

MAORI LAND NOTICE.

Maori Lands for Lease by Public Tender.

Waikato-Maniapoto District Maori Land Board,
Auckland, 21st January, 1929.

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 Waikato-Maniapoto District Maori Land Board, Auckland, up to 4 o'clock p.m. on Tuesday, 19th March, 1929, for the lease of the land named in the Schedule hereto, for a term of fourteen years, with a right of renewal for a further term of fourteen years and seven months.

SCHEDULE.

WAITOMO COUNTY.—SECOND-CLASS LAND.

MARAETAUA D D, Blocks VI and VII, Otakeke Survey District: Area, 159 acres 1 rood 8 perches. Upset annual rental, £12.

About 80 acres of this land is covered with heavy mixed bush, the remaining portion is fern and scrub. The north-western portion is high country, and the balance is undulating. Good soil, well watered, ploughable near the road. Distant from Te Kuiti about seven miles and a half by a good metalled road.

TERMS AND CONDITIONS OF LEASE.

1. The term of the lease shall be fourteen years from the 1st April, 1929, at the rental tendered, with right of renewal for one further term of fourteen years and seven months, 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, 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 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 TENDERER.

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 Maraetaua D D."
 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.
- 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 Waikato-Maniapoto 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 Waikato-Maniapoto District Maori Land Board, Auckland.

C. E. MacCORMICK, President,
Waikato-Maniapoto District Maori Land Board.

BANKRUPTCY NOTICES.

In Bankruptcy.

NOTICE is hereby given that a first and final dividend of 1s. 10d. in the pound is now payable in the under-mentioned estate.

Pera Nathan, of Maropiu, Labourer.
V. R. CROWHURST,
Deputy Official Assignee.
Whangarei, 14th January, 1929.

In Bankruptcy.—In the Supreme Court of New Zealand.

NOTICE is hereby given that IVAN RICHARD LEONARD BROWN, Fruiterer and Confectioner, of Whangarei, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at the office of the Official Assignee, Wright's Buildings, Fort Street, Auckland, on Friday, the 25th day of January, 1929, at 11 o'clock a.m.

Dated at Whangarei, this 16th day of January, 1929.
V. R. CROWHURST,
Deputy Official Assignee.

In Bankruptcy.—In the Supreme Court of New Zealand.

NOTICE is hereby given that TAMATI WIREMU alias THOMAS WILLIAMS, of Kaiaua, Aboriginal Native, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office on Wednesday, the 30th day of January, 1929, at 11 o'clock a.m.

Dated at Auckland, this 18th day of January, 1929.
G. N. MORRIS,
Official Assignee.

In Bankruptcy.—In the Supreme Court of New Zealand.

NOTICE is hereby given that ERNEST GOUTNOR RICE, of Hamilton, Engineer, was this day adjudged bankrupt; and I hereby summon a meeting of creditors to be holden at my office, on Wednesday, the 30th day of January, 1929, at 10.30 o'clock a.m.

Dated at Hamilton, this 19th day of January, 1929.
J. H. ROBERTSON,
Official Assignee.