

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. 9/2525 and 26/4414.)

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

District Lands and Survey Office,
Wellington, 13th October, 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, Wellington, at 2.30 o'clock p.m. on Tuesday, 18th November, 1930, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.—EDUCATION RESERVES.

TOWN LAND.

Akitio County.—Pongaroa Township.

SECTION 1, Block V: Area, 2 roods 24 perches. Upset annual rental, 10s.

Situated in Pongaroa Township, having frontages to Makomako and Huiru Streets, which are unformed. Access from Pongaroa half a mile distant by metalled road to within 10 chains of section, then grass road.

Flat land all in grass, with soil of fair quality.

Town of Palmerston North.

Lots 8 and 9 of Section 116: Area, 1 rood 6.6 perches. Upset annual rental, £96.

Weighted with the sum of £150, for improvements consisting of a brick party wall. This sum is payable in cash.

Situated in Queen Street, adjacent to Rangitikei Street, the main business area of Palmerston North. Suitable for a garage, warehouse, or factory.

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.

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. The lease will be registered under the Land Transfer Act, 1915.

3. Rent payable half-yearly in advance.

4. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all drains, 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 carry on any noxious, noisome, or offensive trade upon the land.

7. 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.

8. Lease liable to forfeiture if conditions are violated.

9. Lessee to keep buildings insured.

10. Interest at the rate of 10 per cent. per annum to be paid on rent in arrears.

11. Lessee to pay all rates, taxes, and assessments.

12. Land Board to approve of improvements proposed.

Form of lease may be perused and full particulars obtained from the Commissioner of Crown Lands.

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

(L. and S. 20/531.)

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

District Lands and Survey Office,
Nelson, 15th October, 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 Tuesday, the 2nd December, 1930, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

NELSON LAND DISTRICT.—RAHU SURVEY DISTRICT.

SECTION 3, Block XVI, Rahu Survey District: Area, 883 acres 2 roods 34 perches. Upset annual rental, £20 3s.

Locality and Description.

This section is situated in the Upper Maruia Valley, about thirty miles from Reefton, mostly by metalled road. There is some flat land on the river frontage, but most of the section is hillside bush-clad country. Soil is of fair quality on flat, lighter on hillside. Well watered.

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. 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. 20/480.)