

Land in North Auckland Land District for Selection on Renewable Lease

North Auckland District Lands and Survey Office,
Auckland, 4th November, 1946.

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 North Auckland District Lands and Survey Office, Auckland, up to noon on Monday, 9th December, 1946.

Applicants should appear personally for examination at the North Auckland District Lands and Survey Office, Auckland, on Tuesday, 10th December, 1946, 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 documentary evidence of their farming experience and 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 amount of weighting for improvements.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT.—SECOND-CLASS LAND

Whangarei County.—Tangihia Survey District.—Otaika No. 2 Block
(Exempt from payment of rent for four years.*)

SECTION 2; Block VI: Area, 187 acres 1 rood. Capital value, £330; half-yearly rent, £8 5s.

* Exemption is conditional upon improvements to the value of the rent remitted being effected annually during the concession period in addition to the improvements required by the Land Act, 1924.

Weighted with £25 (payable in cash) for improvements, comprising half-share of 100 chains boundary-fencing at 10s. per chain.

This property is situated on Tavinors Road, about nine miles from Whangarei and six to seven miles from Maungatapere School and Dairy Factory. Children are conveyed to the Maungatapere School by bus. With the exception of 15-20 acres in the southern corner the section is all easily workable by tractor; suitable for dairying, and when fully developed would be capable of carrying a herd of fifty cows. Electric power has been brought within three-quarters of a mile of the section. The property is poorly watered, but the water-supply could be improved by the construction of dams, three good sites being available.

Any further particulars required may be obtained from the undersigned.

BASIL KING,
Commissioner of Crown Lands.

(H.O. 22/1098/680; D.O. R.L./1951.)

Town Land in Auckland Land District for Selection on Renewable Lease

Auckland District Lands and Survey Office,
Auckland, 4th November, 1946.

NOTICE is hereby given that the undermentioned section 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, 16th December, 1946.

Applicants should appear personally for examination at the Auckland District Lands and Survey Office, Auckland, on Tuesday, 17th December, 1946, 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.

SCHEDULE

AUCKLAND LAND DISTRICT.—TOWN LAND

Raglan County.—Town of Port Waikato

SECTION 117: Area, 31 perches. Capital value, £30; half-yearly rent, 15s.

This is a building section at Port Waikato fronting the Port Waikato and Waikaratu Roads.

Any further information required may be obtained from the undersigned.

L. J. POFF,
Commissioner of Crown Lands.

(H.O. 9/3492; D.O. 14/111.)

Education Reserve in Otago Land District for Lease

District Lands and Survey Office,
Dunedin, 4th November, 1946.

NOTICE is hereby given that the undermentioned education reserve is open for lease under the provisions of the Education Reserves Act, 1928, and the Public Bodies' Leases Act, 1908; and applications will be received at the District Lands and Survey Office, Dunedin, up to 4 o'clock p.m. on Monday, 9th December, 1946.

Applicants should appear personally for examination at the District Lands and Survey Office, Dunedin, on Wednesday, 11th December, 1946, 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.

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 the first half-year's rent, broken-period rent, valuation of improvements, and lease fee.

SCHEDULE

OTAGO LAND DISTRICT.—PRIMARY EDUCATION RESERVE

North Harbour and Blueskin Survey District.—Waikouaiti County
SECTION 13, Block XII: Area, 37 acres 3 roods 13 perches. Annual rental, £1.

Weighted with £12 (payable in cash) for improvements, comprising fencing.

The section is situated eight miles from Dunedin Post-office and Railway-station and two miles from Mount Cargill. Access from the main highway, which is about quarter of a mile distant by unformed road. It is well watered by a running stream.

The soil is of clay loam resting on rock formation. The country is undulating to broken, and covered by manuka and bush fuchsia.

Abstract of Conditions

1. Possession will be given on day of sale.
2. Term of lease: Twenty-one years.
3. 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 on 1st January and 1st July.
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 on the land.
7. Lessee not to transfer, sublet, or subdivide without the consent of the Land Board.
8. Lessee not to use or remove gravel without the consent of the Land Board.
9. No liability is accepted on the part of the Crown or of the Land Board to pay 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 belonging to the original lessee, and the amount paid by the incoming tenant shall be paid to the original lessee without any deduction except for rent and other payments in arrear.
10. Lessee to keep all buildings insured.
11. Interest at rate of ten per centum 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 may be obtained at the office of the undersigned.

W. E. SHAW,
Commissioner of Crown Lands.

(H.O. 20/1148; D.O. E.R. 2274.)

BANKRUPTCY NOTICE

In Bankruptcy.—Supreme Court

FRANCIS TEXAS HAMILTON, formerly Francis Texas Hamilton Meikle, of 176 Barbadoes Street, Christchurch, Cartage Contractor, was adjudged bankrupt on 30th October, 1946. Creditors' meeting will be held at my office, Maling's Building, corner of Gloucester Street and Oxford Terrace, Christchurch, on Monday, 11th November, 1946, at 2.15 p.m.

G. W. BROWN, Official Assignee.

LAND TRANSFER ACT NOTICES

EVIDENCE of the loss of Memorandum of Lease No. 11740 of parts Allotments 81 and 84 of the Parish of Mangatete, being part of the land in certificate of title, Vol. 5, folio 50 (Auckland Registry), whereof His Majesty the King is the lessor and PERCY THOMAS MEEHAN, of Awanui, Farmer, is the lessee, having been lodged with me together with an application for a provisional memorandum of lease in lieu thereof, notice is hereby given of my intention to issue such provisional memorandum of lease after fourteen days from 7th November, 1946.

Dated this 1st day of November, 1946, at the Land Registry Office, Auckland.

Wm. McBRIDE,
Deputy District Land Registrar.