

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. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.

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

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

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

O. N. CAMPBELL,
Commissioner of Crown Lands.

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

District Lands and Survey Office,
Christchurch, 30th May, 1928.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, Christchurch, at 2.30 o'clock p.m., on Friday, 27th July, 1928, under the provisions of the Education Reserves Act, 1908, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.—FIRST-CLASS LAND.

Rolleston Survey District.

RESERVE 919, Block XII: Area, 140 acres. Upset annual rental, £49.

Weighted with £43, valuation for improvements, payable in cash.

Situated three miles from Templeton Railway-station and two miles and a half from Templeton School. Watered by race. The land is of a light, stony, and sandy nature, suitable for sheep-grazing, growing root-crops, green feed, &c.; all in old pasture. No buildings.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months rent at the rate offered, together with £2 2s. (lease fee) and cost of registration, must be paid on the fall of the hammer, and £43 (value of improvements) paid before possession.
2. Possession will be given on the date of sale, to which date all rates and other outgoings will be adjusted.
3. Term of lease, twenty-one years, with right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
4. Rent payable half-yearly, in advance, on 1st day of January and July in each year.
5. 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.
6. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
7. Lessee to keep the land free from noxious weeds, rabbits, and vermin.
8. Lessee not to use or remove any gravel without the consent of the Land Board.
9. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
10. Lessee not to make improvements without the consent of the Land Board.
11. Lessee not to take more than three crops in succession, one of which must be a root crop; after the third crop the land to be left in pasture for at least three years; at least two-thirds of the area cropped to be left in pasture at the expiration of the term; penalty for breach, £2 per acre.
12. 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 to revert to the Crown without compensation.
13. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.
14. Land Board may resume not more than 5 acres for school-site upon reduction of rent and compensation for crops.
15. Lessee to keep buildings insured.
16. Lessee to have no right to any minerals.

Full particulars may be obtained at this office.

W. STEWART,
Commissioner of Crown Lands.

STATE FOREST SERVICE NOTICE.

Milling-timber for Sale by Public Tender.

State Forest Service,
Invercargill, 6th June, 1928.

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, Invercargill, at 4 o'clock p.m. on Saturday, the 16th June, 1928.

SCHEDULE.

SOUTHLAND FOREST-CONSERVATION REGION.—OTAGO LAND DISTRICT.

ALL the milling-timber on that area, containing approximately 160 acres (part Provisional State Forest No. 49) Block VIII, Tautuku Survey District, situated about six miles from Maclennan Railway-station.

The total estimated quantity in cubic feet is 179,910, in board feet 1,158,400, made up as follows:—

Species.	Cubic Feet.	Board Feet.
Rimu	167,960	1,087,600
Miro	11,950	70,800
Totals	179,910	1,158,400

Upset price, £1,052.

Ground rent, £8 per annum.

Time for removal of timber: Two years.

Terms of Payment.

A marked cheque for one-third of the price tendered, together with half-year's ground rent and £1 ls. license fee, must accompany the tender, and the balance of the purchase-money be paid by two equal quarterly instalments, the first of which shall be paid three months after the date of sale.

Terms and Conditions.

1. All instalment-payments shall be secured by an "on demand" promissory note made and endorsed to the satisfaction of the Commissioner of State Forests, and interest at the rate of 1 per cent. per annum in excess of current bank overdraft rates will be charged on all notes overdue from the date of maturity to the date of payment.
2. The right to cut and remove the timber will be sold in accordance with the provisions of the Forests Act, 1921-22, the regulations in force thereunder, and these conditions.
3. The aforementioned quality, quantity, and kind as to the said timber shall be taken as sufficiently accurate for the purposes of this sale, and no contract for the purchase shall be voidable, nor shall the successful purchaser be entitled to any abatement in price by reason of the said timber being of less quantity, quality, or kind as stated herein or in any advertisement having reference to the said timber.
4. A return, verified by affidavit, giving the number of logs cut and their contents must be made quarterly by the licensee on the last days of March, June, September, and December, respectively, in each year. A return, similarly verified, must be made on the same dates showing the output of sawn timber. These returns may be ascertained and verified by inspection of the books of the mill, or by such other means as the Conservator may require, and for this purpose the accounts and books shall be open to the inspection of the Conservator, a Forest Ranger, or other duly authorized officer.
5. The attention of all tenderers is drawn to the fact that the local controlling body may require the successful tenderer to pay any claims or charges which may be made by that body for the maintenance of the road over which the timber may be transported, and before a sawmill license is issued a letter indicating that satisfactory arrangements have been made in this connection must be produced to the undersigned.
6. Intending tenderers are expected to visit the locality and to satisfy themselves in every particular on all matters relative to the sale.
7. Each tenderer must state the total price that he is prepared to pay for the timber. The highest or any tender will not necessarily be accepted, and the timber described is submitted for sale subject to the final acceptance of the tender by the Commissioner of State Forests.
8. The right is reserved to the Commissioner of State Forests to withdraw from sale any or all of the said timber either before or after the closing date for receipt of tenders.
9. If no tender is accepted for the timber herein mentioned it will remain open for application at the upset price until further notice.
10. Tenders should be on the special form obtainable from any office of the State Forest Service, and should be enclosed in envelopes addressed "Conservator of Forests, Invercargill," and endorsed "Tender for Timber."

The conditions, which will be inserted in the license to be issued to the purchaser, and further particulars may be obtained on application to the undersigned or to the Secretary of Forestry, Wellington.

S. A. C. DARBY, Conservator of Forests.