLASS LAND.

Waimate West County.—Kawpokonui Survey District.

LOT 2 of Section 34, Block XIII: Area, 110 acres 3 roods 8 perches. Upset price, £3,500.

This section is situated at the junction of the Skeet and Taikatu Roads, within easy distance of the Auroa Township, post-office, school, and dairy factory, by tar-sealed road. It is well subdivided and fences are in good order. Last season fifty dairy cows were milked on this holding. An area of 3 acres is in chomolier, also a stack of approximately 8 tons of hay is on the property, so as to provide winter feed for the stock of the incoming lessee.

Terms of Sale.

1. *Cash.*—One-fifth of the purchase-money to be paid on the fall of the hammer, and the balance, with Crown grant fee (£1), to be paid within thirty days thereafter.

2. *Deferred Payments.*—Five per cent. of the purchase-money and license fee (£1 1s.) to be paid on the fall of the hammer, the balance by equal half-yearly instalments extending over 34½ years, bearing interest at the rate of 5½ 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, the amount already paid shall be forfeited and the contract for sale of the land shall be null and void.

Title will be subject to Part XIII of the Land Act, 1924.

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.

Special Condition.

The successful purchaser shall covenant to erect a house on the property at a cost of not less than £600, and the purchase-price shall be deemed to be £300 in excess of the amount of the successful bid; that is, the Crown will provide £300 cash for the purpose of assisting in the erection of the house.

Under the table prescribing the instalments of purchase-money and interest payable during the term of 34½ years, the instalments payable in respect of every £100 of the price is £3 5s., payable at the end of each successive period of six months.

Full particulars may be obtained at this office.

W. D. ARMIT,
Commissioner of Crown Lands.

Reserve in Canterbury Land District for Lease by Public Tender.

District Lands and Survey Office,
Christchurch, 4th July, 1927.

NOTICE is hereby given that written tenders for a lease of the undermentioned land will be received at this office up to 4 o'clock p.m. on Wednesday, 10th August, 1927, under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

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SCHEDULE.

CANTERBURY LAND DISTRICT.—HEATHCOTE COUNTY.—
SUMNER SURVEY DISTRICT.

RESERVE 224, Block II, Sumner Survey District: Area, 49 acres 1 rood 35 perches. Term, five years, with right of renewal for a further period of five years.

The whole area is sand drift, covered with lupin and interspersed with marram grass. Some of the ridges and dunes are bare sand. The land has no grazing value but has use for recreational purposes, holiday, and week-end sites.

The area above stated exceeds the actual area, some of the land having been washed away.

The reserve is situated about four miles from Brighton Pier, two miles and a half by good road, then by foreshore of estuary. Sumner is distant one half mile by waterway and road.

Abstract of Terms and Conditions of Lease.

1. All tenders must be accompanied by an amount sufficient to pay a half-year's rent on the amount tendered and £1 1s. lease fee. Envelopes bearing tenders must be marked "Naval Reserve Tender."

2. Possession will be given on notification of acceptance of tender.

3. The lessee shall have no claim against the Crown for any improvements existing on the land at the end of the term of lease, but shall have right to remove same.

4. The lessee shall have no right to transfer, sublet, or otherwise dispose of the whole or any portion of the land comprised in the lease, except with the written consent of the Land Board first had and obtained.

5. The lessee is not permitted to destroy, nor shall he allow the destruction of any vegetation growing on the land comprised within the lease. Small areas may be cleared sufficient for camp sites and other approved purposes, with the permission of the Commissioner of Crown Lands, but consent will not be given to clearing vegetation on ridges, dunes, or hillocks.

6. The rent shall be payable half-yearly in advance, free from all deductions whatsoever.

7. The lessee shall pay all rates levied on the land.

8. The lease shall be liable to forfeiture if the lessee shall fail to fulfil any of the conditions of the said lease within sixty days after the date on which same ought to be fulfilled, or for breach of any conditions of the lease.

9. Rental for term of renewed lease shall be fixed by Commissioner of Crown Lands.

Full particulars may be obtained at this office.

W. STEWART,
Commissioner of Crown Lands.

Reserve in Southland Land District for Lease by Public Auction.

District Lands and Survey Office,
Invercargill, 28th June, 1927.

NOTICE is hereby given that the undermentioned reserve will be offered for lease by public auction at the District Lands and Survey Office, Invercargill, on Wednesday, 10th August, 1927, at 11 o'clock a.m., under the provisions of the Public Reserves and Domains Act, 1908, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—SOUTHLAND COUNTY.

SECTION 1, Block XIII, Campbelltown Hundred: Area, 37 acres. Upset annual rental, £3.

Undulating land, light quality, sandy loam to swamp, all in natural state. Part quarantine reserve across harbour from Bluff Borough.

Abstract of Conditions of Lease.

1. Term of lease sixteen years and six months from 1st September, 1927.

2. Rent payable half-yearly in advance, on the 1st March and 1st September in each year.

3. No improvements to be effected without prior consent in writing of the Commissioner of Crown Lands.

4. If at end of term a new lease is submitted at auction then value of improvements effected with consent as aforesaid, will be payable by incoming lessee, but in no circumstances whatever will Crown be liable to pay for any improvements.

5. Lessee shall prevent the growth and spread of gorse, broom, and other noxious weeds on the land.

6. Lessee shall have no right to sublet, transfer, mortgage, or otherwise dispose of the land without the prior consent in writing of the Commissioner of Crown Lands.