

Lands in Nelson Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Nelson, 6th August, 1935.

NOTICE is hereby given that the undermentioned sections are 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 Tuesday, 10th September, 1935.

Applicants should appear personally for examination at the District Lands and Survey Office, Nelson, on Thursday, 12th September, 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.

N.B.—These lands are offered in terms of section 153 of the Land Act, 1924, which provides that no right to any mineral under the surface shall pertain to the lessees whose rights shall be to the surface soil only.

SCHEDULE.

NELSON LAND DISTRICT.—THIRD-CLASS LANDS.

Waimea County.—Tadmor Survey District.—Karamea Mining District.

SECTIONS 25, 33, 43, 46, and 50, Block VII; Area, 911 acres 3 roods. Capital value £227 10s.; half-yearly rent, £4 11s.

Weighted with £925 for improvements, consisting of dwelling, five rooms (in fair condition), glasshouse, 180 chains of boundary and subdivisional fencing, 450 acres felled and burned, now in fern and second growth, and 5 acres broken from natural state. This amount is payable in cash or after the payment of a cash deposit of £25 the balance—£900—may be secured on mortgage under the Discharged Soldiers Settlement Act, term, thirty-six years and a half, interest 5 per cent. to a discharged soldier, and thirty-four years and a half, interest 5½ per cent., to a civilian.

The section is situated close to Tadmor and Glenhope Road and Tui Railway-station, half a mile from Tui Post-office and School, and fourteen miles from Tapawera Saleyards. Access is by good road from Tadmor. Soil is Moutere gravel and clay formation; well watered by permanent streams. The land is broken and hilly, with very little flat land, easy back-country land. Foxglove, blackberry, and fern are fairly bad.

Takaka County.—Totaranui Survey District.—Karamea Mining District.

(Exempt from payment of rent for four years.)

Section 23, Block IV: Area, 249 acres 2 roods. Capital value, £90; half-yearly rent, £1 16s.

Weighted with £41 5s. (to be paid in cash) for improvements, comprising 50 chains of fencing in fair condition and good two-roomed whare (iron), well lined.

This property is situated a quarter of a mile from the Awaroa-Takaka Road by pack-track. Access is from Takaka, nineteen miles distant, by good road. Approximately 85 acres have been felled and sown but now in dense fern; balance of section is still in standing bush comprising rimu, matai, totara, and birch with heavy undergrowth. Soil of fair quality resting on granite and clay formation; well watered.

Application forms and any further information desired may be obtained from the undersigned.

A. F. WATERS,
Commissioner of Crown Lands.

(L. and S. 26/4099.)

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

District Lands and Survey Office,
Nelson, 6th August, 1935.

NOTICE is hereby given that the undermentioned section will be offered for lease by public auction at the District Lands and Survey Office, Nelson, on Monday, 16th September, 1935, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NELSON LAND DISTRICT.—TOWNSHIP OF ST. ARNAUD
EXTENSION NO. 1.

Waimea County.—Motupiko Survey District.

LOT 7, part Section 74, Square 46, Block XIII: Area, 32 perches. Annual rent, £1 5s.

This section, which is flat and suitable as a building-site, is situated in St. Arnaud Township adjacent to post-office. Access is by Black Valley Road. Soil fair quality.

Abstract of Terms and Conditions of Lease.

1. Possession will be given on the day of the sale.
2. Six months' rent at the rate offered, and rent for the broken period, valuation for improvements, lease and registration fees (£2 2s.) must be deposited on acceptance of bid.
3. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
4. Rent payable half-yearly in advance.
5. Lessee to maintain in good substantial repair all buildings, drains, and fences; to keep clear all creeks, drains, ditches, and water-courses: to trim all live hedges, and yield up all improvements in good order and condition at the expiration of the lease.
6. Lessee not to transfer, mortgage, sublet, or subdivide without consent of the Land Board.
7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
8. Lessee not to use or remove any gravel without consent of the Land Board.
9. 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.
10. Lease liable to forfeiture if conditions are violated.
11. Lessee to keep buildings insured.
12. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

Full particulars may be obtained from the undersigned.

A. F. WATERS,
Commissioner of Crown Lands.

(L. and S. 25/777.)

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

District Lands and Survey Office,
Invercargill, 6th August, 1935.

NOTICE is hereby given that the undermentioned section will be offered for lease by public auction at this office on Monday, 16th September, 1935, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—TOWN OF GORE.

SECTION 12, Block XX: Area, 1 rood 18 perches. Upset annual rental, £2 10s.

Weighted with £182 for buildings and fencing.

Situated in Lyne Street, about half a mile from post-office.

Abstract of Terms and Conditions of Lease.

1. Possession will be given on the day of the sale.
2. Six months' rent at the rate offered, and rent for the broken period, valuation for improvements, lease and registration fees (£2 2s.) must be deposited on acceptance of bid.
3. Term of lease, twenty-one years, with perpetual right of renewal for further similar terms at rentals on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.
4. Rent payable half-yearly in advance.
5. 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 the lease.
6. Lessee not to transfer, mortgage, sublet, or subdivide without consent of the Land Board.
7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
8. Lessee not to use or remove any gravel without consent of the Land Board.
9. 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