

Maori Lands for Lease by Public Tender.

Tokerau District Maori Land Board,
Auckland, 27th November, 1924.

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, 22nd January, 1925, for the lease of the land named in the Schedule hereto, for a term of sixteen years and four months with a right of renewal for a further term of sixteen years.

SCHEDULE.

HOKIANGA COUNTY.—THIRD-CLASS LAND.

Te Tio A 2, Blocks XV, Mangamuka, and III, Waoku Survey Districts: Area, 160 acres.

Part of block cleared and grassed, balance covered with heavy manuka and other bush. Watered by the Mangatete Stream. Access is by road.

Te Tio D, Blocks II and III, Waoku Survey District: Area, 48 acres 3 roods 14 perches.

Adjoins Te Tio A 2 Block. Part cleared and grassed, balance covered with mixed bush. Access is by Kawitu Stream, which is a branch of the Waima River.

Joint upset annual rental, £30.

Sections loaded with the sum of £325 for improvements.

Land for Lease.

1. The term of the lease shall be sixteen years and four months from the 1st March, 1925, at the rental tendered, with right of renewal for one further term of sixteen 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, roadmaking, or building purposes.

4. Every lessee shall bring into cultivation,—

(a.) Within one year from the date of his lease, nor 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 improve-

ments 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 shall 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 sections to be leased jointly and subject to reserve price or rental specified.

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. 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 a declaration to the effect that he is legally qualified to become the lessee 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.

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 tenderers, who are recommended, nevertheless, to make 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.

C. E. MACCORMICK,

Deputy President,

Tokerau District Maori Land Board.

BANKRUPTCY NOTICES.

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

NOTICE is hereby given that HENRY DUNDAS MACKENZIE, of Auckland, Medical Practitioner, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Thursday, the 11th day of December, 1924, at 11 o'clock a.m.

28th November, 1924.

W. S. FISHER,
Official Assignee.

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

NOTICE is hereby given that NORMAN RALPH BLOMFIELD, of 42 Ellerton Road, Mount Eden, late of Karaka, via Drury, ex Farmer, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Monday, the 15th day of December, 1924, at 11 o'clock a.m.

1st December, 1924.

W. S. FISHER,
Official Assignee.

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

NOTICE is hereby given that JOSEPH CLARKSON, of Northcote, Grocer, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Friday, the 12th day of December, 1924, at 2.30 o'clock p.m.

28th November, 1924.

W. S. FISHER,
Official Assignee.

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

NOTICE is hereby given that RAM CHAND, of Hamilton, Fruiterer, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at the Courthouse, Hamilton, on Monday, the 8th day of December, 1924, at 10.30 o'clock a.m.

27th November, 1924.

V. H. SANSON,
Deputy Official Assignee.