

2 *Westland and Nelson Coalfields Administration Act 1877*
Amendment.

Respecting other
 tenancies.

5. With respect to lands not included within either of the aforesaid Orders in Council—

(a.) Every lessee of any part of the said reserve may at any time within twelve months after the commencement of this Act apply to the Land Board for a revaluation of the land comprised in his lease. 5

The Board, subject to the approval of the Governor, but not before the gazetting of the Order in Council first above mentioned in section *three*, may cause a valuation to be made of the remainder of the said land, without improvements, and on the surrender of the original lease may grant the lessee a new lease of the land comprised in his original lease, at a rent based upon the aforesaid valuation, for a term not exceeding twenty-one years, ~~with the right of renewal for another term of twenty-one years, subject to a new valuation being made of the land, without improvements, at the expiration of every such term.~~ 10 15

(b.) Every lessee, as last aforesaid, who does not obtain a renewal of his lease under the last-preceding subsection, shall continue to hold his lease on the terms on which the same was originally granted, or upon such amended or altered terms as may be mutually agreed upon by both the parties, and on the expiration or determination thereof, and on the expiration or determination of every future lease to be made of the portion of the said reserve mentioned in this subsection, the following provisions shall take effect:— 20

- (1.) The improvements made by the lessee or his tenant on the land comprised in any such lease shall be valued in such manner as the Board shall direct; 25
- (2.) The rental of each lease shall be fixed by the Board;
- (3.) The right to the lease shall be disposed of by public auction;
- (4.) If the lessee shall not become the purchaser, the purchaser of the lease shall pay to the Receiver of Land Revenue or other officer appointed by the Board, as a premium or foregift, the value of the improvements, to be so fixed as aforesaid. 30

Prior to the lease being issued, and in default of such payment, the person entitled to such value may retain possession of the demised land on the original terms until payment shall have been made of the value aforesaid. 35

All moneys so paid to the Receiver shall be handed over by him to the outgoing lessee, less the amount of all expenses incurred in obtaining such moneys. 40

If, on expiration of
 lease, lands reserved,
 lessee may remove
 his improvements.

6. If, upon the expiration or determination of any lease, the Governor, by Order in Council, shall see fit to reserve the demised lands for railway purposes, then no compensation for improvements made on such lands shall be claimed by the outgoing lessee; but he shall be entitled to remove the said improvements within such time after the aforesaid expiration or determination as may be granted to him in that behalf by the Governor. 45