

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

District Lands and Survey Office,
Nelson, 1st September, 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, Nelson, at 11 o'clock a.m. on Wednesday, the 22nd October, 1930, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

NELSON LAND DISTRICT.—OPARARA SURVEY DISTRICT.

SECTION 25, Square 152, Block XIV, Oparara Survey District: Area, 4 acres 3 roods 8 perches. Upset annual rental, £5.

Locality and Description.

This section is situated on the north bank of the Karamea River, about 20 chains from Market Cross, and practically opposite the overflow bridge. The section is flat and the soil good.

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.
 12. The highest or any bid not necessarily accepted.
- Full particulars may be obtained from the Commissioner of Crown Lands, Nelson.

A. F. WATERS,
Commissioner of Crown Lands.

(L. and S. 20/520.)

Lands in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 1st September, 1930.

NOTICE is hereby given that the undermentioned sections will be offered for sale by public auction for cash or on deferred payments at the Courthouse, Taumarunui, at noon, on Wednesday, 17th September, 1930, under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

Taumarunui County.—Taumarunui Township.

SECTION 7, Block III: Area, 1 rood 8 perches. Upset price, £400.

Situated in Taumarunui Township, with a frontage to Miriama Street. Level section in good situation for business purposes.

Section 14, Block XXI: Area, 1 acre. Upset price, £170. Corner section, situated with a frontage to the Main Taupo Road and Reu Street, approximately one mile from Taumarunui Railway-station. Level section on which two fair building-sites are available.

Section 2, Block XXX: Area, 1 acre. Upset price, £120. This section is weighted with £150, for improvements comprising dwelling of four rooms. This sum must be paid in cash.

Section 4, Block XXX: Area, 3 roods. Upset price, £90. Sections have a frontage to the main Taupo Road (tar sealed) approximately one mile and a half from Taumarunui Railway-station. Section 4 runs right through to The Esplanade reserve, on the banks of the Wanganui River. Level land, suitable for residential-sites.

Section 5, Block XXX: Area, 3 roods. Upset price, £90. Section situated on the bank of the Wanganui River, approximately one mile and a half from Taumarunui Railway-station, with a frontage to Taupo Road. Level section. Would make a good building-site.

Weighted with £3, for improvements comprising 3 chains road boundary-fencing. This sum must be paid in cash.

Section 6, Block XXX: Area, 3 roods. Upset price, £91. Section situated on the bank of the Wanganui River, approximately one mile and a half from Taumarunui Railway-station with a frontage to Taupo Road. Level section, suitable as a residential-site.

Taumarunui County.—Tuhua Survey District.

Section 28, Block XIII: Area, 10 acres 3 roods 9 perches. Upset price, £50.

Situated on the Taumarunui-Te Kuiti Road, approximately one mile and a quarter from Taumarunui Post-office, school, township, and railway-station.

Approximately 4 acres flat, half covered with sawdust from old mill; balance very broken. Cows could be run on the flats during summer while the hill portion could be utilized as a winter run-off. Well watered by running stream along both frontages.

TERMS OF SALE.

Cash: One-fifth of the purchase-money to be paid on the fall of the hammer, and balance, with certificate-of-title fee (£1), within thirty days thereafter.

Deferred Payments: The deposit of £5, together with £1 ls. (license fee) to be paid on the fall of the hammer.

Balance of the purchase-money, with interest thereon at the rate of 5½ per cent. per annum, to be paid by instalments extending over the period of 34½ years.

The licensee shall have the right at any time during the currency of his license to pay off either the whole of the purchase-money or any half-yearly instalment or instalments thereof then remaining unpaid.

Upon receipt of the final instalment a certificate of title in respect of the land purchased shall issue upon payment of the prescribed certificate-of-title fee.

If the purchaser fails to make any of the prescribed payments by due date the amount already paid shall be forfeited, and the contract for the sale be null and void.

Full particulars may be obtained at this office.

K. M. GRAHAM,
Commissioner of Crown Lands.

(L. and S. 7/581/3.)

Tenders for Right to split Posts, &c., on Portion of Hukui Block, Taupo County, Auckland Land District.

District Lands and Survey Office,
Auckland, 1st September, 1930.

NOTICE is hereby given that written tenders for the right to split posts, strainers, sleepers, poles, battens, or slabs on portion of the Hukui Block, Taupo County, will close at the office of the Commissioner of Crown Lands, Auckland, at 4 o'clock p.m. on Monday, the 6th October, 1930.

TERMS AND CONDITIONS.

1. All royalties shall be payable monthly in such manner as the Commissioner of Crown Lands may direct.
2. Rights not to exceed a period of two years.
3. The rights to split and remove the timber will be granted in accordance with the provisions of the Land Act, 1924, and the regulations in force thereunder and these conditions.
4. The grantee will require to make his own provision for rights of access to and from the block, and no responsibility whatever for providing such access will be accepted by the Crown.
5. The attention of all tenderers is drawn to the fact that the local controlling body may require the successful tenderer to pay any claims or charges which may be made by that body for the maintenance of the road over which the timber may be transported, and before any tender is accepted a letter indicating that satisfactory arrangements have been made in this connection must be produced to the undersigned.