

CONDITIONS FOR GRANTING LANDS

the purchaser to occupy the same upon a quit-rent equal to five per cent upon the amount of the purchase money, one year's quit-rent to be paid at the time of sale, in advance, and to be paid annually in advance afterwards: upon the failure of the regular payment, the lands to be again referred to auction, and sold. The quit-rent upon lands so purchased in this manner, to be subject to redemption, upon payment of twenty years purchase, and parties to be permitted to redeem the same by any number of instalments not exceeding four, upon the payment of not less, at any one time, than five years amount of quit-rent.

In case, however, the parties should fail regularly to pay the remainder of the quit-rent, the same to be deducted from the instalment paid, and the lands to be re-sold by auction, whenever the instalment may be absorbed by the accruing payment of the remainder of the quit-rents.

Public notice will be given in each district in every year, stating the names of persons in each district who may be in arrears, either for the instalments of their purchases or for quit-rents; and 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 or quit-rents 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 for the sum due, the same will be paid to the original purchasers of the land who made default in payment.

No land will be granted at any other time than at the current sales in each district, except upon application from poor settlers, who may not have been in the Colony more than six months preceding the last annual sale; settlers so circumstanced may be permitted to purchase land not exceeding 200 acres each, at the price at which it may have been offered at the last annual sale, and not purchased, and may pay for the same, or by quit-rent, computed at five per cent on the sale price, and thenceforth these persons shall be considered as entitled to all the privileges, and be subject to the same obligations, as they would have been subject to if they had purchased the land at the last sale.

In cases of settlers who shall be desirous of obtaining grants of land, in distinct districts not surveyed, or in districts in which no unredeemable grant shall have been made, the Commissioner of Crown Lands will, under the authority of the Governor, at any time within a period of seven years from the date hereof, grant permission of occupancy to any such settlers, for lots of land not exceeding 200 acres, upon consideration that they shall pay a quit-rent for the same, equal to five per cent upon the estimated value of the land at the time such occupancy shall be granted; and the persons to whom claims of occupation shall be made, shall have liberty to redeem such quit-rents at any time before the expiration of the seven years, upon the payment of twenty years purchase of the amount, and at any time after the termination of the seven years, upon the payment of any arrear of quit-rent which may be then due, and twenty years purchase of the annual amount of the rent.

No patent will be granted until the whole of the purchase money shall have been paid, nor any transfer of the property made, except in case of death, until the whole of the arrears of the instalments or quit-rent shall have been paid.

The purchase money for all lands, as well as quit-rents, shall be paid to the Commissioner of Crown Lands, or to such person as he may appoint, at the times and places to be named in the condition of the sale.