

Manukau County.—Suburbs of Weymouth.

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

Situated on the Manurewa-Weymouth Road, two and three-quarter miles from Manurewa Railway-station and town, and one and a quarter miles from Weymouth, on the shores of the Manukau Harbour. School handy to section. Soil is good loam on clay formation. Section flat and all ploughable, but no water. Now covered with gorse. Included in the capital value is the value of 17 chains of fencing and one gate.

Whangarei County.—Town of Grahamtown.

Section 45: Area, 1 acre 0 roods 2 perches. Upset annual rental, £10.

Situated at Onerahi, about quarter mile from Railway-station. Level land, all in fern and tea-tree scrub, with gorse spreading. Soil is poor semi-volcanic and poor gum land on blue-rock formation. No water on section, but Onerahi has municipal supply. Good view overlooking the harbour, and is suitable for residential purposes.

Hobson County.—Okahu Parish.

Section 85: Area, 65 acres. Upset annual rental, £7 10s.

Situated on the Okahu-Mititai Road (known as Lusk's Road), metalled seven miles. About 20 acres in heavy tree and light bush, comprising manuka, puriri, taraire, nikau; balance poor clay covered in tea-tree. 50 acres from level to undulating; balance broken. About 20 acres sandstone, 45 acres clay, resting on clay and sandstone formation.

Improvements, included in capital value, consist of 54 chains of fencing in very fair condition. Section is poorly watered by a creek in one corner. Altitude, 250 ft. to 400 ft. above sea-level.

Otamatea County.—Molesworth Suburbs.

Sections 25 and 26: Area, 13 acres 3 roods. Upset annual rental, 15s.

Situated at Molesworth, which is about four miles from Mangawai by water and seven miles by road, two miles metalled, four miles unmetalled, one mile unformed. School three miles and a half by road. Mostly steep land, with about 3 acres flat plateau on top. Soil is mostly sandhills on clay formation. Poorly watered by one spring. Gorse has fair hold. No improvements. Elevation, sea-level to 100 ft.

Bay of Islands County.—Kawakawa Parish.

Sections 12, 13E, and 13W: Area, 78 acres 1 rood 5 perches. Upset annual rental, £8.

Situated about three miles from Kawakawa Railway-station and Township by formed road, partly metalled. Undulating to easy sloping country, in manuka and fern, with some gorse. Soil is poor to fair clay on sandstone formation, and section is well watered by permanent stream. Altitude, 350 ft. to 500 ft. above sea-level.

Whangarei County.—Town of Grahamtown.

Section 277: Area, 1 acre 0 roods 5 perches. Upset annual rental, £3 10s.

Weighted with £12 13s., valuation for improvements consisting of 1 acre of clearing and grassing, and 9 chains of fencing in fair order.

Situated one mile and a half from the Onerahi Railway-station by cart-road. Easy undulating land, all in grass; gorse and fern, however, spreading fast. Soil is poorish semi-volcanic. Poorly watered. Elevation, 50 ft. to 100 ft. above sea-level.

Eden County.—Titirangi Parish.

Section 167: Area, 5 acres. Upset annual rental, £15.

Section is situated in Willow Street, Avondale South, about two miles and a half from Avondale Railway-station by metalled road. Undulating land, practically all ploughable, having southerly slope to the stream which runs between the section and the road. This stream has to be crossed to reach the section. Land is all in rough feed, with a fair quantity of blackberry.

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

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

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

9. 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.

10. Lease liable to forfeiture if conditions are violated.

11. Lessee to keep buildings insured.

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

Sale plans and form of lease may be perused and full particulars obtained at this office.

O. N. CAMPBELL,
Commissioner of Crown Lands.

Land in Wellington Land District for Lease by Public Tender.

District Lands and Survey Office,

Wellington, 4th August, 1927.

NOTICE is hereby given that written tenders will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Wednesday, the 14th September, 1927, for the grazing of the undermentioned land, under the provisions of the Public Reserves and Domains Act, 1908, and its amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.—HUTT COUNTY.

SECTION 18, Block XIV, Belmont Survey District (Waddington Settlement): Area, 54 acres 0 roods 3 perches; minimum annual rental, £20; term of lease, fourteen years.

Situated at the south end of Waddington Settlement with access from Seddon Street, about four miles from the Lower Hutt Railway-station. Comprises flat land, covered with gorse and manuka. Suitable for grazing.

Abstract of Terms and Conditions of Lease.

1. Residence and improvements are not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee nor for any other cause.

2. The lease shall be for the term specified.

3. The rent shall be paid half-yearly in advance.

4. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, without the written consent of the Commissioner of Crown Lands.

5. The lessee shall eradicate an area of not less than 7 acres of gorse in each year during the currency of the lease.

6. The lease shall be liable to forfeiture in case the lessee fails to fulfil any of the conditions of the said lease within thirty days after the date on which the same ought to have been fulfilled.

7. The right is reserved to the Crown to grant such right-of-way or rights-of-way as may be necessary during the currency of the lease.

Tenders must be accompanied by marked cheque or post-office order for six months' rent at the rate offered, and must be marked on the envelope "Tender for Lease."

Possession will be given on the day of acceptance of tender. The land is described for the general information of intending tenderers, 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 ascertained at this office.

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.