



Government Gazette

EXTRAORDINARY
OF
WESTERN AUSTRALIA.

[Published by Authority.]

No. 12.]

PERTH: WEDNESDAY, MARCH 2.

[1887.

No. 2971.—C.S.O.

Colonial Secretary's Office,

Perth, 2nd March, 1887.

⁸³⁵₃₇
HIS Excellency the Governor directs the publication of the following Despatches, for general information.

By Command,
MALCOLM FRASER,
Colonial Secretary.

No. 278.

WESTERN AUSTRALIA.

SIR,

Government House, Perth, 12th November, 1886.

In continuation of my despatch No. 30, of the 16th January last, respecting the revision of the Land Regulations of this Colony, I have now the honor to submit, for Her Majesty's gracious consideration and approval, the complete code of New Land Regulations which, except a few verbal amendments since made, has been recommended for adoption by the Legislative Council, whose address* to me on the subject (No. 27, of the 31st of August last) I also enclose.

2. The consideration of this revised code of Land Regulations formed, as a reference to the published debates will show, a large portion of the business of last session. The minutes of the Executive Council will also show how frequently that Body was occupied in assisting me to decide upon the course to be adopted, both with reference to the many amendments brought forward by private members of the Legislature during the discussion of the matter, and with reference to the changes and modifications which it seemed necessary that the Government should endeavour to engraft upon the code which had been prepared by the Select Committee of last year.

3. The result of the united and long continued labours of the Government and Legislature in a task so important and difficult as that of framing new rules for dealing with about a million of square miles of Crown Lands of every sort of soil and climate, will be found, I think, to merit the approval of Her Majesty's Government. The claims and contentions of conflicting interests have, as was proper, been listened to and accorded their due weight, while, at the same time, the endeavour has been made to keep in mind throughout, as the grand principle of the new code, the maxim that the Crown Lands of the Colony should not be alienated wastefully and at random, but on fixed rules of occupation and improve-

* Not printed.

ment, and that, while a reasonable field for the larger class of land owner should be reserved, a distinct preference should be shown for the small holder who is prepared at once to reside on the soil and to cultivate it.

4. It will be seen that, if the new code be adopted, land may, subject to conditions of residence and improvement, be acquired in freehold on very easy terms, namely, by an annual payment of sixpence an acre for twenty years. This arrangement only applies, it is true, to the South-West Division of the Colony, but the South-West Division is a vast district, comprising in effect the whole portion of Western Australia most fitted for agriculture. Many years must elapse before the resources of the South-West Division are fully developed by settlement and cultivation, or before this part of our territory can cease to afford ample scope for the operation of the new rules.

5. It is proposed that land may also be purchased in the South-West Division without conditions of residence, but subject to conditions of improvement. These purchases may be made by direct as well as by deferred payment, but deferred payment without conditions of residence will be double, except in the case of existing owners or lessees, to whom some reasonable privileges of increasing their estate are conceded. For all purchases of land, whether by direct or deferred payment, and in every district, the area which one person may acquire is carefully limited, but is at the same time not inconsiderable or too restricted.

6. In the divisions of the Colony, other than the South-West Division, the general purchase of land, except in small blocks for orchards, gardens, and vineyards, is confined to areas which must be specially set apart by the Governor-in-Council, with due notice, not only in the *Gazette*, but to the Legislature. The "squatter," or pastoral lessee, has here been given considerable security of tenure, and, if he have stocked his run, he can at any time within five years (in the principal squatting districts) acquire a freehold upon it, at the same price and conditions of payment and improvement as are imposed upon purchases within the specially declared areas just mentioned. The leases of the run holders are assured to them for twenty-one years, until the 31st of December, 1907. I think that the scale of rents which is proposed is a fair scale.

7. By comparing the code now submitted with the draft sent with my previous despatch, it will be seen that the proposals of the Committee of the Legislature as regards the lands of the five great pastoral divisions of the Colony have been considerably liberalised in the interest of the general public during their passage through the House. I exerted my influence in this direction, and though, no doubt, the interests of the pastoral lessees are well guarded, room is now reserved for such settlement and cultivation as the districts in question may in course of time be found capable of. I call attention also to the last clause of the Regulations, which gives to the Government the power to make, with the approval of the Legislature, special concessions of land, in fee simple or otherwise, in any part of the Colony, for constructing railways, establishing industries, or otherwise promoting the settlement of the country.

8. I need not further analyse or recapitulate the Regulations, which, I hope, will be found to explain themselves pretty clearly. I believe them to be good Regulations as a whole, and, though it would be easy to criticise them from different points of view—since no two persons seem to agree on the land question in any Colony—I do not think that a code can at the present time be devised which would be more generally acceptable, or which would be better worth the experiment of its adoption. The existing Regulations have, no doubt, worked reasonably well; but the new code makes an altogether stronger effort to secure the settlement and cultivation of the soil, and to deal with the whole land question. I might say that I do not myself think that the agricultural area method, which forms part of the new Regulations, is suitable to Western Australia; but my objection is deprived of any great force by clause 48, the effect of which is to allow agricultural areas to be adopted or not, just as may be found most convenient. It also appears to me that an extended system of commonages in connection with limited freeholds would have great advantages, would meet the special circumstances of Western Australia, and would be popular. I think that clause 32 (*m. and n.*) of the Regulations admits of this system, though it is not part of the ostensible scheme. Of course, the Regulations and experience of other colonies have been largely drawn upon in the preparation of the new code, but this has been done with care and discrimination, and I think that the code contains much that is well suited to our own local conditions. The Regulations have met with some criticism in the press and from the public, but I am justified, I think, in saying that the general feeling is quite in favour of their being adopted, and given a fair trial. I myself have every hope that they will be found good and suitable, though I am a little uncertain as to their effect upon the land revenue. Survey before selection is a costly business, but it will here again be noticed that, though this seems a principle of the new code, it is not a fixed and compulsory principle. I have been particularly careful to make the Regulations elastic, and to leave openings of this sort, in case all should not turn out quite as expected, and in case economy or other methods should be necessary. For

convenient reference, I enclose a copy of the code of Land Regulations of 1882, being those now in force, with marginal notes in red ink referring the reader to the corresponding portions of the new code; and I also enclose a copy of the new code, with similar notes referring to the Regulations of 1882, and pointing out what is new in the draft now submitted.

9. In conclusion, I must dwell upon the high sense I entertain of the valuable public service rendered by the Executive and Legislative Councils of the Colony in the preparation of this code of Land Regulations, and I must specially notice the excellent manner in which Mr. Forrest, the Commissioner of Crown Lands, to whose charge the conduct of the Regulations through the Legislative Council chiefly fell, performed the task entrusted to him.

10. The Schedules to the Regulations, which are now in course of preparation, need not, I am advised, be referred to Her Majesty's Government.

11. Should the Regulations be approved, a telegraphic message would enable me to promulgate them at an earlier date.

The Right Honorable Edward Stanhope, M.P.,
&c., &c., &c.

I have, &c.,
F. NAPIER BROOME.

WESTERN AUSTRALIA, }
No. 13. }

SIR,

Downing Street, 14th January, 1887.

I have the honor to acknowledge the receipt of your despatch No. 278, of the 12th of November last, enclosing copies of the new code of Land Regulations recommended for adoption by the Legislative Council of Western Australia.

These Regulations represent the views of the Colonial Government and Legislature, and, in expressing approval of them, I trust that they will be found to work satisfactorily and to the benefit of the Colony.

The Regulations, however, are not in their present shape fully complete, as the Schedules containing forms of Crown grants, leases, and other documents of title have not been transmitted, and as these Schedules are by reference incorporated in the Regulations, a short approval by telegraph would be inappropriate as covering documents which have not been submitted to me. It is therefore necessary that Her Majesty's instructions should be conveyed to you in a somewhat different form.

Such instructions are required by section 7 of the Act 18 and 19 Vic., cap. 56, which makes it lawful for Her Majesty "by instructions under Her Sign Manual and Signet or through one of Her Principal Secretaries of State, to regulate the Sale, Letting, Disposal, and Occupation of Waste Lands of the Crown in Western Australia, and the disposal of the proceeds arising therefrom until Parliament shall otherwise provide."

That Act, you will observe, provides for regulating the disposition of "Waste lands of the Crown" in Western Australia, and it is therefore important that the Regulations should in some way be founded upon that phrase. In the former Regulations this was effected by defining Crown Lands to mean *the waste lands of the Crown within the Colony*, but this definition has now been omitted. It may, however, conveniently be inserted in the interpretation of Crown Lands, which would then read "means the waste lands of the Crown within the Colony, that is to say, lands vested, &c., &c."

In the same way the words "pastoral lands" in Regulation 57 are not defined, as was done by No. 38 of the former Regulations, nor are they stated to be Crown lands. An amendment is accordingly required here. It will be sufficient if Regulation No. 57 is made to run, "Any person desiring to occupy Crown lands for pastoral purposes, &c., &c."

Under the authority given by Section 7 of the Act 18 and 19 Vic., cap. 56, I convey to you the Queen's instructions to make the above amendments, and then, after completing the schedules with the necessary and proper forms of instrument required by the Regulations, and filling the blanks with the numbers of the appropriate schedules, to proclaim the Regulations in the usual way.

I have, &c.,
H. T. HOLLAND.

Governor Sir F. N. Broome, K.C.M.G.,
&c., &c., &c.

No. 2972.—C.S.O.

825
87Western Australia, }
to wit. }

(L. S.)

F. NAPIER BROOME,
Governor.

PROCLAMATION

By His Excellency Sir FREDERICK NAPIER BROOME, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Governor and Commander-in-Chief in and over the Territory of Western Australia and its Dependencies, &c., &c., &c.

WHEREAS by an Act of the Imperial Parliament of Great Britain, passed in the 18th and 19th years of the reign of Her present Majesty, intituled "An Act to repeal the Acts of Parliament now in force respecting the disposal of the Waste Lands of the Crown in the Australian Colonies, and to make other provisions in lieu thereof";—it is provided that it shall be lawful for Her Majesty, by instructions under Her Signet and Sign Manual, or through one of Her Principal Secretaries of State, to regulate the Sale, Letting, Disposal, and Occupation of Waste Lands of the Crown in Western Australia, and the disposal of the proceeds arising therefrom, until Parliament shall otherwise provide; AND WHEREAS Her Majesty's Principal Secretary of State for the Colonies has authorised and instructed me to publish the following Regulations for the Sale, Letting, Disposal, and Occupation of the Waste Lands of the Crown within the said Colony; NOW THEREFORE I, the said Governor, pursuant to the authority vested in me in that behalf, do hereby proclaim and issue the following Regulations, to take effect on and after this day, Wednesday, the 2nd day of March, 1887.

Given under my hand and issued under the Public Seal of the said Colony, this 2nd day of March, one thousand eight hundred and eighty-seven.

By His Excellency's Command,

MALCOLM FRASER,

Colonial Secretary.

GOD SAVE THE QUEEN!!!

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LAND REGULATIONS.

1. THE Regulations proclaimed on the 11th of October, 1882, and all other Regulations heretofore in force affecting the waste lands of the Crown in Western Australia are hereby revoked; but nothing herein contained shall affect or be construed to affect any contracts, or to prevent the fulfilment of any promises or engagements made by or on behalf of Her Majesty, under such Regulations, with respect to any lands situate within the said Colony, in cases where such contracts, promises, or engagements have been lawfully made before the time at which these Regulations shall take effect therein.

Former Regu-
lations re-
voked.

Saving exist-
ing rights.

2. IN these Regulations, unless the context necessarily requires a different meaning, the expression:—

Interpreta-
tion of terms.

“Agricultural Area” means any Crown land set apart and declared as such by order of the Governor in Council.

“City or Town”—A city or town shall be such as shall have been declared to be so by order of the Governor in Council, notified in the *Government Gazette*.

“Commissioner” means the Commissioner of Crown Lands for the time being, or other officer appointed in that behalf by the Governor, charged with the administration of these Regulations or any part thereof.

“Crown Grant” means a deed of grant issued in the name of Her Majesty, conveying to the grantee some portion of Crown land in fee simple.

“Crown Lands” means the Waste Lands of the Crown within the Colony, that is to say, lands vested in Her Majesty, and not for the time being dedicated to any public purpose or granted or lawfully contracted to be granted in fee simple or with a right of purchase, under these or any previous Regulations.

“Fence” means any substantial fence, not being a brush fence, proved to the satisfaction of the Commissioner sufficient to resist the trespass of great stock.

“Frontage” means abuttal on or frontage to any sea-coast, lake, inlet, river, creek, stream, water-course, railway, road, or intended or designed road, as the Commissioner shall consider necessary to be considered a frontage.

“Governor” means the Officer for the time being administering the Government of the Colony of Western Australia.

“Governor in Council” means the Governor, acting with the advice of the Executive Council.

“Local Newspaper” means a newspaper published or circulated in the particular district or place in reference to which the expression is used.

“Minerals” means and includes coal, kerosene shale, and any of the following metals, or any ore containing the same, viz., copper, lead, tin, iron, and other substance which may from time to time be declared a mineral, within the meaning of these Regulations, by proclamation of the Governor in the *Government Gazette*.

“Pastoral Lease” means the lease of an area to any person for grazing purposes.

