

Section 27, Block XII, Ngaire Survey District: Area, 11 acres 1 rood 16 perches; term of lease, seven years; upset annual rental, £10.

All in grass.

Section 16, Block I, Oeo Survey District: Area, 2 roods; term of lease, seven years; upset annual rental, £2.

All in grass.

Section 8, Block III, Waitara Survey District (Onairo Domain): Area, 6 acres; term of lease, fourteen years; upset annual rental, £12.

TOWN LAND.

Puniwhakau Village (Puniwhakau Domain).

Section 23: Area, 1 acre 3 roods 6 perches; term of lease, fourteen years; upset annual rental, £2.

Section 6: Area, 1 rood; term of lease, fourteen years; upset annual rental, 15s.

Section 11: Area, 1 rood; term of lease, fourteen years; upset annual rental, 10s.

Level land, in grass.

Town of Ohura.

Section 12, Block IV: Area, 1 rood; term of lease, seven years; upset annual rental, £2.

Section 4, Block XIV: Area, 1 rood; term of lease, seven years; upset annual rental, £2.

Section 8, Block XVII: Area, 1 rood; term of lease, seven years; upset annual rental, £2.

Section 6, Block XXI: Area, 1 rood 9 perches; term of lease, seven years; upset annual rental, £2.

Town of Aria.

Section 6, Block I: Area, 1 rood 15 perches; term of lease, seven years; upset annual rental, £2.

Section 1, Block II: Area, 1 rood; term of lease, seven years; upset annual rental, £2.

Town of Eltham.

Section 17: Area, 1 acre 0 roods 15 perches; term of lease, seven years; upset annual rental, £6.

Level or undulating land, in grass.

Matiere Village.

Sections 7, 8, 9, 10, Block I: Area, 2 roods 12·3 perches; term of lease, seven years; upset annual rental, £4.

Section 12, Block I: Area, 28·4 perches; term of lease, seven years; upset annual rental, £1.

Sections in rather poor position below level of road.

Sections 162 to 182, Egmont Village (Kaiauaui Domain): Area, 5 acres 1 rood; term of lease, fourteen years; upset annual rental, £1 10s.

Section 204, Kakaramea Township: Area, 1 rood 11 perches; term of lease, ten years; upset annual rental, £1 10s.

ABSTRACT OF TERMS AND CONDITIONS OF LEASE.

1. Six months' rent, together with £1 ls. lease fee, must be paid on the fall of the hammer.

2. There are no restrictions or limitations as to the number of sections which one person may lease, and no declaration is required. Residence is not compulsory. No compensation shall be claimed by the lessee, nor shall any be allowed by the Government, on account of any improvements effected by the lessee, nor for any other cause.

3. Possession will be given on the day of sale.

4. The rent shall be payable half-yearly in advance.

5. The lessee shall have no right to sublet, transfer, or otherwise dispose of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.

6. The land shall not be cropped or broken up, except with the written consent of the Commissioner of Crown Lands first had and obtained.

7. The lessee shall prevent the growth and spread of gorse, broom, and sweetbrier on the land comprised in the lease; and he shall with all reasonable despatch remove, or cause to be removed, all gorse, sweetbrier, broom, or other noxious weeds or plants as may be directed by the Commissioner of Crown Lands.

8. The lease shall be liable to forfeiture if the lessee fails to fulfil any of the conditions of the said lease within twenty-one days after the date on which the same ought to have been fulfilled.

Sale plans and full particulars may be obtained at this office.

G. H. BULLARD,
Commissioner of Crown Lands.

Maori Lands for Lease by Public Tender.

Tokerau District Maori Land Board,
Auckland, 25th November, 1920.

NOTICE is hereby given, in terms of the Native Land Act, 1909, and the regulations thereunder, that written tenders are invited and will be received at the office of the Tokerau District Maori Land Board, Auckland, up to 4 o'clock p.m. on Thursday, 27th January, 1921, for the lease of the land named in the Schedule hereto, for a term of eighteen years and a half, with right of renewal for a further term of eighteen years.

SCHEDULE.

MOTATAU No. 2 Section 21c, Bay of Islands County, Block XVI, Kawakawa Survey District: Area, 158 acres 3 roods 14 perches; upset rental, £12 10s. per annum.

This is third-class land, undulating to hilly; about 50 acres are covered with bush, mostly heavy manuka, the balance being in fern and scrub. There is road access to this block.

LAND FOR LEASE.

1. The term of the lease shall be eighteen years and a half from the 1st March, 1921, at the rental tendered, with right of renewal for one further term of eighteen years at a rental assessed at 5 per cent. on the unimproved value of the land at the time of the renewal, such valuation, in the event of a dispute, to be determined by arbitration. Compensation for substantial improvements shall be allowed to the lessee at the expiration of the second term of the lease, as provided in section 263 of the Native Land Act, 1909.

2. 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.

3. 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.

4. 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.

5. (a.) Rent shall be payable 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 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 the office of the Board.

GENERAL INSTRUCTIONS TO TENDERERS.

1. The land to be leased subject to reserve price or rental specified in each case.

2. Every tender shall be enclosed in a sealed envelope, addressed to the President of the Board, and marked on the outside as follows: "Tender for lease of , Block ."

3. Tenders for lease must be accompanied by six months' rent, lease fee (£4 4s.), an amount sufficient to cover stamp duty and registration fee, and the amount with which the section is loaded for improvements (if any). NOTE.—Stamp duty will be 6s. if rent is under £50 per annum, with an additional 3s. for each further £50 or fraction thereof; registration fee is uniformly 10s.

4. The highest tenderer to be declared the lessee, but the Board reserves to itself the right to decline to accept any tender.

5. The successful lessee will require to make declaration of qualification under the Native Land Act, 1909, within thirty days, to the effect that he is not the owner or occupier of 3,000 acres of third-class land, or its equivalent in other classes of land.

6. The lands are offered under the Native Land Act, 1909, and the regulations made thereunder, and lessees shall be deemed to be acquainted with the provisions thereof, and be bound thereby as effectually as if such provisions were embodied herein.

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.

Areas may be liable to slight alterations.

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.

A. G. HOLLAND,
President, Tokerau District Maori Land Board.