

within the District for which he acts, at such prices as shall have been under the authority of this Act duly fixed and ascertained.

Duty of Agents.

XVI. And be it enacted, that every such District Agent shall keep regular accounts of sales of Land within his division, and make the said sales appear in the plans or maps in his Office.

Agents not to purchase lands.

XVII. And be it enacted that it shall not be lawful for any District Agent appointed under the authority of this Act, directly or indirectly, to purchase any Land which such District Agent shall be appointed to sell as aforesaid, and if such District Agent shall offend in the premises he shall forfeit his said Office.

Agents to receive payments for lands and to remit when over £50 in their hands; under a penalty.

Receipts for payments how to be made.

XVIII. And be it enacted, that the purchase money upon the sale of such public Land or the scrip paid in therefor, shall in the first instance be paid to the District Agent who shall transmit the same to the Commissioner of Crown Lands, whenever the amount in the hands of such agent shall exceed fifty pounds, currency, deducting therefrom his percentage as hereinafter provided, and in default of such remittance, he shall be liable to be charged at the rate of fifteen pounds per cent as a penalty *per annum*, for the time he shall retain any such sum in his hands after the amount shall become remittable as aforesaid, and the District Agents, upon the receipt of any purchase monies or scrip, shall give the purchaser or purchasers a receipt for the same, specifying therein the number of the Lot or the Land purchased, or otherwise sufficiently describing the same; And such receipt shall bear date on the day on which it is actually signed, and shall authorize the purchaser to take immediate possession of the Lot so sold, and to maintain actions and suits in Law or Equity against any wrongful possessor or trespasser on such land, as fully and effectually as if the Patent deed had issued on the day of the date of such receipt.

Letters patent to be issued free of expense within 30 days after payment of purchase money.

XIX. And be it enacted that so soon as the purchase money of any particular lot or quantity of Land shall have been paid up in the manner aforesaid, the purchaser or purchasers shall thereupon become entitled to receive Letters Patent for the same free of further expense, and subject only to such reservations as are usually made in Letters Patent of the same description; And such Letters Patent shall be transmitted by the Commissioner of Crown Lands to the Agent for the District in which the Lands are situate, within thirty days after the purchase money shall have been paid, and the payment duly notified to the Commissioner of Crown Lands, unless by reason of any unforeseen event or unavoidable necessity, the same cannot be so transmitted; And it shall be the duty of the District Agent upon the receipt of such Letters Patent to deliver the same to the owner or owners thereof upon demand without charge.

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