

(3) Six months' rent, rent for broken period (if any), and £1 ls. lease fee, to be paid on fall of hammer, thereafter rent payable half-yearly in advance on first days of January and July each year.

(4) Lessee to be liable for payment of all rates, taxes, and other assessments.

(5) Possession to be given on acceptance of bid conditional on required deposits being paid.

(6) Lessee to have no right to transfer, sublet, or otherwise dispose of the demised land except with prior written consent of the Commissioner of Crown Lands, Napier.

(7) Lessee to keep in good order and repair all buildings, fences, and other improvements which may be erected on the demised land to the satisfaction of the Commissioner of Crown Lands.

(8) Lessee to obtain the approval of the Commissioner of Crown Lands, Napier, and submit plans and specifications, before erecting any buildings on the demised land.

(9) No compensation to be claimed by the lessee, nor any to be allowed on account of any improvements effected by the lessee nor for any other cause, but at the expiration or sooner determination of the lease, the lessee shall be entitled to and shall be given three months within which to remove all improvements except boundary-fencing from the land.

(10) Lessee not to engage in any noxious, noisome, or offensive trade.

(11) Lessee not to use or remove any shingle from the land or otherwise injure the surface thereof without the prior written consent of the Commissioner of Crown Lands.

(12) The lease is not registrable under the Land Transfer Act, 1915.

(13) The lease to be subject to termination if lessee fails to fulfil any of the conditions of the lease whether expressed or implied within thirty days after the date on which the same should be fulfilled.

(14) The highest bidder shall be the purchaser of the lease.

For any further particulars required apply to the undersigned.

F. R. BURNLEY,
Commissioner of Crown Lands.

(H.O. 47281 ; D.O. 8/59.)

Education Reserve in Hawke's Bay Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Napier, 10th August, 1937.

NOTICE is hereby given that the undermentioned land 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, Napier, up to 4 o'clock p.m. on Tuesday, 7th September, 1937.

Applicants should appear personally for examination at the District Lands and Survey Office, Napier, on Thursday, 9th September, 1937, at 10 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, and deposit in reduction of improvements loading.

SCHEDULE.

HAWKE'S BAY LAND DISTRICT.—EDUCATION RESERVE.

Wairoa County.—Mahanga Survey District.

BLOCK 11, Kopuawhara Crown Grant District, situate in Block I, Mahanga Survey District: Area, 1,000 acres. Half-yearly rent, £31.

Weighted with £170 for improvements, comprising 340 chains of road and boundary fencing. This sum is payable in cash, or, after payment of a deposit of £30, the balance may be paid by annual instalments of £20, with interest at 5 per cent.

Situated on both sides of the Mahanga Road, from four miles and a half to five miles from Oputama Post-office and School, six miles from the Waikokopu Railway-station, and thirty miles from the Wairoa Dairy Factory and Sale-yards; access by clay road six miles from Waikokopu. The soil is light loam resting on a clay and pumice formation; watered by permanent streams and springs. The altitude rises to 1,000 ft. above sea-level, and there is a very deep division valley with steep sides. The land, which is suitable for grazing but not for ploughing, lies east and west, and consists of steep ridges with some fairly easy country to the east. The property is subdivided into two paddocks, but the fencing is not sound. Rabbits are in evidence, and there is a large amount of blackberry on the property, the whole of which is covered with light to dense manuka, tauhinu, fern, and bush.

Any further information required may be obtained from the undersigned.

F. R. BURNLEY,
Commissioner of Crown Lands.

(H.O. 20/883 ; D.O. E.R. 390.)

Land in Wellington Land District for Selection on Optional Tenures.

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

NOTICE is hereby given that the undermentioned property 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 11 o'clock a.m. on Monday, 27th September, 1937.

Applicants should appear personally for examination at the District Lands and Survey Office, Wellington, on Wednesday, 29th September, 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, lease and mortgage fees, deposit in reduction of improvement loading, and proportionate part of insurance on buildings.

SCHEDULE.

WELLINGTON LAND DISTRICT.—THIRD-CLASS LAND.

Waimarino County.—Whirinaki Survey District.

SECTION 3, Block III, and part Section 6, Block VIII: Area, 2,159 acres 0 roods 9.9 perches. Capital value, £700. Deposit on deferred payments, £25: Half-yearly instalment on deferred payments, £21 18s. 9d. Renewable lease: Half-yearly rent, £14.

Weighted with, first, £1,324 for improvements, consisting of wool-shed, motor-shed, 200 chains road fencing, 320 chains subdivisional fencing, 1,100 acres felled, burned, and sown, and 7 acres cleared and stumped. This sum may be paid in cash, or, after payment of a deposit of £24, the balance (£1,300) may be secured by mortgage to the State Advances Corporation payable over a period of thirty-five years by quarterly instalments of £18 16s. 8d. (less rebate), including principal and interest. Present rate of interest 4½ per cent., reducible to 4¼ per cent. It will be necessary for the successful applicant to pay costs amounting to £6 ls. for the preparation of the mortgage.

Weighted with, secondly, £230 for improvements, consisting of a five-roomed house and a cow-shed. This sum may be paid in cash or by twenty half-yearly instalments of principal and interest, amounting to £11 7s. 2d. over a period of ten years, the balance outstanding and remaining unpaid at the expiration of ten years to be thereupon payable in cash. Interest rate 5½ per cent. reducible to 5 per cent. A proportion of the insurance premium will be payable by the successful applicant.