

LOWER CANADA.

Mr. Secretary
Spring Rice to
Lord Aylmer.

grant, and another fee of 5 s. to the Registrar of the Supreme Court, for enrolling it.

7. The land will generally be put up to sale in lots of one square mile, or 640 acres ; but smaller lots than 640 acres may, under particular circumstances, be purchased, on making application to the Governor in writing, with full explanations of the reasons for which the parties wish to purchase a smaller quantity.

8. The Crown reserves to itself the right of making and constructing such roads and bridges as may be necessary for public purposes in all lands purchased as above, and also to such indigenous timber, stone and other materials, the produce of the land, as may be required for making and keeping the said roads and bridges in repair, and for any other public works. The Crown further reserves to itself all mines of precious metals.

Colonial Office, 20 January 1831.

INFORMATION for the Use of those who may propose to embark as Settlers for the New Settlement in *Western Australia*.

IT has been determined by His Majesty's Government that land shall in future be disposed of in Western Australia, upon the same principles as in New South Wales and Van Diemen's Land ; but the encouragement hitherto given to persons who might incur the expense of taking out labouring persons to the colony will not be entirely withdrawn at present.

The following is a summary of the Rules which it has been thought fit to substitute for those dated the 20th July 1830 :—

1. A division of the whole territory into counties, hundreds and parishes, is in progress ; when that division shall be complete, each parish will comprise an area of about 25 square miles.

2. All the lands in the colony not hitherto granted, and not appropriated for public purposes, will be put up to sale. The price will of course depend upon the quality of the land, and its local situation ; but no land will be sold below the rate of 5 s. per acre.

3. All persons proposing to purchase lands not advertised for sale, must transmit a written application to the Governor, in a certain prescribed form, which will be delivered at the Surveyor-general's office to all persons applying, on payment of the requisite fee of 2 s. 6 d.

4. Those persons who are desirous of purchasing, will be allowed to select, within certain defined limits, such portions of land as they may wish to acquire in that manner. These portions of land will be advertised for sale for three calendar months, and will then be sold to the highest bidder, provided that such bidding shall at least amount to the price fixed by Article 2.

5. A deposit of 10 per cent. upon the whole value of the purchase must be paid down at the time of sale, and the remainder must be paid within one calendar month from the day of sale, previous to which the purchaser will not be put in possession of the land ; and in case of payment not being made within the prescribed period, the sale will be considered void, and the deposit forfeited.

6. On payment of the money a grant will be made in fee-simple to the purchaser, at the nominal quit-rent of a peppercorn. Previous to the delivery of such grant, a fee of 40 s. will be payable to the Colonial Secretary for preparing the grant, and another fee of 5 s. for enrolling it.

7. The land will generally be put up to sale in lots of one square mile, or 640 acres ; but smaller lots than 640 acres may, under particular circumstances, be purchased, on making application to the Governor in writing, with full explanations of the reasons for which the parties wish to purchase a smaller quantity.

8. The Crown reserves to itself the right of making and constructing such roads and bridges as may be necessary for public purposes in all lands purchased as above, and also to such indigenous timber, stone and other materials, the produce of the land, as may be required for making and keeping the said roads and bridges in repair, and for any other public works. The Crown further reserves to itself all mines of precious metals.

9. Those settlers who may incur the expense of taking out labouring persons to the settlement, will be entitled to an abatement of the price at which the land may have been purchased, at the rate of 20 L. for the passage of every married labourer and his family.

10. Persons