- “Pastoral Lessee” means any person now or hereafter holding pastoral lands under lease from the Crown for pastoral purposes.
- “Person” includes a partnership, company, or corporation.
- “Prescribed” means prescribed by these Regulations.
- “Public Purpose” means and includes, in addition to any purpose specified in these Regulations, any purpose declared by the Governor, by notification in the *Government Gazette*, to be a public purpose within the meaning of these Regulations.
- “Representatives” means the executors or administrators of the person with reference to whom the word is used, and includes all persons in whom the estate or interest of such person is vested.
- “Special Area” means any Crown lands set apart and declared as such by order of the Governor in Council.

PART I.—General Administration.

3. THE GOVERNOR is authorised, in the name and on behalf of Her Majesty, to dispose of the Crown lands within the Colony in the manner and upon the conditions prescribed by these Regulations, or by any Regulation amending or substituted for the same, and all grants and other instruments disposing of any portion of Crown lands in fee simple or for any less estate made in accordance with such Regulations shall be valid and effectual in law to transfer to and vest in possession in the purchasers the land described in such grants or other instruments for the estate or interest therein mentioned. The Governor is authorised to make such grants and other instruments upon such terms and conditions as to resumption of the land or otherwise as to him shall seem fit.

4. THERE shall be a Commissioner of Crown Lands for the Colony. It shall be the duty of the Commissioner to carry out these Regulations and to superintend the preparation, custody, and delivery of Crown grants, leases, licenses, and other instruments disposing of Crown lands, except where otherwise by law provided, and subject to the provisions of any law relating thereto, and subject also to instructions from the Governor or other officer authorised in that behalf by the Governor.

5. ALL leases, licenses, and instruments disposing of Crown lands other than Crown grants shall be signed by the Commissioner, or other officer authorised in that behalf by the Governor. The Governor in Council may from time to time, by order to be notified in the *Government Gazette*, prescribe the forms of Crown grants, leases, licenses, and other instruments requisite for carrying these Regulations into effect, and may make rules for all or any of the matters necessary for the due carrying out of the provisions of these Regulations; such rules not being contrary to the provisions of these Regulations. Until otherwise notified, the forms given in the Schedules hereto for Crown grants, leases, licenses, applications and other matters under these Regulations may be used, with such variations as circumstances may render necessary in any particular case.

6. No Public Officer shall hereafter be allowed to purchase or lease Crown lands without the previous permission of the Governor in writing; and no officer of the Survey Department, or Contract Surveyor shall hereafter be permitted to purchase or lease, or to acquire directly or indirectly any interest in Crown lands, unless with the approval of the Governor in Council, given three months after the application shall have been notified in the *Government Gazette*. Provided that this prohibition shall not apply to town or suburban land sold by public auction, or to the renewal of leases already held by any public officer.

7. MEASURED Crown land shall, upon being purchased under these Regulations, be taken in portions as measured; but if the area applied for be less than a measured portion, such portion may, on approval by the Commissioner, be sub-divided, but in that case the applicants shall pay the cost of survey for such sub-division.

Land to be taken as measured.

8. ALL applications for land under these Regulations shall take priority according to the order of their being lodged with the Commissioner at the Land and Survey Office, Perth. Provided that if two or more applicants shall be present at the time of opening the Commissioner's Office, and shall require the same land, the applications lodged by them shall be deemed to be lodged at the same time; or should two or more applications be received by the Commissioner through the Post Office at the same time, and for the same land, the applications shall be deemed to be lodged at the same time. In such cases the right of priority shall be determined by lot.

Priority of applications.

Proviso.

9. If after the issue of any license or lease under these Regulations it is found, on survey or otherwise, that the description of the boundaries of the land therein contained does not properly describe the land intended by the applicant to be therein comprised, either by reason of a want of survey, from an error in the description, or from any other cause, the Commissioner may cancel such license or lease, or may amend the description of the holding.

Proviso for amendment of defective descriptions.

10. ALL land, of any class, which may from time to time become forfeited either by failure of payment of the instalment of purchase money or rent, or by reason of the terms and conditions as to improvements not having been complied with, shall be offered by auction, at a price or rental to be determined by the Commissioner and approved by the Governor, not being less than that payable under these Regulations. Should any improvements exist upon the land, their value may be added by the Commissioner to the upset price. Forfeited land disposed of by auction shall not give the purchaser any rights of priority appertaining to the former holding.

Forfeited land how dealt with.

11. THE Governor in Council may grant any Crown land in exchange for any land alienated in fee simple, if it shall appear to him advisable to do so in the public interest.

Land may be exchanged.

12. THE Governor may grant or lease to any aboriginal native, or the descendant of any aboriginal native, any Crown land not exceeding two hundred acres, upon such terms and conditions as the Governor shall think fit.

Land may be granted or leased to aborigines.

13. FOR preparing every Crown grant there shall be charged one uniform fee of twenty shillings, and for recording there shall be charged a fee of ten shillings. Both fees are to be paid with the purchase money, or with the last payment of rent, as the case may require. After payment of the purchase money for any Crown land, and the fees for the deed of grant and recording, and having performed all the conditions, the purchaser upon application shall receive from the Commissioner a permit to occupy, being a certificate that he is entitled to the Crown grant. The form of permit will be found in Schedule No. 3.

Fees on Crown grants.

Permit to occupy.

14. EVERY Crown grant signed by the Governor shall be dated on the day of signature, and sealed with the seal of the Colony, and such date shall be deemed the date of issue, and every grant shall be entered of record in the office of the Commissioner.

Signature and date of Crown grants.

15. THE name of the Surveyor from whose survey the plan on any grant has been made shall in every case be attached to such plan on the grant, as well as that of the Surveyor General; but the omission of such name shall not affect the validity of the grant.

Surveyor to sign plans.

16. ALL Crown grants issued under these Regulations shall contain a reservation of all gold, silver, and other precious metals in or under the land comprised therein.

Reservation of gold in grants.

17. IN addition to any powers of resumption and to any rights of entry, and of cutting and taking timber, and of searching and digging for building

Alluvial deposits, in-

and other materials, and to any reservation of mines of gold, silver, and other precious metals ordinarily contained in Crown grants, the Governor in Council may, from time to time, by order under his hand, direct whether any of the precious metals existing in the form of alluvial deposits, or any inferior metals, or any gems or jewels, shall be in like manner reserved to the Crown: in which case the forms of deeds of grant shall be modified accordingly.

18. THE Governor in Council may, from time to time, make rules, regulations, and orders for the purpose of providing for the mode in which the surveys under these Regulations shall be executed, and may fix and decide upon rates of payment to be made for the work done or to be done, and may alter or amend any such rules, regulations, or orders. All such rules, regulations, or orders shall be publicly notified in the *Government Gazette*.

19. ALL expenses of the survey and management of Crown lands, or for effecting sales thereof, or otherwise for carrying these Regulations into effect, shall in the first instance be chargeable upon and be defrayed from the proceeds of the sale and occupation of such lands unless the Legislature shall make other provision for such expenses. After deducting such expenses, if chargeable, the remaining proceeds of all sales, leases, and licenses of land shall be carried to the credit of the general revenue of the Colony, until Parliament shall otherwise provide.

20. NOTHING in these Regulations or in any deed, license, or lease granted thereunder, shall be held to prejudice or interrupt the right of the Commissioner, or of any officer duly authorised in that behalf by him, to go upon any land for the purpose of making any survey, inspection, or examination of the same.

21. THE Governor in Council may at any time, by order to be notified in the *Government Gazette*, declare what portions of Crown land in any part of the Colony shall be reserved and set apart as sites for cities or towns, and may define the limits of the suburban land to be attached thereto and to any existing city or town, and may in like manner declare what portions of Crown land shall be temporarily reserved from sale, pending survey or determination by him of the portion to be set apart for any purpose under these Regulations; and all lands so declared shall be reserved accordingly until revoked or altered in like manner. Provided that no land situated more than ten miles from the site of a city or town shall be declared suburban land.

22. THE Governor in Council may, by order to be notified in the *Government Gazette*, reserve temporarily from sale any Crown land within two miles on either side of any railway now or hereafter to be made or projected, and may prescribe the price, terms, and conditions on which such land may thereafter be sold and the areas of the portions, and may vary such price, terms, conditions, and areas, by notice as aforesaid.

23. EVERY application for land under these Regulations shall be for land in one block, and in the form of a rectangle, with boundaries in the direction of the meridian and at right angles to it, unless the Commissioner shall otherwise direct. The proportion of breadth to depth in any section bounded by a frontage line shall be as one to three, unless by approval of the Commissioner. When, from the frontage not being a straight line, or from the interference of other frontage lines, natural features, or the boundaries of private lands, the foregoing rules in respect of form cannot be observed, the form of the land shall be determined as nearly in accordance therewith as circumstances permit.

24. EVERY application for land, if made before the land has been permanently surveyed by the Crown, shall be accompanied by a sketch of the proposed boundaries, which shall be fixed wherever possible with reference to some natural or permanent artificial object, and also showing the position of the land with reference to any lake, river, or main stream, and also to land held by or in the occupation of any other person; and also showing all permanent water-holes and springs within its area. The boundaries of lands

inferior metals, gems, and jewels may be reserved to the Crown.

Rules for survey, &c.

Expenses of survey and management.

Right to enter upon lands to make surveys.

Reserves for sites of cities and other purposes.

Land abutting on Railways now or hereafter to be made or projected.

Shape.

Boundaries.

Irregular sections.

Applications to purchase.

Boundaries.

fronting on the ocean, sea, or any sound, bay, or creek, or any part thereof affected by the ebb or flow of the tide, or on any lake, river, or main stream, shall be limited in every case where possible by straight lines, as near to the high water mark as the Commissioner shall decide. Such lines shall be plainly marked on the ground by the surveyor. The forms of application will be found in Schedules Nos. 19, 20, 21, 22, 25, 26, and 27.

25. If any section, when surveyed, prove to differ in any respect from that intended by the purchaser, the Government will not be responsible for any loss or inconvenience which the purchaser may experience, nor will the purchase money be returned. If the land is found to be in excess of that applied for, such excess shall be paid for by the purchaser at the same price as the rest. If the whole extent of land in the selected locality falls short of the quantity paid for by the purchaser, so much of the purchase money as exceeds the price of the land to be conveyed shall be returned to him by the Colonial Treasurer, upon a voucher certified to by the Commissioner.

If the survey varies from the application, how to be dealt with.

26. ALL applications of every description shall be subject to the approval of the Commissioner, who may insert such conditions and reservations as to him may appear necessary in the public interest. Access to waterholes and springs, with roads leading thereto, and all necessary reserves shall be made by the Commissioner on the survey of any land purchased before survey, should such be considered necessary.

All applications subject to approval of Commissioner.

27. If at any time after these Regulations come into force, the Governor in Council shall deem it necessary to resume any portion of land which may have been alienated in the Kimberley Division for the purpose of being included within the limits of a township, he may resume such lands for that purpose, and notice thereof shall be published in the *Government Gazette*. Upon such resumption the owner of such land shall be compensated for such resumption, either by a grant of the fee simple of land in the district, equal in area to that resumed, or at the option of the owner, by a refund of the original price of the resumed portion, with interest at the rate of ten per cent. added. And in the event of any improvements having been made on the resumed portion he shall be entitled to compensation from the Crown, to be assessed in the manner prescribed in Clause 108 of these Regulations.

Resumption of land for townships in the Kimberley Division.

28. If any person holding land under conditional terms as to improvement or otherwise under these Regulations shall be adjudicated insolvent, or shall assign his estate for the benefit of his creditors, his interest in such land may by consent of the Commissioner be offered for sale by the assignees of such insolvent at public auction, and it shall be lawful for any person to purchase the same, and such purchaser shall thereupon be substituted for the person so becoming insolvent or assigning his estate as aforesaid, and shall have the same advantages and be under the same liabilities in all respects in regard to such agreement and the land mentioned therein as the original holder of the land: Provided that no person shall be entitled to purchase as aforesaid who would not be qualified under these Regulations to hold such land under conditional terms or otherwise, if such land were open to selection: and provided that if such land shall not be so purchased with such consent as aforesaid within six calendar months after the date at which the original holder of the land shall have been adjudicated insolvent or assigned his estate as aforesaid, it shall revert to the Crown, together with all improvements existing upon it.

Land of insolvents to be sold for benefit of creditors.

29. If any person shall think himself aggrieved by any act or thing done or omitted to be done by the Commissioner or any of his officers, agents, or servants, or by the exercise of any of the discretionary powers and authorities by these Regulations conferred upon the Commissioner, it shall be lawful for such person, at any time within three months thereafter, to appeal to the Governor in Council against the commission or omission of such act or thing, or the exercise of any such discretionary power or authority.

Appeal to Governor in Council.

30. THE Governor in Council may waive any penalty or forfeiture incurred under these Regulations, and may impose any fine or other condition in lieu thereof.

Governor may waive penalty.

31. LESSEES under these Regulations shall furnish such returns respecting stock or improvements as may be required by the Commissioner.

Lessees to furnish returns.

PART II.—Reserves.

