

buildings have electric light as well as high-pressure hot-and-cold-water system, the boiler and furnace, together with a large copper cistern, being installed in the small building.

3. Detached iron building of two rooms, match-lined and papered, also detached wooden building of three rooms, as well as shed, tank-stand and tanks, &c.

The drainage system for the two houses is connected with the septic tank drainage system under the control of the hospital authorities, to whom a small annual charge will be payable to cover the cost of supervision. The fences, garden, and grounds are all in good condition.

ABSTRACT OF TERMS OF SALE AND CONDITIONS OF LEASE.

1. Six months' rent at the rate offered, cash deposit of £190 on amount of loading for improvements, and £2 2s. (lease fee) must be deposited on acceptance of tender.

2. Terms 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 then value of buildings and improvements effected or paid for 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 have no right to any minerals on the land.

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

12. No improvements to be effected without the written consent of the Land Board.

13. The Crown may resume the land on the appearance of any hot spring, &c., subject to payment of compensation as provided in the Public Works Act, 1928.

Form of lease may be perused and full particulars obtained from the undersigned.

W. STEWART,
Commissioner of Crown Lands.

(L. and S. 6/1/311.)

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

District Lands and Survey Office,
New Plymouth, 24th August, 1931.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1924, and the Land for Settlements Act, 1925; and applications will be received at the District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m. on Monday, 21st September, 1931.

Applicants should appear personally for examination at the District Lands and Survey Office, New Plymouth, on Wednesday, 23rd September, 1931, at 10 o'clock a.m., but if any applicant is unable to attend he may be examined by any other Land Board or by any Commissioner of Crown Lands.

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

SCHEDULE.

TARANAKI LAND DISTRICT.—SECOND-CLASS LAND.

Waitomo County.—*Piu Settlement.*

(Exempt from payment of rent for two years.)

SECTION 3s: Area, 416 acres 2 roods. Capital value, £830. Half-yearly rent, £20 15s.

After payment of the first half-year's rent, lease fee, and broken-period rent (if any), no further rent will be charged for a period of two years, provided improvements to value of £83 are effected annually during the exemption period.

The section comprises 40 acres in good pasture, about 100 acres in worn-out pasture, and approximately 276 acres in fern, scrub, and bush.

Situated about eight miles from Kopaki Railway-station, and about three miles from Araroto School. Dairy factory about eight miles to Kopaki Railway-station, thence by rail to Otorohanga.

Property is watered by running streams and springs.

The section is mostly easy ploughable country, all of which has been grassed, but has now reverted. Can be made into a good mixed-farming proposition.

Estimated to carry 100 ewes and 20 steers and heifers in present condition.

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

W. D. ARMIT,
Commissioner of Crown Lands.

(L. and S. 31/659.)

Pastoral License in the Nelson Land District liable to Forfeiture.

NOTICE is hereby given to the licensee of Pastoral Run No. 55, Motupiko Survey District, that the Land Board resolved, in accordance with the provisions of section 265 of the Land Act, 1924, that by reason of the failure of the licensee to pay the rent within one month after it fell due, the license over the said pastoral run is liable to forfeiture if the said rent, together with the full amount of penalties, is not paid within three months after the date of insertion of this notice.

Dated at Nelson, this 25th day of August, 1931:

A. F. WATERS,
Commissioner of Crown Lands.

(L. and S. 8/5/15.)

Land in Nelson Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Wellington, 26th August, 1931.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Nelson, up to 4 o'clock p.m. on Monday, the 28th September, 1931.

Applicants should appear personally for examination at the District Lands and Survey Office, Nelson, on Tuesday, the 29th September, 1931, at 2 o'clock p.m., but if any applicant is unable to attend he may be examined by any other Land Board or by any Commissioner of Crown Lands.

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

SCHEDULE.

NELSON LAND DISTRICT.—FIRST-CLASS LAND.
Inangahua County.—Mawheraiti Survey District.

Lot 1, part Sections 5 and 17, Block VII, Mawheraiti Survey District: Area, 150 acres. Capital value, £1,200. Half-yearly rental on renewable lease, £30.

Weighted with £600, for improvements consisting of six-roomed dwelling and conveniences, washhouse, combined milking-shed, implement-shed, hay-shed, engine and separator room, together with three horse-power Anderson engine, pump, separator, and four-cow milking-plant.

The buildings may be paid for in cash or by instalments over a period of fifteen years. The half-yearly instalments will be based on a thirty-four-and-a-half-year table, $5\frac{1}{2}$ per cent. interest, and at the end of the fifteen-year period the balance will become payable in cash.

This property adjoins the Waimaunga Railway-station, about thirteen miles south of Reefton, and has been subdivided into seventeen paddocks. This areas has been in use for some years past as an experimental farm, and is in first-class order. The soil is of a clayey nature overlying coarse granite gravel.

NOTE.—The stock depasturizing on the property is owned by the Department of Agriculture, and will be disposed of by auction on the property on a date subsequent to the ballot.

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

A. F. WATERS,
Commissioner of Crown Lands.

(L. and S. 22/2723.)