

4. Renewals of leases shall be subject in all respects to the provisions of sections 151 to 155 of Part IV. of "The Land Act, 1885."

5. Married men will have preference as selectors under these regulations.

6. No greater area than twenty acres will be allotted to any one applicant.

7. Subject to such conditions as the Steward of Village Settlements may prescribe, and within the first five years of the date of the selection, an advance of a sum not exceeding £20 will be made to assist a selector in the erection of a house on his selection; and in bush lands a further sum not exceeding £2 10s. an acre will be advanced for bush-felling and for grassing from such sums as may be appropriated by Parliament for these purposes.

8. The annual rent shall be 5 per cent. on the capital value of the land, together with 5 per cent. on such sums as may be advanced in terms of clause 7, payable half-yearly, on the 1st day of January or July next ensuing after the lapse of six months from the dates of the selection and advances respectively.

9. All applications for land under these regulations shall be made to the Commissioner of Crown Lands for the district. Where more applications than one are made on the same day for the same land, the right to occupy the land applied for shall, subject to clause 5, be determined by lot amongst the applicants.

10. Each selector or transferee will be required to occupy his selection as his home, and to make permanent improvements as required by clauses 11 and 12.

11. Each selector shall within two years cultivate one acre, and within four years the half of the remainder, of his selection.

12. Permanent improvement shall mean—

- (a.) Fencing the land with timber or other durable materials, not being a brush fence; or
- (b.) Breaking up and laying down the same in English or other cultivated grass; or
- (c.) Breaking up and planting or sowing root or other crops therein; and, in case of bush lands, the felling and clearing of timber and sowing of grass.

13. Selectors will not be allowed to subdivide or sublet their holdings; but, with the consent of the Commissioner of Crown Lands for the district, they may transfer them, provided that all the conditions of these regulations have been fulfilled to date of application to transfer. No person who has an interest in any land in the colony shall be eligible as a selector under these regulations.

14. Each selector will only be allowed to take up one section under these regulations, which must be held for his sole use and benefit, and not for any other person whomsoever.

15. Any selector who shall fail to comply with these regulations in any respect shall, upon sufficient proof thereof to the satisfaction of the Commissioner, forfeit his interest in the land selected.

16. In case any doubt shall arise as to the construction of these terms and conditions with reference to the selection and occupation or clearing of any land, or otherwise arising thereunder, the same shall be settled by the Commissioner.

SCHEDULE.

FORM OF LEASE.

THIS deed, made the _____ day of _____, 18____, between the Commissioner of Crown Lands for the Land District of _____ (who, with his successors and assigns, is hereinafter termed "the lessor"), of the one part, and _____ of _____, in the Provincial District of _____, in the said colony, _____, who, with _____ executors, administrators, and permitted assigns, (hereinafter referred to as and included in the term "the lessee"), of the other part, witnesseth that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained and implied, and on the part of the lessee to be paid, observed, and performed, the lessor doth hereby demise and lease unto the lessee all that piece or parcel of land containing by admeasurement _____, a little more or less, situate in the District of _____ aforesaid, and being Section _____, Block _____, Survey District of _____; as the same is more particularly delineated and described in the plan drawn hereon, and therein coloured red in outline; together with the rights, easements, and appurtenances to the same belonging. To hold the said premises intended to be hereby demised unto the lessee for the term of thirty years, commencing as from the 30th day of June, 18____, and renewable on the conditions prescribed by "The Land Act, 1885." Yielding and paying therefor unto the Receiver of Land Revenue for the said District of _____ the annual rent of £_____, payable half-yearly in advance on the 1st day of January and the 1st day of July in each and every year during the said term, free from all deductions whatsoever. The first payment of such rent having been made, the next payment to become due to be made on the _____ day of _____ next.

And it is hereby declared and agreed that these presents are intended to take effect as a lease under the regulations made by Order in Council issued on the _____ day of _____, 188____, and the provisions of those regulations shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein; and that if any dispute or disagreement shall arise between the parties hereto touching the construction of these presents, or in anywise relating hereto, such dispute or disagreement shall be referred to arbitration in the manner set forth in section 62 of the said Act; and neither of the said parties shall take or cause to be taken any steps or proceedings to set aside or call in question any award or decision which may have been given upon any such reference as final.

In witness whereof the Commissioner of Crown Lands for the Land District of _____ hath hereunto set his hand; and these presents have been also executed by the said lessee, this _____ day of _____, 18____.

Signed by the said Commissioner in the presence of—	}	(L.S.)
A.B., (Occupation, residence.)		
Signed by the above-named as lessee, in the presence of—	}	(L.S.)
C.D., (Occupation, residence.)		

FORSTER GORING,
Clerk of the Executive Council.

[Approximate Cost of Paper.—Preparation, nil; printing (1,250 copies), £1 4s. 6d.]

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