

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 land 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, Wellington.

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

Education Reserves in Southland Land District for Lease by Public Auction.

District Lands and Survey Office,
Invercargill, 29th April, 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, Invercargill, at 11 o'clock a.m., on Wednesday, the 5th June, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

Town of Gore.

SECTION 43, Block XVI: Area, 5 acres 3 roods. Upset annual rental, £6. Weighted with £7, valuation for fencing; payable in cash.

Situated on the rise. Has a special value as a holding paddock for stock at sale time.

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, mortgage, 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, Invercargill.

N. C. KENSINGTON,
Commissioner of Crown Lands.

Education Reserves in Southland Land District for Lease by Public Auction.

District Lands and Survey Office,

Invercargill, 29th April, 1929.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the Hall at Ohai, at 2 o'clock p.m. on Saturday, the 6th July, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.

Township of Ohai Extension No. 8.

SECTION 1: Area, 1 acre 3 roods 8 perches. Upset annual rental, £2.

Section 2: Area, 1 acre 3 roods 7 perches. Upset annual rental, £2.

Section 3: Area, 1 acre 1 rood 30 perches. Upset annual rental, £2 10s.

Section 4: Area, 1 acre 1 rood 33 perches. Upset annual rental, £3. Weighted with £120, valuation for improvements.

Section 5: Area, 1 acre 1 rood 19 perches. Upset annual rental, £5.

Section 6: Area, 1 acre 1 rood 33 perches. Upset annual rental, £5.

Section 7: Area, 1 acre 3 roods 8 perches. Upset annual rental, £2 10s.

Section 8: Area, 1 acre 3 roods 8 perches. Upset annual rental, £2 10s.

Section 9: Area, 1 acre 3 roods 8 perches. Upset annual rental, £2 10s.

Section 10: Area, 2 acres 1 rood 38 perches. Upset annual rental, £3.

Section 11: Area, 1 acre 3 roods 22.5 perches. Upset annual rental, £3. Weighted with £220, valuation for improvements.

Section 12: Area, 1 acre 2 roods 27 perches. Upset annual rental, £3. Weighted with £80, valuation for improvements.

Section 13: Area, 2 acres 0 roods 39 perches. Upset annual rental, £3. Weighted with £150, valuation for improvements.

Section 14: Area, 1 acre 2 roods 31 perches. Upset annual rental, £3. Weighted with £120, valuation for improvements.

Section 15: Area, 1 acre 3 roods 35.5 perches. Upset annual rental, £3. Weighted with £200, valuation for improvements.

Section 16: Area, 1 acre 1 rood 33 perches. Upset annual rental, £3.

Section 17: Area, 1 acre 1 rood 34 perches. Upset annual rental, £3.

The sections, which are undulating and are suitable for building-sites, are situated close to the Ohai Railway-siding.

SPECIAL CONDITIONS.

(1) The leases, which confer surface rights only, will contain the following conditions: The lessor hereby excepts and reserves unto the lessor, his successors and assigns, all coal mines, veins, and seams of coal, and all other mines, metals, and minerals whatsoever, and all quarries of stone, and deposits of gravel, scoria, sand, and clay, with full liberty and power for the lessor, his successors, assigns, and licensees, and his and their workmen, servants, and agents, at his and their free will and pleasure, to search for, dig, work, and carry away the same; and for the better working the same mines and quarries to erect furnaces, engines, and smelting houses, and other requisite buildings, and to make and lay down and continue any railway, and to make drains, sluices, and cuts, and to do every other act necessary or expedient for raising and carrying away all such coal, metals, minerals, stone gravel, scoria, sand, and clay; doing as little injury as may be to the soil of the said premises, and making, in the absolute discretion of the Board, either reasonable compensation for the disturbance of the surface soil or abatement of the rent to an amount bearing the same proportion to the total rent hereby reserved as the rental value of the area of the land disturbed bears to the rental value of the whole area of land hereby demised.

(2) Lessees shall have no claim for compensation or otherwise against the lessor, or any other person or persons or body corporate whomsoever or whatsoever, for any loss which lessees may sustain on account of mining operations carried on below the surface of the demised land or lands adjoining.

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.