

Land in the Auckland Land District for Sale or Selection.

District Lands and Survey Office,
Auckland, 10th November, 1930.

NOTICE is hereby given that the undermentioned land will be opened for selection in terms of the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Monday, 15th December, 1930.

The land may, at the option of the applicant, be purchased for cash, or on deferred payments, or be selected on renewable lease.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Auckland, on Tuesday, 16th December, 1930, at 10.30 o'clock a.m., but if any applicant so desires he may be examined by the Land Board of any other district.

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

SCHEDULE.

AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

Tamarunui County.—Ongarue Survey District.

Native Land Settlement Account.

SECTION 11, Block X: Area, 553 acres. Capital value, £375. Deposit on deferred payments, £20; half-yearly instalments on deferred payments, £11 10s. 9d. Renewable lease: Half-yearly rent, £9 7s. 6d.

Weighted with £1,567 10s., for improvements comprising dwelling (two rooms, in fair condition), wool-shed, cow-byre, garage, sheep-yards, sheep-dip, piping for water-supply, 78 chains road-fencing, 60 chains boundary-fencing, 160 chains subdivisional fencing (all in good order), felling, and grassing. This sum is payable either in cash or by a cash deposit of £57 10s., balance to be secured on terms to be arranged.

Grazing property situated on the Kokomiko Road, six miles from Waimiha Post-office, school, and railway-station, by metalled road. Approximately 290 acres bush land, felled and grassed; balance in standing bush and scrub. Hilly and broken section, the soil being pumice resting on rhyolite and sandstone formation. Subdivided into six paddocks. Well watered by running streams.

Special condition: All timber situated on the southern portion, comprising approximately 110 acres, has been sold to the Marton Sash, Door, and Timber Company, Limited, whose rights to work this timber are reserved.

Full particulars may be obtained at this office.

K. M. GRAHAM,
Commissioner of Crown Lands.

(L. and S. 26/20086.)

Land in Southland Land District for Sale by Public Auction.

District Lands and Survey Office,
Invercargill, 10th November, 1930.

NOTICE is hereby given that the undermentioned land will be offered for sale by public auction for cash at this office on Monday, 15th December, 1930, at 11 o'clock a.m., under the provisions of the Land Act, 1924, and amendments.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—WALLACE COUNTY.

RURAL LAND.

SECTION 234, Block XIII, Wairio Survey District: Area, 4 acres 2 roods 20 poles. Upset price, £15.

Situated about a mile from Woodlaw Railway-siding. Mostly swampy land.

Terms of Sale.

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

Title will be subject to Part XIII of the Land Act, 1924.

Full particulars may be obtained at this office.

J. MACDONALD,
Commissioner of Crown Lands.

(L. and S. 9/2392.)

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

District Lands and Survey Office,
Wellington, 10th November, 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, 16th December, 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.—
(SECONDARY.)

TOWN LAND.

Town of Palmerston North.

LOT 4 of Section 116: Area, 23½ perches. Upset annual rent, £30.

Weighted with the sum of £377, for improvements consisting of two dwellings (each of four rooms) and fencing. Both dwellings are at present occupied by tenants. This sum is payable in cash on the fall of the hammer.

This property has a frontage to Queen Street, a branch street from Rangitikei Street, which is the main wholesale street in Palmerston North. A brick wall between Joseph Nathan's premises forms the western boundary of this property.

(PRIMARY.)

Featherston County.—Township of Featherston.

Sections 61 and 62: Area, 2 acres. Upset annual rent, £1 12s. 6d.

Weighted with the sum of £35, for improvements consisting of 18 chains of fencing and stumping. This sum must be paid in cash on the fall of the hammer.

Situated at the corner of Watt and Harrison Streets, half a mile from Featherston Railway-station. These are good level sections with a fine sole of English grasses. Soil of good heavy loam. Town water-supply is available.

ABSTRACT OF TERMS OF SALE AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, loading for improvements, £2 2s. (lease fee), and rent for period between date of lease and 1st January, 1931, 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. 20/534.)