

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.

Full particulars may be obtained from the Commissioner of Crown Lands, New Plymouth.

W. D. ARMIT,  
Commissioner of Crown Lands.

*Settlement Land in Auckland Land District for Sale by Public Auction.*

District Lands and Survey Office,  
Auckland, 17th July, 1928.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at this office on Friday, 31st August, 1928, at 11 o'clock a.m., under the provisions of the Land Act, 1924, and the Land for Settlements Act, 1925, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

*Taupo County.—Reporoa Settlement.—Reporoa Township.*

SECTION 7, Block V: Area, 2 roods. Upset price, £30.

Practically level section, situated in the Reporoa Township, about twenty-five miles from Rotorua on the Rotorua-Taupo Road.

*Terms of Sale.*

Cash: One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee and valuation for improvements, within thirty days thereafter.

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 the sale be null and void.

Title will be subject to Part XIII of the Land Act, 1924, and section 85 of the Land for Settlements Act, 1925.

Full particulars may be obtained at this office.

K. M. GRAHAM,  
Commissioner of Crown Lands.

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

District Lands and Survey Office,  
Auckland, 17th July, 1928.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Auckland, at 11 o'clock a.m. on Friday, 31st August, 1928, under the provisions of the Education Reserves Act, 1908, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.

*Hauraki Plains County.—Piako Survey District.*

SECTION 4, Block XVI: Area, 477 acres 0 roods 6 perches. Upset annual rental, £12.

Weighted with £28, valuation for improvements comprising half-share in 28 chains boundary-fence, payable in cash.

Situated on the Mangawhero Road, about twenty-five miles from Morrinsville, by metalled road for the greater part of the way. Open undulating to hilly country, covered with tea-tree and fern. The soil is a poor loam on clay formation. Well watered by creeks.

*Waipa County.—Puniu Survey District.*

Section 2A, Block IX: Area, 204 acres 3 roods 23 perches. Upset annual rental, £4.

Situated on the Kakepuku Road, about three miles from Te Mawhai Railway-station, store, post-office, and school, by metalled road for one mile and a half; balance formed clay road. The nearest saleyards and dairy factory are at Te

Awamutu, seven miles and a half distant. The land, which is high and undulating, is at present all in its natural state—covered with fern and tutu. The soil is a light quality loam resting on sandstone and rhyolite formation. Poorly watered by springs.

*Waipa County.—Puniu Parish.*

Section 69: Area, 73 acres 2 roods 4 perches. Upset annual rental, £18.

Situated on the main Kihikihi—Te Awamutu Road, about two miles and a half from Te Awamutu Railway-station and dairy factory by good metalled road; one mile and a half from Kihikihi Post-office and one mile from Kihikihi School. All undulating, with about 20 acres swamp land. The soil is a fair loam on clay formation. Poorly watered by springs. The section is at present covered with blackberry and ragwort.

Special condition for Section 69, Puniu Parish.—After payment of lease fee, half-year's rent, and rent for broken period from date of lease to 30th June or 31st December next following, the lessee will be exempt from payment of rent for a period of two years on condition that improvements to the value of £20 are effected upon the land during the first year, and to the additional value of £20 during the second year of occupation.

*Waitomo County.—Orahiri Survey District.*

Section 7, Block III: Area, 482 acres 3 roods 16 perches. Upset annual rental, £18.

Weighted with £75, valuation for improvements comprising two-roomed dwelling and 320 chains boundary and internal fencing, this amount to be paid in cash or over a period of five years by ten half-yearly instalments of £8 13s. 3d.

Situated about five miles from Otorohanga Railway-station and one mile from Te Rau Mauku School. About 90 acres in worn-out pasture, now reverting to fern; the balance being in manuka, fern, and tutu. Subdivided into four paddocks.

*Waikato County.—Town of Hamilton East.*

Section 136: Area, 1 acre. Upset annual rental, £8.

Weighted with £6, valuation for improvements comprising 1 acre grass and half-share 4 chains boundary hedge, to be paid in cash.

Situated in Albert Street, about one mile from the Hamilton Post-office.

Section 236: Area, 1 acre. Upset annual rental, £1.

Weighted with £450, valuation for improvements comprising five-roomed dwelling (electric light, washhouse, copper and tubs, p.w.c.), and approximately 13 chains fencing, to be paid in cash.

Situated at corner of Brookfield Street and Galloway Street, about one mile from Hamilton East Post-office.

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

K. M. GRAHAM,  
Commissioner of Crown Lands.