



WESTERN AUSTRALIAN
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*Colonial Secretary's Office, Perth,
September 12, 1837.*

HIS Excellency the Governor directs the following Extract from the "Royal Instructions," which is strictly to be observed in future in the disposal of Crown Lands, notwithstanding any former Notifications to the contrary, to be published for general Information.

By His Excellency's command,

PETER BROWN,

Colonial Secretary.

"18.—And whereas we have, in and by the said Commission, authorised and empowered you, with the advice and consent of our Executive Council of our said Territory of Western Australia, to divide our said Territory and its Dependencies into Counties, Hundreds, Towns, Townships, and Parishes, and to appoint the limits thereof respectively, and to agree for such lands, tenements and hereditaments as shall be in our power to dispose of, and them to grant to any person and persons, upon such terms and services and acknowledgments to be thereupon reserved unto us according to such instructions as shall be given to you under our sign manual:—Now we do hereby authorise and require you to cause a survey to be made, in manner hereinafter-mentioned, of all the Lands within our said Territory; and it is our pleasure that you do issue instructions to the Surveyor-General for the time being of our said Territory to divide and apportion the whole of the said Territory into Counties, each of which shall contain, as nearly as may be, forty miles square; and to apportion each County into Hundreds, of which each Hundred shall, as nearly as may be, comprise an area of one hundred square miles; and again to subdivide each Hundred into Parishes, of which each Parish shall, as nearly as may be, comprise an area of twenty-five square miles; and you are to instruct the said Surveyor-General, that in making the

division aforesaid of our said Territory into Counties, Hundreds and Parishes, he do have regard to all such natural divisions thereof as may be formed by Rivers, Streams, Highlands, or otherwise, and that whenever, in order to obtain a clear and well-defined natural boundary of any County, Hundred or Parish, it shall be necessary to include therein a greater or smaller quantity of Land than is hereinbefore mentioned, he, the said Surveyor-General, do make such deviations from the prescribed dimensions of such County, Hundred or Parish, as may be necessary for obtaining such natural boundary. Provided that no such County, Hundred, or Parish, shall in any case exceed or fall short of the dimensions before prescribed to the extent of more than one-third part of such dimensions.

19.—And it is our pleasure, that part of our said Territory of Western Australia, which hath hitherto been surveyed and divided, shall be comprised in such new survey as aforesaid. Provided, nevertheless, that in case it should appear to you, with the advice of our said Executive Council, that such new division as aforesaid of such last-mentioned part of our said Territory into Counties, Hundreds and Parishes, is, for any cause, impracticable or inexpedient, that you shall suspend the execution of these our Instructions in reference to that portion of our said Territory, until you shall have communicated unto us, through one of our Principal Secretaries of State, the nature of such obstacle, and shall have received our further directions in relation thereto.

20.—You are further to require the said Surveyor-General from time to time to make to you reports, setting forth the progress which he has made in the before-mentioned survey of our said Territory, specifying therein the limits of each County, Hundred and Parish, which he has surveyed and apportioned. And you are to require him to

annex to such his written Reports Charts or Maps of every such County, Hundred, and Parish.

21.—And it is our pleasure, that when any Report of the said Surveyor-General as aforesaid shall be finally approved by you, until the advice of your said Council, the same shall be deposited among the Public Records of the said Territory, and that an exact Transcript thereof shall be deposited in the Office of the Surveyor-General of our said Territory, and that another Transcript thereof shall be transmitted to us, through one of our Principal Secretaries of State.

22.—And for the better guidance of the said Surveyor-General in the execution of the duty so to be committed to him, you will, with the advice of the said Executive Council, issue to him such Instructions as may from time to time become necessary.

23.—And it is our will and pleasure, and we do hereby specially grant and empower you in our name from time to time to issue, under the Public Seal of our said Territory, Letters Patent for erecting into Counties, Hundreds and Parishes, such Districts as may, in manner aforesaid, be selected for that purpose by the said Surveyor-General, in and by any Reports so to be made by him and approved by you; and all such Letters Patent so to be issued by you in our name shall be enrolled among the Public Records of the said Territory, and shall be of record; and the issuing of any such Letters Patent shall be by you made known to all our loving subjects within our said Territory by Proclamation to be by you from time to time published, for that purpose, in the most usual and public manner.

24.—And we do further authorise and require you, in and by any such Letters Patent as aforesaid in our name and in our behalf, to grant to our loving subjects resident within such County, Hundred or Parish, all such franchises, immunities, rights and privileges whatsoever as, consistently with the circumstances, situation, laws and usages of our Territory of Western Australia, may be properly granted to such our loving subjects in that behalf. Provided that such franchises, immunities, rights and privileges shall, as far as the circumstances of the said Territory may admit, be such as are and of right may be claimed, held and enjoyed, and exercised by our subjects inhabiting and residing in any County, Hundred, or Parish in that part of our United Kingdom of Great Britain and Ireland called England, and not otherwise.

