

Section in Te Kuiti Township, Auckland Land District, for Lease by Public Auction.

District Lands and Survey Office,
Auckland, 11th May, 1931.

NOTICE is hereby given that a lease of the undermentioned Crown lands will be offered for sale by public auction at the Lands Office, Queen Street, Te Kuiti, at 10 o'clock a.m. on Wednesday, the 17th day of June, 1931, in the manner and at the upset annual rent shown below.

SCHEDULE.

AUCKLAND LAND DISTRICT.

Waitomo County.—Te Kuiti Township.

FOR lease in accordance with the provisions of the expired lease of the section described herein, originally granted under the Maori Land Administration Act, 1900, and regulations made thereunder.

Section 12, Block VIII: Area, 28.1 perches. Upset annual rental, £26 2s. Loading for improvements, £900.

The section, which comprises principally level land, is situated within one mile of Te Kuiti Post-office and railway-station, and is suitable for business purposes.

The improvements, consisting of a picture-theatre, valued at £900, are to be paid for separately in cash.

TERMS AND CONDITIONS.

1. The highest bidder shall be the purchaser.
2. A half-year's rent at rate offered, together with rent for broken period from date of sale to the 30th June, 1931, and lease and registration fees, together with valuation for improvements to be paid on fall of hammer.
3. The term of lease shall be for twenty-one years, with right of renewal for further similar terms, at rentals to be fixed by revaluation.
4. Rental payments to be made half-yearly in advance on the 1st January and 1st July.
5. The lessee to pay all rates, taxes, and other assessments which may become due and payable in respect of the land.
6. The lessee to keep the land free of noxious weeds.
7. The lessee to keep all buildings, drains, and fences in good order and repair.
8. The lessee not to carry on any noxious, noisome, or offensive trade.
9. The lessee not to sublet, transfer, or otherwise dispose of any interest in the land without the previous consent in writing of the lessor first had and obtained.
10. Rental payments in arrears for thirty days or a breach of the conditions of lease expressed or implied shall entitle the lessor to re-enter and determine the lease.

The lease and registration fee will be £1 1s.

The land is 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 or at the local Lands Office, Te Kuiti.

K. M. GRAHAM,
Commissioner of Crown Lands, Auckland.

(L. and S. 7/581/1.)

Education Reserves in Gisborne Land District for Lease by Public Auction.

District Lands and Survey Office,
Gisborne, 12th May, 1931.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Gisborne, at 2.30 p.m. on Monday, 6th July, 1931, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

GISBORNE LAND DISTRICT.

Lot 3 of Sections 47/48, Town of Gisborne: Area, 13.2 perches. Upset annual rental, £105.

Lot 5 of Sections 47/48, Town of Gisborne: Area, 8.9 perches. Upset annual rental, £25.

Lot 6 of Sections 47/48, Town of Gisborne: Area, 13.9 perches. Upset annual rental, £66.

Lot 6 is weighted with £200 for buildings to be paid for in cash, or over a period of ten years by equal half-yearly instalments of £12 19s.

Splendid building-sites situated in Childer's Road, Lowe Street, right in the business area of the town.

Full particulars may be obtained from the Commissioner of Crown Lands, Lands and Survey Office, Gisborne.

E. H. FARNIE,
Commissioner of Crown Lands.

(L. and S. 20/94.)

Education Reserves in Taranaki Land District for Lease by Public Tender.

District Lands and Survey Office,
New Plymouth, 11th May, 1931.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public tender under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments; and tenders will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Monday, 22nd June, 1931.

SCHEDULE.

Hawera County.—Waimate Survey District.—Ohawe Town Belt.

(PRIMARY.)

Sub. 7 of Section 1: Area, 1 rood 27 perches. Upset annual rent, £1 5s.

Sub. 8 of Section 1: Area, 1 rood 33 perches. Upset annual rent, £1 7s. 6d.

Sub. 9 of Section 1: Area, 2 roods 9 perches. Upset annual rent, £1 10s.

Sub. 21 of Section 1: Area, 1 rood 10.3 perches. Upset annual rent, £5.

Sub. 29 of Section 1: Area, 1 rood 8 perches. Upset annual rent, £2.

Sub. 34 of Section 1: Area, 1 rood 22.6 perches. Upset annual rent, £2.

These sections are situated about five miles and a half from Hawera Post-office by good road, and comprise for the most part good level land. The sections are very suitable for seaside resorts, and an opportunity is here afforded those residents of Hawera and adjoining towns who are desirous of obtaining sites for the erection of beach cottages within easy distance of their homes. There is a one-roomed seaside cottage with partly enclosed veranda and single brick chimney on Sub. 21.

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, or permit to be carried 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 for 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.

Full particulars may be obtained from the Commissioner of Crown Lands, New Plymouth.

W. D. ARMIT,
Commissioner of Crown Lands.

(L. and S. 20/565.)

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

District Lands and Survey Office,
New Plymouth, 11th May, 1931.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925, and amendments, and applications will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Monday, 22nd June, 1931.