

CROWN LANDS NOTICES.

Land in North Auckland Land District for Selection on Optional Tenures.

North Auckland District Lands and Survey Office,
Auckland, 17th April, 1940.

NOTICE is hereby given that the undermentioned property is open for selection on optional tenures under the Land Act, 1924; and applications will be received at the North Auckland District Lands and Survey Office, Auckland, up to 4 o'clock p.m. on Monday, 13th May, 1940.

Applicants should appear personally for examination at the North Auckland District Lands and Survey Office, Auckland, on Wednesday, 15th May, 1940, at 10 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.

NORTH AUCKLAND LAND DISTRICT.—FIRST-CLASS LAND.

Hokianga County.—Whangape Survey District.

SECTION 13, Block X: Area, 310 acres. Capital value, £310. Deposit on deferred payments, £20. Half-yearly instalment on deferred payments, £9 8s. 6d. Renewable lease: Half-yearly rent, £6 4s.

Weighted with £740 for improvements, comprising small dwelling, 60 chains road fencing, 80 chains boundary fencing, 200 chains internal fencing, 230 acres felled and grassed, and one bridge. This sum is payable in cash, or, after payment of a deposit of £40, the balance may be paid over a term of thirty-four and a half years by instalments of principal and interest combined amounting to £21 7s. 7d. per half-year.

This property is situated on Broadwood—Herekino Road, three miles from Awaroa School, and seven miles from Broadwood Post-office and Saleyards by metalled road. Comprises approximately 60 acres bush, 20 acres fern, and 230 acres in medium to worn-out pasture; about half the section is easy undulating and half steep, hilly, and broken country. This section is sheltered and lies to the north. The soil is clay resting on sandstone formation; watered by small creeks and springs, which are sufficient during reasonable seasons but are likely to become restricted during dry weather. Property, which is subdivided into six paddocks, is suitable for grazing in its present condition and for dairying and grazing when developed.

Any further particulars required may be obtained from the undersigned.

L. J. POFF,
Commissioner of Crown Lands.

(H.O. 26/13326; D.O. M.L./2297.)

Reserve in Auckland Land District for Lease by Public Tender.

Auckland District Lands and Survey Office,
Auckland, 17th April, 1940.

NOTICE is hereby given that written tenders, marked on the outside "Tender" will be received at the Auckland District Lands and Survey Office, Auckland, up to noon on Friday, 24th May, 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.

Ohinemuri County.—Ohinemuri Survey District.

SECTION 28, Block XIV: Area, 17 acres 3 roods 3 perches. Minimum annual rental, £2 15s.

This is a grazing area situated adjacent to the Township of Waikino about five miles from Waihi and known as the Waikino Rifle Range. Suitable to use in conjunction with adjoining land.

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. Rental for the renewal lease to be calculated on the basis of 5 per cent. on a fresh valuation to be made by the Valuer-General for the purpose, but in no circumstances is the rental payable under the renewed lease to be less than that payable under the lease for the first term.

(2) A half-year's rent at the rate offered and lease fee, £1 ls., to be payable on acceptance of tender.

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

(4) Lessee to use the land only for grazing purposes.

(5) Lessee to have the right to depasture stock on the demised land but no animal dangerous to any person entering upon the said land to be depastured thereon.

(6) Lessee to maintain the pastures and to keep the land clear of noxious weeds and rabbits to the satisfaction of the Commissioner of Crown Lands, Auckland.

(7) Lessee to maintain existing fences and not to erect any new fences without the prior consent of the said Commissioner.

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

(9) Lessee not to assign, transfer, mortgage, sublease, or subdivide the land without the consent of the said Commissioner.

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

(11) No gravel or other material to be removed without the consent of the said Commissioner.

(12) No compensation to be claimed nor any to be allowed for any improvements effected nor for any other cause, but upon the expiration or sooner determination of the lease the lessee to have the right to remove any fencing erected by or belonging to him.

(13) Lease to be liable to termination if lessee fails to fulfil any of the conditions of the lease, whether expressed or implied, within thirty-one days after the date on which the same should be fulfilled.

(14) Acceptance or refusal of any tender to be determined by the Commissioner of Crown Lands for the Auckland Land District, and the highest or any tender not necessarily accepted.

Any further particulars required may be obtained from the undersigned.

K. M. GRAHAM,
Commissioner of Crown Lands.

(H.O. 50370; D.O. 3/1812.)

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

District Lands and Survey Office,
Invercargill, 16th April, 1940.

NOTICE is hereby given that the undermentioned Education Reserve will be offered for lease by public auction at the District Lands and Survey Office, Invercargill, on Tuesday, 4th June, 1940, at 11 o'clock a.m., under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908.

SCHEDULE.

SOUTHLAND LAND DISTRICT.—TOWN OF GORE.

SECTION 1, Block XVI: Area, 14 acres 1 rood 35 perches. Upset annual rental, £14 10s.

Weighted with £604 (payable in cash) for improvements, comprising dwelling and outbuildings, stable, chaff-house, loose box, cow-byre, concrete-troughs, hand-pump, hedges, fencing, orchard, and yards.

This property is a farming proposition within the borough boundary.

Abstract of Terms and Conditions of Lease.

1. Possession will be given on 1st July, 1940.

2. Six months' rent at the rate offered and rent for the broken period, weighting for improvements, lease and registration fees (£2 2s.) must be deposited on the fall of the hammer.