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(articles, international update and book reviews included in this part are linked to the LexisNexis platform)

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Articles

[Perpetual leases on Māori-owned land: The background history](#)

— *Dara Dimitrov*

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New Zealand has a significant number of perpetual leases and many of them are found on what was once Māori-owned land. Many of the perpetual leases originated from New Zealand's colonial past and are protected by New Zealand's property law. The original intention was to provide land for the settlement of the British immigrants so they would develop the land for both agricultural production and townships. However, this article will show that this was detrimental to the indigenous people of New Zealand, the Māori. The native policy, first developed by the New Zealand Company and then continued by subsequent colonial governments, created native reserves called the tenths, native reserves set aside for the Māori. However, public administrators became the guardians of the native reserves, and as a consequence, much of the land was perpetually leased to the detriment of the Māori. Moreover, the colonial governments provided endowments and Crown land grants to public bodies and church groups. However, there has been little research in this area to determine if the objectives of the endowments and Crown land grants actually provided long-term benefits to Māori. Finally, this article establishes why the perpetual leases continue to survive and that only a legislative intervention can effectively deal with the ongoing disputes of perpetual leases on Māori-owned land.

[The global shift towards ecosystem restoration: What role for leasehold tenure?](#)

— *Justine Bell-James*

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To meet global and national targets, ecosystem restoration must be implemented across a large part of Australia's landscape. With 40% of Australia's land mass held in leasehold (also known as Crown or pastoral leases), it is critical to consider whether and how restoration can occur on these lands.

Using Australia's blue carbon methodology as an example, this article illustrates how ecosystem restoration may involve significant changes in land use, especially on land which has been leased by the Crown for pastoral or grazing purposes. To this end, this article provides a critical jurisdictional analysis of the legislative arrangements for leasehold tenure across Australia to determine whether and how leases can be amended or granted for restoration purposes.

International Update

The Corporate Transparency Act: By failing to prepare, you’re preparing to fail

— Tyler K Keenan 213

The goal of this article is to educate the reader on the key provisions of the Corporate Transparency Act, 31 USC § 5336 (2021) (CTA), the steps you can take to prepare your company for these new reporting requirements, and additional considerations that may govern compliance and the future implementation of and amendments to the CTA.

Book Reviews

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