

*Education Reserves in Taranaki Land District for Lease by Public Auction.*

District Lands and Survey Office,  
New Plymouth. 9th August, 1939.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the District Lands and Survey Office, New Plymouth, on Friday, 22nd September, 1939, at 2 o'clock p.m. under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

TARANAKI LAND DISTRICT.—EDUCATION RESERVES.

*Manaia Town District.—Town of Manaia.*

SECTIONS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, and 20, Block XXV: Area, 4 acres 2 roods. Upset annual rent, £11 5s.

Weighted with £12 (payable in cash) for improvements, comprising water-service, hedges, and fencing.

These sections are situated in the Block bounded by Kapuni, Tauranga-ika, Kauae, and Kaepe Streets and comprise good flat, level land, suitable for grazing or building-sites.

(H.O. 9/575; D.O. E.R. 494.)

*Stratford County.—Town of Huiroa.*

SECTION 5, Block V: Area, 2 roods 9 perches. Upset annual rent, 10s.

Weighted with £9 (payable in cash) for improvements, comprising felling, stumping, and grassing, and 5 chains fencing.

This section is situated on the Makuri Road and is practically level land cleared and grassed.

(H.O. 9/442; D.O. E.R. 487.)

*Hawera County.—Block IX, Hawera Survey District.*

(D.P. 3616, part Section 189, Patea District.)

Lot 5: Area 1 rood 4-9 perches. Upset annual rent, £2.

Lot 6: Area, 1 rood 6 perches. Upset annual rent, £2.

Lot 7: Area, 1 rood 6 perches. Upset annual rent, £2 10s.

Lot 8: Area, 1 rood 6 perches. Upset annual rent, £2 10s.

Lot 9: Area, 1 rood 6 perches. Upset annual rent, £2 10s.

Lot 10: Area, 1 rood 4-9 perches. Upset annual rent, £2.

Lot 11: Area, 1 rood 6 perches. Upset annual rent, £2.

Lot 12: Area, 1 rood 6 perches. Upset annual rent, £3 15s.

Lot 13: Area, 1 rood 6 perches. Upset annual rent, £3 15s.

Lot 14: Area, 1 rood 6 perches. Upset annual rent, £3 15s.

Lot 16: Area, 1 rood 0-4 perches. Upset annual rent, £3.

Lot 17: Area, 1 rood 0-3 perches. Upset annual rent, £3.

Lot 23: Area, 1 rood. Upset annual rent, £4 10s.

Lot 24: Area, 1 rood. Upset annual rent, £3.

Lot 5 is weighted with £1 9s. 1d. for improvements, Lot 6 is weighted with 12s. 5d. for improvements, Lot 10 is weighted with £1 17s. 10d. for improvements, and Lot 11 is weighted with £1 0s. 8d. for improvements. These improvements consist of fences and hedges, and in each case the weighting is payable in cash.

These sections which are all good building-sites, consist of flat land adjacent to the Borough of Hawera, fronting The Avenue, Manawapou Road, and Wera Street. They are slightly over a half a mile from the Hawera Post-office and a quarter of a mile from the School.

(H.O. 9/504; D.O. X/I.)

*Hawera County.—Ohawe Town Belt.*

SUBSECTION 9 of Section 1: Area, 2 roods 1 perch. Upset annual rent, £1 10s.

Subsection 11 of Section 1: Area, 1 rood 15-1 perches. Upset annual rent, £1 5s.

Subsection 28 of Section 1: Area, 1 rood 8-9 perches. Upset annual rent, £1 15s.

Subsection 9 is weighted with £3 for improvements, comprising fencing and hedges; Subsection 11 is weighted with £2 10s. for improvements, comprising fencing and car-shed; Subsection 28 is weighted with £18 for improvements, comprising fencing and grassing. These sums are payable in cash.

These sections are situated about five miles and a half from the Hawera Post-office by good road. The sections are suitable for sites for the erection of beach cottages.

(H.O. 20/147; D.O. X/1.)

*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, broken-period rent, lease and registration fees (£2 2s.), and amount of 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. 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.

A. F. WATERS,  
Commissioner of Crown Lands.

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

District Lands and Survey Office,  
Wellington, 8th August, 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 2.30 o'clock p.m. on Tuesday, 19th September, 1939, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

WELLINGTON LAND DISTRICT.—EDUCATION RESERVE.

*Foxton Borough.—Township of Foxton.*

SUBURBAN Section 325: Area, 4 acres 1 rood 10 perches. Upset annual rental, £5.

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.