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PETITION FROM MR. AH KUOI CONCERNING THE TRUST TERRITORY OF WESTERN SAMOA  
(T/PET.1/6)

Observations of the New Zealand Government  
as Administering Authority

Mr. Ah Kuoi was given a ten-year lease with no right of renewal. The lease expired and the lessor repossessed the property. The Estates management was desirous of resuming control of the area for the reason that the area forms an integral part of the main cacao plantation area. Mr. Ah Kuoi would appear to have no legal claim for compensation in respect of the termination of his lease, and has not thus far resorted to the Courts.

Before the lessee accepted the transfer it was pointed out expressly to the petitioner that the lease contained no right of renewal, and that renewal could not be considered in respect of this area of land. In 1950 the Solicitor for the Estates advised Mr. Ah Kuoi that the lessor intended to re-enter the property upon the expiry of the lease. In fact Mr. Ah Kuoi was allowed to remain for an additional twelve months on a quarterly basis, which circumstance should counter any suggestion of harshness of treatment.

In the opinion of the management the property was in a neglected condition when the lease finally expired. According to the management's figures, the area when repossessed was weed covered and contained large patches of wild pineapple. Little Erythrina (a plant commonly introduced into cocoa plantations to assist growth of the crop) was in evidence and nearly 2,000 seedlings were re-established in gaps (to replace "misses"), in addition to the numerous replacements of diseased trees which were required. It is estimated that the cost of rehabilitation work necessary to bring the property level with the standard of maintenance of the rest of the plantation exceeded £900.

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