

8. Lessee to obtain consent of the Land Board before effecting improvements.

9. Lessee to pay all rates, taxes, and assessments.

10. Lease liable to termination if conditions are violated.

11. The highest or any tender not necessarily accepted.

Any further information required may be obtained from the undersigned.

A. F. WATERS,
Commissioner of Crown Lands.

(H.O. 20/391; E.R. 1175.)

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

District Lands and Survey Office,
New Plymouth, 11th April, 1939.

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, New Plymouth, up to noon, on Monday, 24th April, 1939.

Applicants should appear personally for examination at the District Lands and Survey Office, New Plymouth, on Wednesday, 26th April, 1939, 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 weighting for improvements, and proportionate part of insurance premium on buildings.

SCHEDULE.

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

Stratford County.—Block IX, Huiroa Survey District.—Croydon Settlement.

SECTION 4s: Area, 80 acres 3 roods. Capital value, £880.* Half-yearly rent, £22.

* Capital value includes £311 for Crown's improvements comprising 20 chains fencing, 45 acres felling and grassing, and 24 acres stumping.

Weighted with £557 for improvements, comprising cottage, whare, cowshed, 112 chains fencing and hedges, 30 acres felling and grassing, 51 acres stumping.

This sum is payable in cash, or after payment of a deposit of £107, the balance of £450 may be secured on mortgage to the State Advances Corporation of New Zealand for a term not exceeding twenty-five years with interest at the rate of 4½ per cent. per annum, reducible to 4¼ per cent. per annum for prompt payment. The mortgage will include covenants providing for the adequate manuring of the property, the extension of the water-supply, and the adoption of a farming programme that will provide gradual rehabilitation of the pastures.

A dairy farm situated on the Manganui Road, one and a half miles from Midhurst Post-office, Railway-station, and Dairy Factory, one mile from Croydon School and five and a half miles from Stratford Saleyards. Access is by tar-sealed and metalled road. The soil is fairly good loam and clay formation; practically all ploughable. The section was badly infested with ragwort but this has recently been treated. About 10 acres is in bush and blackberry, the balance being bush land which has been felled, stumped, and grassed. Subdivided into ten paddocks.

Any further particulars required may be obtained from the undersigned.

A. F. WATERS,
Commissioner of Crown Lands.

(H.O. 26/20693; D.O. S.T.L./S. 15.)

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

District Lands and Survey Office,
Wellington, 12th April, 1939.

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, 16th May, 1939, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—EDUCATION RESERVE.

Levin Borough.

SECTION 7, Block V, Levin Township: Area, 1 rood. Upset annual rental, £5 5s.

The value of the felling, stumping, and grassing on the section is included in the rental value.

Weighted with £1 (payable in cash) for improvements, comprising 1 chain fencing.

This section is situated in the Borough of Levin a quarter of a mile from the post-office, and comprises flat land of light stony loam. Municipal facilities are available and the property comprises a good building-site.

Abstract of Terms and Conditions of Lease.

1. Six months' rent at the rate offered, broken-period rent, weighting for improvements, 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. 20/1024; D.O. R. 503.)

Reserve in Wellington Land District for Lease by Public Tender.

District Lands and Survey Office,
Wellington, 12th April, 1939.

NOTICE is hereby given that written tenders, marked on the outside "Tender," will be received at the District Lands and Survey Office, State Fire Building, Wellington, up to noon on Thursday, 18th May, 1939, for a lease of the undermentioned reserve and the building thereon under the provisions of the Public Reserves, Domains, and National Parks Act, 1928.