32. THE Governor is hereby authorised, subject to such conditions and limitations as he may think fit, to except from sale, and either to reserve to Her Majesty, her heirs and successors, or to dispose of in such other manner as for the public interest may seem best, such lands, whether surveyed or not, as may be required for the following objects and purposes:

Governor may make reserves for public purposes.

- (a.) For the use or benefit of the aboriginal inhabitants.
- (b.) For the use and requirements of the Government of the Colony, or for purposes of military or naval defence.
- (c.) Railways, railway stations, roads, tramways, and canals or other internal communications, or for the approaches or other purposes necessarily appertaining to any such works.
- (d.) Quays, landing places, ferries, and bridges.
- (e.) Sites for churches and chapels, with not exceeding one hundred acres of glebe land attached, and sites for parsonages.
- (f.) Sites for schools and other buildings for the purposes of education, and land for the endowment of schools and other educational institutions of a public character.
- (g.) Reservoirs, aqueducts, or watercourses.
- (h.) Sites for town halls, mechanics' institutes, telegraph stations, telegraph lines, post offices, abattoirs, public baths, schools of art, libraries, museums, public gardens, experimental farms, agricultural and horticultural societies, temperance institutions, cricket grounds, race-courses, hospitals, and institutions for charitable purposes, markets, court-houses, police stations and paddocks, prisons, or other edifices for public use or purposes.
- (i.) Cemeteries.
- (j.) Places necessary for the embellishment of towns, or for the health, recreation, or amusement of the inhabitants.
- (k.) For the endowment of municipal corporations within the Colony.
- (l.) For sinking shafts and digging for coal, iron, copper, lead, or other minerals and metals, or for quarrying rock, clay, earth, or other material for making roads, buildings, or other works.
- (m.) Resting places and commonage for travellers and stock.
- (n.) Any other purpose of public health, safety, utility, convenience, or enjoyment, or for otherwise facilitating the improvement and settlement of the Colony.

Reserves to be publicly notified.

33. A FULL and complete description of every such reserve, and of the purposes for which it is made, shall, so soon as possible, be published in the *Government Gazette*.

Temporary reserves.

34. THE Commissioner may temporarily reserve land for such purposes and if such temporary reserve be not confirmed by the Governor making the same a reserve within six months from the date at which such temporary reserve was made, such land shall thereupon cease to be so reserved.

Governor may change purpose of the reserve.

35. A RESERVE may be cancelled or amended, or the specified purposes for which any reserve is made may be changed, and notice of such cancel-

lation, amendment, or change shall be published in the *Government Gazette* by order of the Governor. The Governor may order that the rents or profits arising from any reserve shall be paid to any person or persons having the management of such reserve, otherwise all monies received shall go to the credit of the land revenue.

36. THE Governor may from time to time, by order to be notified in the *Government Gazette*, direct that any such reserve shall vest in and be held by any person or persons, or corporation, to be named in the order, in trust for the like or other public purposes, to be specified in such order and with power of leasing for any term not exceeding twenty-one years from the date of the lease.

In whom reserves may be vested.

37. THE Governor may at any time proclaim any Crown lands as a common; and at any time alter, add to, diminish, revoke, or abolish such common; and may place any common under the management of any Roads Board, Municipality, or other person or persons, and direct the manner in which any fees shall be imposed, paid, collected, and disposed of for depasturing thereon.

Commonages.

38. RESERVES for any purpose under these Regulations shall be set forth on the authenticated maps in the Land Office of the Colony.

Reserves to be marked on the maps of the Colony.

PART III.—Division of the Colony.

39. FOR the purposes of these Regulations, the Colony is divided into six Divisions:—

1. The South-West Division.—Bounded on the west and south by the sea-coast, including the Islands adjacent to it; on the north by the Murchison River, from its mouth at Gantheaume Bay upwards to Bompas Hill at the Great Northern bend of said River; on the east by a south-easterly line from Bompas Hill through Tallering peak, the highest peak in the Wongan Hills, and Mt. Stirling to the mouth of the Fitzgerald River.
2. The Gascoyne Division.—Bounded on the south by the Murchison River, from its mouth at Gantheaume Bay upwards to Bompas Hill at the Great Northern bend of said River, thence south-easterly along the eastern boundary of the South-West Division, and thence by an east line to the 119th meridian of east longitude from Greenwich, passing through a spot ten miles south of Mugga Mugga Hill; on the east by a north line along the aforesaid 119th meridian of east longitude; on the north by a west line to the sea-coast, passing through a spot thirty miles south of Mt. Alexander on the Ashburton River; and on the west by the sea coast, including all Islands adjacent.
3. The North-West Division.—Bounded on the south by an east line from the sea-coast to the 119th meridian of east longitude from Greenwich, passing through a spot thirty miles south of Mt. Alexander on the Ashburton River, thence north to south latitude 22° , thence east along said parallel to longitude 122° east, thence north along said meridian to south latitude $19^{\circ} 30'$, thence west to sea-coast; on the northward and westward by the sea-coast, including the Islands adjacent.
4. Kimberley Division.—All that portion of the Colony lying to the north of the parallel of $19^{\circ} 30'$ south latitude.
5. Eucla Division.—Bounded on the east by the eastern boundary of the Colony, extending north from the sea near Wilson's Bluff to the 30th parallel of south latitude; on the north and west by lines extending west to the 125th meridian of

east longitude, thence south to the 32nd parallel of south latitude, thence west to a point due north of Mt. Ragged in the Russell Range, thence south to Mt. Ragged, thence west to the eastern boundary of the South-West Division, and thence south-easterly along the eastern boundary of the South-West Division to the sea; on the south by the sea-coast, including all the Islands adjacent.

6. The Eastern Division.—Bounded on the east by the eastern boundary of the Colony; on the south by the Eucla Division; on the west by the South-West, Gascoyne, and North-West Divisions; and on the north by the Kimberley Division.

PART IV.—Alienation.

SALES BY AUCTION IN ALL DIVISIONS.

Sales by auction to be notified in *Government Gazette*.

Special conditions may be imposed.

Town and suburban lands.

Application for town and suburban land.

Payment of purchase money.

40. IN all sales by auction the place and time of sale shall be notified in the *Government Gazette* for not less than three weeks. The notification shall specify the numbers of the lots, and the area and upset price of each lot. Provided that any lot may be withdrawn from sale by the Commissioner at any time prior to the same being actually offered for sale and bid for. The *Gazette* notice may impose any special conditions with respect to the sale of any specified lot or lots, and may add the value of improvements on any land to the upset price.

41. TOWN and suburban lands in all districts of the Colony will be offered for sale by public auction at an upset price to be determined by the Governor in Council. Such land may be put up for sale by order of the Commissioner after notices published in the *Government Gazette* and in one local newspaper.

42. ANY person may apply to the Commissioner to put up for sale by auction any town or suburban land already surveyed; and at the time of application shall deposit with the Commissioner or his agent ten per cent. of the upset price. A form of application will be found in Schedule No. 17.

43. At all sales by auction, should the purchaser not be the applicant, an amount equal to ten per cent. of the purchase money shall be paid on the fall of the hammer: and any such deposit as above mentioned shall be considered as payment thereof so far as the same will extend. In every case, the balance shall be paid within thirty days from the day of sale, and in default thereof the purchaser shall forfeit his deposit money and all right of title to the land. Provided that should the applicant not become the purchaser, the amount paid by him as deposit shall be refunded to him.

FREE SELECTION IN SOUTH-WEST DIVISION.

Free selection to purchase.

44. FREE selection throughout the South-West Division shall be allowed, subject to the conditions of these Regulations. When any land applied for is so shut in by private lands or other bounds as not to contain the minimum area prescribed by these Regulations, the Commissioner may approve of such lesser area being granted.

CONDITIONAL PURCHASE BY DEFERRED PAYMENT WITH RESIDENCE, WITHIN AGRICULTURAL AREAS, IN SOUTH-WEST DIVISION.

Agricultural areas may be set apart.

45. THE Governor in Council may define and set apart any Crown land in the South-West Division of not less extent than two thousand acres as an Agricultural area, and may declare any such Agricultural area as open to selection under the provisions of these Regulations, and may withdraw any such land from being so open. Before any land is so declared open for selec-

tion it shall be surveyed under the direction of the Commissioner, and divided into lots of convenient size for selection, with proper roads and reserves for public purposes, and such lots shall be marked on the ground. Provided that no more than one thousand acres within any one area shall be held by any one person under any conditional rights of purchase at one and the same time.

Land to be surveyed before selection.

46. EVERY such area shall be gazetted in the *Government Gazette*, and with the exception of those portions applied for and held under Clauses 49, 54, and 55 of these Regulations, shall be disposed of under the following conditions:—

Conditional purchase with residence and improvement within Agricultural areas.

- (a.) The price of land shall be fixed by the Governor in Council, but shall not be less than ten shillings an acre, payable in twenty yearly instalments or sooner, as prescribed by these Regulations.
- (b.) No person under the age of eighteen years shall be eligible to obtain a license to occupy land.
- (c.) The maximum quantity held by one person shall not exceed one thousand acres and the minimum, except in special cases approved by the Commissioner, shall not be less than one hundred acres.
- (d.) Not more than one sub-division within an area shall be included in any one application, unless the sub-divisions applied for adjoin and lie side by side and together form one complete block. The first year's instalment, as prescribed by Clause 101 of these Regulations, shall accompany each application.
- (e.) Upon the approval of the application by the Commissioner, a license shall be issued for five years, to be exchanged for a lease for fifteen years if the improvements and conditions are performed, as required by these Regulations.
- (f.) Within six months of the approval by the Commissioner the licensee shall commence to reside on some portion of the land held by him, residing upon it and making it his usual home without any other habitual residence during the term of his license, and during the term of his license shall fence in the whole of the land on the surveyed boundaries, or, in special cases, as near thereto as shall be approved of by the Commissioner; the fence to be of the description prescribed by the interpretation clause of these Regulations. Provided that the Commissioner, on the application of the licensee, may grant an exemption from fencing any part of the land which has frontage to a permanent river, creek, or other natural boundary held by the Commissioner to be sufficient. Provided further, that not less than one-tenth of the quantity held by the licensee be fenced in within the first two years. A statutory declaration shall be furnished to the Commissioner on or before the 1st of March in each year as to residence and improvement, and also at the termination of the license. A form of declaration will be found in Schedule No. 16.
- (g.) In the event of the required improvements and conditions not being completed at the end of two years, or on the expiration of the license, as the case may be, or on breach of the conditions of residence, the land shall be forfeited to the Crown, together with any improvements existing upon it.
- (h.) At the expiration of the license, and upon the licensee satisfying the Commissioner that the terms of the license have been fulfilled, a lease shall thereupon be issued for fifteen years; at the expiration of the lease, or at any time after the issue of the lease, provided that the required fencing is in good order, and that an amount equal to the full purchase money has been expended on the land in prescribed improvements in addition

to the cost of such fencing, and further provided the full purchase money has been paid, a Crown grant shall issue.

- (i.) If the required improvements and conditions have not been fulfilled at the end of the lease, or if at any time the annual instalment is not paid as required by these Regulations, the lease shall be forfeited, and shall thereupon revert to the Crown.
- (j.) Any person having obtained land within an Agricultural area of less extent than one thousand acres may make a second and third application, and no more, for any quantity not exceeding, together with his former selection or selections, the maximum quantity of one thousand acres.
- (k.) If any licensee or lessee shall die or be declared a lunatic before the fulfilment of the prescribed conditions of residence and fencing, his land may, with the approval of the Commissioner, be held by his representatives or their assigns subject to the fulfilment by them of all unfulfilled conditions, except the condition of residence; but in trust for, and for the benefit of the persons rightfully entitled.

Present holder of land may become a conditional purchaser.

47. ANY person possessed of rural land in fee or special occupation license under previous Regulations within the South-West Division, and residing upon a portion of such land, shall be allowed to become a conditional purchaser subject to all the conditions, with the exception of residence (which, however, shall be on the land already held by him in fee or special occupation license), prescribed by Clause 46 of these Regulations. Provided that the land applied for shall not be more than ten miles from such residence.

CONDITIONAL PURCHASE BY DEFERRED PAYMENT WITH RESIDENCE, OUTSIDE AGRICULTURAL AREAS, IN SOUTH-WEST DIVISION.

Conditional purchase with residence and improvement outside of Agricultural areas.

48. ANY person desiring to apply for land under conditional purchase within the South-West Division, but outside of declared Agricultural areas, may do so by free selection. Such selection shall be subject to the approval of the Commissioner, and to all conditions required from conditional purchasers within Agricultural areas, under Clause 46, provided that if the land is not surveyed the time from which the conditions date shall be the date of survey instead of the date of approval.

CONDITIONAL PURCHASE BY DEFERRED PAYMENT, WITHOUT RESIDENCE, IN SOUTH-WEST DIVISION.

Conditional purchase without residence.

49. ANY Crown land in the South-West Division not being land reserved or required to be reserved for any public purpose may be applied for, and on approval by the Commissioner may be sold without conditions of residence, subject however to the other conditions prescribed by Clause 46 of these Regulations, except that the first instalment and all subsequent payments shall be double those respectively prescribed on Conditional Purchases with residence under Clause 46 of these Regulations. Provided that no further expenditure on improvements shall be required by reason of such condition of double purchase money, and that if the land is situated outside an Agricultural area and not surveyed, the time from which the conditions date shall be the date of survey instead of the date of approval.