25.—And it is our pleasure, and we do further direct you to require and authorise the said Surveyor-General further to report to you what particular Lands it may be proper to reserve in each County, Hundred and Parish so to be surveyed by him as aforesaid for Public Roads, and other internal Communications, whether by land or water, as also the sites of Towns, Villages, Churches, School Houses, or Parsonage Houses, or as places for the interment of the dead, or as places for the future extension of any existing Towns or Villages, or as places fit to be set apart for recreation and amusement of the Inhabitants of any Town or Village, or for promoting the health of such Inhabitants, or as the sites of Quays or Landing Places which it may at any future time be expedient to establish on the

sea coast or in the neighbourhood of navigable streams, or which it may be desirable to reserve for any other purpose of public convenience, utility, health or enjoyment; and you are specially to require the said Surveyor-General to specify in his Reports, and to distinguish in the Charts or Maps to be subjoined to those Reports, such tracts, pieces or parcels of Land in each County, Hundred and Parish within our said Territory, as may appear to him best adapted to answer and promote the several public purposes before mentioned. And it is our will, and we do strictly enjoin and require you, that you do not, on any account and on any pretence whatsoever, grant, convey, or demise to any person or persons any of the Lands so specified as fit to be reserved as aforesaid, nor permit or suffer any such Lands to be occupied by any private person for any private purposes. Provided, nevertheless, and we do hereby authorise you to grant to any person or persons, as occasion may require, any lots of Land as the sites of houses or other buildings to be by them erected in any town or place within our said Territory, with such small portions of Land as may be fit to grant as appurtenant to any such Town Allotments, and to be holden and enjoyed therewith; any thing hereinbefore contained to the contrary, notwithstanding.

26.—And it is our pleasure, that all the waste and uninclosed Lands within our said Territory which shall remain after making such reservations as before-mentioned for the Public Service, shall be granted, in our name and in our behalf, to private persons willing to effect settlements thereupon, and subject, nevertheless, to the several rules and conditions hereinafter particularly mentioned.

27.—And we do require, that from time to time, and when and so soon as the said Surveyor-General shall have made any Report, which, being so approved as aforesaid, shall state the limits of the Land in any Parish to be erected in our said Territory, you do, by Proclamation in the Public Gazette of our said Territory, or otherwise, as may be most convenient, make known to all our subjects that the Lands in any such Parish are to be disposed of,—to the intent, that all persons may know that the same will be sold according to the regulations hereinafter described.

28.—And you are to cause Lists of all the Parishes in which Lands may remain for sale, with Charts, shewing the limits of such Lands, to be publicly exhibited in the Office of the Surveyor-General of Western Australia, which being first done, you shall cause such Lands to be put up to sale by Public Auction from time to time, as you shall judge proper; and no such Lands shall be sold until the said Charts shall have been so published and exhibited in the Office of the said Surveyor-General during three Calendar months: and the highest bidding which shall at such Public Auction be made for any such Lands shall be accepted; provided that such bidding shall at least amount to the price of 5s. an acre. Provided, nevertheless, that no such bidding shall be finally accepted until the person or persons making the same shall have actually paid a deposit of 10s. per Cent. on the Amount thereof, and shall have signed a Contract for the payment of the balance within one Calendar month next thereafter.

29.—And, to secure uniformity in all applications

to be made for the purchase of such Lands, you are to cause printed forms of such Applications to be prepared and delivered at the Office of the said Surveyor-General to any person making application for the same, on payment of a fee of Two Shillings and Sixpence, and no more; and such Applications shall be received in such written form as aforesaid, and in none other.

30.—And it is our pleasure, that all Grants of Land to be made by you in our name to any person or persons in consideration of the payment of money for the same, shall be made to such person or persons, and his, her or their Heirs and Assigns, to be by him, her, or them held in free and common socage, yielded, and paying to us, our Heirs and Assigns, a Quit Rent of one pepper-corn by the year for the same; and every such Grant shall pass in our name, under the Public Seal of Western Australia, and shall be executed and delivered to the purchaser or purchasers at the Office of the Colonial Secretary of our said Territory, on the payment of the purchase money for the same, and not before; and then, and not before, the purchaser or purchasers shall be let into the possession of the Lands so bought by them; and for the delivery of every such Grant, and the preparing the same, the said Colonial Secretary shall be entitled to charge a fee amounting to Forty Shillings sterling money, and no more, or of such smaller amount as you from time to time, with the advice of the Executive Council of Western Australia, shall appoint; and every such Grant shall, previously to its being so delivered, be enrolled amongst the Public Records of the said Territory, and the Officer who may be charged with this duty shall, for making every such Enrolment, be entitled to receive from the Grantees or Grantee a fee of Five Shillings sterling money, and no more.

