

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

REGULATION No. 48.

THE Maori Land Board for the Ikaroa Maori Land District hereby notifies that a meeting of the owners of Maungaraki No. 9 Block will be held, in pursuance of Part XVIII of the Native Land Act, 1909, at Pungarehu on Tuesday, the 12th day of January, 1915, at 2 o'clock in the afternoon, for the purpose of considering the following proposed resolution:—

"That the said land, containing 58 acres 2 roods 20 perches, be sold to John Harrison McMillan at the price of £602."

Dated at Wellington this 15th day of December, 1914.

L. A. TEUTENBERG,
Registrar.

Maori Lands for Lease by Public Tender.

Office of the Aotea District Maori Land Board,
Wanganui, 7th December, 1914.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and amendments, and the regulations thereunder, that written tenders are invited and will be received at the office of the Aotea District Maori Land Board, Wang nui, up to 2 o'clock p.m. on Wednesday, 17th February, 1915, for the lease of the lands described in the First Schedule hereto, on the terms and conditions set out in the Second Schedule hereto.

FIRST SCHEDULE.

LANDS FOR LEASE.

Taharua and Maruani Survey Districts.—Parts Wharetooto Block.—Lot 2.

SECTION A, 500 acres; Section B, 500 acres; Section 1, 7,658 acres; Section 3, 6,166 acres; Section 4, 1,740 acres; Section 5, 7,880 acres; Section 6, 13,513 acres 1 rood 23 perches; Section 7, 2,059 acres; Section 8, 6,240 acres; Section 9, 1,730 acres; Section 10, 825 acres; Section 11, 293 acres: total area, 49,104 acres 1 rood 32 perches: upset annual rental, £446.

This area is situate on the Napier-Taupo Road at Rangitaiki. The land is high pumice country; elevation varies from 2,000 ft. to 4,000 ft. The improvements on the land are valued at £4,017. The incoming lessee will be required to give the Board a mortgage over the new lease for £4,017 (being the value of the improvements now existing on the land) at 5 per cent. for the term of twenty-one years. The lessee will have the option of renewing the mortgage for a further term of twenty-one years at the same rate of interest. The lessee will have the right to pay off the mortgage or any part thereof at any time.

SECOND SCHEDULE.

CONDITIONS OF LEASE.

1. THE lands are offered at the upset annual rental shown in the First Schedule hereto. The terms of the lease of the lands are summarized in clause 9 hereof.

2. Each tender must be accompanied by a deposit equal to six months' rent at the rate tendered.

3. Any tender not in conformity with these Conditions is liable to rejection. The Board may, if it thinks fit, decline all tenders for any lot.

4. Deposits with tenders which are not accepted will be returned to the respective tenderers.

5. If the rental tendered by two or more tenderers is equal, and is higher than that offered by any other tenderer, the Board shall decide by lot which tender (if any) shall be accepted.

6. If from any cause whatever the Board shall be unable to grant a lease of any lot tendered for, the successful tenderer shall be entitled to a refund of his deposit, but shall have no claim for damages, compensation, or interest on the deposit.

7. Each successful tenderer shall be required, within fourteen days from the date on which the lease shall be tendered to him, to sign same in triplicate. In the event of his failure to do so, the Board may forfeit the rent paid by him, and again offer the land for lease, freed from any obligations to the defaulting tenderer.

8. Each successful tenderer, on being advised that his tender is accepted, must lodge a declaration to the effect that he is not prohibited under Part XII of the Native Land Act, 1909 (relating to limitation of area), from acquiring the area tendered for.

9. The leases will be issued subject to the provisions of the Native Land Acts and the regulations thereunder, and will contain, *inter alia*, the following provisions:—

(a.) The term of the leases will be twenty-one years from 1st March, 1915, at the rental tendered, with right of renewal for one further term of twenty-one years at a rental assessed at 5 per cent. of the unimproved value of the land at the time of renewal, such valuation, in the event of dispute, to be determined by arbitration. Compensation for substantial improvement will be allowed to the lessee, as provided in section 263 of the Native Land Act, 1909.

(b.) Lessee will have no right to minerals without special license, but he may use on the land any minerals for any agricultural, pastoral, household, road-making, or building purposes.

(c.) Rent shall be payable half-yearly in advance. Lessee shall not assign the lease without the Board's consent. Lessee shall cultivate in a husbandlike manner and keep land free of noxious weeds. Lessee shall keep fences and buildings in repair.

(d.) Lessee will not be permitted to assign his lease until after two years' occupation of the land.

(e.) Lessee will fence without any right of resort to the Board for contribution on account of the Board owning adjacent land; but the provision shall not deprive the lessee of any rights he may have against any subsequent occupier, other than the Board, of such adjacent land.

10. The leases will be prepared by the Board at the cost of the lessee. The cost is £3 3s., together with the cost of stamping the same.

11. Forms of tender and declaration forms can be obtained at the post-offices at Napier, Taupo, and Rangitaiki, and at the Native Department Offices, Wellington and Wanganui.

Tenders must be sent to the office of the Aotea District Maori Land Board, Wanganui, and must be made on proper forms, to be obtained at the office of the Board and at the post-offices in the locality of the land to be offered.

Full particulars may be obtained at the Head Office of the Native Department, Wellington, and at the office of the Aotea District Maori Land Board, Wanganui.

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

BANKRUPTCY NOTICES.

In Bankruptcy.—In the Supreme Court, holden at Auckland.

NOTICE is hereby given that WILLIAM ROWLAND CROSON, of Auckland, Engineer, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Wednesday, the 16th day of December, 1914, at 11 o'clock.

W. S. FISHER,
Official Assignee.

Auckland, 9th December, 1914.

In Bankruptcy.—In the Supreme Court, holden at Hamilton.

NOTICE is hereby given that ARTHUR AUGUSTUS MAXWELL, of Rotorua, Chemist, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Wednesday, the 16th day of December, 1914, at 2.30 o'clock.

W. S. FISHER,
Official Assignee.

Auckland, 8th December, 1914.