Pastoral lessees may obtain a conditional purchase adjoining their homesteads.

50. ANY pastoral lessee in the South-West Division, at any time within five years of the coming into operation of these Regulations, may apply for (subject to approval by the Commissioner) land within his lease not being within an Agricultural area, in one block adjoining or contiguous to his homestead, not exceeding five per cent. of the aggregate quantity held on lease by him from the Crown within the South-West Division. Provided that the minimum area to be applied for shall be five hundred acres, and the maximum three thousand acres, and that the land so granted shall be subject to all the conditions appertaining to conditional purchases within Agricultural

areas, under Clause 46, excepting residence, and that if the land is not surveyed the date of survey shall be the time from which the conditions date instead of the date of approval. Should the land so selected be already within a properly fenced enclosure, the fencing of the land upon the boundaries shall not be obligatory.

CONDITIONAL PURCHASE BY DEFERRED PAYMENT, WITHOUT RESIDENCE, WITHIN SPECIAL AREAS IN KIMBERLEY, NORTH-WEST, GASCOYNE, EASTERN, AND EUCLA DIVISIONS.

51. THE Governor in Council may define and set apart any Crown land in the Kimberley, North-West, Gascoyne, Eastern, and Eucla Divisions, of not less extent than five thousand acres, as a Special area; and may declare any such area as open to selection under the provisions of these Regulations; and may withdraw any such land from being so open. Provided that, before any land in such area which shall be situated within a pastoral lease shall be taken possession of by the Commissioner, and withdrawn from such lease, twelve months notice of the intention to withdraw such land shall be given in the *Government Gazette*; and a description of the land to be comprised in such special area shall be laid before the Legislative Council at least thirty days prior to possession being taken; and after the expiration of the aforesaid twelve months the pastoral lessee shall cease to have any claim to the land so declared. Provided, however, that in the event of the area not being sold or only partially sold, the Commissioner may grant the lessee the right to depasture his stock upon the whole or any portion of such area on payment of the usual rent, or, in the event of the land being no longer required as a Special area, may order that the land be restored to the pastoral lease from which it was originally taken.

Special areas.

52. No alienation of Crown land shall take place in the Kimberley, North-West, Gascoyne, Eastern, and Eucla Divisions, except for reserves for cities or towns, with suburban land attached, under Clause 21, for mining purposes under Clauses 80 to 92, or for any of the objects and purposes specified by Clauses 11, 12, 22, 32, 53, 55, 112, 114, and 115 of these Regulations, or except within a specially declared area as aforesaid.

Restricted alienation.

Land within such specially declared areas except as aforesaid may be sold, under the following conditions:—

Conditions of alienation in special areas.

- (a.) The land within an area shall only be disposed of after survey and sub-division, under conditions of improvement as prescribed by these Regulations.
- (b.) The price of land within areas shall be fixed by the Governor in Council, but shall not be less than ten shillings an acre, payable in ten yearly instalments or sooner, as prescribed by these Regulations.
- (c.) No person under the age of eighteen years shall be eligible to apply for land within an area.
- (d.) The total quantity held by one person under this clause of the Regulations, within any division, shall not exceed five thousand acres, and the minimum quantity, except in special cases approved by the Commissioner, shall be one hundred acres. Provided that not more than five applications shall be entertained from one person.
- (e.) Not more than one sub-division within an area shall be included in any one application unless the sub-divisions applied for adjoin and lie side by side and together form one complete block. The first year's instalment, as prescribed by Clause 101 of these Regulations, shall accompany each application.
- (f.) Upon the approval of the application by the Commissioner, a lease shall be issued for ten years.
- (g.) Within two years of the approval by the Commissioner, the lessee shall fence in the whole of the land on the surveyed boun-

daries, or, in special cases, as near thereto as shall be approved of by the Commissioner; the fence to be of the description prescribed by the interpretation clause of these Regulations. Provided that the Commissioner, on the application of the lessee, may grant an exception from fencing any part of the land which has frontage to a permanent river, creek, or other natural boundary held by the Commissioner to be sufficient.

- (h.) In the event of the required fencing not being completed at the end of two years, the land shall be forfeited to the Crown, together with any improvements existing upon it.
- (i.) At the expiration of the lease, or at any time after the issue of the lease, provided that the required fencing is in good order, and that an amount equal to the full purchase money has been expended on the land in prescribed improvements, in addition to the cost of such fencing, and further provided the full purchase money has been paid, a Crown grant shall issue.
- (j.) If the required improvements and conditions have not been fulfilled at the end of the lease, or if at any time the annual instalment is not paid as required by these Regulations, the lease shall be forfeited, and shall thereupon revert to the Crown.
- (k.) If any lessee shall die or be declared a lunatic before the fulfilment of the prescribed conditions of fencing and improvement, his land may, with the approval of the Commissioner, be held by his representatives or their assigns, subject to the fulfilment by them of all unfulfilled conditions; but in trust for, and for the benefit of the persons rightfully entitled.

Pastoral lessees to be allowed to obtain land on conditional terms.

53. ANY pastoral lessee in the Kimberley, North-West, Gascoyne, and Eucla Divisions who, at any time within five years of the coming into operation of these Regulations, shall have in his possession in any such division ten (10) head of sheep, or one head of large stock, for each one thousand acres leased, may apply to purchase in any such division, for the purpose of a homestead, any land within his lease in one block not exceeding one per cent. of the total quantity held by such lessee under pastoral lease in such division, on the same terms and subject to the same conditions prescribed for purchase under Clause 52 of these Regulations; provided that the minimum quantity shall be five hundred acres, and the maximum five thousand acres.

CONDITIONAL PURCHASE BY DIRECT PAYMENT WITHOUT RESIDENCE, IN SOUTH-WEST DIVISION.

Direct payment without residence on conditions of improvement and fencing.

54. ANY Crown land within the South-West Division, not being land reserved or required to be reserved for any public purpose, may be applied for, and on approval by the Commissioner may be sold on the following conditions:—

- (a.) Not less than one hundred acres, except in special cases approved by the Commissioner, nor more than one thousand acres within an Agricultural area, nor less than one hundred acres, except as aforesaid, nor more than five thousand acres outside an Agricultural area, in not more than three blocks, shall be applied for by one person, who shall not be under eighteen years of age.
- (b.) The price per acre shall be fixed by the Governor in Council, but shall not be less than ten shillings an acre—ten per cent. of the purchase money shall be paid on application (which shall be returned if the application is not approved), and the balance within one month of the date of approval by the Commissioner.
- (c.) Within three years from the date of survey, the land shall be fenced on the surveyed boundary lines, or in special cases as near thereto as the Commissioner shall decide, and within seven years from such date five shillings an acre shall be expended on

the land in prescribed improvements, whereupon the Crown grant shall issue.

- (d.) Failing of payment of the balance of purchase money within one month of the date of approval, or if the fencing is not performed within three years from the date of the survey, or the further prescribed improvements within seven years from such last mentioned date, the land shall be forfeited and revert to the Crown with any improvements that may be upon it, and any purchase money paid shall be forfeited to the Crown.

CONDITIONAL PURCHASE BY DIRECT PAYMENT WITHOUT RESIDENCE, FOR
GARDENS, IN ALL DIVISIONS.

55. For the encouragement of planting vineyards, orchards, and gardens, the Commissioner may dispose of land in blocks of not less than five acres (except in special cases), nor more than twenty acres, at not less than twenty shillings per acre; provided that within three years from the date of survey the land shall be fenced on the surveyed boundary lines and at least one-tenth part be planted with vines or fruit trees, or otherwise be cultivated in a *bonâ fide* manner as a vegetable garden; and also provided that not more than twenty acres shall be granted to any one person, and that, except in the South-West Division, the selection shall be within a Special area, or within ten miles of a declared site of a city or town. On failure of fulfilment of any of the conditions, the purchaser shall forfeit the purchase money and all right to the land.

Vineyards,
orchards, and
gardens.

PART V.—Pastoral Leases.

GENERAL CONDITIONS.

56. THE Governor may, if he shall consider it expedient, accept from any pastoral lessee the surrender of any land held in fee or special occupation license or lease under previous Regulations, and may either refund to the lessee an amount not exceeding the amount paid to the revenue in respect of the land so surrendered, or may grant other land in lieu thereof adjoining the homestead of the lessee, not exceeding in any case three times the area of the land surrendered. Provided that if the land surrendered contains improvements, the value of such improvements as agreed upon may be paid for either in cash, or in land at the price of ten shillings per acre.

Governor may
accept sur-
render of pur-
chased land
from pastoral
lessee.

57. ANY person desiring to occupy Crown lands for pastoral purposes may apply to the Commissioner for a lease. Every application must be accompanied with the amount of rent due for the first year or part of a year, as provided by Clause 101 of these Regulations. The form of application will be found in Schedule No. 29. The position of runs and the arrangement of boundary lines shall be subject to the approval of the Commissioner; and any description furnished by an applicant for pastoral land shall be full and particular, and shall refer to some fixed point or object which can be recognised by the Survey Office. The Government will not be responsible for any errors in descriptions so furnished; but any erroneous description, if found to interfere with other parties, may be rectified if practicable, on approved application, in such a manner as not to disturb the boundaries of any lease previously granted.

Applications
for pastoral
lands.

Position of
runs, &c., to
be approved
by Commis-
sioner.

58. THE names of lessees and a description of their lands shall be from time to time notified in the *Government Gazette* as soon as practicable after the approval of applications.

Names of
lessees to be
gazetted.

59. A PASTORAL lease shall give no right to the soil, or to the timber, and shall immediately determine over any land which may be reserved, sold, or otherwise disposed of under these Regulations.

Pastoral
tenants have
no right to
soil or timber.

60. THE Commissioner is authorised to insert in any lease such conditions and clauses as may seem to him to be required for the public interest; as also to insert a clause permitting the lessee to cut such timber as may be required for domestic uses, for the construction of buildings, fences, stockyards, or other improvements on the lands so occupied, but not for any other purpose, and the Commissioner may, after any survey has been made which shows the boundaries of any lease to require adjustment, recall such lease for the purpose of amendment accordingly.

Commissioner may insert clauses of forfeiture and of limited right to timber.

61. THE right is reserved to the Commissioner, with the approval of the Governor, to lay out, declare open, and make, either permanently or for temporary use, public roads through any land held under lease; also to take away any indigenous produce, rock, soil, or other material; and to fell, cut, and remove all or any timber, sandalwood, or other woods which may be required for public purposes, from any Crown land; also to issue licenses, on payment of the required fees, to any person or persons to cut, remove, and cart away any timber, sandalwood, or other woods, or to quarry, dig for, and cart away any rock, soil, or other material growing or being upon any such Crown land; also to sell any mineral land comprised within the limits of any pastoral lease whatever, and to sell any other portion of such lease, subject to the provisions of these Regulations, at any time, and with a right of immediate entry; also to depasture on any unenclosed, or enclosed but otherwise unimproved land, any horses or cattle in the employ of the Government while working on or passing over the said land, together with a right for any person to pass over such unenclosed or enclosed but otherwise unimproved land, with or without horses, stock or vehicles, on all necessary occasions.

Power to sell portions of runs, to make roads, cut timber, &c., thereon.

62. EVERY pastoral lessee of Crown land desiring to ring-bark trees upon his leasehold land shall first obtain permission to do so from the Commissioner, and in his application shall describe the boundaries and area of the land upon which he proposes to ring-bark, and the Commissioner may in his discretion refuse or grant permission for the same after such inquiry and upon such conditions as to him may seem necessary. And any lessee who shall without such permission ring-bark trees on his pastoral leasehold, or shall cause or knowingly permit or suffer the same to be done, shall render his lease liable to forfeiture. Any ring-barking done in accordance with the permission of the Commissioner shall be deemed to be an improvement in respect of which the lessee shall be entitled to compensation under the provisions of these Regulations; Provided that the value of ring-barking as an improvement under these Regulations shall in no case be estimated to exceed the sum of two shillings an acre.

Permission to ring-bark and penalty for unauthorised ring-barking by lessee.

63. BEFORE any land in the South-West Division set apart and declared as an Agricultural area out of a pastoral lease shall be taken possession of by the Commissioner and withdrawn from such lease, six months notice shall be given to the pastoral lessee; and after the expiration of the aforesaid six months the pastoral lessee shall cease to have any claim to the land so declared. Provided, however, that should the Agricultural area not be occupied, or only partially occupied, the Commissioner may grant the lessee the right to depasture his stock upon the whole or any portion of such area during pleasure, and on payment of the usual rent. Should any land applied for by purchase, conditional purchase, or otherwise under these Regulations, out of a pastoral lease, become forfeited for non-payment of purchase money or from other cause, it shall revert to the Crown; and provided such land is not required for any public purpose, the Commissioner may order that the land so forfeited shall, upon payment by the lessee of any rent due, be restored to the lease from which such land was originally taken.

Notice to be given pastoral lessees before agricultural areas are withdrawn from leases.

Forfeited lands to be restored to Pastoral lease.

