

*Settlement Land in Wellington Land District for Selection on Renewable Lease.*

District Lands and Survey Office,  
Wellington, 5th May, 1937.

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, Wellington, up to noon on Tuesday, 25th May, 1937.

Applicants should appear personally for examination at the District Lands and Survey Office, Wellington, on Wednesday, 26th May, 1937, 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.

Applicants are required to produce for inspection when examined documentary evidence of their financial position, such as bank pass-books, certificates or letters of credit from managers of banks, financial institutions, or mercantile firms, or from private persons or parents undertaking to give financial assistance. Persons undertaking to assist financially should state to what extent they are prepared to do so and supply guarantees of their own financial position.

The ballot will be held immediately upon conclusion of the examination of applicants, and the successful applicant is required to pay immediately at conclusion of ballot a deposit comprising the first half-year's rent, broken-period rent, and lease fee.

SCHEDULE.

WELLINGTON LAND DISTRICT.—SETTLEMENT LAND.

*Wanganui and Rangitikei Counties.—Block XII, Ikitara, and Block IX, Wangaehu, Survey Districts.—Haunui No. 1 Settlement.*

(Exempt from payment of half the annual rent for two years.†)  
SECTION 18: Area, 153 acres 2 roods 37 perches. Capital value, £1,600\*; half-yearly rent, £40.

\* The value of improvements, comprising 130 chains of fencing, 160 acres sown, 20 acres cultivated, and artesian well, is included in the capital value of £1,600.

This section is situated on the Ruatangata Road, four miles and a half from the Rural Delivery Post-office, four miles and a half from Wangaehu School and Dairy Factory (cream collected), and sixteen miles from Wanganui Saleyards; access is by good metalled road from Wangaehu. Good quality soil watered by stream and artesian well. Section is undulating to hilly with good flat tops to ridges and good area of flat along road frontage. Subdivided into three paddocks. There are no buildings.

† There is a considerable amount of gorse on this section, and, after payment of the required deposit, the Department is prepared to remit half the annual rent for a period of two years subject to the lessee grubbing gorse to the value of double the amount of the remission, and provided the balance of the rent is paid within the prescribed time.

Full particulars may be obtained from the undersigned.

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

(H.O. 26/23328; D.O. L.S.R.L. 678.)

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

District Lands and Survey Office,  
Invercargill, 5th May, 1937.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, Invercargill, on Wednesday, 16th June, 1937, 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.—SOUTHLAND COUNTY.

SECTION 30, Block III, New River Hundred: Area, 30 acres. Upset annual rental, £6.

Situated two miles from Ryal Bush Railway-station and School by metalled road. The area comprises mostly flat, open swamp land with the exception of about 4 acres at northern end which was cultivated and grassed many years ago. Suitable for grazing cattle.

*Town of Invercargill.*

Section 8, Block XXXII: Area, 1 rood. Upset annual rental, £8.

Weighted with £656 (to be paid in cash) for improvements, comprising dwellinghouse, wooden shed, glasshouse, and fencing.

This property, which has been well kept, is situated in Teviot Street.

Section 20, Block XXXVII: Area, 1 rood. Upset annual rental, £8.

Weighted with £210 (to be paid in cash) for improvements, comprising dwellinghouse and outbuildings, fencing, &c.

The section, which is rather low-lying, is situated in Earn Street. The dwellinghouse requires painting and renovating.

*Town of Gore.*

Section 2, Block XIX: Area, 25 perches. Upset annual rental, £4.

Weighted with £900 (to be paid in cash) for improvements, comprising seven-roomed dwellinghouse, outbuildings, fencing, and concrete paths.

A level section fronting Main Street about half a mile from post-office.

*Town of Lumsden.*

Section 10, Block VI: Area, 1 rood. Upset annual rental, £1 10s.

Weighted with £40 (to be paid in cash) for fencing and orchard.

A level section used as an orchard, fronting Verona Street.

Section 13, Block III: Area, 1 rood. Upset annual rental, 15s.

Weighted with £20 12s. (to be paid in cash) for improvements, comprising washhouse, coal-shed, fowhouse, and fencing.

A level section with frontage to Folia Street.

Section 8, Block VI: Area, 1 rood. Upset annual rental, £1 10s.

Weighted with £3 (to be paid in cash) for fencing.

A level section all in grass with frontage to Verona Street.

*Town of South Lumsden.*

Sections 4 to 7, Block VIII: Area, 102 acres 0 roods 32 perches. Upset annual rental, £20.

Weighted with £196 (to be paid in cash) for improvements, consisting of fencing, well and pump, and cultivation.

Situated a mile and a half from Lumsden Railway-station, Post-office, and School. This area comprises level, stony land, light in quality, and resting on a gravel formation. Approximately 20 acres of pasture has been renewed within the past two years, 17 acres in turnips, the balance being poor pasture with brown-top predominating.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Possession will be given on 1st July, 1937.
2. Six months' rent at the rate offered and rent for the broken period, weighting 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 rents 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 carry on any noxious, noisome, or offensive trade upon the land.

7. Lessee not to transfer, mortgage, sublet, or subdivide without consent of the Land Board.

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 termination 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.

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

THOS. CAGNEY,  
Commissioner of Crown Lands.

(H.O. 9/221; D.O. 10/6.)