

Settlement Land in North Auckland Land District for Selection on Renewable Lease.

North Auckland District Lands and Survey Office,
Auckland, 3rd April, 1935.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the Land for Settlements Act, 1925, and applications will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Tuesday, 23rd April, 1935.

Applicants should appear personally for examination at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, 24th April, 1935, at 10.30 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.

NORTH AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.
Mangonui County.—Awanui Settlement.—Kaitiaki Drainage District.

SECTION 38: Area, 66 acres 0 roods 25 perches. Capital value, £1,320; half-yearly rent, £33.

Section is part of the Awanui Settlement, situated on Spain's Road, one mile and a half from Awanui Post-office, three-quarters of a mile from Awanui School, Port, and Dairy Factory. Soil is of rich dark loam resting on clay formation. Land is level and in grass (mostly *paspalum*); watered by artesian bore and more water can be obtained by sinking approximately 90 ft. Suitable for dairying. In present condition estimated to carry 35 cows and could be improved to carry about 46 cows. Subdivided into six paddocks.

Improvements, the value of which is included in the rental value of the section, consist of artesian well, 13½ chains road fence (4 plain, 1 barbed wire), 96 chains internal fencing (4 wires), 40 chains boundary-fencing (5 plain, 2 barbed wires), plantation and shelter-belt, 29½ chains of drains, and 64 acres grassed.

Any further particulars may be obtained from the Commissioner of Crown Lands, North Auckland.

W. D. ARMIT.

Commissioner of Crown Lands.

(L. and S. 21/149/620.)

Land in Auckland Land District for Selection on Optional Tenure.

District Lands and Survey Office,
Auckland, 3rd April, 1935.

NOTICE is hereby given that the undermentioned section is open for selection on optional tenure under the Land Act, 1924, and applications will be received at the Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Monday, 29th April, 1935.

Applicants should appear personally for examination at the Auckland District Lands and Survey Office, Auckland, on Tuesday, 30th April, 1935, at 10.30 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.

AUCKLAND LAND DISTRICT.—THIRD-CLASS LAND.
Rotorua County.—Rotoiti Survey District.

SECTION 7, Block V: Area, 643 acres. Capital value, £160. Deposit on deferred payments, £10: Half-yearly instalment on deferred payments, £4 17s. 6d. Renewable lease: Half-yearly rent, £3 4s.

Weighted with £330 for improvements, consisting of dwelling and outbuildings, clearing and grassing, approximately 60 chains of subdivisional fencing, 50 chains of road boundary-fencing, and half-share in 180 chains of boundary-fencing. This is payable in cash or the whole amount may remain on mortgage to the State Advances Superintendent payable over a period of thirty years (interest rate 5½ per cent.) by instalments of principal and interest combined amounting to £11 5s. 10d. each half-year.

A grazing property with access by metalled and formed pumice road from the Hamurana-Kaharoa Road, seven miles from Ngongotaha Railway-station, Dairy Factory, and Saleyards. Land undulating to hilly with portions broken. Approximately 60 acres of worn-out pasture ragwort infested, balance of area in natural state; rabbits are numerous.

Any further particulars required may be obtained from the undersigned.

K. M. GRAHAM,

(L. and S. 26/28353.) Commissioner of Crown Lands.

Reserve in Westland Land District for Lease by Public Auction.

District Lands and Survey Office,
Hokitika, 3rd April, 1935.

NOTICE is hereby given that the reserve described in the Schedule hereto will be offered for lease for a term of twenty-one years by public auction under the provisions of the Public Reserves, Domains, and National Parks Act, 1928, at the District Lands and Survey Office, Hokitika, at 2.30 o'clock p.m. on Tuesday, 7th May, 1935.

SCHEDULE.

CUSTOMS RESERVE.—WESTLAND LAND DISTRICT.

LOT 2, Reserve 393, Town of Hokitika: Area, 20.5 perches. Upset annual rental, £2.

The section, which fronts on to Gibsons Quay, adjoins the Railway Reserve at the junction of Gibsons Quay and Fitzherbert Street: suitable for residential purposes.

Abstract of Terms and Conditions of Lease.

1. The lessee shall pay six months' rent, together with £1 ls. lease fee, immediately on acceptance of bid, thereafter rent shall be payable half-yearly in advance on the 1st January and 1st July in every year.

2. The lessee shall be liable for all rates, taxes, and other assessments levied against the land.

3. The property is weighted with £310 for improvements. Should the purchaser of the lease be any person other than the person entitled to receive payment for such improvements this sum shall, on the fall of the hammer, be paid in cash to the Receiver of Land Revenue, Hokitika.

4. The lessee will be given possession on acceptance of bid and will require to pay immediately rent for the period between the date of sale and the first day of July, 1935. The lease will be for a term of twenty-one years from 1st July, 1935.

5. The lessee shall claim no compensation nor shall any be allowed by the lessor on account of any improvements effected by the lessee, nor for any other cause.

6. The lessee shall keep all buildings, fences, drains, &c., in repair to the satisfaction of the Commissioner of Crown Lands, Hokitika.

7. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease except with the written consent of the Commissioner of Crown Lands, Hokitika, first had and obtained.

8. The lessee shall prevent the growth and spread of noxious weeds on the land, and shall, with all reasonable despatch, remove or cause to be removed all noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

9. The lessee shall not engage in any noxious, noisome, or offensive trade upon the land.

10. The lessee shall erect on the boundary between the land comprised in his lease and the Customs Reserve a fence proof against passage by dogs or any larger animals.

11. A breach of covenant under the lease expressed or implied shall entitle the lessor to re-enter and determine the lease.

12. The highest bidder shall be the purchaser of the lease.

Any further particulars required may be obtained at the office of the undersigned.

T. CAGNEY,

Commissioner of Crown Lands.

(L. and S. 6/1/223.)

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

District Lands and Survey Office,
Christchurch, 3rd April, 1935.

NOTICE is hereby given that the undermentioned section is open for selection on renewable lease under the provisions of the Land for Settlements Act, 1925; and applications will be received at the District Lands and Survey Office, Christchurch, up to 4 o'clock p.m. on Friday, 10th May, 1935.

Applicants should appear personally before the Land Board for examination at the District Lands and Survey Office, Christchurch, on Tuesday, 14th May, 1935, at 10.30 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.