64. ANY pastoral lessee holding a pastoral lease under previous Regulations shall be allowed to surrender such lease, and to apply for a new lease under these Regulations, at any time on or before the first of March, 1888. After that date pastoral lessees under previous Regulations will not be allowed to come under these Regulations.

Pastoral lessees under previous Regulations may come under these Regulations.

65. THE term of all pastoral leases granted under these Regulations shall be computed from the 1st of January preceding the date of the application, and shall expire on the 31st of December, 1907.

Duration of leases.

SOUTH-WEST DIVISION.

66. PASTORAL leases in the form in Schedule No. 9 will be granted in the South-West Division, in blocks of not less than three thousand acres, at the rent of one pound per annum for each thousand acres or part of a thousand acres. If the land is so shut in with other holdings as not to contain three thousand acres, a lease may be granted for such lesser quantity; but in no case will a lease be issued for a less sum than one pound per annum.

Pastoral leases in South-West Division.

GASCOYNE DIVISION.

67. PASTORAL leases in the form in Schedule No. 9 will be granted in the Gascoyne Division, in blocks of not less than twenty thousand acres, at a rent according to the term for which the lease may be granted, as follows:—For each thousand or part of a thousand acres, ten shillings each year of the first seven years of the lease, twelve shillings and sixpence for each of the second seven years, and fifteen shillings for each of the third seven years of the lease. If the land is so shut in by other holdings as not to contain twenty thousand acres, a lease may be granted for such lesser quantity, but in no case will a lease be issued for less than five pounds per annum.

Pastoral leases in Gascoyne Division.

EUCLA DIVISION.

68. PASTORAL leases in the form in Schedule No. 9 will be granted in the Eucla Division in blocks of not less than twenty thousand acres, at a rent according to the term for which the lease may be granted, as follows:—For each thousand or part of a thousand acres, ten shillings each year of the first seven years of the lease, twelve shillings and sixpence for each of the second seven years, and fifteen shillings for each of the third seven years of the lease. If the land is so shut in by other holdings as not to contain twenty thousand acres, a lease may be granted for such lesser quantity, but in no case will a lease be issued for less than five pounds per annum.

Pastoral leases in Eucla Division.

NORTH-WEST DIVISION.

69. PASTORAL leases in the form in Schedule No. 9 will be granted in the North-West Division, in blocks of not less than twenty thousand acres, at a rent according to the term for which the lease may be granted, as follows:—For each thousand or part of a thousand acres, ten shillings each year of the first seven years of the lease, fifteen shillings for each of the second seven years, and twenty shillings for each of the third seven years of the lease. If the land is so shut in by other holdings as not to contain twenty thousand acres, a lease may be granted for such lesser quantity, but in no case will a lease be issued for less than five pounds per annum.

Pastoral leases in North-West Division.

EASTERN DIVISION.

70. PASTORAL leases in the form in Schedule No. 9 will be granted of land in the Eastern Division, in blocks of not less than twenty thousand acres, at a rent according to the term for which the lease may be granted, as follows:—For each thousand acres or part of a thousand acres, two shillings and sixpence for each of the first seven years, five shillings for each of the second seven years, seven shillings and sixpence for each of the third seven years of the lease. If the land is so shut in by other holdings as not to

Pastoral leases, Eastern Division.

contain twenty thousand acres, a lease may be granted for such lesser quantity; but in no case shall a lease be issued for less than one pound per annum.

KIMBERLEY DIVISION.

Pastoral
leases, Kim-
berley Divi-
sion.

71. PASTORAL leases in the form in Schedule No. 9 will be granted of land in the Kimberley Division, in blocks of not less than fifty thousand acres, when on a frontage, nor less than twenty thousand acres when no part of the boundary is on a frontage, at a rent according to the term for which the lease may be granted, as follows:—For each thousand or part of a thousand acres, ten shillings for each of the first seven years, fifteen shillings for each of the second seven years, and twenty shillings for each of the third seven years of the lease. If the land is so shut in by other holdings as not to contain fifty thousand acres on a frontage, or twenty thousand acres when no part of the boundary is on a frontage, a lease may be granted for such lesser quantity; but in no case shall a lease be issued for less than five pounds per annum.

Frontage
blocks.

72. THE Commissioner may, for special reasons, authorise the issue of a lease for a frontage block of less extent than fifty thousand acres. A frontage block is such as has its lesser boundary on a lake, river, or main stream, or other water channel, or on an estuary or the sea-shore. Its boundaries shall be rectangular, so far as the quantity and shape of the land will allow, and its mean depth shall not be less than three times its mean breadth. The lessee of a frontage block may, with the approval of the Commissioner, obtain a lease of any contiguous pastoral land in a block of not less than ten thousand acres, on the same conditions and for the same term as his original block.

REDUCTION OF RENT FOR STOCKING.

Lessees in
Kimberley
and Eucla
Divisions to
have reduc-
tion of rent
if land is
stocked, &c.

73. ANY lessee in the Kimberley Division or Eucla Division who at any time within five years of the date of these Regulations shall have in his possession within the division ten head of sheep, or one head of large stock, for every one thousand acres leased, or in the Eucla Division to the eastward of a North line from Point Culver shall prove to the satisfaction of the Commissioner that a sum equal to eight pounds per thousand acres leased has been expended in tanks, dams, wells, or boring for water, shall, from the first of January after he shall have satisfied the Commissioner to the above effect, have a reduction of rent for the remaining years of the first fourteen years of his lease, computed from the 1st January preceding the date of these Regulations, of one-half the rental due under these Regulations. Provided that the lessee shall furnish annually to the Commissioner before the first of March a statutory declaration that he is possessed of stock in the division as aforesaid, and provided that the said reduction of rent shall only be allowed so long as the stock as aforesaid shall continue in the possession of the lessee in the division.

PENALTY FOR NON-STOCKING WITHIN SEVEN YEARS.

Penalty for
non-stocking.

74. ANY pastoral lessee under these Regulations, except in the South-West Division, who shall not, within seven years from the date of the application, by statutory declaration and otherwise, satisfy the Commissioner that he possesses in the division stock at the rate of ten head of sheep or one head of large stock for every thousand acres leased by him in the division, or that he has *bonâ fide* expended in improvements on the land leased by him in the division a sum equal to five pounds per thousand acres of the land leased by him in the division, shall pay during the remainder of his lease double the rent fixed by these Regulations, provided that expenditure incurred in sinking or boring for or conserving fresh water may be reckoned in the cost of the improvements.

POISONED LAND.

75. LAND shall be considered as "Poisoned land" when in the opinion of the Commissioner it is so infested with poisonous indigenous plants, that sheep or cattle cannot be depastured on it. Poisonous plants shall be considered to have been eradicated when it has been proved to the satisfaction of the Governor in Council that land originally infested with poisonous plants has been rendered safe for depasturing cattle and sheep at all seasons, and has continued so for a term of not less than two years. Provided always, that land held under lease as "Poisoned land" shall be deemed Crown land under these Regulations; but no alienation shall take place out of such lease, except for reserves under Clauses 21 and 32, or for mining purposes under Clauses 80 to 92 of these Regulations. Provided that any lessee of any "Poisoned land" under previous Regulations shall be entitled to all the privileges of these Regulations, but shall not be entitled to any extension of the term of such lease.

Definition of
"Poisoned
land."

76. ANY person desiring to obtain a lease of "Poisoned land" shall apply to the Commissioner on the prescribed form, defining the boundaries of the land required, and shall deposit one year's rent of the land applied for, at the rate of one pound per thousand acres or part of a thousand acres. Notice of the application, together with the description of the land, shall be published in the *Government Gazette*.

Lease of
"Poisoned
land" how
obtained.

77. SHOULD the Commissioner provisionally approve of such application the applicant shall, within twelve months from the date of application and for which rent has been paid, forward to the Commissioner a proper survey of the land, conducted under the direction of the Commissioner and by a surveyor approved by him, and shall also forward to the Commissioner sufficient proof that the land applied for is "Poisoned land," under these Regulations. In the event of the survey and evidence not being forwarded within the twelve months allowed, the application will be cancelled.

Provisional
approval, sur-
vey, &c.

78. IF it shall be proved to the satisfaction of the Governor in Council that the land applied for is "Poisoned land," a lease may be granted in the form in Schedule No. 10 for the term of twenty-one years, on the following conditions:—

Conditions of
lease of "poi-
soned land."

1. That the minimum quantity (in one block) shall be three hundred acres.
2. That one pound be paid every year at the time and in the manner prescribed by Clause 101 of these Regulations for each thousand acres, or part of a thousand acres.
3. That all expenses incurred in survey and in production of necessary evidence, whether required by the Commissioner or the Governor in Council, shall have been previously paid by the applicant.
4. That if the land so leased shall be completely fenced in to the satisfaction of the Commissioner with a good and substantial fence, within three years of the issue of the lease, and if the poisonous indigenous plants have been eradicated as provided by these Regulations, the lessee shall be entitled, at the expiration of the aforesaid term of years, to receive, on payment of such fees as are required by these Regulations, a Crown grant of the land. In the event of the fencing not being completed within three years, or if the poison is not eradicated within the term of the lease, the land shall revert to the Crown together with all improvements existing upon it.
5. That if all the foregoing conditions are complied with, the fencing properly maintained, and the full balance of rent for the twenty-one years paid, the Crown grant may thereupon be issued at any time during the lease.

Present lessees in S.W. Division to have exclusive right for twelve months.

79. LESSEES of pastoral land in the South-West Division shall have the exclusive right, subject to the foregoing provisions, during the first twelve months from the coming into operation of these Regulations, to select, subject to the foregoing provisions, "Poisoned land" within their leases; but this exclusive right shall not interfere with direct or conditional purchase, or with any other provisions concerning Crown land, under these Regulations, and shall in all cases be subject to the approval of the Commissioner.

PART VI.—Mineral Lands.

Auriferous lands.

80. NOTHING contained in these Mineral Lands Regulations shall apply to auriferous lands.

How to obtain mineral permit.

81. ANY adult male person, on application to the Commissioner or to the agent of the Commissioner in any division, may, on approval, and on payment of one pound, obtain a permit in the form in Schedule No. 11, to search, for a period of one year, for minerals in any Crown lands within the Colony. During the currency of a permit to search, the holder shall be entitled to remove not more than five tons of ore for purpose of testing; but no person shall hold more than one permit at the same time. The holder of a permit to search for minerals may obtain, on application, subject to the approval of the Commissioner, the right to select a block of twenty acres, and shall have the exclusive right to mine upon such block during the currency of such permit, and with the like approval may change the locality of such block. Provided that at the expiration of the permit the land occupied under such permit shall not be open to be applied for again by the same person under a renewed permit. Should the same land be required by the holder of a permit about to expire, a lease under these Regulations must be applied for.

Mining leases for seven years.

82. LEASES, in the form in Schedule No. 12, of portions of mineral land not exceeding two hundred acres, nor less than twenty acres, will, on application to the Commissioner, be granted for purposes of mining for any metal or mineral, excepting precious metals, for a term of seven years, at a rental of five shillings per annum for each acre.

Applications for mining leases.

83. EVERY application for a mining lease shall contain a full description and boundaries of the land asked for. Such land must be in the form of a rectangle, with boundaries in the direction of the meridian, and at right angles to it, unless the Commissioner shall otherwise direct, and in no case shall the length be more than three times the breadth. The form of application will be found in Schedule No. 31. An application for a mining lease must also be accompanied by the amount of rent due for the first year or part of a year, as provided by Clause 101 of these Regulations.

Forfeiture of lease.

84. IF the holder of any mining lease allows the minerals to remain unworked for a period of twelve months, such lease shall be liable to forfeiture.

Annual returns.

85. EVERY lessee of a mining lease shall furnish in the month of January in each year to the Commissioner or his agent a return of all ores raised by him in the previous year.

Purchase of mineral lands.

86. ANY holder of a mining lease who shall show to the satisfaction of the Commissioner that he has erected on the land held under such lease all the plant, buildings, and machinery necessary for the due and proper working of the mine, or who shall enter into a bond with sureties to put up such permanent buildings and machinery within a certain time, shall be entitled to a Crown grant of the land on payment of three pounds for each acre. Payment may be made, if desired, in three annual instalments of one pound an acre; but the Crown grant will in no case be issued until the whole payment be completed and the fees for grant and recording paid. The quantity of land to be so sold and granted shall not be less than twenty acres,

but in case such a quantity does not exist the price at which the plot may be sold shall be approved by the Governor in Council, provided the same be not less than three pounds an acre. Any instalments which may have been paid on account of the purchase of mineral land shall be forfeited, together with all claims to the land, if the purchase is not completed in accordance with these Regulations.

87. THE lessee of a mining lease shall pay fair compensation, to be ascertained by agreement or by arbitration as prescribed by Clause 108 of these Regulations, for all improvements existing on any portion of the land comprised in such mining lease. Mining lessee to compensate pastoral lessee.

88. THERE shall be no right of way or thoroughfare through or over any enclosed portion of land held under mining lease except by recognised roads, or for Government purposes, but in all other respects the rules for the sale, letting, and disposal of Crown lands shall apply to mineral lands. Right of way.

89. IF a mining lease be forfeited or not renewed the lessee may remove or otherwise dispose of all machinery, improvements, and minerals brought to the surface. If he fail to remove the same within three months from date of forfeiture the same will be liable to forfeiture to the Crown. Removal of machinery, &c., at end of lease.

