



OUR REF 18/67/02
~~YOUR REF~~

OFFICE OF THE MĀORI TRUSTEE

NGĀ WAI E RUA BUILDING
CNR LOWE STREET & READS QUAY
PO BOX 140, GISBORNE

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25 January 2000

To the Responsible Trustees of Whakapaupakihi 5

Kia ora

Whakapaupakihi 5 – The Proprietors of Mangatu Blocks

The above block is presently vested in (5) private trustees, pursuant to an order under Section 220 of Te Ture Whenua Maori Act 1993. The block is leased to the Proprietors of Mangatu Blocks for a term of 21 years from 31 July 1984, at an annual rental of \$9,262.50. The lease expires on **30 July 2005**.

On 10 February 1998, an inspection of the above property was undertaken by our lease inspector who reported the following breaches of the lease covenant:

Clause 5 Woolshed – paint outside walls and roof;
Shearers Quarters – paint outside walls and roof.

A follow-up inspection was carried out on 22 December 1999 and it was noted that the above breaches were still outstanding, together with *additional* breaches which are as follows:

Clause 5: House - paint outside of house and repair roof;
Shearers Quarters – Fix rotting timber, spouting and internal wall lining
Stream behind the covered yards & woolshed cutting in – Dump more large rocks along stream bank.

Please find enclosed a plan which was attached to the inspection report, for your information.

We recommend that the responsible trustees for the block now follow-up this matter with the lessee to have the work completed, as required by the lease document. We suggest that a notice under Section 118 of the Property Law Act 1952 be served on the lessee, to have the work completed by 31 December 2000. In the meantime no further action will be taken by the Maori Trustee until further instruction by the said responsible trustees.

Naku noa

na VHG Goldsmith
for MAORI TRUSTEE

