

fee) and a half-year's rent. Rent for the broken period between date of lease and 1st January or 1st July following is also payable.

5. Applications made on the same day are deemed to be simultaneous.

6. Order of selection is decided by ballot.

7. Successful applicant to execute lease within thirty days after being notified that it is ready for signature.

8. Residence is to commence within four years in bush land or swamp land, and within one year in open or partly open land, and to be continuous for ten years. Under certain conditions personal residence may be dispensed with.

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.

*Education Reserve in Taranaki Land District for Lease by Public Auction.*

District Lands and Survey Office,  
New Plymouth, 9th January, 1929.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, at 10.30 o'clock a.m. on Thursday, 14th February, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

TARANAKI LAND DISTRICT.

\* *Stratford County.—Omona Survey District.*

PART Section 1, Block III: Area, 495 acres 2 roods. Upset annual rent, £20.

Situated on the Tututawa Road, about four miles from Tututawa Post-office. About 300 acres has been felled and grassed, and of this 100 acres, approximately, is in fair pasture. The soil is of fair quality resting on sandstone formation. Generally the country varies from hilly to steep.

*Abstract of Terms and Conditions of Lease.*

1. Six months' rent at the rate offered 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.

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

W. D. ARMIT,  
Commissioner of Crown Lands.

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

District Lands and Survey Office,  
Auckland, 9th January, 1929.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, Auckland, at 10.30 o'clock a.m. on Thursday, the 14th February, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.

*Hauraki Plains County.—Piako Survey District.*

SECTION 4, Block XVI. Area: 474 acres 0 roods 6 perches. Upset annual rental, £5.

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.

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.

Full particulars may be obtained from this office.

K. M. GRAHAM,  
Commissioner of Crown Lands.

*Land in Auckland Land District open for Selection on Renewable Lease.*

District Lands and Survey Office,  
Auckland, 8th January, 1929.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the provisions of the Land for Settlements Act, 1925, and the Land Act, 1924, and applications will be received at this office up to 4 o'clock p.m. on Friday, 25th January, 1929.

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