

Deferred Payments: The required deposit on account of the purchase-price, together with £1 ls. (license fee) and loading for improvements, to be paid on the fall of the hammer.

The 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 the 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 shall be null and void.

The lands are described for the general information of intending bidders, who are recommended, nevertheless, to make a personal inspection, as the Department is not responsible for the absolute accuracy of any description.

Full particulars may be obtained at this office.

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

(L. and S. 9/2606.)

Education Reserve in the Canterbury Land District for Lease by Auction.

District Lands and Survey Office,
Christchurch, 16th March, 1931.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by auction, at the Lands Office, Timaru, at 1 o'clock p.m. on Thursday, 23rd April, 1931, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.—EDUCATION RESERVE.

Geraldine County.—Geraldine Survey District.

LOT 3 on D.P. 9840, part Reserve 1199, Block IX: Area, 130 acres 1 rood 20 perches. Upset annual rental, £113 15s.

Loaded with £321 14s. 6d. for improvements consisting of drains and fencing. This sum to be paid in cash.

Situated on Derenzy's Road, distant about five miles and a half by good metalled road from Geraldine Post-office, school, and saleyards, and about four miles from Orari Railway-station. Cream-lorry passes. Comprises practically level land, varying from good quality to light and stony, while the soil is fair quality resting on clay and shingle formation. The property is subdivided into nine paddocks, and is watered by springs and creeks. Altitude about 260 ft. above sea-level. The land is suitable for mixed farming, and an area of 120 acres is suitable for growing green crops, while 70 acres is also suitable for cereal cropping.

ABSTRACTS 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. The rent for the period between the date of the lease and 1st October, 1931, shall be paid not later than 1st October, 1931.

2. Term of lease, twenty-one years, from 1st April, 1931, 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. Lessee to pay all rates, taxes, and assessments.

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

W. STEWART,
Commissioner of Crown Lands.

(L. and S. 20/554.)

Education Reserve in the Canterbury Land District for Lease by Auction.

District Lands and Survey Office,
Christchurch, 16th March, 1931.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the Lands Office, Timaru at one o'clock p.m. on Thursday, 14th May, 1931, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

CANTERBURY LAND DISTRICT.—EDUCATION RESERVE (PRIMARY).

Mackenzie County.—Opihi Survey District.

LOT 4, D.P. 5006, part E.R. 1200, Block IX: Area, 436 acres. Upset annual rental, £196 4s.

Loaded with £170, for improvements consisting of fencing. This sum is payable in cash.

Situated on Cattle Valley Road, distant twelve miles by good gravelled roads from Pleasant Point Railway-station, saleyards, and post-office, and five miles from Skipton School. Cream-lorry passes. Comprises about 280 acres of light stony flat with veins of swamp; balance fairly steep downs and terraces. Soil varies from light stony to good medium land, resting on clay and shingle formation. The property is subdivided into four paddocks, and is watered by river and water-holes. Altitude, 600 ft. to 900 ft. above sea-level. The land is suitable mainly for sheep-farming, but approximately 220 acres is suitable for growing green crops and roots, while approximately 120 acres is also suitable for oat-cropping.

ABSTRACT OF TERMS OF SALE AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, loading for improvements, £2 2s. (lease fee), must be deposited on acceptance of bid.

2. Term of lease, twenty-one years, from 1st July, 1931, 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.

W. STEWART,
Commissioner of Crown Lands.

(L. and S. 20/34.)