90. IN no case shall the holder of a mining lease upon the abandonment or forfeiture of his holding be entitled to any compensation for improvements, or for outlay of any description. No compensation on forfeiture or abandonment.

91. THE Commissioner may grant to any applicant the unexpired term of any forfeited or abandoned mining lease, upon such terms as to payment of any sum in addition to the established rent as the Governor may direct. Disposal of forfeited or abandoned lease.

92. THE Commissioner may grant a license to any person to quarry, dig for, and carry away any rock, soil, or other material on any Crown lands, the fee to be paid for such license to be not less than five shillings per month. License to quarry, etc.

PART VII.—Timber Regulations.

93. ANY person or a pair of sawyers, splitters, or cutters, requiring a license to fell, cut, split, and remove, either by himself or by an agent or servant authorised in writing by him, any timber, sandal, jam, fire, and other wood growing or being on Crown lands, may apply to the Commissioner, to the Collector or to any Sub-Collector of Revenue, or to any Resident Magistrate, who shall thereupon issue the required license, after payment in advance of the fees in that behalf herein mentioned:— Timber Licenses.

	Per month.	
	£ s. d.	
To fell and hew timber to be used or exported as piles or balks, for each man	3 0 0	Fees chargeable for licenses to cut timber.
Or in the case of a pair being employed	5 0 0	
<small>Such license includes all men employed in removing timber in balk or for piles during the currency of the license.</small>		
To fell, cut and remove timber, or split and remove fencing, firewood, or shingles, for each man	0 5 0	
To cut sandalwood outside prohibited areas, and wattle or other bark, or to gather zamia wool, gum, or other such substance, for each man (no extra license required for carting)	0 2 6	

No such license shall be issued for a period less than one nor more than twelve months. The names of the parties applying for a license shall be inserted therein, and no such license shall be transferable; but all timber marked, branded, or otherwise described by its licensed owner may remain on Crown land for a period not exceeding six months after the expiration of a license.

94. PERSONS engaged in cutting down trees in any shape, so long as the same are cut and removed simply and *bonâ fide* for the purpose of being split or sawn up, and not for use or shipment as piles or balks, will have to take out a license for such cutting down, for which they will have to pay five shillings per month for each person engaged; and every person engaged in the removal of such timber will have to take out a similar license before he can assist in its removal.

Felling timber for splitting or sawing.

95. PERSONS holding a five shilling license may cut down a tree and remove it as a log or balk to their saw-pit; and persons having saw-mills at a distance from the place where the trees are to be found may, on taking out a five shilling license for every person engaged in cutting down or removing such trees, lawfully cut down and remove them in balk or as logs to their saw-mills, so long as they do this solely for the purpose of splitting or sawing them up, and not for the purpose of using or exporting them as piles or balks. Provided that persons engaged in removing such split or sawn timber from mills, saw-pits, or other places, shall not be required to have a license.

Removal of felled timber to saw pits, etc.

96. APPLICATIONS for special licenses for one year to fell, remove, and sell the timber growing or being on any particular Crown lands shall be made to the Commissioner, and shall fully describe the quantity, position and boundaries of the land required, and the date from which a license is to commence. Any such application shall be accompanied by a deposit of five pounds. The land applied for shall be selected and described according to the rules laid down in these Regulations. Special licenses shall be subject to the approval of the Commissioner, and shall be issued on payment of the balance of rent; if the balance of rent is not paid within thirty days from the date of approval the deposit money will be forfeited, and the land shall be open to fresh applicants:—

Special license for one year.

	Per annum.
	£ s. d.
For any quantity not exceeding 640 acres of land ...	20 0 0
For any quantity exceeding 640 but not exceeding 1,280 acres of land ...	40 0 0

But such license shall not permit the cutting and hewing, and removing of logs and piles.

97. ANY timber license already granted, or agreed to be granted, for a longer period than twelve months, with a right of renewal or otherwise, not in conformity with these Regulations, shall not on that account be deemed to be invalid, but may be held and renewed according and subject to the terms and stipulations on which the license was granted or agreed to be granted.

Duration.

Rights conveyed.

98. THE Commissioner is authorised to give to any holder of Fee Simple lands, not exceeding in the aggregate two hundred (200) acres, permission to cut from any unimproved Crown lands such timber as may be required for domestic uses, for the construction of buildings, fences, stockyards, or other improvements on the land so held, but not for any other purpose.

Small holders of fee simple land may cut timber.

99. THE Governor in Council, by order to be notified in the *Government Gazette*, may proclaim any areas of Crown lands therein described to be State forests, and in like manner may reserve from sale any such areas as timber reserves for the purpose in each case of preserving, under Regulations in that behalf to be made by the Governor in Council, the growth and succession of timber trees and of preventing as far as practicable the destruction and exhaustion of such State forests.

State forests and timber reserves.

100. THE Governor in Council may from time to time, by order to be notified in the *Government Gazette*, make Regulations for any special area of timber land, and may fix the rents or fees to be charged, and may regulate the cutting and disposal of timber and other trees, shrubs and plants, within such special area, whether for use in the Colony or for exportation, living or dead, being or growing on Crown lands.

Governor in Council may make special Regulations.

PART VIII.—Miscellaneous.

RENTS.

101. ALL land rents shall be calculated as from the 1st of January to the 31st of December, and shall be paid in advance to the Commissioner, at the Land and Survey Office, Perth, or to his agents, at the various Resident Magistrate's Courts in the Colony, on or before the 1st of March in each year. Licenses or leases applied for during the year shall be granted as from the 1st day of January, the 1st day of April, the 1st day of July, or the 1st day of October as the case may be. Rent for the current year shall be payable as from the date of granting; and in no case shall less than one-fourth of the whole year's rent be received. Should any lessee under these Regulations fail to pay his rent on the 1st of March as aforesaid, he shall forfeit all right to the land and the improvements thereon, unless within thirty days after such rent is due it shall be paid, together with an additional sum equal to five per cent., or within sixty days with ten per cent. added, or within ninety days with fifteen per cent. added, or within one hundred and twenty days with twenty per cent. added. Rents remaining unpaid shall be notified in the *Government Gazette* as soon as possible after 1st March in each year. After one hundred and twenty days have elapsed without payment of rent, with required addition, the land shall be absolutely forfeited, together with any improvements existing thereon. The names of all holders of land on which instalments of purchase money or rents are payable on the first of March shall be published in the *Government Gazette* during the month of January in each year.

Rents.

Forfeiture for non-payment.

TRANSFERS.

102. No transfer shall be valid or operative until the approval in writing of the Commissioner is obtained. All transfers must be made in the prescribed form, and a fee of twenty shillings shall be payable on each transfer. A transfer made by way of security under the provisions of Clause 103 or 104 may include any number of blocks or holdings of land not exceeding five; in other cases it shall include only one block or holding.

Form of transfer, fee, &c.

103. ANY holder of land on conditional terms of purchase may transfer all his right, title, and interest in his land, provided the Commissioner's approval in writing is obtained, and further provided that the person to whom the land is transferred does not hold, together with the portion to be transferred, more than the maximum area allowed under conditional purchase under these Regulations. Except, however, in cases when the transfer is made *bonâ fide* as security for money advanced to the transferrer and not in view of the occupation of the land by any other person than the transferrer, and a statutory declaration to the above effect shall be made by the transferrer and transferee. No transfer upon any sale by the person holding such security shall be approved by the Commissioner, unless the proposed transferee be qualified to hold such land under terms of conditional purchase.

Transfer of Conditional purchases.

104. ANY lessee or licensee of pastoral, poisoned, mineral, or timber lands may transfer all his right, title, and interest in the whole or any portion of his land (except in the case of poisoned lands, when the whole must be

Transfer of Pastoral and other leases and licenses.

transferred), provided the Commissioner's approval in writing be obtained. Provided, further, that neither the portion transferred nor the portion remaining shall be less than the minimum area prescribed for a lease or license in the division in which the land is situated, unless in special cases approved by the Commissioner.

IMPROVEMENTS.

105. No payment or valuation shall be made pursuant to these Regulations in respect to any improvements, nor shall any improvements be considered pursuant to these Regulations, unless the Commissioner shall be satisfied that the same were made *bonâ fide* for the purpose of improving the land or increasing the carrying capacity thereof, and unless the same shall consist of wells of fresh water, reservoirs, tanks or dams of permanent character and available for the use of stock, increasing thereby the carrying capacity of the land; or of fences, sheds, and buildings erected for farm or shearing and station purposes, not being dwelling houses (except where such dwelling houses exist upon a pastoral lease); or of cultivation, sub-division fences, clearing, grubbing, draining, ring-barking (at not more than two shillings per acre), or any improvement for maintaining or improving the agricultural or pastoral capabilities of the land.

Payment for
improve-
ments.

Definition
of improve-
ments.

106. ON the expiration by effluxion of time of any pastoral lease, not open to renewal on the same or any other conditions to the same lessee, or upon any pastoral lessee being deprived by the Commissioner, acting under these Regulations, of the use of any land held under a pastoral lease and comprised within an Agricultural or Special area, the pastoral lessee shall, subject to the provisions of these Regulations, receive from the Commissioner the fair value of all improvements then on the land of which the lessee has been deprived. If a pastoral lease be renewed to a succeeding lessee the previous lessee shall be entitled to receive from the succeeding lessee the fair value of all improvements existing on the land. The amount of compensation to a lessee for improvements shall in all cases be determined, as far as may be, in the manner prescribed by Clause 108 of these Regulations.

Commissioner
to pay for im-
provements in
certain cases.

107. THE fair value of any improvements existing upon any block applied for within an Agricultural or Special area shall be determined by the Commissioner, and the amount shall be added to the purchase money of the block. The conditional purchaser of land including any such improvements shall pay for them in five yearly instalments, with interest added at the rate of five per cent. per annum, and the first payment shall be made when the land is applied for.

Improvements
on lands to be
paid for by
conditional
purchaser.

108. A PASTORAL lessee in the occupation of his lease shall be entitled to claim from the purchaser or conditional purchaser under these Regulations of any portion of his lease, the fair value of any lawful improvements existing on or appertaining to the land applied for, or which being outside such land have become valueless or lessened in value by reason of their severance from the land applied for. The value of such improvements shall be ascertained by one competent person appointed by the purchaser, and one by the lessee. Any difference of opinion between such valuers to be determined by the Resident Magistrate of the district, acting as umpire. Within thirty days from the date the lessee is informed by the Commissioner that any land has been applied for in his pastoral lease the lessee shall inform the Commissioner of the value of the improvements, if any, existing on or appertaining to the land applied for, and shall at the same time name a competent person as his arbitrator. The Commissioner shall thereupon inform the applicant of the claim of the lessee, and shall require the applicant to forward to him the amount claimed within thirty days of the date of notification. Should the applicant consider that the improvements are rated at more than their value, it shall be competent for him, within the thirty days allowed, to inform the Commissioner that he refuses to pay the amount claimed, and to name an

Value of im-
provements to
be deter-
mined by
arbitration.

arbitrator to meet the arbitrator of the lessee at the Court House of the district on a day to be fixed by the Commissioner, and the Commissioner shall notify the applicant and lessee accordingly. The arbitrators shall meet and decide upon the amount to be paid, any difference of opinion to be determined by the Resident Magistrate for the District acting as umpire, and the decision arrived at shall be final. The amount fixed shall within seven days be paid to the Resident Magistrate, who shall pay it to the lessee, forwarding the receipt of the lessee for the money to the Commissioner. In the event of either party neglecting or refusing to comply with these Regulations, the party in default shall be bound by the decision arrived at by the arbitrator attending, and in the event of neither party attending, the claim for improvements shall be considered as withdrawn. The arbitrators shall have power to award such costs as in their opinion shall be deemed sufficient; not, however, exceeding in any case fifty pounds. Provided always, that nothing herein contained shall prevent any pastoral lessee from removing any such improvements which, in the opinion of the Commissioner, are capable of removal, without permanently deteriorating the value of the land in which they are, if such removal is carried out within three months from the approval of the application to purchase.

109. THE applicant for the purchase or conditional purchase of any land comprised within a pastoral lease may enter into occupation of the land applied for so soon as he shall have received the approval of the Commissioner, but shall forfeit the land, together with any portion of the purchase money already paid, if he fails to comply with all the conditions of arbitration as provided by these Regulations, and the Commissioner shall notify him accordingly.

Applicant can take possession of land on receipt of approval.

SPECIAL OCCUPATION AND IMMIGRANTS' LANDS UNDER PREVIOUS REGULATIONS.

110. ANY holder of Special Occupation lands under previous Regulations, applied for before the 14th day of July, 1886, shall be entitled to a Crown grant of the land comprised in his license or lease, provided that he has paid the full purchase money, that the land has been properly fenced, that the fence is in good order, and that an amount equal to the full purchase money has been expended on the land in prescribed improvements, in addition to the cost of such fencing.

Special Occupation lands under previous Regulations.

111. ANY Immigrant to whom a free grant of rural land has been promised, under previous Regulations, on certain conditions of fencing and improvement, shall be entitled to a Crown grant of the land comprised in his occupation certificate, provided that the land has been properly fenced, that the fence is in good order, and that an amount of ten shillings an acre has been expended on the land in prescribed improvements, in addition to the cost of such fencing.

