

*Land in Auckland Land District for Selection on Renewable Lease.*

Auckland District Lands and Survey Office,  
Auckland, 10th December, 1941.

NOTICE is hereby given that the undermentioned property is open for selection on renewable lease 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, 19th January, 1942.

Applicants should appear personally for examination at the Auckland District Lands and Survey Office, Auckland, on Wednesday, 21st January, 1942, 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 documentary evidence of their financial position and farming experience.

The ballot will be held immediately upon conclusion of the examination of applicants, and the successful applicant will be required to pay immediately at conclusion of ballot a deposit comprising the first half-year's rent, broken-period rent, lease fee, and if paid in cash, the amount of weighting for improvements. If weighting is not paid in cash then mortgage fees are also payable.

SCHEDULE.

AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND.

*Waitomo County.—Mauungamangero Survey District.*

(Exempt from payment of rent for two years.\*)

SECTION 8, Block XI: Area, 59½ acres. Capital value, £350; half-yearly rent, £7.

Weighted with £1,000 for improvements, comprising dwelling, wool-shed and yards, cow-byre, fowlhouse and garage, fencing, roads, grassing. This sum is payable in cash, or the whole amount may remain on mortgage to the State Advances Corporation, term thirty years, interest 4½ per cent. reducible to 4¼ per cent. Collateral security to be made available to the satisfaction of the Corporation. Mortgage interest for the first two years will be remitted provided permanent improvements of an equivalent amount are effected annually over that period (selector's own labour not to be taken into account). The mortgage to contain covenants to provide for stocking, control, and eradication of noxious weeds, and manuring to the satisfaction of the Corporation.

A grazing proposition situated on the Mangaotaki Road nine miles from Piopio Post-office, Dairy Factory, and Saleyards, two miles and a half from Haku School. Access by metalled road from Piopio. About 200 acres good pasture, 240 acres fair pasture and fern, balance felled and grassed but reverted to fern and second growth. Blackberry has a strong hold and requires attention.

\*Exemption from payment of rent for two years is conditional upon permanent improvements to the value of the rent remitted being effected during the exemption period.

Any further particulars required may be obtained from the undersigned.

K. M. GRAHAM,  
Commissioner of Crown Lands.

(H.O. 22/4358; D.O. M.L. 4208.)

*Town Lands in Taranaki Land District for Selection on Renewable Lease.*

District Lands and Survey Office,  
New Plymouth, 9th December, 1941.

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, New Plymouth, up to 4 o'clock p.m. on Monday, 26th January, 1942.

Applicants should appear personally for examination at the District Lands and Survey Office, New Plymouth, on Wednesday, 28th January, 1942, 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, and lease fee, and in the case of Sections 1 and 3, Block XXV, Town of Opunake, the amount of weighting for improvements.

SCHEDULE.

TARANAKI LAND DISTRICT.

TOWN LAND.

*Opunake Borough.—Town of Opunake.*

SECTIONS 1 and 3; Block XXV: Area, 2 roods. Capital value £140. Half-yearly rent, £3 10s.

Weighted with £31 (payable in cash) for improvements, comprising fencing; also coalhouse and shed under one roof.

The sections are situated on the corner of Domett and Allison Streets in the residential area of Opunake, and are handy to all the town amenities. Section 3 is level, while Section 1 is broken by a stream which runs on the Allison Street boundary through a depression.

(H.O. 6/1/624; D.O. III/324.)

SUBURBAN LAND.

*Ohura Town Board.—Ohura Suburban.*

Sections 37, 38, and 39: Area 8 acres 3 roods 9-9 perches. Capital value £140; half-yearly rent, £3 10s.

These sections are situated on the Kereru Road, Ohura, in close proximity to the railway-station. They are low-lying and swampy, but when drained will be suitable for grazing.

(H.O. 25/1075; D.O. M.L. 1741.)

Any further information required may be obtained from the undersigned.

A. F. WATERS,  
Commissioner of Crown Lands.

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

District Lands and Survey Office,  
Invercargill, 9th December, 1941.

NOTICE is hereby given that the undermentioned land will be offered for lease by public auction at the District Lands and Survey Office, Invercargill, on Tuesday, 20th January, 1942, 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.—SOUTHLAND COUNTY.

SECTION 79, Block IX, New River Hundred: Area, 25 acres 2 roods 21 poles.

Upset annual rent, £4 5s.

Situated approximately one mile from Township of Lochiel.

*Abstract of Conditions.*

1. Possession will be given on the day of sale.
2. Six months' rent at rate offered, and lease and registration fees (£2 2s.) 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 to 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. Lessee to keep buildings insured.
11. Interest at the rate of 10 per centum per annum to be paid on rent in arrear.
12. Lease liable to termination if conditions are violated.

Form of lease and any further particulars required may be obtained from the undersigned.

THOS. CAGNEY,  
Commissioner of Crown Lands.

(H.O. 20/1098; D.O. E.R. 3084.)