

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. 8 will be held, in pursuance of Part XVIII of the Native Land Act, 1909, at Maketu on Monday, the 31st 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 John George shall be agreed to."

Dated at Rotorua this 7th day of March, 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 Waoku No. 3 will be held, in pursuance of Part XVIII of the Native Land Act, 1909, at Ohinemutu on Saturday, the 29th 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 Thomas William Hughes shall be agreed to."

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

JAS. W. BROWNE,  
President.

Maori Lands for Lease by Public Tender.—626 Acres.

Office of the Ikaroa District Maori Land Board,  
Wellington, 6th March, 1913.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and the regulations thereunder, that written tenders will be received at the office of the Ikaroa District Maori Land Board, Wellington, up to 12 o'clock noon on Monday, 21st April, 1913, for leases of the several lands named in the Schedule hereto for a term of twenty-one years, with right of renewal for a further term of twenty-one years.

SCHEDULE.

ORUATAMORE BLOCK.—WAINUIORU SURVEY DISTRICT.

Second-class Land.

Lot.	Section.	Block.	Area.			Upset Rental per Annum.		
			A.	R.	P.	£	s.	d.
2	2	XII	386	3	35	39	12	6
1	3	"	239	0	5	24	10	0

LOCALITY AND DESCRIPTION.

The portion of these sections fronting the main road is of a papa formation, covered with light manuka scrub, fern, and native grasses; the back portion consists of hilly, poor, clay land, with occasional patches of fern, manuka, and tutu; the whole being well watered. Situated on the eastern side of the East Coast Road, Wairarapa District, about three miles from the post-office and school at Te Wharau.

ABSTRACTS OF CONDITIONS OF LEASE.

1. Term of lease: Twenty-one years, with right of renewal for a further term of twenty-one years.
2. The rental shall not be for less than the given upset rental for the first twenty-one years, and shall be computed at the rate of 5 per cent. on the then unimproved value for the second term of twenty-one years.
3. Every tender shall be enclosed in a sealed envelope, addressed to the President, and marked on the outside as follows: "Tender for lease of Lot No. , as advertised

in the newspaper of the day of , 19 , and shall be accompanied by a statutory declaration in the prescribed form.

4. If any person desires to tender for more than one lot a separate tender for each lot must be made. Each tender must be accompanied by a separate declaration, as required by the last preceding condition.

5. Each tender must be accompanied by six months' rent, lease fee (£3 3s.), an amount sufficient to cover stamp duty and registration fee, and the value of the improvements (if any).

6. Term of lease commences on the 1st January, 1913. Lessee may enter into possession immediately upon acceptance of tender, and shall be entitled to a rebate of rent for the period from the 1st January to the date of acceptance of tender.

7. Rental to be paid half-yearly, in advance, on 1st January and 1st July in each year.

8. Lessee to pay all rates, taxes, and assessments (land-tax excepted).

9. Lessee not to transfer, sublet, or mortgage without the prior consent of the Board. Transfer not allowed until lessee has been one year in possession.

10. Including all other land already owned, held, or occupied under a tenure of more than one year's duration, no person may hold more than 3,000 acres; every acre of first-class land being reckoned as  $7\frac{1}{2}$  acres, and every acre of second-class land being reckoned as  $2\frac{1}{2}$  acres.

11. Lessee to execute lease within thirty days after being notified that it is ready for signature.

12. Residence is to commence within four years in bush or swamp lands, and within one year in open or partly open lands, and to be continuous for six years.

13. Lessee has no right to minerals without license, but he may use on the land any minerals for any agricultural, pastoral, household, road-making, or building purpose.

14. Every lessee shall bring into cultivation,—

- (a.) Within one year from the date of his lease, not less than one-twentieth of the land leased by him;
- (b.) Within two years from the date of his lease, not less than one-tenth of the land leased by him;
- (c.) Within four years from the date of his lease, not less than one-fifth of the land leased by him;

and shall, within six years from the date of his lease, in addition to the cultivation of one-fifth of the land, have put thereon substantial improvements of a permanent character (as defined by the Land Act, 1908) on first-class land to the value of £1 for every acre of such land, and on second-class land to an amount equal to the net price of every acre of such land: Provided that in no case shall the additional improvements required on second-class land be more than 10s. per acre.

15. On expiry of term of lease lessee's improvements will be valued and protected.

16. Lease is liable to forfeiture if conditions are violated.

17. All leases shall conform to the requirements of the Native Land Act, 1909, and the regulations made thereunder; and the lessees shall be deemed to be acquainted with the provisions thereof, and to be bound thereby as effectually as if such provisions were embodied herein.

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 from the office of the Ikaroa District Maori Land Board, Wellington, and at the office of the Under-Secretary for Native Affairs, Wellington.

C. T. H. BROWN,  
President, Ikaroa District Maori  
Land Board.

Maori Lands for Sale by Public Auction.

Office of the Ikaroa District Maori Land Board,  
Wellington, 10th March, 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, by Messrs. A. L. Wilson and Co., at their land-sale rooms, 26 Brandon Street, Wellington, on Tuesday, 22nd April, 1913, at 2 o'clock p.m., on the terms and conditions set out in the Second Schedule hereto.