

Education Reserve in Auckland Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Auckland, 25th May, 1937.

NOTICE is hereby given that the undermentioned education reserve is open for selection on renewable lease under the Land Act, 1924, and the Education Reserves Act, 1928; and applications will be received at the District Lands and Survey Office, Auckland, up to 11 o'clock a.m. on Monday, 28th June, 1937.

Applicants should appear personally for examination at the District Lands and Survey Office, Auckland, 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.

The ballot will be held immediately upon conclusion of the examination of applicants.

SCHEDULE.

AUCKLAND LAND DISTRICT.—EDUCATION RESERVE.

Matamata County.—Patetere South Survey District.

SECTION 6, Block XII: Area, 156 acres. Capital value, £160; half-yearly rent, £8.

An unimproved section situated on the main Taupo-Putaruru Road, four miles and a half from Tokoroa Post-office, School, and Cheese-factory, and nineteen miles from Putaruru Saleyards; access is by six miles bitumen and thirteen miles metalled road from Putaruru. Undulating land suitable for dairying in conjunction with adjoining land; nearly all ploughable, although of poor quality. Soil is light loam resting on pumice formation; watered by creek on southern boundary. Noxious weeds in evidence and require attention.

Any further information required may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(H.O. 23/813; D.O. E.R. 1106.)

Town Land in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 25th May, 1937.

NOTICE is hereby given that the undermentioned section will be offered for sale for cash or on deferred payments by public auction at the Lands Office, Te Kuiti, on Wednesday, 7th July, 1937, at 11.30 o'clock a.m., under the Land Act, 1924.

SCHEDULE.

AUCKLAND LAND DISTRICT.—TOWN LAND.

Waitomo County.—Te Kuiti Native Township.

Lot 2 of Section 10, Block XVI: Area, 24 perches. Upset price, £75.

Weighted with £400 for improvements, comprising dwelling of five rooms, together with bathroom, pantry, and washhouse. House recently renovated. Town water-supply and electric light. Septic-tank drainage system.

This sum is payable in cash, or, after payment of a deposit of £70, the balance of £330 may remain on mortgage to the State Advances Corporation of New Zealand payable over a period of twenty years by means of quarterly instalments of principal and interest combined with interest at the rate ruling as at date of selection subject to a rebate of $\frac{1}{2}$ per cent. for payment of the instalments on or before the 14th day after the due dates thereof. The purchaser will require to meet costs, amounting to £3 ls., for the preparation and registration of the mortgage.

This is a residential property having frontage to Tawhana Street, situated approximately five minutes' walk from centre of town; access by metalled road and footpaths. The section is a good one and could readily be made into garden and lawn.

Any further information required may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(H.O. 7/581/89; D.O. M.L. 3083.)

Town Land in Auckland Land District for Sale by Public Auction.

District Lands and Survey Office,
Auckland, 25th May, 1937.

NOTICE is hereby given that the undermentioned section will be offered for sale for cash or on deferred payments by public auction at the Lands Office, Hamilton, on Wednesday, 7th July, 1937, at 11.30 o'clock a.m., under the Land Act, 1924.

SCHEDULE.

AUCKLAND LAND DISTRICT.—TOWN LAND.

Hamilton Borough.

SECTION 60, Hamilton West Town Belt: Area, 30.6 perches. Upset price, £150.

This section, which has a frontage to Ohaupo Road, is suitable as a residential site. Distant about half a mile from Hamilton Post-office.

Any further information required may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(H.O. 9/1472; D.O. D.P. 2780.)

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

District Lands and Survey Office,
Invercargill, 25th 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 Thursday, 1st July, 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.—WALLACE COUNTY.

Section.	Block.	Town of	Area.			Upset Annual Rental.	
			A.	R.	P.	s.	d.
51	I	Marakura ..	0	2	0	15	0
52	I	" ..	0	2	0	15	0
53	I	" ..	0	2	0	15	0
54	I	" ..	0	2	0	15	0
55	I	" ..	0	2	0	15	0
56	I	" ..	0	2	0	15	0
57	I	" ..	0	2	0	15	0
58	I	" ..	0	2	0	15	0
59	I	" ..	0	2	0	15	0
60	I	" ..	0	2	0	15	0
61	I	" ..	0	2	0	15	0
62	I	" ..	0	2	0	15	0
63	I	" ..	0	2	0	15	0
64	I	" ..	0	2	0	15	0
65	I	" ..	0	2	0	15	0
66	I	" ..	0	2	0	15	0
67	I	" ..	0	2	0	15	0
68	I	" ..	0	2	0	15	0
69	I	" ..	0	2	0	15	0
70	I	" ..	0	2	4	15	0

These sections are residential sites situated in the Town of Marakura, with frontages to Te Anau Terrace, facing Lake Te Anau, and backing on to Hokonui Street. There is a depression (wet) running through the centre of all sections but there is ample building-space on high ground on each section, each of which is partly covered in manuka scrub.

Abstract of Terms and Conditions of Lease.

1. Possession will be given on 1st July, 1937.
2. Six months' rent at the rate offered, 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 may be perused and full particulars obtained at the office of the undersigned.

T. CAGNEY,
Commissioner of Crown Lands.

(H.O. 20/857; D.O. 14/40.)