Immigrants lands under previous Regulations.

BONUS ON PRODUCTS IN KIMBERLEY DIVISION.

112. IF at any time within five years after these Regulations come into force any person shall purchase land in fee simple in the Kimberley Division, and at the same time notify his intention of growing thereon tea, sugar, coffee, rice, cotton, tobacco, or any other merchantable tropical or semi-tropical product, and if such person shall, within five years from the date of such application being approved, prove to the satisfaction of the Governor in Council, or of any officer appointed by the Governor in that behalf, that such products or any of them have in any one year been grown on such land and exported from the district, and have been sold for not less than five hundred pounds, he or they shall be entitled to a Crown grant of five hundred acres of land, to be selected with the approval of the Commissioner, from any land within the Special areas to be declared under Clause 51 of these Regulations. Such selection shall be made within three calendar months after

Bonus on products in the Kimberley Division.

Preferential
bonus to first
two persons
entitled.

the Governor shall have notified in the *Government Gazette* that such person is entitled to a Crown grant in pursuance of this Regulation. Each of the first two persons who shall prove that he has effected such sale as aforesaid shall be entitled to a grant of one thousand acres.

LICENSES TO SEARCH FOR METALS, GEMS, OR JEWELS.

Licenses to
search for
metals, gems,
&c.

113. THE Governor in Council may grant licenses on such terms and conditions as he thinks sufficient, as well for the purposes of such licensee as for the protection of the owner or occupier of the land, to enter, remain on, and examine any leasehold land, and to search, dig for, and carry away any metals, gems, or jewels reserved to the Crown.

SPECIAL LEASES.

Governor may
grant leases
for special
purposes.

114. THE Governor in Council may grant leases of any portion of land, not exceeding twenty-five acres in any case, to any person for the erection of wharves, store-houses, slips for building or repairing vessels, quarries, baths, works for supplying water or gas to any town, market gardens, or any other special purpose. The lease shall be for such term not exceeding twenty-one years, and upon such conditions as to rent and otherwise as shall be determined by the Governor in Council. Provided that the annual rent shall not at any time be less than one pound per acre.

SPECIAL CONCESSIONS.

Special con-
cessions.

115. IN order to promote the construction of railways or other public works, or the introduction and establishment of new industries and commercial undertakings of public utility, or for otherwise promoting the settlement of the Colony, the Governor in Council may grant special concessions of land in fee simple or otherwise, in any portion of the Colony, and may grant special concessions to cut and remove timber from Crown lands for any period, and such concessions may include special privileges and shall be subject to any subsidy, rent, fees, conditions, or reservations as the Governor in Council may prescribe. Provided that any concession under this clause shall be subject to the approval of the Legislative Council.

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First Schedule.

Form of Crown Grant for Town and Suburban Lands.

GRANT UNDER "LAND REGULATIONS" OF WESTERN AUSTRALIA. }
 Commissioner of Crown Lands. }

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland Queen, Defender of the Faith, Empress of India, &c., &c., &c. To all to whom these Presents shall come, Greeting: Know Ye that We, of Our especial Grace, certain knowledge, and mere motion, have given and granted, and We do by these Presents, for Us, Our heirs and successors, in consideration of paid to the satisfaction of Our Governor of Our Colony of Western Australia, Give and Grant unto ALL THAT Piece or Parcel of Land situate and being in the Town of in Our said Colony, containing acres, roads, perches, more or less, and marked and distinguished in the Maps and Books of the Survey Office of Our said Colony as and as the same is delineated in the plan drawn in the margin hereof; TOGETHER with all Profits, Commodities, Hereditaments, and Appurtenances whatsoever thereunto belonging, or in anywise appertaining. To HAVE AND TO HOLD the said Piece or Parcel of Land, and all and singular the Premises hereby granted, with their appurtenances, unto the said heirs and assigns for ever; and they yielding and paying for the same to Us, Our heirs and successors, one pepper-corn of yearly rent on the twenty-fifth day of March in each year, or so soon thereafter as the same shall be lawfully demanded. PROVIDED, NEVERTHELESS, that it shall (at any time within Twenty-one Years from the date of these Presents) be lawful for Us, Our heirs and successors, or

for any person or persons acting in that behalf by Our or their authority, to resume and enter upon possession of any part of the said Piece or Parcel of Ground which it may at any time by Us, Our heirs or successors, be deemed necessary to resume for making roads, canals, bridges, towing-paths, or other works of public utility or convenience, and such Lands so resumed to hold to Us, Our heirs and successors, as of Our or their former estate; so, nevertheless, that no such resumption be made without compensation of any part of the same Piece or Parcel of Ground upon which any expenditure or improvement shall have been made by the said heirs and assigns. And we do hereby save and reserve to Us, Our heirs and successors, all mines of Gold, Silver, and other precious metals, in or under the said Piece or Parcel of Ground hereby granted, with full liberty at all times to search and dig for, and carry away the same; and, for that purpose, to enter upon the said Piece or Parcel of Ground, or any part thereof.

In Witness whereof We have caused our trusty and well-beloved Governor and Commander-in-Chief of Our said Colony, to affix to these Presents the Public Seal of the said Colony.

Sealed this day of
 one thousand eight hundred and

Second Schedule.

Form of Crown Grant for Rural Lands.

GRANT UNDER "LAND REGULATIONS" OF WESTERN AUSTRALIA. }
 Commissioner of Crown Lands. }

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland Queen, Defender of the Faith, Empress of India, &c., &c., &c. To all to whom these Presents shall come, Greeting: Know Ye that We, of Our especial Grace, certain knowledge, and mere motion, have given and granted, and We do by these Presents, for Us, Our heirs and successors, in consideration of paid to the satisfaction of Our Governor of Our Colony of Western Australia, Give and Grant unto ALL THAT Tract or Parcel of Land situate and being in the District of in Our said Colony containing more or less, and marked and distinguished in the Maps and Books of the Survey Office of Our said Colony as and BOUNDED as the same is delineated in the plan drawn in the margin hereof; TOGETHER with all Profits, Commodities, Hereditaments, and Appurtenances whatsoever thereunto belonging, or in anywise appertaining. To HAVE AND TO HOLD the said Tract or Parcel of Land, and all and singular the Premises hereby granted, with their appurtenances, unto the said heirs and assigns, for ever; and they yielding and paying for the same to Us, Our heirs and successors, one pepper-corn of yearly rent on the twenty-fifth day of March in each year, or so soon thereafter as the same shall be lawfully demanded. PROVIDED, NEVERTHELESS, that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our or their authority, to resume and enter upon possession of any part of the said Lands which it may at any time by Us, Our heirs and successors, be deemed necessary to resume for making any roads,

tramways, railways, railway stations, bridges, canals, towing paths, or other works of public utility or convenience, and such lands so resumed to hold to Us, Our heirs and successors, as of Our or their former estate, without making to the said heirs and assigns, any compensation in respect thereof; so, nevertheless, that the Lands so to be resumed shall not exceed one-twentieth part, in the whole, of the Lands aforesaid, and that no such resumption be made of any Lands upon which any buildings may have been erected, or which may be in use as gardens, or otherwise, for the more convenient occupation of any such buildings; and provided, also, that it shall be lawful, at all times, for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our or their authority, to cut and take away any such indigenous timber, and to carry away, search, and dig for any stones or other materials, which may be required for making or keeping in repair any roads, tramways, railways, railway stations, bridges, canals, towing paths, or other works of public utility or convenience. And we do hereby save and reserve to Us, Our heirs and successors, all mines of Gold, Silver, and other precious metals, in and under the said Land, with full liberty at all times to search and dig for, and carry away the same; and, for that purpose, to enter upon the said Lands or any part thereof.

In Witness whereof We have caused our trusty and well-beloved Governor and Commander-in-Chief of Our said Colony, to affix to these Presents the Public Seal of the said Colony.

Sealed this day of
 one thousand eight hundred and

Third Schedule.

A.

WESTERN AUSTRALIA.

Form of Permit to occupy Town or Suburban Lands.

WHEREAS of entitled to receive a grant from the Crown of an estate in fee simple in all that section of land situate in in the town of in the Colony of Western Australia, marked No. in the authenticated map of the said town in the Land Office at Perth in the said Colony, and containing or thereabouts, but the said grant has not yet been prepared; Now know all men and these presents witness that I in pursuance of the powers in me vested as Commissioner of Crown Lands for the said Colony, do hereby authorise, empower, and permit the said his heirs and assigns, at any time after the date hereof, to enter upon the said section of land, and to hold and enjoy the same for his and their absolute use and benefit.

Given under my hand at on the day of 18 .

.....Commissioner of Crown Lands.

This Permit is to be given up on the receipt of the Crown Grant.

B.

WESTERN AUSTRALIA.

Form of Permit to occupy Rural Lands.

WHEREAS of is entitled to receive a grant from the Crown of an estate in fee simple in all that piece or parcel of land hereinafter described, that is to say Location The boundaries of which are as shown on the authenticated maps of the Land Office at Perth, in the Colony of Western Australia, and containing or thereabouts, but the said grant has not yet been prepared; Now know all men and these presents witness that I in pursuance of the powers in me vested as Commissioner of Crown Lands for the said Colony, do hereby authorise, empower, and permit the said his heirs and assigns, at any time after the date hereof, to enter upon the said section of land and to hold and enjoy the same for his and their absolute use and benefit; subject nevertheless to the laws and Regulations now in force for the letting, disposal, and occupation of the Crown Lands of Western Australia.

Given under my hand at on the day of 18 .

.....Commissioner of Crown Lands.

This Permit is to be given up on the receipt of the Crown Grant.

Fourth Schedule.

WESTERN AUSTRALIA.

Form of Conditional Purchase License (Clauses 46 to 50).

SOUTH-WEST DIVISION.

Agricultural Area of.....

KNOW all men that I the Commissioner of Crown Lands, do hereby, in pursuance of the Land Regulations now in force, give to of full license and authority to enter upon and occupy all that allotment of Crown Land No. in the South-West Division, delineated on the plan hereon, and containing acres, for a period of five years from the date hereof, subject in all respects to the terms, stipulations, and conditions in the said Land Regulations contained, and to be determined, annulled, forfeited, revoked, made void, or rescinded in accordance with the provisions of the said Regulations.

PLAN.

Clauses of Land Regulations relating to Conditional Purchase in the South-West Division.
(Here print clauses 45, 46, 47, 48, 49, and 50 of Regulations.)

Given under my hand, at Perth, on the day of 18 .

.....Commissioner of Crown Lands.

Fifth Schedule.

Form of Conditional Purchase Lease (Clauses 46 to 50).

WESTERN AUSTRALIA.

SOUTH-WEST DIVISION.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland Queen, Defender of the Faith, Empress of India, &c., &c., &c. To all to whom these Presents shall come, Greeting: Know Ye that, whereas Our Commissioner of Crown Lands for the Colony of Western Australia did on the day of One thousand eight hundred and in pursuance of the Land Regulations then in force in the said Colony give to full license and authority to enter upon and occupy all that allotment of Crown Land delineated on the said license, and containing and being for a period of five years from the day of 18 subject to the conditions therein specified, and to be determined, annulled, forfeited, revoked, made void, or rescinded in accordance with the provisions of the said Regulations; And whereas since the said date the conditions of the said license have been observed and kept by the licensee, and the said term of five years over which the said license extended has expired; We, of Our especial Grace, and in consideration of the premises, and also in consideration of the rents or instalments hereinafter reserved and on the part of the said (hereinafter styled "the said Lessee ") Executors, Administrators, and Assigns to be paid, and in exercise of the powers in that behalf to us given by an Act of the Imperial Parliament, intituled "An Act to repeal the Acts of Parliament now in force respecting the disposal of the Waste Lands of the Crown in the Australian Colonies, and to make other provisions in lieu thereof," and by the aforesaid Regulations for the sale, letting, disposal, and occupation of the Waste Lands of the Crown within the said Colony, proclaimed and published by Our Governor of Our said Colony, made in pursuance of the provisions of the said Imperial Act, do by these presents demise and lease to the said Lessee , Executors, Administrators, and Assigns, ALL THAT piece or parcel of land described in the said license, with the appurtenances; TO HAVE AND TO HOLD the premises hereby demised subject to the powers, reservations, and conditions herein and in the Land Regulations contained, and with all the rights, powers, and privileges conferred by such of the said Regulations as are applicable hereto, unto the said Lessee , Executors, Administrators, and Assigns, for the term of fifteen years, to be computed from the day of 18 ; YIELDING AND PAYING for the same, always in advance during the said term, unto Us, Our Heirs and Successors, on the first day of March in each year, the rent or instalment of sterling (being at the rate of an acre or fractional part of an acre) without deduction; and all of such annual payments to be made to the Commissioner of Crown Lands of Our said Colony. Provided, always, that if the said Lessee shall during the term hereby created at any time make default in payment of the rent hereby reserved, it shall thereupon be lawful for Us, Our Heirs and Successors, into and upon the said demised premises, or any part thereof in the name of the whole, to re-enter and the same to have again, re-possess, and enjoy, as if this deed-poll had never been executed, without making any compensation to the said Lessee , Heirs, Executors, Administrators, or Assigns. Provided further that upon the payment of the last sum due on account of the rent or instalment hereby reserved, or at any time during the term hereby created upon payment of the difference between the amount of rent actually paid—such being calculated at the rate of a year per acre—and the entire sum of shillings for each acre of the land hereby demised, the said Lessee , Heirs, Executors, Administrators, or Assigns, if he or they shall have observed the conditions and made the improvements required by the said Regulations, shall be entitled to a Grant in Fee of the lands hereby demised; and every such grant shall be subject to such covenants, conditions, exceptions, or reservations as the Governor-in-Council may direct.

