

SCHEDULE.

TARANAKI LAND DISTRICT.—SETTLEMENT LAND.—
SECOND-CLASS LAND.

Ohura County.—Huia Settlement.

(Exempt from payment of half rent for three years.)

SECTION 18: Area, 331 acres 1 rood 11 perches. Capital value, £1,040. Half-yearly rent, £26.

Exempt from payment of half the annual rent for a period of three years provided improvements to value of £50 are effected annually.

Weighted with £220 for buildings. This sum is payable in cash or by twenty-eight half-yearly instalments of £11 2s. 2d.

The value of 200 chains of fencing and 310 acres of felling and grassing is included in the capital value.

Situated on the Waitewhena and Ohura Roads, about one mile and a half from Ohura Railway-station and school, by good metalled road. It comprises hilly to undulating country which has all been felled and grassed, but pastures have somewhat reverted to fern and second growth. Soil is of good quality resting on sandstone formation. It is well watered by streams and springs. Situated close to the railway.

ABSTRACT OF CONDITIONS OF LEASE.

1. Term of lease: Thirty-three years, with a perpetual right of renewal for further successive terms of thirty-three years, and a right to acquire the freehold.

2. Rent: Five per cent. per annum on the capital value, payable in advance on 1st January and 1st July in each year.

3. Applicants to be twenty-one years of age and upwards.

4. Applicants to furnish with applications statutory declaration, 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. No persons may hold more than one allotment.

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

8. Lessee to reside continuously on the land and pay all rates, taxes, and assessments.

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. Transfer not allowed until expiration of fifth year of lease, except under extraordinary circumstances, and then only with permission.

11. 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.

12. 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.

(L. and S. 26/23543.)

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

District Lands and Survey Office,
New Plymouth, 21st July, 1930.

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 Monday, 25th August, 1930, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

TARANAKI LAND DISTRICT.

Stratford Borough Council.—Ngairu Survey District.

SECTIONS 11 and 12, Block II: Area, 57 acres 2 roods 34 perches. Upset annual rent, £72 13s.

Weighted with £697, for improvements comprising about 164 chains sheep-proof fencing, felling 57 acres, stumping, ploughing, and grassing 45 acres, sheep-pens, drains, and grassing and logging up 12 acres. This sum is payable in cash. Improvements to the value of £153 are included in the capital value of the land on which the rental is assessed.

This area is situated at the eastern end of the borough, on the Esk Road. It comprises good quality flat land; well watered. Pastures are in fair order. It has all been felled and grassed. There are no buildings on the area.

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.

12. Possession will be given on the day of the sale.

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

W. D. ARMIT,
Commissioner of Crown Lands.

(L. and S. 20/507.)

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

District Lands and Survey Office,
Wellington, 21st July, 1930.

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, the 25th August, 1930, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.

TOWN LAND.

Rangitikei County.—Mataroa Township.

SECTION 4, Block VIII, Section 10, Block VIII, and Section 2, Block IX: Area, 3 roods. Twenty-one-year lease: Half-yearly rent, £1 5s.

Weighted with the sum of £6. for improvements consisting of fencing; payable in cash. There are also a cow-shed and blacksmith's shop of no value on the sections.

Situated in the township of Mataroa, half a mile distant from railway-station by metalled road. All level sections in grass. Soil of heavy loam.

SECOND-CLASS LAND.

Pohangina County.—Gorge Survey District.

Section 5, Block VII: Area, 49 acres 2 roods. Twenty-one-year lease: Half-yearly rent, £1 5s.

Situated about six miles from Woodville, by four miles of metalled and two miles of partly metalled road. Hilly broken land, covered in light bush consisting principally of tawhero and rangiora, with a dense undergrowth. Altitude, 2,000 ft. to 2,600 ft. above sea-level.

ABSTRACT OF TERMS OF SALE 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.