

After payment of the first half-year's rent, the Land Board will grant a remission of one year's rent to the incoming lessee, provided the land is sown in grass to the satisfaction of the Board.

This section is situated on the corner of Avenue Road and Baker Street, Foxton, one mile and a quarter from the Post-office and School. It comprises level, sandy land capable of growing good pasture if fertilized, and is suitable for building-sites, market gardening, or poultry farming. 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. 9/369; D.O. W. 699.)

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

District Lands and Survey Office,
Christchurch, 1st November, 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 4 p.m. on Friday, 9th December, 1938.

Applicants should appear personally for examination at the District Lands and Survey Office, Christchurch, on Tuesday, 13th December, 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 fee, and amount of improvement loading.

SCHEDULE.

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

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

SECTION 9B, Block X: Area, 8 acres 3 roods 3 perches. Capital value, £360; half-yearly rent, £9.

Loaded with the sum of £9 (payable in cash) for fencing improvements.

The above area, which provides a suitable site for a worker's home, is situated on the Avonhead Road, one mile and a half from Riccarton Post-office and School and three-quarters of a mile from Riccarton tram stop. The land is all flat and ploughable, subdivided into two paddocks, and offers good cropping and grazing land, at present in old grass pasture; watered by county race.

For any further particulars required apply to the undersigned.

N. C. KENSINGTON,
Commissioner of Crown Lands.

(H.O. 26/5380; D.O. O.L. 3296.)

Town Lands in Canterbury Land District for Selection on Renewable Lease.

District Lands and Survey Office,
Christchurch, 1st November, 1938.

NOTICE is hereby given that the undermentioned sections are open for selection on renewable lease under the Land Act, 1924; and applications will be received at the District Lands and Survey Office, Christchurch, up to 4 o'clock p.m. on Friday, 9th December, 1938.

Applicants should appear personally for examination at the District Lands and Survey Office, Christchurch, on Tuesday, 13th December, 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.

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 weighting for improvements. The selector of subdivision I will also be required to pay interest on the improvement loading for the broken period between the date of the auction and 31st December, 1938, and proportion of insurance premium on buildings.

SCHEDULE.

CANTERBURY LAND DISTRICT.—TOWN LANDS.

Ashburton County.—Rakaia Survey District.—South Rakaia Township.

SUBDIVISION 1, Reserve 1667, Block XIII: Area, 1 rood 4 perches (approximately). Capital value, £60; half-yearly rent, £1 10s.

Weighted with £200 for improvements, comprising dwelling of four rooms, bathroom and scullery, detached washhouse, wood-range, and fireplace in sitting room, electric light; store-room with two double sliding doors and concrete floor; shop, matchlined, with ceiling throughout and divided into two rooms, two show windows, and separate entrances; fireplaces in both rooms. This sum is payable in cash, or, after payment of a cash deposit of £20, the balance of £180 may be repaid over a period of ten years by half-yearly instalments of £11 13s. 1d.

Subdivision 2, Reserve 1667, Block XIII: Area, 33 perches (approximately). Capital value, £50; half-yearly rent, £1 5s.

Weighted with £12 for improvements, comprising an old building suitable for a garage. This sum is payable in cash.

The above subdivisions are situated in the South Rakaia Township, in the centre of the business portion of the town and handy to the railway-station. The land is level, cleared, and in grass.

Any further information required may be obtained from the undersigned.

N. C. KENSINGTON,
Commissioner of Crown Lands.

(H.O. 22/1422; D.O. O.L. 2376.)