

shall have obtained from the nearest magistrate a certificate that he has made permanent improvements thereon, to the value of 10s. an acre) his assigns shall be entitled, if there has been a continuous occupation of land, to purchase it at 4s. 2d. per acre.

"Priority of pre-emption is secured by the person in occupation who shall first record his claim.

"On payment of the purchase-money the purchaser obtains a conveyance, which, however, reserves to the Crown the precious minerals, with the right to enter and work them by its assignees and licensees; but if this right is exercised, reasonable compensation is to be made for the waste and damage done, to be settled in case of dispute by a jury of six.

"In addition to the land thus '*pre-empted*,' the claimant may purchase any quantity of *unsurveyed* land not otherwise appropriated by an immediate payment of 4s. 2d. an acre."

"**SALE OF CROWN LANDS. *Vancouver's Island.***—The Crown lands in this island are divided into four classes: (1) country lands; (2) *mineral* lands; (3) town lands; (4) suburban.

"**Price.**—The upset price of all country land is to be 4s. 2d. per acre.

"***Pre-emption.***—Male British subjects, and aliens above the age of eighteen, who shall take the oath of allegiance, may pre-empt, as it is termed, in any district (not being an Indian reserve or settlement) unsold Crown lands to the extent of 150 acres for a single man, and 200 acres for a married man, whose wife is resident in the colony, with an additional ten acres for each of his children under eighteen years of age, if also resident.

"British subjects who may have become subjects or citizens of any foreign state must take the oath of allegiance before they can exercise the right of pre-emption.

"Immediately after occupation, the pre-emptor must record his claim at the office of the surveyor-general at Victoria, paying a fee of 8s. 4d.

"***Unsurveyed Land.***—The lots which may be selected for pre-emption must be of a rectangular (square) form, the shortest side being two-fifths the length of the longest side, and the boundaries must run as nearly as possible by the cardinal points of the compass; but natural boundaries may be taken where they exist. The claimant must give the best possible description thereof, in writing, with a map, to the surveyor-general, and identify the land by placing a post at each corner of the lot.

"***Surveyed Land.***—The description of these must be based on the landmarks of the government survey.