

CROWN LANDS NOTICES.

Education Reserves in North Auckland Land District for Lease by Public Auction.

North Auckland District Lands and Survey Office,
Auckland, 10th January, 1940.

NOTICE is hereby given that the undermentioned education reserves will be offered for lease by public auction at the North Auckland District Lands and Survey Office, Auckland, at 2.30 o'clock p.m. on Tuesday, 20th February, 1940, under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

NORTH AUCKLAND LAND DISTRICT.—EDUCATION RESERVES.
Whangarei County.—Town of Grahamtown (near Whangarei).

Lot 1 on D.P. 19792, part Lots 18 and 19: Area, 1 rood 26-9 perches. Upset annual rental, £4.

Weighted with £5 (payable in cash) for improvements, comprising grassing.

Lot 1 on D.P. 28976 and Lot 3, D.P. 19792, being part Lot 19 and Lot 34: Area, 1 rood 9-6 perches. Upset annual rental, £7 15s.

Weighted with £5 (payable in cash) for improvements, comprising grassing.

These sections are situated at Onerahi on the main Onerahi-Whangarei road. The soil is semi-volcanic resting on blue rock formation, and the sections are flat to undulating and broken. The municipal water-supply is available in each case.

Lot 1 on D.P. 19792 is very stony in parts and about half the area is in grass. There is, however, a good building-site and a very fine Puriri tree is growing on this section. Access is from Church Street.

Lot 1 on D.P. 28976 and Lot 3 on D.P. 19792 form a very fine section about half of which is in grass. The section comprises a very suitable building-site.

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

L. J. POFF,
Commissioner of Crown Lands.

(H.O. 20/413; D.O. E.R. 1617 and 631.)

Lands in Auckland Land District for Selection on Optional Tenures.

Auckland District Lands and Survey Office,
Auckland, 10th January, 1940.

NOTICE is hereby given that the undermentioned sections are open for selection on optional tenures under the Land Act, 1924; and applications will be received at the Auckland District Lands and Survey Office, Auckland, up to 11 o'clock a.m. on Monday, 26th February, 1940.

Applicants should appear personally for examination at the Auckland District Lands and Survey Office, Auckland, on Wednesday, 28th February, 1940, 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 weighting for improvements.

SCHEDULE.

AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

Tauamarunui County.—Ongarue Survey District.

SECTION 7, Block X: Area, 391 acres 3 roods 27 perches. Capital value, £245. Deposit on deferred payments, £15. Half-yearly instalment on deferred payments, £7 9s. 6d. Renewable lease: Half-yearly rent, £4 18s.

Weighted with £312 for improvements, comprising a house (in poor condition), wool-shed, cow-shed, yards, road-boundary fencing, subdivisional fencing, and a half-share in boundary fencing, clearing, and grassing. This sum is

payable in cash, or, after payment of a deposit of £12, the balance, £300, may be paid over a period of twenty years by half-yearly instalments of principal and interest combined, amounting to £12 0s. 9d.

This is a grazing proposition situated on Okauaka Road, nine miles from Waimiha Post-office, School, Railway-station, and cream collection depot; twenty miles from Ongarue Saleyards; access by metalled road. Section lays high and consists of undulating to hilly and broken country, approximately 120 acres being in worn-out pasture, balance, 271 acres, in natural state (standing bush). The property is badly infested with ragwort which requires immediate attention.

(H.O. 26/20084; D.O. D.S. 1045.)

THIRD-CLASS LAND.

Otorohanga County.—Pirongia Survey District.

Section 18, Block X: Area, 433 acres. Capital value, £215. Deposit on deferred payments, £15. Half-yearly instalment on deferred payments, £6 10s. Renewable lease: Half-yearly rent, £4 6s.

Weighted with £100 (payable in cash) for improvements, comprising a dwelling.

This property, when developed, will be suitable as a dairying and grazing proposition. It is situated at the junction of the Ngutunui and Kawhia-Pirongia Roads, approximately fourteen miles from Otorohanga Railway-station, Dairy Factory, and Saleyards, two miles from Ngutunui School; access is by metalled road. The section comprises undulating to steep and broken land along the road frontage running into easier country at the back; watered by running streams. Property is almost totally undeveloped being at present in fern, gorse, and tea-tree; approximately 200 acres are ploughable.

(H.O. 22/1098/99; D.O. D.P. 2397.)

Any further particulars required may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

Reserve in Auckland Land District for Lease by Public Tender.

Auckland District Lands and Survey Office,
Auckland, 10th January, 1940.

NOTICE is hereby given that written tenders, marked on the outside "Tender for Lease," will be received at this office up to 11 o'clock a.m. on Monday, 26th February, 1940, for a lease of the undermentioned reserve under the provisions of the Public Reserves, Domains, and National Parks Act, 1928.

SCHEDULE.

AUCKLAND LAND DISTRICT.

Tauranga County.—Katikati Township.

PART Lot 11 on D.P. 16034, being a Subdivision of part Section 48, Parish of Tahawai: Area, 14 perches, approximately.

This section which is suitable as a building-site is situated in the Township of Katikati on the Tauranga-Waihi Main Road.

Abstract of Terms and Conditions of Lease.

(1) Term of lease, twenty-one years, with right of renewal for one further term of twenty-one years at a rental to be determined by mutual agreement or by arbitration in the event of dispute.

(2) A half-year's rent at the rate tendered and lease fee of £1 1s. to be deposited with each tender.

(3) Rent to be paid half-yearly in advance on the first days of January and July each year during the currency of the lease.

(4) Lessee to pay all rates, taxes, and other assessments.

(5) Lessee not to assign, transfer, sublease, mortgage, or subdivide the demised land without the prior consent of the Commissioner of Crown Lands, Auckland.

(6) Lessee not to carry on any noxious, noisome, or offensive trade upon the demised land.

(7) Lessee to have the right to effect improvements, including the erection of buildings, subject to the prior consent of the said Commissioner.

(8) No compensation to be claimed nor any to be allowed for any improvements effected, nor for any other cause, but upon the expiration or prior determination of the lease the lessee to have the right to remove buildings and other movable improvements.