

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 twenty-five 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 advertized 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 advertized 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 pepper-corn. Previous to the delivery of such grant, a fee of forty shillings will be payable to the Colonial Secretary for preparing the grant, and another fee of five shillings 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,

20th January, 1831.

---