

Notice of Meeting of Owners under Part XVIII of the Native Land Act, 1909.

REGULATION No. 48.

THE Maori Land Board for the Waiariki Maori Land District hereby notifies that a meeting of the owners of Pukaingataru B No. 26 will be held, in pursuance of Part XVIII of the Native Land Act, 1909, at Ohinemutu on Monday, the 3rd day of March, 1913, at 10 o'clock in the forenoon, for the purpose of considering the following proposed resolution:—

“That a proposed sale of the said land to Tiawhi Ratete shall be agreed to.”

Dated at Rotorua this 7th day of February, 1913.

JAS. W. BROWNE,
President.

Notice of Meeting of Owners under Part XVIII of the Native Land Act, 1909.

REGULATION No. 48.

THE Maori Land Board for the Waiariki Maori Land District hereby notifies that a meeting of the owners of Pukaingataru B No. 27 will be held, in pursuance of Part XVIII of the Native Land Act, 1909, at Ohinemutu on Monday, the 3rd day of March, 1913, at 10 o'clock in the forenoon, for the purpose of considering the following proposed resolution:—

“That a proposed sale of the said land to Tiawhi Ratete shall be agreed to.”

Dated at Rotorua this 7th day of February, 1913.

JAS. W. BROWNE,
President.

Notice of Meeting of Owners under Part XVIII of the Native Land Act, 1909.

REGULATION No. 48.

THE Maori Land Board for the Waiariki Maori Land District hereby notifies that a meeting of the owners of Pukaingataru B No. 5 will be held, in pursuance of Part XVIII of the Native Land Act, 1909, at Maketu on Monday, the 3rd day of March, 1913, at 10 o'clock in the afternoon, for the purpose of considering the following proposed resolution:—

“That a proposed lease of the said land to John Anderson Brown shall be agreed to.”

Dated at Rotorua this 7th day of February, 1913.

JAS. W. BROWNE,
President.

Maori Lands for Sale by Public Auction.

Office of the Aotea District Maori Land Board,
Wanganui, 4th February, 1913.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and the regulations thereunder, that the lands described in the First Schedule hereto will be offered for sale by public auction at the Native Office, Wanganui, at 2 o'clock p.m. on Wednesday, 26th February, 1913, on the terms and conditions set out in the Second Schedule hereto.

FIRST SCHEDULE.

LANDS FOR SALE.

Lot.	Block.	Area.	Upset Price per Acre.
<i>Subdivision A of Nukumarū No. 2.—Nukumarū Survey District.</i>			
1	IX	A. R. P. 86 0 0	£ s. d. 27 0 0
<i>Subdivision B of Nukumarū No. 2.—Nukumarū Survey District.</i>			
2	IX	86 0 0	26 10 0

LOCALITY AND DESCRIPTION.

These lands are situated at Nukumarū—half a mile from the main North Road by good metalled road, and about a mile and three-quarters from railway-station. The land is

of excellent quality, in grass, all ploughable except gully faces, permanently watered, and eminently suitable for dairying.

SECOND SCHEDULE.

CONDITIONS OF SALE.

1. THE lands are offered at the upset prices shown opposite to each section described in the First Schedule hereto. The terms of the contract for sale of the lands being sold are summarized in clause 13 hereof.
2. The highest bidder shall be the purchaser of each lot. In the event of any lots not being disposed of at first offering, the Board may put any of them up again either separately or in groups. Any lot not disposed of at the auction sale shall remain open for selection at the upset price.
3. In the event of any disputed bid, the lot in dispute may be put up again at the last undisputed bid.
4. Each purchaser, immediately after the sale, shall sign an agreement to complete his contract for purchase according to these conditions, and shall pay to the Board's representative a fee of £3 3s. for the preparation of his contract of purchase, together with the cost of stamping and registering the same. The contract of sale will be prepared by the Board. One or more sections may, at the option of the purchaser, be included in one contract of sale.
5. The successful bidder will be required, within fourteen days from the date on which the contract of sale shall be tendered to him by the Board for execution, sign the same in triplicate. In the event of his failure to do so, the Board may forfeit the purchase-money paid by him, and again offer the land for sale at the upset price, freed from any obligations to the defaulting purchaser.
6. The bidding shall be advanced by such sum as the auctioneer may agree to accept, and no bidding shall be retracted.
7. The Board reserves the right to withdraw from sale any lot or lots at any time prior to the auction.
8. The purchaser shall be required, before obtaining his contract of sale, to make a declaration as required by Part XII of the Native Land Act, 1909, that he is not the owner or occupier of 3,000 acres of third-class land or its equivalent in other classes of land.
9. The lands are offered under the Native Land Act, 1909, and the regulations made thereunder, and purchasers shall be deemed to be acquainted with the provisions thereof, and be bound thereby as effectually as if such provisions were embodied herein.
10. Both lots are subject to slight alteration of area on completion of survey. The fact that any area stated may require to be altered shall be no ground for rescission of the contract.
11. If, from any cause whatever, the Board shall be unable to give the purchaser possession of the land purchased, the purchaser shall be entitled to a refund of the deposit paid by him, but without interest, and no damages shall be claimed by him for the Board's failure to give possession.
12. Possession shall be given one week after date of sale.

ABSTRACT OF CONDITIONS.

Summary of Conditions of Contract of Purchase.

13. (a.) The purchaser shall, immediately after the sale, pay to the representative of the Board a sum equal to 10 per cent. of the purchase-money as part payment thereof. The balance of the purchase-money to be paid in ten equal half-yearly instalments.
- (b.) The purchaser to pay interest on unpaid purchase-money at the rate of 5 per cent. per annum. Interest to be payable on the 1st July and 1st January of each year, and to run from the signing of the contract of sale or date when possession given.
- (c.) Purchaser shall, at the end of five years, upon payment of balance of purchase-money, be entitled to a transfer of the fee-simple of the land.
- (d.) Residence and improvements to conform with sections 250 to 257 of the Native Land Act, 1909.
- (e.) A copy of the contract for sale can be inspected at the post-offices Kai Iwi and Waitotara, at the Board's office, Wanganui, and at the office of the Under-Secretary, Native Department, Wellington.

INSTRUCTIONS TO APPLICANTS.

The lands are described for the general information of intending selectors, who are recommended, nevertheless, to make a personal inspection, as the Board is not responsible for the absolute accuracy of any description.

Full particulars may be obtained at the office of the Under-Secretary for Native Affairs, Wellington, and at the office of the Aotea District Maori Land Board, Wanganui.

J. B. JACK,
President, Aotea District Maori Land Board.