

*Maori Land for Lease by Public Tender.*

Office of the Waiariki District Maori Land Board,  
Rotorua, 5th February, 1920.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and its amendments, and the regulations thereunder, that written tenders are invited and will be received at the office of the Waiariki District Maori Land Board, Rotorua, up to 4 o'clock p.m. on Monday, 12th April, 1920, for the lease of the land described in the First Schedule hereto, on the terms and conditions set out in the Second Schedule hereto.

## FIRST SCHEDULE.

## LAND FOR LEASE.

*Rotohokahoka F Section 5 Block.*

BLOCK XVI, Rotorua Survey District: Area, 2 acres; upset annual rental, £25.

This section contains the beautiful "Fairy Spring," which is well known to visitors to Rotorua, and is within easy walking distance of the township.

## SECOND SCHEDULE.

## CONDITIONS UNDER WHICH LAND IS OFFERED FOR SELECTION.

1. The land is offered at the upset rental stated.
2. The highest tenderer shall be the lessee. In the event of no tender being received, the lot shall remain open for selection at the upset rental.
3. Every tender must be enclosed in a sealed envelope addressed to the President of the Maori Land Board, Waiariki District, Rotorua, and marked "Tender for the lease of Rotohokahoka F Section 5 Block," and must be accompanied by half-year's rent and the sum of £3 3s. to cover the cost of the preparation of the lease, and an amount sufficient to cover the stamping and registering of the lease.
4. The lease will be prepared by the Board.
5. The successful tenderer will be required, within thirty days from the date on which the lease shall be tendered to him by the Board for execution, to sign the same in triplicate. In the event of his failure to do so, the Board may forfeit the deposit paid by him, and again offer the land at the upset price freed from any obligations of the defaulting lessee.
6. The Board reserves the right to withdraw from lease the lot at any time prior to the time for receiving the tenders.
7. The lessee shall be required, before obtaining his lease, to make a declaration as required by Part XII of the Native Land Act, 1909, that he is not the owner or occupier of 5,000 acres of third-class land, or its equivalent in other classes of land.
8. The land is offered under the Native Land Act, 1909, and its amendments, and the regulations made thereunder. The lessee shall be deemed to be acquainted with the provisions thereof, and be bound thereby as effectually as if such provisions were embodied herein.
9. The term of the lease shall be twenty-one years from the 1st day of January, 1920, at the rental tendered.
10. Lessee has no right to metals and minerals without license, but he may use on the land any such metals or minerals for any agricultural, pastoral, household, road-making, or building purposes.
11. (a.) Rent shall be paid half-yearly in advance.  
(b.) Lessee will not assign the lease without the consent of the Board.  
(c.) Lessee will cultivate the land in a husbandlike manner, and keep it free from noxious weeds.  
(d.) Lessee will keep the fences and buildings in repair.  
(e.) Lessee will fence without any right of resort to the Board for contribution on account of the Board owning or occupying adjacent land; but this provision shall not deprive the lessee of any rights he may have against any subsequent occupier, other than the Board, of such adjacent land.  
(f.) A copy of the form of lease can be inspected at the office of the Under-Secretary for Native Affairs, Wellington, or at the office of the Board.
12. A rebate in the rental will be allowed for the period from the 1st January, 1920, up to the date of the acceptance of the tender.
13. The section is loaded with the sum of £125 for the improvements effected thereon by the present occupier, and in the event of any person other than such occupier being declared the lessee he will be required to pay such sum of £125 to the Board within fourteen days from the acceptance of his tender.

## INSTRUCTIONS TO APPLICANTS.

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

Area may be liable to slight alteration.

Tenders must be sent to the office of the Waiariki District Maori Land Board, Rotorua, 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 Waiariki District Maori Land Board, Rotorua.

H. F. AYSON,

President, Waiariki District Land Board.

*Maori Land for Sale by Public Auction.*

Office of the Waiariki District Maori Land Board,  
Rotorua, 5th February, 1920.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and its amendments, and the regulations thereunder, that the land described in the First Schedule hereto will be offered for sale by public auction at the office of the Waiariki District Maori Land Board, Rotorua, at 11 o'clock a.m. on Monday, 12th April, 1920, on the terms and conditions set out in the Second Schedule hereto.

## FIRST SCHEDULE.

## LAND FOR SALE.

*Tihiotonga D Block.*

BLOCKS VII and VIII, Horohoro Survey District: Area, 557 acres 1 rood 13 perches; upset price per acre, 10s.

This block is situated to the south-west of Rotorua Town, and distant therefrom eight miles. Access is by the main Rotorua-Atiamuri Road, thence by a surveyed road over easy country for the balance of the distance. The block is partly forest, consisting of tawa, rimu, hinau, with the usual undergrowth, and also easy hilly country, and in a few places rough country. The block lies well to the sun, being sheltered from the southerly winds by the Parekarangi Range. The soil is very light in the open country, but improves to fair loam in the bush, the lot resting on pumice and rhyolite formation. It is fairly well watered by the tributaries of the Pareporepo and Pakaitu Streams.

## SECOND SCHEDULE.

## CONDITIONS OF SALE.

1. THE land is sold by public auction in accordance with the powers conferred by section 16 of the Native Land Amendment Act, 1912, and the purchaser shall be deemed to be acquainted with all the provisions thereof.
2. The highest qualified bidder shall become the purchaser.
3. If the land so offered is not sold the Board may at any time thereafter sell the same by private contract to any qualified purchaser at a price not less than the upset price.
4. The purchaser shall forthwith after the sale pay to the Board a deposit equal to 10 per centum of the purchase-money, and the sum of £3 3s. to cover the cost of the preparation of the contract of sale. The balance of the purchase-money shall be paid within thirty days after the completion of the contract, and the purchaser shall also within a period of fourteen days lodge with the Board a statutory declaration that he was on the day of the sale duly qualified under Part XII of the Native Land Act, 1909, and its amendments, to become the purchaser of the land, and that he is acquiring the land solely for his own use and benefit, and not directly or indirectly for the use or benefit of any other person.
5. If any purchaser makes default in completing the contract or in making the statutory declaration as aforesaid, the Board may cancel the sale and may either resell the land to the next highest qualified bidder or may at any time thereafter again offer the same for sale by public auction. On any such cancellation the Board may forfeit all moneys already paid by the purchaser, or such part thereof as the Board thinks fit.

## INSTRUCTIONS TO APPLICANTS.

The land is 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.

Area may be liable to slight alteration.

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

H. F. AYSON,

President, Waiariki District Maori Land Board.