

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—WOODVILLE COUNTY.

SECTION 106, Block XIII, Woodville Survey District: Area, 28 acres 1 rood.

Weighted with £90 15s., valuation for improvements consisting of 83 chains of fencing (£34 5s.) and 28½ acres in grass (£56 10s.); payable in cash.

Situated about one mile from Woodville on the main road to Pahiatua, near the Mangaatua Stream. Low lying level country. Soil, alluvial deposit on clay formation. Suitable for grazing. Capable of being improved so as to carry one cow to the acre.

Abstract of Terms and Conditions of Lease.

1. Term of lease, twenty-one years, with right of renewal for one further term of twenty-one years. Subject to termination by twelve months' notice in the event of the land being required by the Government.
2. One half-year's rent at the rate offered, together with £1 ls. (lease fee), and valuation for improvements, must be enclosed with the tender.
3. No declaration is required. Residence and improvements are not compulsory. Valuation for improvements to an amount not exceeding £90 will be allowed on the expiry of the lease, or if it is sooner determined.
4. Possession will be given as from date of acceptance of tender, from which date the rent will commence.
5. The rent shall be payable half-yearly in advance.
6. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
7. The lessee shall prevent the growth and spread of gorse, broom, and sweetbriar on the land, and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbriar, broom, ragwort, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.
8. The lessee shall destroy all rabbits on the land, and he shall prevent their increase and spread to the satisfaction of the Commissioner of Crown Lands.
9. The lessee to pay all rates, taxes, and other assessments that may become due or payable.
10. The lease shall be liable to forfeiture in case the lessee shall fail to fulfil any of the conditions of the lease within thirty days after the date on which the same ought to have been fulfilled.

The reserve is described for the general information of intending tenderers, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Full particulars may be obtained at this office.

J. D. THOMSON,
Commissioner of Crown Lands.

Lands in Canterbury Land District for Lease by Public Auction.

District Land and Survey Office,
Christchurch, 9th January, 1929.

NOTICE is hereby given that the undermentioned lands will be offered for lease by public auction at the District Lands and Survey Office, Christchurch, on Thursday, the 28th February, 1929, at 2.30 o'clock p.m., under the provisions of the Hanmer Crown Leases Act, 1928.

SCHEDULE.

CANTERBURY LAND DISTRICT.—TOWN LAND.

Amuri County.—Block II, Lyndon Survey District.—Hammer Township Extension.

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| Lot 1, part Reserve 3656: Area, 34.2 perches. | Upset price, £50. | Upset annual rent, £2 10s. |
| Lot 1, part Reserve 3782: Area, 13 perches. | Upset price, £100. | Upset annual rent, £5. |
| Lot 2, part Reserve 3782: Area, 13.2 perches. | Upset price, £100. | Upset annual rent, £5. |
| Lot 3, part Reserve 3782: Area, 13 perches. | Upset price, £100. | Upset annual rent, £5. |
| Lot 2A, part Reserve 3782: Area, 30 perches. | Upset price, £100. | Upset annual rent, £5. |
| Lot 3A, part Reserve 3782: Area, 30 perches. | Upset price, £100. | Upset annual rent, £5. |
| Lot 4, part Reserve 3782: Area, 30 perches. | Upset price, £100. | Upset annual rent, £5. |
| Lot 5, part Reserve 3782: Area, 30 perches. | Upset price, £100. | Upset annual rent, £5. |
| Lot 6, part Reserve 3782: Area, 30 perches. | Upset price, £100. | Upset annual rent, £5. |
| Lot 7, part Reserve 3782: Area, 30 perches. | Upset price, £110. | Upset annual rent, £5 10s. |

These sections are being made available to meet a widespread public demand for residential and business sites in the popular tourist and health resort of Hanmer. They are in close proximity to the existing township, school, and post-office, and to all the sport and health facilities that the township offers. Water-supply may be obtained from mains. Hanmer is situated ninety-three miles from the City of Christchurch, and is reached by a regular daily train and motor service.

The sale presents an excellent opportunity to those desiring good sites for week-end and holiday residences.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, together with rent for the broken period up to 1st July, 1929, and £1 ls. (lease fee) and cost of registration must be paid on the fall of the hammer.
2. 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.
3. Rent payable half-yearly in advance, on 1st days of January and July in each year.
4. Lessee to erect a residence or business premises, as the case may be, to a value of at least £250, within twelve months from date of commencement of lease. Plans and specifications to be first approved by the Commissioner of Crown Lands.
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. 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.
11. Lease liable to forfeiture for non-payment of rent within six months after due date, or for breach of conditions.
12. Lessee to have no right to any minerals.
13. The Crown may resume the land on the appearance of any hot spring, &c., subject to compensation as provided under Public Works Act, 1908.

Sale plans and full particulars may be obtained from the Commissioner of Crown Lands, Christchurch.

W. STEWART,
Commissioner of Crown Lands.

Timber in the North Auckland Land District for Sale by Public Tender.

North Auckland District Lands and Survey Office,
Auckland, 16th January, 1929.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Tuesday, 19th February, 1929, under the provisions of the Land Act, 1924, and the timber regulations thereunder.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—BAY OF ISLANDS COUNTY.

Sections 2, 4, and 5, Block IV, Omāpere Survey District.

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| 398 kauri trees, containing 237,800 board feet. |
| 172 totara trees, containing 75,600 board feet. |
| 62 rimu trees, containing 25,900 board feet. |
| 21 kahikatea trees, containing 13,100 board feet. |
| 18 matai trees, containing 8,200 board feet. |
| 7 miro trees, containing 1,500 board feet. |
| Total, 678 trees, containing 362,100 board feet. |
| Distinguishing brands, V. ∇. |
| Upset price, £1,050. |
| Time for removal: Two years. |