

CROWN LANDS NOTICES.

Land in North Auckland Land District for Selection on Optional Tenures.

North Auckland District Lands and Survey Office,
Auckland, 11th May, 1937.

NOTICE is hereby given that the undermentioned section is open for selection on optional tenures under the Land Act, 1924; and applications will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Monday, 14th June, 1937.

Applicants should appear personally for examination at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, 16th June, 1937, 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.

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 the conclusion of the ballot a deposit comprising the first half-year's rent, broken-period rent, lease fee, deposit in reduction of improvement loading, and proportionate part of insurance on buildings.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

Waitemata County.—Kumeu Survey District.

SECTION 13, Block VII: Area, 19 acres 3 roods 24.5 perches. 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 £300 for improvements, consisting of 19 acres cleared and grassed, dwelling of three rooms, milking-shed and separator-room, fences, hedges, fruit-trees, and drains. This sum is payable in cash or by a deposit of £30, and the balance (£270) over twenty years, instalments of principal and interest combined amounting to £10 15s. 2d. per half-year.

This property is situated at the corner of Fosters and Crescent Roads, approximately three miles from Waimauku Post-office, School, and Railway-station by metalled road. Level to undulating land, subdivided into eight paddocks, all ploughable—19 acres pasture, including 6 acres of swamp, $\frac{1}{2}$ acre rough feed, balance house enclosure and garden. The soil is a clay loam resting on sandstone; watered by springs and a drain. Suitable for poultry-farming with a little dairying.

Any further information desired may be obtained from the undersigned.

W. D. ARMIT,
Commissioner of Crown Lands.

(H.O. 36/1042; D.O. S.F.H. 174.)

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

District Lands and Survey Office,
Wellington, 10th May, 1937.

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, 23rd June, 1937, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—EDUCATION RESERVE.

Waimarino County.—Town of Ohakune Extension No. 4.

SECTION 34, Block XX: Area, 35.2 perches. Upset annual rental, £1 10s.

Weighted with £5 (to be paid in cash) for improvements, comprising stumping and shelter-trees.

A good, level section with frontage to Mangawhero Terrace, and situated about 10 chains from the Ohakune Railway-station. The soil is good and the area is all in grass.

Abstract of Terms and Conditions of Lease.

1. Six months' rent at the rate offered, weighting for improvements, and £2 2s. (lease fee), must be deposited on acceptance of bid.

2. Term of lease: Twenty-one years, with perpetual right of renewal for further similar terms at rentals based on fresh valuations under the provisions of the Public Bodies' Leases Act, 1908.

3. Rent payable half-yearly in advance.

4. 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 his lease.

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

6. Lessee not to use or remove any gravel without the consent of the Land Board.

7. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.

8. Lessee not to effect improvements without the consent of the Land Board.

9. Lessee not entitled to 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 valuation for improvements effected by the original lessee with the consent of the Board, and the amount so paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent or other payment in arrear. Failing disposal, the land and all improvements revert to the Crown without compensation.

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 may be perused and full particulars obtained from the undersigned.

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

(H.O. 20/227.)

Land in Wellington Land District for Selection on Optional Tenures.

District Lands and Survey Office,
Wellington, 10th May, 1937.

NOTICE is hereby given that the undermentioned section is open for selection on optional tenures under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Wellington, up to 4 o'clock p.m. on Monday, 28th June, 1937.

Applicants should appear personally for examination at the District Lands and Survey Office, Wellington, on Wednesday, 30th June, 1937, 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.

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 (if any), lease and mortgage fees, and deposit on improvements.

SCHEDULE.

WELLINGTON LAND DISTRICT.—THIRD-CLASS LAND.

Wanganui County.—Tauakira Survey District.

SECTION 1, Block XVI: Area, 328 acres. Capital value, £165. Deposit on deferred payments, £15: Half-yearly instalment on deferred payments, £4 17s. 6d. Renewable lease: Half-yearly rent, £3 6s.

Weighted with £660 for improvements, comprising three-roomed whare, outbuilding, sheep-dip, 40 chains boundary-fencing, 185 chains internal fencing, and 300 acres felled and