

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. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration, or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrear.
9. Lease liable to forfeiture if conditions are violated.
10. Lessee to keep buildings insured.
11. 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, New Plymouth.

W. D. ARMIT,  
Commissioner of Crown Lands.

*Education Reserve in Hawke's Bay Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Napier, 16th October, 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, Napier, at 2.30 o'clock p.m. on Wednesday, 21st November, 1928, under the provisions of the Education Reserves Act, 1908, and amendments, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.

*Town of Napier.*

SECTION 201: Area, 1 rood. Upset annual rental, £330. Situated Emerson Street, Napier. The improvements comprise three shops and Whitfield's Motor Service Office, occupying a good business position in the town.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, loading 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. No liability is accepted on the part of the Crown or of the Land Board to pay to the lessee any compensation for improvements, but if the lease is not renewed upon expiration, or if it is sooner determined, the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of an amount equal to the value of buildings and improvements effected by the original lessee; and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payments in arrear.
9. Lease liable to forfeiture if conditions are violated.
10. Lessee to keep buildings insured.
11. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.
12. Land Board to approve of improvements proposed.
13. Lease will be registered under the Land Transfer Act.

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*Special Conditions.*

1. The Crown accepts no liability or responsibility in connection with the buildings on the land in the event of the local or other authority condemning same.
2. In the event of the buildings becoming condemned by the local or other authority the lessee will be required to pull down the buildings and erect in place thereof a substantial modern building in brick, stone, or concrete to the satisfaction of the local authority and the Land Board of a value not to be less than £5,000.

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

J. D. THOMSON,  
Commissioner of Crown Lands.

*Lands in Wellington Land District for Sale or Selection.*

District Lands and Survey Office,  
Wellington, 11th October, 1928.

NOTICE is hereby given that the undermentioned lands are open for sale or selection under the Land Act, 1924, and that applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m., on Monday, 19th November, 1928.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Wellington, on Wednesday, 21st November, 1928, 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 land described in the First Schedule is open for selection on optional tenures and may, at the option of the applicant, be purchased for cash or on deferred payments or be selected on renewable lease. The land described in the Second Schedule may be selected on renewable lease only.

Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who, within two years immediately preceding date of ballot, have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force; to persons engaged on military service beyond New Zealand in connection with the late war, if such persons immediately prior to the war were *bona fide* residents of New Zealand; and to applicants who, while domiciled in New Zealand, have served beyond New Zealand as members of any of His Majesty's Forces in connection with any war other than the war with Germany.

FIRST SCHEDULE.

WELLINGTON LAND DISTRICT.—SECOND-CLASS LAND.

*Waimarino County.—Manganui Survey District.*

SECTIONS 13 and 14, Block XVI: Area, 201 acres. Capital value, £201. Deposit on deferred payments, £11. Half-yearly instalment on deferred payments, £6 3s. 6d. Renewable lease: Half-yearly rent, £4 0s. 5d.

Situated on the right bank of the Makotuku Stream, with a frontage to the Makotuku Valley Road. Access from Horopito Railway-station, which is about two miles distant by metalled dray-road. Practically level land, with the exception of the Makara Stream banks. All the bush has been milled. Soil comprises a light loam resting on clay and shingle formation. Well watered by streams and springs. Elevation, 2,360 ft.

SECOND SCHEDULE.

FIRST-CLASS LAND.

*Waimarino County.—Makotuku Survey District.*

National Endowment.

SECTION 35, Block III: Area, 202 acres 1 rood 6 perches. Capital value, £1,000. Half-yearly rent, £20.

(NOTE.—The capital value includes improvements, valued at £200, comprising felling and grassing, and which belong to the Crown.)

This section is situated in the Raetihi Block, with a frontage to the Mangarewa Road. Access from Raetihi Railway-station, which is about four miles and a half distant—two miles and a half by Makotuku Road and remaining two miles formed dray-road. Level land to easy rolling country, suitable for dairying; all milled, burned off, and sown down in grass. A light loam soil resting on clay and papa formation. Permanently watered by streams. Elevation, 1,800 ft. above sea-level.

ABSTRACT OF CONDITIONS OF LEASE.

"Cash" System.

1. Applicants to be seventeen years of age and upwards.
2. Applicants to furnish statutory declarations with applications, and, on being declared successful, deposit one-fifth