

TERMS upon which LAND is granted to SETTLERS in *New South Wales* and *Van Diemen's Land*.

For the information of persons proceeding to New South Wales and Van Diemen's Land as Settlers, it has been deemed expedient to prepare the following summary of the Rules which His Majesty's Government have thought fit to lay down for regulating the Grants 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 twenty-five miles; a valuation will be made of the lands throughout the colony, and an average price will be struck for each parish.

2.—All the lands in the Colony not hitherto granted, and not appropriated for public purposes, will be put up to sale at the average price thus fixed, or be granted to settlers upon other conditions.

3.—Until a survey and valuation of the whole of the lands shall have taken place, persons desirous of purchasing, as well as those who wish to obtain lands without purchase, will have the permission of selecting their land within certain prescribed limits, and the land which they may so select will be surveyed and valued as soon as practicable, and be sold, or be granted under quit-rent, according to the option of the settler.

4.—All persons proposing to purchase lands 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 a fee of 2s. 6d.

5.—The land selected by individuals who have obtained leave to purchase, will be valued by the Commissioners with as little delay as possible, and will be put up to sale for one month (by proclamation), and will not be sold at a lower rate than the value fixed. Sealed tenders for the purchase of the land advertised as above to be addressed, under cover, to the colonial secretary, and marked "*Tender for land*." At the end of a month from the date of the proclamation, the tenders will be opened in the presence of such persons as the Governor may appoint, when the land will be disposed of to the person making the highest tender, if approved by the Governor.

6.—All correspondence with the local government respecting grants of land must take place through the Office of the Surveyor General, in the same manner as is prescribed in regard to the land which the parties may be desirous of purchasing.

7.—A deposit of ten per cent upon the whole value of the purchase to be paid down, the remainder to be paid half-yearly, by promissory notes, payable at such intervals of time and under such regulations as may be agreed upon by the Governor.

8.—On payment of the money, a grant will be made in fee simple to the purchaser, at the nominal quit-rent of a pepper-corn.

9.—The largest quantity of land which shall be sold to any individual is 9,600 acres; the lands will generally be put to sale in lots of three square miles, or 1,920 acres; persons wishing to make more extensive purchases, must apply to the Secretary of State, in writing, with full explanations of their object and means.

10.—Lands may also be obtained without immediate purchase, but upon different conditions.

11.—Persons desirous to become grantees without immediate purchase, will address themselves to the colonial secretary, who will furnish them with the established form of application; when the Governor shall be satisfied of the character and respectability of the applicant, the colonial secretary will be instructed to furnish him with a letter to the Land Board, in order that the amount of capital which he can command may be ascertained; stock of every description, implements of husbandry, and other articles which may be applicable to agricultural purposes, are to be considered as capital; as likewise any half-pay or pension which the applicant may receive from Government.