

SCHEDULE.

TARANAKI LAND DISTRICT.—SETTLEMENT LAND.—FIRST-CLASS LAND.

Taranaki County.—Huatokei Settlement.

SECTION 138: Area, 5 acres 1 rood 35 perches. Capital value £275*; half-yearly rent, £6 17s. 6d.

* Includes £50 for improvements, comprising felling, grassing, and stumping.

Weighted with £28 (to be paid in cash) for improvements, comprising shed, fencing, and hedges.

This property is situated about three miles from New Plymouth Post-office and Railway-station, and about one mile and a half from the Vogeltown School. Bus service to within about half a mile of the section. Access is by good tar-sealed and metalled road. About 4½ acres of the section are level in fair pasture, the balance easy sloping hillside at the back.

Any further particulars required may be obtained from the undersigned.

A. F. WATERS,
Commissioner of Crown Lands.

(H.O. 21/186; D.O. R.L.L.S. 61.)

Settlement Land in Canterbury Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Christchurch, 10th January, 1938.

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, Christchurch, up to noon on Monday, 7th February, 1938.

Applicants should appear personally for examination at the District Lands and Survey Office, Christchurch, on Tuesday, 8th February, 1938, 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 conclusion of ballot a deposit comprising the first half-year's rent, broken-period rent, lease and mortgage fees, deposit on account of improvement loading, and proportionate part of insurance premium on buildings.

SCHEDULE.

CANTERBURY LAND DISTRICT.—FIRST-CLASS LAND.—SETTLEMENT LAND.

Waimairi County.—Christchurch Survey District.—Avonhead Settlement.

SECTION 16, Block X: Area, 15 acres 2 roods 29 perches. Capital value, £880*; half-yearly rent, £22.

Loaded with the sum of £105 for improvements, comprising old dwelling with detached washhouse, three old sheds, well, windmill, tank and stand, planting and shelter belts. This sum may be paid in cash, or, after payment of a cash deposit of £20, the balance to be secured on instalment mortgage to the State Advances Corporation for a period of five years with interest at 4½ per cent. reducible to 4¼ per cent.

* Fencing improvements on the property belong to the Crown, and are included in the rental value of the land.

This property, which is suitable for a worker's home, is situated on Avonhead Road, one mile and a half from Riccarton Post-office and School and three-quarters of a mile from Riccarton tram-stop. Access is by good road from Christchurch. The land is watered by artesian well and windmill with tank and stand at house. Good loamy soil suitable for grazing and cultivation of roots and arable crops.

For any further particulars required apply to the undersigned.

N. C. KENSINGTON,
Commissioner of Crown Lands.

(H.O. 26/8543; D.O. S.T.L./S. 48.)

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

District Lands and Survey Office,
Invercargill, 10th January, 1938.

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, at 2.30 o'clock p.m. on Tuesday, 1st March, 1938, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—EDUCATION RESERVES.

Southland County.—New River Hundred.

PART Section 87, Block VIII: Area, 9 acres 3 roods 9 perches. Upset annual rent, £2.

Weighted with £21 (to be paid in cash) for improvements, comprising 35 chains of fencing, and cultivation of 4½ acres sown in turnips, rape, and grass-seed.

Situated five miles from Lochiel Post-office and Railway-station, one mile from Tussock Creek Dairy Factory, and eight miles from Winton by good metalled road. About 5 acres in scrubby bush of no commercial value, balance in cultivation. The section is all ploughable, and is watered by spring.

(H.O. 20/915; D.O. E.R. 2875.)

Gore Borough.—Town of Gore.

LOT 1 of part Section 61, Block XVI: Area, 29.1 perches. Upset annual rent, £3.

Weighted with £197 10s. (to be paid in cash) for improvements, comprising dwelling of three rooms, scullery, washhouse, tool shed, &c., under one roof, also old shed, concrete paths, shelter hedge, and boundary-fencing.

A residential section situated 70 chains from Gore Post-office and Railway-station, 30 chains from West Gore School. The section is situated on a terrace overlooking the town and all borough amenities are available.

(H.O. 20/588; D.O. E.R. 391.)

Abstract of Terms and Conditions of Lease.

1. Possession will be given on day of sale.
2. Six months' rent at the rate offered, broken period rental, lease and registration fees (£2 2s.), and improvement loading must be paid immediately on the fall of the hammer.
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 any further particulars required may be obtained at the office of the undersigned.

T. CAGNEY,
Commissioner of Crown Lands.