

9. 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.

10. Lease liable to forfeiture if conditions are violated.

11. Lessee to keep buildings insured.

12. 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, Auckland.

K. M. GRAHAM,  
Commissioner of Crown Lands.

(L. and S. 9/2481.)

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

District Lands and Survey Office,  
New Plymouth, 23rd September, 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, 20th October, 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, 22nd October, 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.

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.—FIRST-CLASS LAND.

*Egmont County.—Cape Survey District.*

(Native Land Settlement Account.)

SECTION 44, Block IX: Area, 114 acres 0 roods 16 perches. Capital value, £310. Half-yearly rent, £7 15s.

After payment of the first half-year's rent in advance, broken period rent (if any), and lease fee, a remission of rent for a period of three years will be allowed provided improvements to value of £50 are effected annually.

This property is situated on the Wataroa Road, about two miles from the Main South Road, and about twenty-eight miles from New Plymouth Railway-station, and about three miles from Pungarehu School, dairy factory, post-office, and store. The section comprises about 90 acres bush land, felled and grassed, now mostly reverted to second growth.

Valuation for improvements, comprising old shed, about 50 chains fencing, and about 90 acres felling and grassing is included in capital value. Blackberry and ragwort are prevalent, but when cleared up the area should make a good dairying proposition. About two-thirds of the area is ploughable. The Wataroa Road is metalled up to the farm.

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, 5 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 1s. (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. B. ARMIT,  
Commissioner of Crown Lands.

(L. and S. 26/19373.)

*Education Reserve in Hawke's Bay Land District for Lease by Public Auction.*

District Lands and Survey Office,  
Napier, 23rd September, 1930.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Napier, at 10.30 o'clock a.m. on Friday, 31st October, 1930, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.

*Hawke's Bay County.—Township of Clive.*

- SECTION 8: Area, 37 perches. Upset annual rent, 10s.  
 Section 75: Area, 1 rood. Upset annual rent, 10s.  
 Section 107: Area, 1 acre. Upset annual rent, £2.  
 Section 282: Area, 32 perches. Upset annual rent, 10s.  
 Section 283: Area, 1 rood. Upset annual rent, 10s.  
 Section 370: Area, 38 perches. Upset annual rent, 10s.  
 Section 371: Area, 1 rood 4 perches. Upset annual rent, 10s.  
 Section 372: Area, 1 rood 31 perches. Upset annual rent, 10s.

The lessee of Section 75 will have the opportunity of leasing Section 69 (adjoining Crown land) at an annual rent of 10s.

The sections are adjacent to the Clive Township, which is situated seven miles from Napier, and are suitable for grazing.

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.