

Education Reserve in Taranaki Land District for Lease by Public Auction.

District Lands and Survey Office,
New Plymouth, 7th January 1935.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, at 2.30 o'clock p.m. on Wednesday, 13th February, 1935, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

TARANAKI LAND DISTRICT.

New Plymouth Borough.—Town of New Plymouth.

ALLOTMENTS 9 and 10, D.P. 4023, being parts Sections 562, 563, 586, 587, 588, 589, 590, and 591: Area, 2 roods 1.76 perches. Upset annual rent, £9.

This residential site is situated in Wallace Place and extends down to Frankley Road. Access is also obtained by right-of-way from Barrett Street. It is situated in an elevated position and commands a good outlook.

Allotment 10 is subject to a right-of-way appurtenant to Lots 1 to 8, both inclusive, on deposited plan No. 4023.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. A half-year's rent at rate offered, and lease and registration fees, £2 2s., to be paid on fall of hammer.
2. Term of lease is twenty-one years, with perpetual right of renewal for successive terms of twenty-one years at rents based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
3. No compensation for improvements; but if lease is not renewed upon expiry the new lease offered for disposal by public competition will be subject to payment by the incoming tenant of valuation for improvements effected by the original lessee with the consent of the Land Board. Failing disposal, the land and improvements revert to the Crown without compensation.
4. No transfer, mortgage, sublease, or subdivision allowed without consent.
5. Lessee to maintain in good substantial repair all improvements, to trim all live hedges, and to yield up all improvements in good order and condition at the expiration of the lease.
6. Rent payable half-yearly in advance, subject to penalty at the rate of 10 per cent. per annum for any period during which it remains in arrear.
7. Lessee will not carry on any offensive trade.
8. Lessee to give notice to Land Board before making improvements.
9. Lessee to pay all rates, taxes, and assessments.
10. Lease is liable to forfeiture if conditions are violated.

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

F. H. WATERS,
Commissioner of Crown Lands.

(L. and S. 20/783.)

Education Reserve in Wellington Land District for Lease by Public Auction.

District Lands and Survey Office,
Wellington, 7th January, 1935.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, Wellington, at 2.30 o'clock p.m. on Wednesday, 13th February, 1935, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908, and amendments.

SCHEDULE.

WELLINGTON LAND DISTRICT.

Eketahuna County.—Tararua Survey District.

SECTION 12, Block X: Area, 300 acres 2 roods 32 perches. Upset annual rental, £127 17s., reducible by £30 2s. 6d. per annum for the first ten years of the term.

Weighted with £675 for improvements, consisting of good five-roomed dwelling with pantry and washhouse, cow-shed, yards, hay-shed, cart-shed, manure-shed, and pigsty, one hundred and ten chains of boundary-fencing, 35 chains of road-fencing, and 120 chains of internal fencing, also bridges and culverts. This sum is payable in cash on the fall of the hammer.

Improvements included in upset rental value consist of felling and grassing and 10 acres of stumping.

This property is situated on Falkner's Road, six miles from Eketahuna Post-office, two miles from Rongokakaho School and dairy factory. Access by metalled road. The section is well watered by streams with good clean gravel bottoms and soil is of good quality resting on clay, papa, and shingle formation. The whole area is in pasture and comprises flat to undulating and easy hills with streams running through the area. Subdivided into eight paddocks. Admirably suited for dairying and grazing.

Special Condition.—It is a special condition that any incoming occupier must carry out substantial improvements to the value of at least £30 per annum for the first ten years by way of logging, top-dressing, or ploughing and cultivation.

Term of lease, twenty-one years, with perpetual right of renewal at revaluation.

Possession will be given on day of sale.

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

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

(L. and S. 20/785.)

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

District Lands and Survey Office,
Invercargill, 9th January, 1935.

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, Invercargill, up to 4 o'clock p.m. on Tuesday, 19th February, 1935.

Applicants should appear personally for examination at the District Lands and Survey Office, Invercargill, on Thursday, 21st February, 1935, at 10.30 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.

SOUTHLAND LAND DISTRICT.—THIRD-CLASS LAND.

Southland County.—Hokonui Survey District.—Ardlussa Settlement.

SECTIONS 5 and 6, Block IV: Area, 398 acres 0 roods 5 perches. Capital value, £1,000; half-yearly rent, £25.

Weighted with £490 for improvements, comprising four-roomed dwelling and outbuildings, fencing, &c. This amount may be paid in cash or may remain on State Advances mortgage—term, 36½ years, interest 5½ per cent. Legal costs in connection with mortgage, and amounting to £1 2s., will be payable by the successful applicant.

The improvements included in the capital value consist of 451 chains of original and subdivisional fencing valued at £180.

Situated about seven miles from Balfour Railway-station and four miles from Ardlussa School by metalled road. Approximately half the area consists of level land of fair quality; the balance is hilly and undulating, mostly in its natural state, and carrying tussock, fern, and manuka scrub. The property, which is well watered, is subdivided into eight paddocks, the hill portion comprising approximately half, being divided into two.

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

B. C. McCABE,
Commissioner of Crown Lands.

(L. and S. 26/28116.)

Land in Otago Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Dunedin, 9th January, 1935.

NOTICE is hereby given that the undermentioned land is open for selection on renewable lease under the Land Act, 1924, and applications will be received at the District Lands and Survey Office, Dunedin, up to 4 o'clock p.m. on Monday, 11th February, 1935.

Applicants should appear personally for examination at the District Lands and Survey Office, Dunedin, on Wednesday, 13th February, 1935, at 10.30 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.