

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Term of lease, twenty-one years, with perpetual right of renewal for the same term at a rent to be determined by revaluation in accordance with the provisions or the First Schedule of the Public Bodies' Leases Act, 1908.

2. Rent payable half-yearly, in advance, to the Receiver of Land Revenue, Auckland; the first half-yearly payment, together with lease and registration fee to be made on the fall of the hammer.

3. The successful applicant must pay the value of the improvements (if any) before being admitted to possession, which will be given (the necessary payments being made) on the day of sale.

4. No lease to be assigned, underlet, or the possession thereof parted with except with the consent of the Land Board.

5. All rates, taxes, charges, and assessments whatsoever to be paid by the lessee.

6. The leases shall be prepared generally in accordance with the provisions of the Public Bodies' Leases Act, 1908.

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

8. Consent of the Land Board to be obtained before subdividing, erecting any buildings, or effecting other improvements.

9. Lease is liable to forfeiture if conditions violated. Possession will be given on date of sale.

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

K. M. GRAHAM,
Commissioner of Crown Lands.

Education Reserve in Otago Land District for Lease by Public Auction.

District Lands and Survey Office,
Dunedin, 9th February, 1927.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, Dunedin, at 10.30 o'clock a.m. on Wednesday, 13th April, 1927, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

OTAGO LAND DISTRICT.

SECTION 362, Town of Port Chalmers: Area, 1 rood; upset annual rental, 12s. 6d.

This section is within the town boundaries, partly fenced, and in old pasture; handy to post-office and railway-station. Term of lease: Twenty-one years, with right of renewal.

ABSTRACT OF TERMS AND CONDITIONS.

(1.) Six months' rent at the rate offered, together with £2 2s. lease fee, and valuation for improvements, must be paid on the fall of the hammer. Rent for broken period between date of sale and 1st July, 1927, is also payable.

(2.) Term of lease: Twenty-one years, with right of renewal for a further similar term at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.

(3.) Rent payable half-yearly in advance, on 1st days of January and July in each and every year.

(4.) Lessee to keep in good state of repair all improvements effected upon the land, and yield up same in good order and condition on expiry or sooner determination of the lease.

(5.) Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.

(6.) Lessee to keep land free from noxious weeds.

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

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

(9.) Lessee not entitled to compensation for improvements, but, if 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 other improvements effected by the original lessee with the consent of the Land Board; failing disposal, the land and all improvements to revert to the Crown without compensation.

(10.) Lease liable to forfeiture for non-payment of rent within six months after due date or for breach of conditions.

(11.) Lessee to have no right to any minerals.

Full particulars may be obtained at this office.

R. S. GALBRAITH,
Commissioner of Crown Lands.

Opening Town Land in Wellington Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 9th February, 1927.

NOTICE is hereby given that the undermentioned town land will be open for selection on renewable lease in terms of the Land Act, 1924, and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m., on Monday, 28th March, 1927.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, on Tuesday, 29th March, 1927, at 10.30 o'clock a.m., but if any applicant so desires he may be examined by the Land Board of any other district. The ballot will be held at the conclusion of the examination of applicants.

SCHEDULE.

WELLINGTON LAND DISTRICT.—TOWN LAND.

Manawatu County.—Sandy Survey District.—Town of Tangimoana.

SECTION 64: Area, 1 rood; capital value, £50; half-yearly rent, £1 5s.

Weighted with £4, valuation for fencing, payable in cash. Weighted also with £25, valuation for a two-roomed whare, also payable in cash.

This is a level grassed section, and is one of the best in Tangimoana, having a frontage to Kuku Street, which is formed and metalled. There is a two-roomed lean-to whare on the section, but this may possibly be removed before the ballot takes place, in which case the weighting for same, £25, will not be required.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease: Thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years.

2. Rent: 5 per cent. per annum on the capital value, payable on 1st January and 1st July in each year.

3. Applicants to be seventeen years of age and upwards.

4. Applicants to furnish statutory declaration with applications, and, on being declared successful, deposit £1 ls. (lease fee), and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.

5. Applications made on the same day are deemed to be simultaneous.

6. Order of selection is decided by ballot.

7. Successful applicants to execute lease within thirty days after being notified that it is ready for signature.

8. Residence is compulsory and must be continuous for ten years.

9. Improvements.—Lessee is required to improve the land within one year to the value of 10 per cent. of the price; within two years, to the value of another 10 per cent. of the price; and thereafter, but within six years, to the value of another 10 per cent. of the price. In addition to the foregoing, and within six years, improvements are also to be effected to the value of £1 for every acre of first-class land, 10s. for every acre of second-class land, and 2s. 6d. for every acre of third-class land.

10. Lessee to pay all rates, taxes, and assessments.

11. Transfer not allowed until completion of two years' continuous residence, except under extraordinary circumstances, and then only with permission.

12. Roads may be taken through the lands at any time within seven years; twice the original value to be allowed for area taken for such roads.

13. Lease is liable to forfeiture if conditions are violated.

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

Full particulars can be obtained from the Commissioner of Crown Lands, Wellington.

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

Land in Otago Land District for Sale by Public Auction.

District Lands and Survey Office,
Dunedin, 9th February, 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, Dunedin, at 10.30 o'clock a.m., on Wednesday, 16th March, 1927, under the provisions of the Land Act, 1924.