

*Abstract of Terms and Conditions of Lease.*

1. Six months' rent at the rate offered, together with £1 ls. (lease fee), must be paid on the fall of the hammer.
  2. Residence is not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Crown, on account of any improvements effected by the lessee.
  3. Possession will be given on the day of sale.
  4. The lease shall be for the term of years specified, without right of renewal, but shall be subject to termination by twelve months' notice in the event of the land being required by the Crown.
  5. The rent shall be payable half-yearly in advance.
  6. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
  7. The land shall not be cropped nor broken up, except with the written consent of the Commissioner of Crown Lands first had and obtained.
  8. The lessee shall prevent the growth and spread of gorse, broom, and sweetbriar on the land comprised in the lease; and he shall, with all reasonable dispatch, remove or cause to be removed all gorse, sweetbriar, broom, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.
  9. The lease shall be liable to forfeiture if the lessee fails to fulfil any of the conditions of the said lease within twenty-one days after the date on which the same ought to be fulfilled.
- The reserve 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 ascertained at this office.

W. D. ARMIT,  
Commissioner of Crown Lands.

*Education Reserves in North Auckland Land District for Lease by Public Auction.*

North Auckland  
District Lands and Survey Office,  
Auckland, 11th January, 1928.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at this office on Wednesday, 22nd February, 1928, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908.

## SCHEDULE.

## NORTH AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.

*Whangarei County.—Parahaki Parish.*

SECTION W 34: Area, 82 acres 3 roods 17 perches. Upset annual rental, £2.

Section is situated about five miles from Whangarei by good metalled cart-road, and about one mile from Whareora School. Undulating land, except about 5 acres broken. All poor worked-out gum land, in gorse and tea-tree scrub. Soil is poor clay on clay formation. Poorly watered by small creek; dry in summer.

*Eden County.—Titirangi Parish.*

Sections 179 and 180: Area, 8 acres 3 roods 35 perches. Upset annual rental, £13 10s.

Weighted with £8 15s., valuation for improvements, consisting of 8 acres grassing and fencing (in poor state of repair), to be paid in cash.

Situated on Boundary Road, off Myers Road, about one mile and a half from Avondale. Undulating country. Land has been ploughed and put down in English grass, but paspalum now has charge. Well watered.

*Hobson County.—Okahu Parish.*

Section 85: Area, 65 acres. Upset annual rental, £5.

Situated on the Okahu-Mititai Road (known as Lusk's Road); access is from Mititai, ten miles distant, by cart-road, metalled seven miles. About 20 acres in heavy tea-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. Section is poorly watered by a creek in one corner. Altitude, 250 ft. to 400 ft. above sea-level.

*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.

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

O. N. CAMPBELL,  
Commissioner of Crown Lands.

*Lands in North Auckland Land District for Sale by Public Auction.*

North Auckland District Lands and Survey Office,  
Auckland, 11th January, 1928.

NOTICE is hereby given that the undermentioned lands will be offered for sale by public auction for cash or on deferred payments at the North Auckland District Lands and Survey Office, Auckland, at 11 o'clock a.m. on Wednesday, 15th February, 1928, under the provisions of the Land Act, 1924, and amendments.

## SCHEDULE.

## NORTH AUCKLAND LAND DISTRICT.

## RURAL LAND.

*Bay of Islands County.—Hukerenui Survey District.*

SECTION 92, Block V: Area, 1 acre. Upset price, £10.

Section is situated on the Main North Road, about a quarter of a mile from Towai Railway-station, by metalled road. Easy sloping to sharply undulating land. Poor quality soil. No water. Good building-site.

## THIRD-CLASS LAND.

*Whangarei County.—Parahaki Parish.*

Section E 34: Area, 18 acres 2 roods 33 perches. Upset price, £10.

Situated about five miles from Whangarei by good metalled road, and one mile from Whareora School. Undulating land, all in gorse, tea-tree, scrub, and fern. Soil is poor yellow clay on clay formation. Watered by springs. Altitude, 300 ft. to 400 ft. above sea-level.

## RURAL AND VILLAGE LAND.

*Whangarei County.**Mangapai Parish.*

Section 134: Area, 1 acre 1 rood 38 perches. Upset price, £3.

*Mangapai Village.*

Section 1: Area, 2 roods 30 perches. Upset price, £6.

Part Section 3: Area, 1 rood 13 perches. Upset price, £1.

Sections 23, 24, 25: Area, 3 acres 2 roods 25 perches. Upset price, £11.

Section 28: Area, 1 acre 0 roods 6 perches. Upset price, £4.