

CROWN LANDS NOTICES.

Land in Taranaki Land District for Selection on Optional Tenure.

District Lands and Survey Office,
New Plymouth, 29th April, 1936.

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 District Lands and Survey Office, New Plymouth, up to 4 o'clock p.m., on Monday, 25th May, 1936.

Applicants should appear personally for examination at the District Lands and Survey Office, New Plymouth, on Wednesday, 27th May, 1936, 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.

TARANAKI LAND DISTRICT.—SECOND-CLASS LAND.

Whangamomona County.—Mahoe Survey District.

SECTION 14, Block X: Area, 575 acres. Capital value, £145. Deposit on deferred payments, £5: Half-yearly instalment on deferred payments, £4 11s. Renewable lease: Half-yearly rent, £2 18s.

Loaded with £655 for improvements, comprising dwelling, wool-shed, yards and dip, fencing, felling and grassing. This sum is payable in cash or by a cash deposit of £155, leaving £150 on first mortgage to the Mortgage Corporation of New Zealand and £350 on second mortgage under the Discharged Soldiers Settlement Act. Under the first mortgage instalments will be payable quarterly, and under the second mortgage half-yearly. All expenses in connection with the preparation and registration of mortgages require to be borne by the selector.

A grazing property situated on the Whangamomona Road, thirteen miles from Whangamomona School, Railway-station, and Saleyards; access is by metalled road. About 20 acres level country, balance low to steep hills. Subdivided into six paddocks. The soil is a light loam on sandstone formation; watered by streams. Some 150 acres are in fair pasture, 110 acres worn-out pasture, the balance of 315 acres being in natural state.

Full particulars may be obtained from the undersigned.

F. H. WATERS,
Commissioner of Crown Lands.

(Files: H.O. 26/2022; D.O. O.R.P. 838.)

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

District Lands and Survey Office,
Invercargill, 28th April, 1936.

NOTICE is hereby given that the undermentioned lands will be offered for lease by public auction at this office on Wednesday, 3rd June, 1936, 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 INVERCARGILL.

SECTION 2, Block LXII: Area, 1 rood. Upset annual rental, £15.

Weighted with £805 for improvements, comprising wooden dwelling, workshop, garage, &c. Situated in Spey Street.

Section 2, Block LI: Area, 1 rood. Upset annual rental, £7.

Weighted with £245 for improvements, comprising four-roomed dwellinghouse, greenhouses, &c. Situated in South Invercargill.

Abstract of Terms and Conditions of Lease.

1. Possession will be given on the 1st July, 1936.
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 repair and condition at the expiration of the lease.
6. Lessee not to transfer, mortgage, sublet, or subdivide without consent of the Land Board.

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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.

T. CAGNEY,
Commissioner of Crown Lands.

(Files: H.O. 20/834; D.O. 10/6.)

(NOTE.—This notice is in substitution for that published at page 768 of *New Zealand Gazette* No. 29 of the 16th April, 1936, in respect of the two properties advertised above, and the sale previously notified is hereby cancelled.)

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

District Lands and Survey Office,
Invercargill, 28th April, 1936.

NOTICE is hereby given that the undermentioned land will be offered for lease by public auction at this office on Wednesday, 3rd June, 1936, 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 INVERCARGILL.

PART Section 8, Block LXXIII: Area, 20 perches. Upset annual rental, £30.

Weighted with £1,450 for improvements, consisting of concrete motor-garage, &c. Situated about half a mile from post-office, with frontage to Dee Street.

Abstract of Terms and Conditions of Lease.

1. Possession will be given on the 1st July, 1936.
2. Six months' rent at the rate offered and rent for the broken period, lease and registration fees (£2 2s.), must be deposited on acceptance of bid.
3. Term of lease, twenty-one years, without right of renewal under the provisions of section 5 (c) 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 use or remove any gravel without consent of the Land Board.
8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
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 upon the expiration of the lease, or on its sooner determination, a new lease will be offered for disposal by public competition 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 violated.
11. Lessee to keep buildings insured.
12. Interest at the rate of 10 per centum per annum to be paid on rent in arrear.

Full particulars may be obtained from the undersigned.

T. CAGNEY,
Commissioner of Crown Lands.

(Files: H.O. 20/801; D.O. 10/6.)

(NOTE.—This notice is in substitution for that published at page 768 of *New Zealand Gazette* No. 29, of the 16th April, 1936, in respect of the property advertised above, and the sale previously notified is hereby cancelled.)