

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, 4 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 ls. (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 lands 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. 9/2576.)

Small Grazing-run in Hawke's Bay Land District for Lease.

District Lands and Survey Office,
Napier, 12th January, 1931.

NOTICE is hereby given that the undermentioned small grazing-run is open for lease for a term of twenty-one years; and applications will be received at this office up to 4 o'clock p.m. on Monday, the 16th February, 1931, under the provisions of the Land Act, 1924.

Applicants must appear personally before the Land Board for examination at the District Lands and Survey Office, Napier, on Thursday, 19th February, 1931, 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.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—HAWKE'S BAY COUNTY.—SECOND-CLASS LAND.

Mohaka Survey District.

RUN 25, being Section 1, Block XI: Area, 1,002 acres 0 roods 3.5 perches. Capital value, £2,020. Half-yearly rent, £40 8s.

Weighted with £1,140, for improvements consisting of three-roomed cottage, garden, plantation, sheep-yards, fencing, scrub felling, and grassing; payable in cash.

Term, twenty-one years. Possession to be given on 1st March, 1931.

Situated eleven miles from Waikari Railway-station, three miles from Kotemaori School, and sixty miles from Heretaunga Dairy Factory, Hastings. Access by the old Napier-Wairoa Road. Easy hill country. Watered by permanent streams and springs. Approximately 600 acres in danthonia pasture and 400 acres in manuka scrub with scattered areas of danthonia. The run is ring fenced. Principally suitable for sheep-farming, but could be improved sufficiently to carry probably 20 cows in addition to 1,100 sheep. Present carrying-capacity 300 ewes, 400 dry sheep, 5 dairy cows, 30 breeding cows, 30 steers and heifers, and 3 horses.

ABSTRACT OF TERMS AND CONDITIONS OF LICENSE.

1. Applicants to be seventeen years of age and upwards.
2. Term of lease: Twenty-one years, with right of renewal, or, in the event of subdivision into allotments, right to a lease of one allotment, compensation for loss of right to new lease of other allotments, and valuation for improvements.
3. Rent commences from date of lease, and is payable half-yearly, in advance, on 1st March and 1st September in each year.
4. Applicants to furnish statutory declaration with applications, and, on being declared successful, deposit £1 ls. (lease fee) and a half-year's rent. Rent for the broken period between date of lease and 1st March or 1st September following is also payable.

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5. No person may hold more than one run, except on the recommendation of the Land Board, and with the approval of the Minister of Lands.

6. *Improvements.*—Lessee is required to improve the run within one year to the value of one year's rental; within two years, to the value of two years' rental; and within six years, to the value of four years' rental. In addition to the foregoing on bush land, improvements are also to be effected within six years to the value of 10s. per acre for every acre of first-class land, and 5s. per acre for every acre of second-class land. Any money paid as valuation for improvements will be allowed as substantial improvements upon the land.

7. On expiry of term of lease, lessee's improvements will be valued and protected.

8. Residence must commence within three years in the case of bush land or swamp land, and within one year in the case of open or partly open land, and be continuous until the expiration of the lease. Under certain conditions personal residence may be dispensed with after ten years.

9. Roads may be taken without payment of compensation.

10. Lease is liable to forfeiture if conditions are violated.

Full particulars may be obtained on application at this office.

J. D. THOMSON,
Commissioner of Crown Lands.

(L. and S. 8/2/73.)

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

District Lands and Survey Office,
Christchurch, 12th January, 1931.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by tender, applications closing at the District Lands and Survey Office, Christchurch, at 4 o'clock p.m. on Monday, 16th February, 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.

Ashburton County.—Hutt Survey District.

LOT 2, D.P. 5013, part E.R. 1552, Block VII: Area, 286 acres 3 roods 21 perches. Upset annual rental, £143 10s.

Loaded with £104 6s. for improvements. This sum is payable in cash.

Situated on the Blackford Road, eleven miles from Methven Post-office, school, (school bus), railway-station, dairy factory, and saleyards. Access is by metalled road. The property comprises low terraces and flats, more or less undulating. It has an easterly aspect, and comprises good agricultural land suitable for grazing. Subdivided into two paddocks, and watered by private race and creek. When fully developed the property should carry 450 ewes and 6 dairy cows. About 240 acres of the farm is suitable for growing green crops.

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 July, 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.

W. STEWART,
Commissioner of Crown Lands.

(L. and S. 20/542.)