

Weighted with £250, value of improvements comprising about 150 acres felled and grassed, about 120 chains fencing, and two old whares. This amount may be either paid in cash or by arrangement taken over by way of first mortgage to the State Advances Department.

This section is situated on the Moki Road about ten miles from Tahora Railway-station. The country is of a sandstone formation. About 150 acres is in fair pasture; balance of felled and grassed area—namely, about 250 acres—is in bracken fern and second growth. About 72 acres is in standing bush. It is subdivided into five paddocks, but the fences are in disrepair. Estimated carrying-capacity in present state is 150 dry sheep and ten head of cattle. It is well watered by streams.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease, sixty-six years, with a perpetual right of renewal for further successive terms of sixty-six years.
2. Rent, 4 per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.
3. Applicants to be seventeen years of age and upwards.
4. Applicants to furnish statutory declaration with applications, and, on being declared successful, deposit £1 ls. (lease 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 Reserves in Taranaki Land District for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 18th June, 1929.

NOTICE is hereby given that the undermentioned education reserves 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 Tuesday, 2nd July, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

TARANAKI LAND DISTRICT.—EDUCATION RESERVES.

Whangamomona County.—Ngatimaru Survey District.

(Exempt from Payment of Rent for a Period of Five Years.)

SECTION 12, Block XI: Area, 460 acres; upset annual rental, £21 10s.

Exempt from payment of rent for a period of five years, provided improvements to value of £50 are effected annually to the satisfaction of the Land Board.

Improvements comprising 20 acres felling and grassing, about 80 acres felling and grassing deteriorated, approximately 140 chains fencing, and whare are included in the capital value.

Situated on the Kirai Road, about one mile and a half from Huiakama Village, and about four miles from Te Wera Railway-station. The whole of the section, with the exception of about 20 acres, has at one time been felled and grassed, but most of it has now reverted to fern and scrub. Present carrying-capacity estimated at about 100 sheep. Whole section is of a sandstone formation.

Ohura County.—Ohura Survey District.

(Exempt from Payment of Rent for a Period of Four Years.)

Section 4, Block VII: Area, 1,030 acres; upset annual rental, £18 10s.

Exempt from payment of rent for a period of four years, provided improvements to the value of £37 are effected annually to the satisfaction of the Land Board.

Weighted with £400, value of improvements comprising wool-shed, 30 acres clearing and grassing, about 100 acres deteriorated pasture, and about 300 chains fencing. This sum is either payable in cash or may be secured on first mortgage by arrangement with the State Advances Superintendent.

Situated about two miles and a half from Toitoti Railway-station and about one mile from Totoro School. Cream by lorry to dairy factory. Section consists of approximately 30 acres flat land, the remainder hilly to steep on sandstone formation.

Waitomo County.—Aria Survey District.

Section 9, Block III: Area, 1,203 acres; upset annual rental, £52 10s.

Remission of half annual rent for a period of five years, provided improvements are effected to value of £60 annually to the satisfaction of the Land Board.

Improvements, comprising whare, wool-shed, about 300 chains fencing, about 50 acres scattered grass, are included in the capital value.

Situated about thirty-two miles from Te Kuiti Railway-station, about two miles from Rira School, and nine miles from Aria Dairy Factory. About 700 acres originally felled, but has now reverted to wineberry, tea-tree, and fern. Estimated carrying-capacity two hundred dry sheep and twenty head of cattle.

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 Wellington Land District for Lease by Public Auction.

District Lands and Survey Office,
Wellington, 18th June, 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, Wellington, at 2.30 o'clock p.m., on Monday, 29th July, 1929, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Borough of Masterton.—Otahoua Survey District.

PART of Lot 3, Block I, D.P. 1361, being part Section 101, Masterton Small Farms Settlement: Area, 3 acres 30 perches; upset annual rent, £12.