

*Education Reserve in North Auckland Land District for Lease by Public Auction.*

North Auckland District Lands and Survey Office,  
Auckland, 28th July, 1930.

NOTICE is hereby given that the undermentioned section will be offered for lease by public auction at this office on Monday, 8th September, 1930, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.

*Bay of Islands County.—Punakitere Survey District.*

SECTION 4, Block XI: Area, 552 acres. Upset annual rent, £10.

Weighted with £1,588 16s. 6d., for improvements consisting of 303 chains of boundary-fencing, 48 chains road-fencing, 185 chains of subdivisional fencing, floodgate, and 45 acres of pasture. This sum must be paid in cash.

Situated on Gammon's Road, about eighteen miles from Kaikohe. Good quality rubbly clay soil; well watered; easy country to fairly steep; ring fenced and subdivided into four paddocks. Suitable for grazing and a little dairying.

ABSTRACT OF TERMS OF SALE AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered and rent for the broken period, lease and registration fees (£2 2s.) 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 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 the lease.
5. Lessee not to transfer, mortgage, sublet, or subdivide without consent of the Land Board.
6. Lessee not to use or remove any gravel without 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 go 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, North Auckland.

O. N. CAMPBELL,  
Commissioner of Crown Lands.

(L. and S. 20/494.)

*Land in Taranaki Land District for Selection on Renewable Lease.*

District Lands and Survey Office,  
New Plymouth, 28th July, 1930.

NOTICE is hereby given that the undermentioned sections are open for selection on renewable lease under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Monday, 22nd September, 1930.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, New Plymouth, at 10.30 o'clock a.m. on Wednesday, 24th September, 1930, but if any applicant so desires he may be examined by the Land Board of any other district or by any Commissioner of Crown Lands.

The ballot will be held immediately upon conclusion of the examination of applicants.

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Preference at the ballot will be given to landless applicants who have one or more children dependent on them; to landless applicants who within two years immediately preceding date of ballot have applied for land at least twice unsuccessfully; to applicants who have served beyond New Zealand as members of the Expeditionary Force; to persons engaged on military service beyond New Zealand in connection with the late war, if such persons immediately prior to the war were *bona fide* residents of New Zealand; and to applicants who, while domiciled in New Zealand, have served beyond New Zealand as members of any of His Majesty's forces in connection with any war other than the war with Germany, and to landless applicants in respect of whom the Board, after taking into consideration the experience and skill of the applicants in farming operations, the proximity of their homes to the lands the subject-matter of the ballot, and any other relevant considerations, is of opinion that they should be entitled to preference equally with applicants of any of the hereinbefore specified classes.

SCHEDULE.

TARANAKI LAND DISTRICT.—SECOND-CLASS LAND.

*Waitomo County.—Mapara Survey District.*

SECTIONS 15 and 16, Block XII: Area, 213 acres. Capital value, £220. Half-yearly rent, £4 8s.

Exempt from payment of rent for two years, provided improvements to the value of £40 are effected annually.

Weighted with £600, for improvements comprising dwelling, cow-shed and yards, approximately 60 chains road-fencing, 150 chains boundary and subdivisional fencing, and 100 acres pasture. Of this amount £50 is to be paid in cash, £370 will be secured on first mortgage to the State Advances Superintendent for thirty years at 6 per cent., payable by half-yearly instalments of £13 7s. 4d., and £180 on second mortgage for twenty years at 5½ per cent., payable by half-yearly instalments of £7 9s. 7d.

Grazing property situated thirteen miles from Waimiha Railway-station and two miles from Mapiu School. About one hundred acres in fair pasture; balance bush land felled and grassed, but now reverted to second growth. Ragwort is plentiful. Land is of sandstone formation, about fifty acres being very steep. Watered by streams.

ABSTRACT AND 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 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 is. (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 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, New Plymouth.

W. D. ARMIT,  
Commissioner of Crown Lands.

(L. and S. 26/9607.)