

MAORI LAND NOTICES

Native Lands for Lease by Public Tender

NOTICE is hereby given, in terms of the Native Townships Act, 1910, and the Native Land Act, 1931, and amendments, and regulations thereunder, that written tenders will be received at the office of the Aotea District Maori Land Board, Wanganui, up to 3 p.m. on Wednesday, the 17th day of January, 1945, for leases of the lands described in the First Schedule hereto, subject to the terms and conditions set out in the Second Schedule hereto.

FIRST SCHEDULE.

Lot.	Section.	Block.	Area.	Upset Annual Rental.	Loading for Improvements owned by the Board.
TOWNSHIP OF POTAKA					
			A. R. P.	£ s. d.	
1	2	II	0 2 0	1 10 0	Loaded with improvements valued at £50, consisting of a dwelling £45 and fencing £5.
2	1	III	1 0 7	2 0 0	Loaded with improvements valued at £75, consisting of a dwelling and shed £55, fencing, grassing, and clearing £20.
2A	9	III	0 1 0	2 0 0	Loaded with improvements valued at £240, consisting of a dwelling £215, sheds £10, and fencing £15.
3	17, 18, and 19	III	0 3 0	0 15 0	Loaded with improvements consisting of fencing valued at £10.
4	8	IV	0 1 0	1 0 0	Loaded with improvements consisting of fencing valued at £6.
5	1	VI	0 2 0	2 0 0	Loaded with improvements valued at £71, consisting of dwelling and shed £65, fencing £6.
6	1	VII	0 2 6	3 5 0	Loaded with improvements consisting of fencing valued at £5.
7	2	VII	0 2 17	3 0 0	Loaded with improvements valued at £20, consisting of a shed £5, clearing and grassing £9, and fencing £6.
8	4	VII	1 0 27	3 10 0	Loaded with improvements valued at £20, consisting of clearing and grassing £10 and fencing £10.
TOWNSHIP OF PIPIRIKI					
9		V	0 2 23	0 10 0	..
10	11	V	0 1 0	0 10 0	..
11	12	V	0 1 0	0 10 0	..
12	1 and 2	VI	0 3 16	1 0 0	..
13	9	VI	0 2 9	0 10 0	..
14	5 and 6	VIII	0 2 0	1 0 0	} Loaded with improvements valued at £105, consisting of buildings £100 and other improvements £5.
15	2	VIII	0 1 8	0 10 0	
16	10 and 11	VIII	0 3 8	1 0 0	..
17	4 and 5	IX	0 2 0	1 0 0	..
18	6 and 7	X	1 0 0	1 0 0	..

SECOND SCHEDULE

- TENDERS must be written in the form provided for the purpose, and be forwarded in a sealed envelope marked "Tender for Lease" so as to be received at the office of the Aotea District Maori Land Board, Wanganui, not later than 3 p.m. on Wednesday, the 17th day of January, 1945.
- 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. Two or more adjacent sections in the same township may be included in one lease.
- Each successful tenderer will be entitled to possession on receipt of a notification of the acceptance of his tender.
- Deposits with tenders which are not accepted will be returned to the respective tenderers.
- The highest or any tender for any lot will not necessarily be accepted, and the Board reserves the right to accept or reject any tender.
- 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.
- Each successful tenderer shall be required, within thirty 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.
- The successful tenderer for any section which is loaded with improvements owned by the Board will be required to pay for such improvements either in a lump sum or by instalments to be secured in such manner as the Board shall think fit.
- The lease will be issued subject to the provision of the Native Townships Act, 1910, and the Public Bodies' Leases Act, 1908, and will contain, *inter alia*, the following provisions:—
 - The term of the lease will be twenty-one years from the 1st day of January, 1945, at the rent tendered, with a right of renewal for every twenty-one years at a ground rental assessed at the time of renewal.
 - Rent will be payable half-yearly in advance. Lessee will pay rates, and will not assign or sublet without the Board's consent. Lessee will keep the land clear of noxious weeds.
 - Lessee will fence the boundaries without any resort to the Board for contribution as owner of 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.
 - Lessee to keep premises in repair.
 - Lessee not to carry on any offensive trade without the consent of any local authority.
- The leases will be prepared by the Board at the cost of the lessee. The cost is £3 3s., together with cost of stamping and registering same.
- Forms of tender and full particulars may be obtained and sketch-plans may be inspected at the office of the Aotea District Maori Land Board, Wanganui, and at the post-office at Raetihi, Pipiriki, Ohakune Township, Taihape, and Utiku.

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.

R. P. DYKES,
President, Aotea District Maori Land Board.

Office of the Aotea District Maori Land Board, Wanganui, 14th December, 1944.