

Maori Lands for Lease by Public Tender.

Office of the Aotea District Maori Land Board,
Wanganui, 13th May, 1918.

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, Wanganui, up to 2 o'clock p.m. on Thursday, 27th June, 1918, 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.

Blocks III and IV, Makotuku Survey District.
Parts Raetihi Nos. 3A, 3B 2, and 4B Blocks.

Lot.	Section.	Total Area.	Approximate Area of			Upset Rental per Acre per Annum.	
			Bush not burned.	Area burned and grassed.		£	s.
		A. R. P.	A. R. P.	A. R. P.			
1	2	139 3 1	71 2 0	68 1 1	0	6	3
2	3	158 0 14	37 0 0	121 0 14	0	6	9
3	4	167 2 19	9 0 0	158 2 19	0	6	9

The above sections are situated about two miles from Ohakune by the Tohunga Road, which has been formed as far as the Taonui Stream. The soil is good loam on clay subsoil.

The timber has been cut out and practically all burned, and the land grassed, except the areas approximately marked green on the plan. The country is flat and undulating, with hilly slopes towards the north-eastern boundary. All the sections are well watered by the Taonui Stream.

SECOND SCHEDULE.

CONDITIONS OF TENDER.

1. TENDERS must be written in the form provided for the purpose, and be forwarded in a sealed envelope, so as to be received at the Board's office, Wanganui, not later than 2 p.m. on Thursday, 27th June, 1918.

2. Each lot must be tendered for separately, and 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. The successful tenderer will be entitled to possession on receipt of a notification of the acceptance of his tender.

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

6. 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.

7. 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.

8. 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 obligation to the defaulting tenderer.

9. 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.

10. 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 July, 1918, 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, roadmaking, 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.

11. The leases of the sections shall be subject to the right of the Board, or its assignee or grantee, to lay tram-lines or use any existing tram-lines thereon, and to all rights appurtenant to the use of such tram-lines.

12. 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.

13. Forms of tender and declaration forms can be obtained at the post-offices at Ohakune, Raetihi, Oreore, Karioi, and at the Native Department Offices, Wellington and Wanganui.

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.

Some areas are liable to slight alterations.

The figures in colour on detail plan correspond with those in the advertisement and on locality plan.

Tenders must be sent to the office of the Aotea District Maori Land Board, Wanganui, and must be made on the 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, Native Department, Wellington, and at the office of the Aotea District Maori Land Board, Wanganui.

J. W. BROWNE,

President, Aotea District Maori Land Board.

BANKRUPTCY NOTICES.

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

NOTICE is hereby given that CHARLES SEYMOUR CAITCHEON, of Auckland, Builder, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Thursday, the 6th day of June, 1918, at 2.30 o'clock.

W. S. FISHER,
Official Assignee.

30th May, 1918.

In Bankruptcy.—In the Supreme Court holden at New Plymouth.

NOTICE is hereby given that ERUERA TE AKA, of Ohangai, Aboriginal Native, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Monday, the 27th day of May, 1918, at 2 o'clock.

ERNEST BARNES,
Deputy Official Assignee.

13th May, 1918.