

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 and six months' duration, no person may hold more than 5,000 acres; every acre of first-class land being reckoned as 7½ acres, and every acre of second-class land being reckoned as 2½ acres.

11. Every lessee shall, before executing the contract of lease, make and lodge with the Board a declaration of qualification in the prescribed form.

12. A separate declaration, as required by the last preceding condition, must be lodged for each tender.

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

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

15. 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 purposes.

16. 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 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, or 2s. 6d. on third-class land.

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

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

19. 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 therein.

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.

Tenders must be sent to the office of the Tokerau District Maori Land Board, Auckland, and must be made on the proper forms, to be obtained at the office of the Board.

Full particulars may be obtained at the office of the Tokerau District Maori Land Board, Auckland.

T. HENRY WILSON,  
President, Tokerau District Maori Land Board.

Maori Land for Lease by Public Auction.

Office of the Aotea District Maori Land Board,  
Wanganui, 3rd November, 1916.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and amendments, and the regulations thereunder, that the lands described in the First Schedule hereto will be offered for lease by public auction, and that the timber on the land described in the Second Schedule hereto will be offered for sale, on timber-cutting lease, by public auction, at the Town Hall, Ohakune, at 2 o'clock p.m. on Thursday, 14th December, 1916, on the terms and conditions set out in the Third Schedule hereto.

FIRST SCHEDULE.

BLOCK IV, MAKOTUKU SURVEY DISTRICT.—PART RAETIHI 3B BLOCK.

Lot.	Section.	Block.	Total Area.			Approximate Area of Timber reserved.			Approximate Area burned and grassed.			Upset Rental per Acre per Annum.
			A.	R.	P.	A.	R.	P.	A.	R.	P.	
1	5	I	139	2	14	92	2	14	47	0	0	0 3 6
2	6	..	165	2	0	98	2	0	67	0	0	0 3 9
3	7	..	220	1	5	141	3	5	5	0	0	0 2 9
4	11	..	176	1	30	171	1	30	..	..	..	0 2 9

Sections 5, 6, and 7 are situate about two miles from Ohakune by the Tohanga Road, which has been formed. Section 11 is situate about a mile and a half from Ohakune by the old Raetihi-Ohakune Road. The soil is good loam on clay subsoil, and grows grass well. Elevation, about 1,900 ft. The timber has been cut out, except on areas approximately marked green on plan. Felled areas on Subs. 5 and 6 to the amount shown above have been burned and grassed.

BLOCK IV, MAKOTUKU SURVEY DISTRICT.—PART RAETIHI 4B BLOCK.

Lot.	Section.	Block.	Area.			Upset Annual Rental per Acre.			Valuation for Improvements.
			A.	R.	P.	£	s.	d.	
5	4	V	30	2	22	0	5	0	..
6	7	..	14	1	39	0	7	0	Fencing, £1 10s.
7	8	..	13	2	26	0	7	0	Fencing, £20.
8	9	..	11	3	8	0	7	0	Fencing, £12.
9	4	VII	13	2	30	0	6	0	Fencing, £16.

These lots are situated within the Ohakune Borough. Timber on all sections, except Section 4, Block V, has been cut out, and area burned and grassed about four years ago.

BLOCK IV, MAKOTUKU SURVEY DISTRICT.—PART RAETIHI 3B BLOCK.

Lot 10, Section 13, Block I: Area, 16 acres; upset annual rental, 3s. 6d. per acre.

This lot is situated between the old Raetihi-Ohakune Road and the Mangawhero River.

Lot.	Section.	Block.	Area.			Upset Annual Rental per Acre.			Valuation for Timber.
			A.	R.	P.	£	s.	d.	
11	1	III	47	3	0	0	3	6	10
12	2	..	29	2	0	0	3	3	20
13	3	..	29	0	0	0	3	6	30
14	4	..	25	2	0	0	3	0	..

These lots are situated about a mile from Ohakune on the Tohanga Road. The land is good loam, on clay subsoil. The amount of valuation for timber must be paid to the Board as soon as the timber is cut out. The lessee of Section 4 will be required to fence at his own cost the northern side of the drain on the southern boundary of the section. The occupier of the sections on the southern side of the drain is subject to the same covenant. The lessee of Section 2 will be required to keep the drain from Tohanga Road clear of obstruction.

SECOND SCHEDULE.

BLOCK IV, MAKOTUKU SURVEY DISTRICT.—PART RAETIHI 3B BLOCK.

Sale of Timber on Timber-cutting Lease.

Lot 15, Section 12, Block I: Area, 299 acres 3 roods; upset price per acre, £7.

This lot is situated about two miles from Ohakune, on the old Raetihi-Ohakune Road. The block is estimated to contain 1,600 sup. ft. matai, 8,000 sup. ft. rimu and miro, and 1,300 sup. ft. kahikatea per acre.

THIRD SCHEDULE.

CONDITIONS OF SALE AND OF LEASES.

1. The lands are offered at the upset price shown opposite to each section described in the First and Second Schedules hereto. The terms of the timber lease of the timber being sold are summarized in clause 13 hereof, and the terms of the lease of the lands being leased are summarized in clause 14 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 lease according to these conditions, and shall pay to the Board's representative a fee of £3 3s. for the preparation of his lease, together with the cost of stamping and registering the same. The lease will be prepared by the Board. One or more sections may, at the option of the purchaser, be included in one lease.