

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

District Lands and Survey Office,
Wellington, 7th September, 1938.

NOTICE is hereby given that the undermentioned education reserve will be offered for lease by public auction at the District Lands and Survey Office, State Fire Building, Wellington, at 2 o'clock p.m. on Tuesday, 18th October, 1938, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—EDUCATION RESERVE.
Featherston Borough.—Wairarapa Survey District.

SUBURBAN Section 120, Township of Featherston: Area, 5 acres. Upset annual rent, £6 2s.

This section is situated on the corner of Watt and Harrison Streets in Featherston about a quarter of a mile from the railway-station. It is practically flat land, all cleared and grassed, but there is scattered briar and gorse over it. The area is ring-fenced but the fencing is only fair. The soil is of heavy loam resting on a shingle formation, and the section is watered by a small stream. There are no buildings.

Abstract of Terms and Conditions of Lease.

1. Six months' rent at the rate offered, broken-period rent, and £2 2s. (lease fee), must be deposited on the fall of the hammer.
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 to keep buildings insured.
6. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
7. Lessee not to use or remove any gravel without the consent of the Land Board.
8. Lessee not to carry on any noxious, noisome, or offensive trade upon the land.
9. Lessee not to effect improvements without the consent of the Land Board.
10. 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.
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.

H. W. C. MACKINTOSH,
Commissioner of Crown Lands.
(H.O. 20/563; D.O. W.R. 487 and 14/40.)

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

District Lands and Survey Office,
Invercargill, 7th September, 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, on Wednesday, 12th October, 1938, at 2.30 o'clock p.m., under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—EDUCATION RESERVES.

Winton Borough.—Town of Winton.

SECTION 8, Block XIII: Area, 1 rood 4 perches. Upset annual rental, £6.

Weighted with £470 (to be paid in cash) for improvements, comprising six-roomed dwelling and outbuildings, fencing, garden, and paths.

A residential section situated in the Town of Winton on the corner of Park and Meldrum Streets.

Wallace County.—Invercargill Hundred.

LOT 28 of Section 25, Block XV: Area, 1 acre 2 roods 24 perches. Upset annual rental, £4 10s.

Weighted with £17 (to be paid in cash) for improvements, comprising old wood-shed with loft, and fencing.

Situated in Cemetery Road about 100 yards from Waikiwi Tram-terminus and School. Section has a depression in centre, and is infested with gorse. Ample space available for building, and suitable for residential purposes.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Possession will be given on the day of sale.
 2. Six months' rent at the rate offered and rent for the broken period, lease and registration fees (£2 2s.), and weighting for improvements must be deposited 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. 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 and any further particulars required may be obtained from the undersigned.

THOS. CAGNEY,
Commissioner of Crown Lands.

(H.O. 20/993; D.O. E.R. 2343 and 2994.)

STATE FOREST SERVICE NOTICE.

Milling-timber for Sale by Public Tender.

State Forest Service,
Palmerston North, 1st September, 1938.

NOTICE is hereby given that written tenders for the purchase of the undermentioned milling-timber will close at the office of the State Forest Service, Palmerston North, at 3 o'clock p.m. on Friday, the 14th day of October, 1938.

SCHEDULE.

WELLINGTON FOREST-CONSERVATION REGION.—WELLINGTON LAND DISTRICT.

ALL the milling-timber on that area containing approximately 117 acres, known as Lot 9, situated in Blocks VI and X, Mikimiki Survey District (State Forest No. 31), about fifteen miles from Masterton.

The total estimated quantity of timber in cubic feet is 72,884, or in board feet 491,100, made up as follows:—

| Species. | Cubic Feet. | Board Feet. |
|--------------------|-------------|-------------|
| Rimu | 53,811 | 364,100 |
| Miro | 5,263 | 33,400 |
| Kahikatea | 3,000 | 20,700 |
| Matai | 1,378 | 9,400 |
| Red beech | 8,515 | 57,400 |
| Silver beech | 917 | 6,100 |
| Total | 72,884 | 491,100 |

Upset price: £720.

Time for removal: One year and a half.

Terms of Payment.

A marked cheque for one-twelfth of the purchase-money, together with £1 1s. license fee, must accompany the tender, and the balance be paid in eleven equal monthly instalments, the first of which shall be paid one month after the date of sale, and the others at monthly intervals thereafter.