

Weighted with £380, valuation of buildings, payable in cash on fall of hammer. The buildings comprise dwelling-house, washhouse, and fowlhouse.

This section is situated at the junction of Queen Street and Te Oreore Road, about half a mile from the Masterton Post-office. The front portion is a good building-site. The balance is subject to flood.

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 the Commissioner of Crown Lands, Wellington.

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

Land in Nelson Land District for Sale by Public Auction.

District Lands and Survey Office,
Nelson, 18th June, 1929.

NOTICE is hereby given that the undermentioned section will be offered for sale for cash or on deferred payments by public auction at the District Lands and Survey Office, Nelson, at 11 o'clock a.m. on Tuesday, 6th August, 1929, under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

NELSON LAND DISTRICT.—COLLINGWOOD COUNTY.

SECTION 6, Block X, Aorere Survey District: Area, 122 acres 2 roods. Upset price, £50. Weighted with the sum of £14 for improvements consisting of 6 acres of grassing and 20 chains of fencing; payable in cash.

Situated at Silver Stream, close to Bainham, fifteen miles by good road from Collingwood. Majority of the section, with the exception of approximately 6 acres, is pakihi table-land, and is in rushes, fern, and manuka. Approximately 6 acres of good land; balance being of poor quality.

Terms of Sale.

Cash: One-fifth of the purchase-money together with valuation for improvements to be paid on the fall of the hammer; balance of purchase-money, together with Crown-grant fee, payable within thirty days thereafter.

Deferred Payments: A cash deposit of 10 per cent. of the amount offered, together with valuation for improvements and £1 ls. (lease fee) to be paid on the fall of the hammer; balance of purchase-money payable by instalments extending over a period of 34½ years, and bearing interest at the rate of 5½ per cent. per annum.

Titles will be subject to Part XIII of the Land Act.
Further particulars on application.

A. F. WATERS,
Commissioner of Crown Lands.

Land at Hanmer Springs, Canterbury Land District, for Lease by Public Tender.

District Lands and Survey Office,
Christchurch, 18th June, 1929.

NOTICE is hereby given that the undermentioned land will be offered for lease by public tender under the provisions of the Public Reserves, Domains, and National Parks Act, 1928, and written tenders will be received at the District Lands and Survey Office, Christchurch, up to 4 o'clock p.m. on Monday, 15th July, 1929.

SCHEDULE.

CANTERBURY LAND DISTRICT.

Amuri County—Hanmer Springs Township.

PART Section 5, Block II: Area, 20 perches.

Situated in the township, fronting Amuri Road, and is the section on which tea-kiosk and grocery are situated.

Weighted with £147 value of improvements (comprising tea-kiosk and rustic fencing) to be paid in cash. The former lessee has the right to remove all other improvements at present on the area. The building at present used as a grocery store is the property of the late lessee, and may with the consent of the successful tenderer remain in its present position for a period not exceeding six months. Without such consent the building must be removed within one month from date of closing of tender.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Tenders accompanied by six months' rent at the rate offered, £1 ls. (lease fee), and 10 per cent. of valuation for improvements (£147), (balance payable within one month) to be addressed to the Commissioner of Crown Lands, Christchurch, and marked on the outside "Tender for Lease."
2. Term of lease, five years.
3. Possession will be given one month from acceptance of tender.
4. The Commissioner of Crown Lands may at any time resume possession of the land comprised in the lease, or any portion thereof, for any public purpose by giving to the lessee twelve months' notice in writing of his intention so to do.
5. The rent shall be payable half-yearly in advance, free of all deductions whatsoever; and if not paid within twenty-one days after due date the lessor may re-enter upon the land and determine the lease.
6. The lessee shall have no right to mortgage, sublet, transfer, or otherwise dispose of the whole or any portion 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, sweetbrier, and other noxious weeds or plants on the land comprised in the lease; and shall with all reasonable despatch remove, or cause to be removed, all gorse, broom, sweetbrier, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.
8. The lessee shall not carry on, or permit to be carried on, upon the land or any part thereof any noxious, noisome, or offensive trade or manufacture.
9. At the end of the term of lease a valuation of existing improvements shall be made by an appraiser appointed by the Land Board, and in the event of the lessee not again becoming the occupier of the land under a fresh lease, he shall be entitled to payment of valuation for all such improvements as he shall have paid for or shall have effected upon the land with the prior written approval of the Commissioner of Crown Lands.

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

W. STEWART,
Commissioner of Crown Lands.

Settlement Land in Canterbury Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Christchurch, 18th June, 1929.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and applications will be received at the District Lands and Survey Office, Christchurch, up to 4 o'clock p.m., on Friday, 19th July, 1929.

Applicants must appear personally before the Land Board for examination at the Courthouse, Timaru, at 1 o'clock p.m., on Tuesday, 23rd July, 1929, and must produce documentary evidence of their financial position or backing, farming ability and experience, and, in the case of dis-