

should be made at the upset price, that the lands will be reserved for future sale in a similar manner by auction. LOWER CANADA.

The purchase-money will be required to be paid down at the time of sale, or by four instalments, with interest; the first instalment at the time of the sale, and the second, third and fourth instalment at intervals of half a year.

Mr. Secretary
Spring Rice to
Lord Aylmer.

If the instalments are not regularly paid, the deposit-money will be forfeited, and the land again referred to sale.

Public notice will be given in each district, in every year, stating the names of the persons in each district who may be in arrears for the instalments of their purchases, and announcing that if the arrears are not paid up before the commencement of the sales in that district for the following years, the lands, in respect of which the instalments may be due, will be the first lot to be exposed to auction at the ensuing sales; and if any surplus of the produce of the sale of each lot should remain, after satisfying the Crown of the sum due, the same will be paid to the original purchasers of the land who made default in payment.

The patent for the land will not be issued, nor any transfer of the property allowed, until the whole of the instalments are paid. The lands sold under this regulation are not to be chargeable with quit-rents, or any further payment beyond the purchase-money and the expense of the patent.

Persons desirous of buying land in situations not included in the tracts already surveyed, must previously pay for the expense of survey, and the price must of course depend upon the quality of the land and its local situation.

The Crown will reserve 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.

The regulations for granting licenses to cut timber will be learnt by application to the Surveyor-general's office in the respective colonies.

Colonial Office.

TERMS upon which the Crown Lands will be disposed of in *New South Wales* and *Van Diemen's Land*.

It has been determined by His Majesty's Government that no land shall in future be disposed of in New South Wales or Van Diemen's Land otherwise than by public sale; and it has therefore been deemed expedient to prepare, for the information of settlers, the following summary of the Rules which it has been thought fit to lay down for regulating the sales of land in those colonies:—

1. A division of the whole territory into counties, hundreds and parishes, is in progress; when that division shall be completed, 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