31.—And it is our will, that such Lands as aforesaid shall be put up to sale in lots comprising six hundred and forty acres, as nearly as may be, unless in any particular cases it shall seem fit to you, for any special reasons to you appearing, to put up such Lands to sale in a smaller quantity.

32.—And, to prevent uncertainty and confusion respecting the lots of Lands thus offered for sale, you are to require the said Surveyor-General to prepare Charts of each Parish, with division lines, by which the whole of every such Parish will be divided into lots of six hundred and forty acres each. And you are further to cause the said Surveyor-General to annex Schedules to such Charts, in which he shall point out and describe the natural or artificial land-marks, corresponding with the division lines on every such Chart: and every such lot of six hundred and forty acres shall also be described in the Chart of the Parish by a numerical mark; and all offers of such Lands shall be made, and all such Grants of Land as aforesaid effected, in reference to the Public Chart of the Parish in which such Lands are situate.

*Colonial Secretary's Office, Perth,
September 15, 1837.*

TENDERS in Triplicate will be received at this Office on Tuesday se'nnight, at Noon, for the execution of the undermentioned Works at and near Guildford:—

1.—Opening of the Road in front of the Meeting House, in continuation of the present Road, along

the east end of the Allotments Nos 88, 89, 90, and 91; particularly the removal of a large Tree lying across the Road.

2.—Lowering the Hill on the right bank of Black Adder Creek to the approaches of the Bridge.

3.—Removing a Tree on the Road from Guildford to Perth, lately blown down.

4.—Repair of Ferry Boat.

For further particulars, application to be made to the Commissioners of Roads and Bridges.

By His Excellency's command,

PETER BROWN,

Colonial Secretary.

*Colonial Secretary's Office, Perth,
August 31, 1837.*

SALE OF CROWN LANDS.

IN Friday the 29th day of September next, the Collector of Revenue will offer the undermentioned Portion of LAND for Sale by Public Auction, subject to the general Regulations and Conditions, viz.:—

(1400) Fourteen Hundred Acres of Land, situate on Lake "Joondallup" and Boor-arribup, inclusive of an island in the said Lake, containing about 50 acres. Applied for by R. Wells.

For further particulars, reference to be made to the Offices of the Surveyor-General and Collector of Revenue.

By His Excellency's command,

PETER BROWN, *Colonial Secretary.*

QUARTER SESSIONS.

NOTICE is hereby given, that the next General Quarter Sessions of the Peace for the Colony of Western Australia will be holden at the Court-House, at Perth, in and for the said Colony, on Monday the second day of October next, at the hour of Nine in the forenoon of the same day.—Dated Perth, this 11th day of September, in the year of our Lord 1837.

A. H. STONE,

Clerk of the Peace.

*Commissariat Office, Perth,
August 24, 1837.*

SEALED Tenders in Triplicate will be received at this Office on Wednesday, the 20th September, at Twelve o'clock, from such Person or Persons as may be willing to contract for the Conveyance of Provisions, and other Stores, to the Williams' River and Kojennup.

The Contract to be entered into for One Year certain, commencing on the 1st October, 1837.

The Price per Cwt. to be stated in figures and words at length. Two Sureties, whose names must be inserted in the Tender, will be required for the due performance of the Contract.

Any further information may be obtained on application at this Office.

JOHN LEWIS,

Deputy Assistant Commissary General.

*Commissariat Office, Perth,
August 24, 1837.*

SEALD Tenders in Triplicate will be received at this Office on Wednesday, the 20th September, 1837, at 12 o'clock, from such Person or Persons as may be willing to supply His Majesty's Troops at the following Stations,

THE WILLIAMS' RIVER,
KOJENNUP,

with the following Rations, viz. :—

(1) One Pound of Flour, and (1) One Pound of Fresh Meat, daily, for a Year certain ;—and such Quantities of Fresh Meat & flour only, as may be required at

YORK,
PERTH,

COULSTON,
KELMSCOTT,

MURRAY RIVER, and

PINJARRA, for 3 Months certain.

The Prices per Pound to be stated in figures and words at length. The Contract to commence on the 1st of October next. Two Sureties, whose names must be inserted in the Tender, will be required for the due performance of the Contract.

Any further information may be obtained on application at this Office.

JOHN LEWIS,

Deputy Assistant Commissary General.

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