

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

District Lands and Survey Office,  
Wellington, 1st August, 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, State Fire Insurance Buildings, Wellington, at 2 o'clock p.m. on Wednesday, 5th September, 1928, under the provisions of the Education Reserves Act, 1908, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

*Waimarino County.—Town of Ohakune.*

SECTION 34, Block XX: Area, 35.2 perches. Upset annual rent, £3 7s.

Weighted with £17, valuation for improvements, payable in cash on fall of hammer.

A good level section, all in grass, and situated about 10 chains from the Ohakune Railway-station. Good soil. Improvements comprise stumping, fencing, and shelter trees.

*Waimarino County.—Manganui Survey District.*

Part Section 5, Block X: Area, 397 acres. Upset annual rent, £15.

Weighted with £27, valuation for improvements consisting of boundary-fencing.

Part Section 5, Block X: Area, 103 acres. Upset annual rent, £18.

Weighted with £23, valuation for improvements consisting of boundary and internal fencing.

This section is situated on the Waimarino-Raetihi Road, about thirteen miles and a half from Raetihi Railway-station. Store and school at Orautoha, three miles and a half distant. Elevation, 1,900 ft. to 2,200 ft. above sea-level.

The 397-acre portion comprises undulating country, running to steep high ridges covered with fern and scrub; 200 acres bush, 100 acres reverted, and 97 acres in poor quality grass. Well watered land with light quality soil.

The 103-acre section is practically level, with 13 acres sloping down to streams. Small patches of wineberry and scrub. Mostly ploughable land. Pastures and fencing in poor condition. Well watered land with medium quality soil on papa formation.

The weighting for improvements is payable in cash on the fall of the hammer.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, valuation for improvements, and £2 2s. (lease fee), 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, Wellington.

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

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

District Lands and Survey Office,  
Christchurch, 1st August, 1928.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction, for cash or on deferred payments, at this office on Friday, the 24th day of August, 1928, at 2.30 o'clock p.m., under the provisions of the Land Act, 1924, and the Land for Settlements Act, 1925, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.—WAIMAIRI COUNTY.—  
CHRISTCHURCH SURVEY DISTRICT.

*Morten Settlement.*

SECTION 12: Area, 5 acres 2 roods 21 perches. Upset price, £355.

Situated one mile and a quarter from Redcliffs tram-stop and one mile and a half from school. Section has prospective value for building and residential purposes. At present suitable for grazing, cropping, potatoes, &c. When water and shelter provided should be suitable for market-gardening, flower culture, &c. No buildings.

TERMS OF SALE.

The purchaser may pay for the land in cash or by deferred payments extending over a period of 34½ years. The terms are—

*Cash.*—One-fifth of the purchase-money on the fall of the hammer, and the balance, with Crown-grant fee (£1), within thirty days thereafter.

*Deferred Payments.*—£30 of the purchase-money and £1 1s. (license fee) on the fall of the hammer; balance by equal half-yearly instalments extending over a period of 34½ years, with interest at 5½ per cent. per annum on the unpaid purchase-money; but with the right to pay off the whole or any part of the outstanding amount.

In either case if the purchaser fails to make any of the prescribed payments by due date, whether of purchase-money or interest, the amount (if any) already paid shall be forfeited and the contract for the sale of the land be null and void.

Titles 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.

W. STEWART,  
Commissioner of Crown Lands.

BANKRUPTCY NOTICES.

*In Bankruptcy.—In the Supreme Court holden at Auckland.*

NOTICE is hereby given that IAN MATHEWSON NAIRN, Motor Service Proprietor, of Auckland, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Wednesday, the 8th day of August, 1928, at 11 o'clock a.m.

26th July, 1928.

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G. N. MORRIS,  
Official Assignee.

*In Bankruptcy.—In the Supreme Court of New Zealand.*

NOTICE is hereby given that T. J. HARRIS, Tobacconist, of Edendale, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Monday, the 13th day of August, 1928, at 11 o'clock a.m.

Dated at Auckland, this 26th day of July, 1928.

G. N. MORRIS,  
Official Assignee.