

8. 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 and other payments in arrear. If the lease is not disposed of the improvements revert to the Crown.

9. Lease liable to re-entry by the Crown if conditions are violated.

10. Lessee to keep buildings insured.

11. Lessee to pay all rates, taxes, and other assessments levied against the land.

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 this office.

F. H. WATERS,
Commissioner of Crown Lands.

(H.O. 20/965.)

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

District Lands and Survey Office,
Invercargill, 24th May, 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 Friday, 1st July, 1938.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—WYNDHAM SURVEY DISTRICT.
SECTIONS 10 to 13, Block X: Area, 2,893 acres 2 roods 23 perches. Upset annual rental, £100.

Weighted with £337 10s. (payable in cash) for improvements, comprising boundary and subdivisional fencing, wool-shed and hut.

This property is situated ten miles from Wyndham Railway-station, four miles and a half from Glenham School and Dairy Factory by good metalled road to within one mile of sections, thence partly formed road only which might be difficult in wet weather. All hilly to undulating land rising to an altitude of 700 ft. to 900 ft. above sea-level. About 900 acres is capable of cultivation. About 600 acres in fair pasture, principally fescue, 50 acres in bush and scrub, balance in natural state, parts of which have been surface sown where fern has been burned. Whole property is well watered by permanent streams. Subdivided into five paddocks by fences, gorse hedges, and creek boundaries.

(D.O. Ref. E.R. 2522.)

TOWN OF GORE.

Section 21, Block V: Area, 1 rood. Upset annual rental, £10.

Weighted with £920 (payable in cash) for improvements, comprising eight-roomed dwelling, washhouse, coal-shed, fowlhouse and yard, concrete paths, fences, and garden.

This is a level residential section facing south to Irk Street, one quarter mile to post-office and railway-station.

(D.O. Ref. E.R. 2346.)

INVERCARGILL HUNDRED.

Lot 2, being part Section 54A, Block V: Area, 9 acres 3 roods 4 perches. Upset annual rental, £5.

Weighted with £119 (payable in cash) for improvements, comprising four-roomed dwelling and outhouse, shelter-trees, garden, &c.

Situated seven miles and a half from Invercargill Post-office, three miles and a half from One Tree Point Railway-station, two miles from Roslyn Bush School by good metalled road. All level land in English pasture. Soil of good loam.

Improvements included in rental value comprise felling, grassing, and stumping of whole area.

(D.O. Ref. E.R. 2970.)

TOWN OF CAMPEELLTOWN.

Section 18, Block XIV: Area, 1 rood. Upset annual rental, £1 10s.

Weighted with £14 (payable in cash) for improvements, comprising shed, fencing, and internal hedge.

Situated at Bluff facing Bann Street. Suitable for residential purposes.

(D.O. Ref. E.R. 2342.)

TOWN OF LUMSDEN.

Section 2, Block VIII: Area, 1 rood. Upset annual rental, £1 10s.

Weighted with £56 10s. (payable in cash) for improvements, comprising old four-roomed dwelling, shed, and fencing.

Situated in the town of Lumsden and suitable for residential purposes.

(D.O. Ref. E.R. 2350.)

INVERCARGILL HUNDRED.

Section 33A, Block IV: Area, 30 acres. Upset annual rental, £15.

Weighted with £42 (payable in cash) for improvements, comprising fencing and shelter-belt.

Situated three miles from Invercargill by tar sealed and metalled road, almost adjoining the aerodrome. Level section inclined to be low-lying. Subdivided into two paddocks by gorse hedge. All in pasture. No buildings.

(D.O. Ref. E.R. 2334.)

Abstract of Terms and Conditions of Lease.

1. Possession will be given on the 1st July, 1938.

2. Six months' rent at the rate offered and rent for the broken period, 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. Lessee to keep buildings insured.

11. Interest at the rate of 10 per cent. per annum to be paid on rent in arrear.

12. Lease liable to termination if conditions are violated.

Form of lease may be perused and any further particulars required may be obtained at the office of the undersigned.

THOS. CAGNEY,
Commissioner of Crown Lands.

(H.O. 20/962.)

Land in Southland Land District for Selection on Optional Tenures.

District Lands and Survey Office,
Invercargill, 25th May, 1938.

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, Invercargill, up to 4 o'clock p.m. on Tuesday, 12th July, 1938.

Applicants should appear personally for examination at the District Lands and Survey Office, Invercargill, on Thursday, 14th July, 1938, 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 fee, and deposit in reduction of improvement loading.