IN WITNESS whereof we have caused Our said Commissioner of Crown Lands to affix hereto his seal and set his hand as on the first day of 18 .

Commissioner of Crown Lands.

Sixth Schedule.

Form of Conditional Purchase Lease (Clauses 52 and 53).

WESTERN AUSTRALIA.

.....DIVISION.

Special Area.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland Queen, Defender of the Faith, Empress of India, &c., &c., &c. To all to whom these presents shall come, Greeting: Know Ye that We, of Our especial Grace, and in consideration of the premises, and also in consideration of the rents or instalments hereinafter reserved and on the part of the said (hereinafter styled "the said Lessee ") Executors, Administrators, and Assigns to be paid, and in exercise of the powers in that behalf to us given by an Act of the Imperial Parliament, intituled "An Act to repeal the Acts of Parliament now in force respecting the disposal of the Waste Lands of the Crown in the Australian Colonies, and to make other provisions in lieu thereof," and by the aforesaid Regulations for the sale, letting, disposal, and occupation of the Waste Lands of the Crown within the said Colony, proclaimed and published by Our Governor of Our said Colony, made in pursuance of the provisions of the said Imperial Act, do by these presents demise and lease to the said Lessee , Executors, Administrators, and Assigns, ALL THAT piece or parcel of land situate in the Division Special Area and as the same is delineated in the plan hereon, with the appurtenances; TO HAVE AND TO HOLD the premises hereby demised, subject to the powers, reservations, and conditions herein, and in the Land Regulations contained, and with all the rights, powers, and privileges conferred by such of the said Regulations as are applicable hereto, unto the said Lessee , Executors, Administrators, and Assigns, for the term of seven years, to be computed from the day of 188 ; YIELDING AND PAYING for the same, always in advance during the said term, unto Us, Our Heirs and Successors, on the first day of March in each year, the rent or instalment of sterling, (being at the rate of an acre or fractional part of an acre) without deduction; and all of such annual payments to be made to the Commissioner of Crown Lands of Our said Colony. Provided, always, that if the said Lessee shall during the term hereby created at any time make default in payment of the rent or instalments hereby reserved, it

shall thereupon be lawful for Us, Our Heirs and Successors, into and upon the said demised premises, or any part thereof in the name of the whole, to re-enter and the same to have again, re-possess, and enjoy, as if this deed-poll had never been executed, without making any compensation to the said Lessee, Heirs, Executors, Administrators, or Assigns. Provided further that upon the payment of the last sum due on account of the rent or instalments hereby reserved, or at any time during the term hereby created upon payment of the difference between the amount actually paid—such being calculated at the rate of _____ a year per acre—and the entire sum of _____ shillings for each acre of the land hereby demised, the said Lessee, Heirs, Executors, Administrators, or Assigns, if he or they shall have observed the conditions and made the improvements required by the said Regulations, shall be entitled to a Grant in Fee of the lands hereby demised; and every such grant shall be subject to such covenants, conditions, exceptions, or reservations as the Governor in Council may direct.

IN WITNESS whereof we have caused Our said Commissioner of Crown Lands to affix hereto his seal and set his hand as on the first day of _____ 18 _____.

Commissioner of Crown Lands.

The following are the conditions contained in Clause 52 of the Land Regulations.

Seventh Schedule.

WESTERN AUSTRALIA.

Form of Conditional Purchase License (Clause 54).

WHEREAS _____ of _____ has applied to purchase from the Crown an estate in fee simple in all that piece or parcel of land hereinafter described, that is to say _____ in the South-West Division, delineated on the plan hereon, and containing _____ or thereabouts, and has paid the sum of _____ being the amount of purchase money prescribed by the said Land Regulations; Now know all men and these presents witness that I _____ in pursuance of the powers in me vested as Commissioner of Crown Lands for the said Colony, do hereby authorise, empower, and license the said _____ at any time after the date hereof, to enter upon the said section of land, and to hold the same subject to the conditions hereunder specified; and subject also to the terms and conditions of the Land Regulations now in force.

CONDITIONS.

(Here print Clause 54.)

Given under my hand, at _____, on the _____ day of _____ 18 _____
Commissioner of Crown Lands.

Eighth Schedule.

WESTERN AUSTRALIA.

Form of Conditional Purchase License (Clause 55).

WHEREAS _____ of _____ has applied to purchase from the Crown an estate in fee simple in all that piece or parcel of land hereinafter described, that is to say _____ in the South-West Division, delineated on the plan hereon, and containing _____ or thereabouts, and has paid the sum of _____ being the amount of purchase money prescribed by the said Land Regulations; Now know all men and these presents witness that I _____ in pursuance of the powers in me vested as Commissioner of Crown Lands for the said Colony, do hereby authorise, empower, and license the said _____ at any time after the date hereof, to enter upon the said section of land, and to hold the same subject to the conditions hereunder specified; and subject also to the terms and conditions of the Land Regulations now in force.

CONDITIONS.

(Print Clause 55.)

Given under my hand at _____ on the _____ day of _____ 18 _____
Commissioner of Crown Lands.

Ninth Schedule.

WESTERN AUSTRALIA.

Form of Lease of Pastoral Lands, No.

.....DIVISION.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland Queen, Defender of the Faith, Empress of India, &c., &c. To all to whom these Presents shall come, Greeting: Know Ye that We of our especial Grace, and in consideration of the sum of _____ to our Commissioner of Crown Lands for the Colony of Western Australia, already paid by _____ in the said Colony, hereinafter called the Lessee, and also in consideration of the rents hereinafter reserved on the part of the said Lessee, _____, executors, administrators, and allowed assigns to be paid, and in exercise of the powers in this behalf to Us given by an Act of the Imperial Parliament, intituled "An Act to repeal the Acts of Parliament now in force respecting the disposal of the Waste Lands of the Crown in the Australian Colonies, and to make other provisions in lieu thereof," and by certain Regulations for the sale, letting, disposal, and occupation of the waste lands of the Crown within the said Colony, proclaimed and published by Our Governor of Our said Colony, made in pursuance of the provisions of the said Imperial Act, do by these Presents demise and lease unto the said Lessee, ALL THAT piece or parcel of land described in the Schedule hereunder written, with the appurtenances; EXCEPT and always reserved to Us, Our Heirs and Successors, full power during the term hereby granted, from time to time to sell to any person or persons all or any unsold portion of the said demised Premises, subject to any claim for improvements that may be lawfully made in pursuance of the said Regulations; also full power and absolute authority, at any time during the continuance of this demise, to make grants or sales of all or any part or parts of the said demised premises for public purposes; and also to except from sale, and reserve to Us, Our Heirs and Successors, or to resume and enter upon and dispose of in such other manner as for the public interest to Us, Our Heirs and Successors, may seem best, such part or parts of the said demised premises as may be required for public roads, or other internal communications by land or water, or for the use and benefit of the Aboriginal inhabitants of the country, or for purposes of Military defence, or as the sites of places of public worship, schools, or parsonages, or other public buildings, or as places for the interment of the dead, or places for the recreation and amusement of the inhabitants of any town or village, or as the sites of public quays or landing places on the sea coast or shores of navigable streams, or for the construction of railways or railway stations, or for the purpose of sinking shafts and digging for gems and jewels, and for coal, iron, copper, lead, or other minerals and metals, or for any other purposes of public defence, safety, utility, convenience, or enjoyment, or for otherwise facilitating the improvement and settlement of the Colony; and also permanently or for temporary use to lay out, declare open, and make public roads into, through, and out of or over any part of the said demised Premises; with the liberty to Ourselves, Our servants, agents, and workmen, to enter upon the said demised Premises, and dig for, quarry, and take away any indigenous produce, rock, soil, or other material required for public purposes; and to fell, cut, and remove all or any timber, sandalwood, or other woods growing or being thereon, and to issue licenses to any person or persons, authorising him or them to cut, remove, and cart away the same, with full and free liberty to such licensed persons, at all reasonable times, of ingress, egress, and regress for such purposes; also to sell any mineral land comprised within the said demised Premises; and, subject to any rights of the Lessee aforesaid, to license to occupy, or to sell any other portion of the said Premises at any time, and with a right of immediate entry; also to depasture on the unenclosed or enclosed but otherwise unimproved portions of the said demised Premises any horses or cattle in the employment of the Government, working on or passing over the said demised Premises; also for any person or persons to enter, pass over, through, and out of any such part of the said demised Premises, while passing from one part of the country to another, with or without horses, stock, teams, or other conveyances, on all necessary occasions; and full right to the Aboriginal natives of the said Colony at all times to enter upon any unenclosed or enclosed but otherwise unimproved part of

the said demised Premises for the purpose of seeking their subsistence therefrom in their accustomed manner; and also full right to any person or persons to enter on any part of the said demised Premises to examine the mineral capabilities thereof, and to do all things necessary for the purpose of effectually making such examinations, but paying, nevertheless, full compensation for any damage arising therefrom. To HAVE AND TO HOLD the Premises hereby demised (except as aforesaid, and subject to the powers, reservations, and conditions herein and in the said Regulations contained, and with all the rights, powers, and privileges conferred by such of the said Regulations as are applicable hereto), unto the said Lessee, _____, Executors, Administrators, and allowed Assigns, for the term of _____ years, to be computed from the first day of January, 18 _____, until the 31st day of December, 1907; YIELDING AND PAYING for the same, always in advance, during the said term, unto Us, Our Heirs and Successors, on or before the first day of March in each year, the sum of _____ for each of the first seven years, and the sum of _____ for each of the second seven years, and the sum of _____ for each of the last seven years of this demise, without deduction except such deduction as the said Lessee, _____, Executors, Administrators, or allowed Assigns may be entitled to under the present existing or any future Land Regulations, and all of such annual payments to be made to Our Commissioner of Crown Lands. Provided, nevertheless, and it is hereby declared, that if the said rent be not paid in advance as prescribed by the said Regulations in each and every year; then these Presents shall become void, and the term hereby granted shall be absolutely and indefeasibly forfeited, and it shall thereupon be lawful for Us, Our Heirs and Successors, into and upon the said demised Premises, or any part thereof in the name of the whole, to re-enter, and the same to have again, re-possess, and enjoy, as if this deed-poll had never been executed, without making any compensation to the said Lessee, _____, Executors, Administrators, or allowed Assigns. Provided that the said Lessee, _____, Executors, Administrators, or allowed Assigns, may at all times, during this demise, on any part of the [said Premises, or, Waste Lands of the Crown] fell, cut, and use any timber for his domestic and farm purposes, or for the construction of any buildings, fences, stockyards, or other improvements, and use any other materials for the like purposes, but so, nevertheless, that the said Lessee, _____, Executors, Administrators, and allowed Assigns, shall not sell the said timber or material, or use the same, or suffer it to be used, except on the said demised Premises. Provided, and it is hereby declared, that the term hereby demised shall not be transferable without the written approval of Our Commissioner of Crown Lands, and unless such transfer, when so approved, shall be made in the form prescribed by the Land Regulations; and that any transfer made or attempted to be made, without such consent, or in any other form than last aforesaid, shall be altogether inoperative at law and in equity, and shall not confer any right or interest to or in the said demised Premises upon the transferee; And that We, Our Heirs and Successors, are not, nor shall be liable or responsible for any error in the descriptive boundaries of the land hereby demised, which may be shown by any survey hereafter to be made of the said lands, nor for any deficiency in the quantity and acreage of the lands hereby demised caused by any such error as aforesaid, nor in respect of any claims which may be set up by any other person or persons to any part or parts of the said demised Premises. Provided, lastly, and it is hereby declared, that We, Our Heirs or Successors, shall not be liable to compensate the said Lessee, _____, Executors, Administrators, or allowed Assigns, for any loss or damage arising from the exercise of all or any of the powers or rights hereby reserved to Us, Our Heirs and Successors, save and except in so far as the same may be provided for by the said Regulations.

SCHEDULE HEREIN REFERRED TO.

In witness whereof We have caused Our Commissioner of Crown Lands to affix hereto his Seal and set his hand this _____ day of _____ 18 _____.

.....Commissioner of Crown Lands.

Tenth Schedule.

WESTERN AUSTRALIA.

Form of Lease of Poisoned Lands, No.

.....DIVISION.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland Queen, Defender of the Faith, Empress of India, &c., &c., &c. To all to whom these Presents shall come, Greeting: Whereas it has been represented to Us that the piece or parcel of land described in the Schedule hereunder written is "Poisoned land" within the meaning of the Regulations hereinafter mentioned; Now Know Ye that We, of Our especial Grace, certain knowledge, and mere motion, and in consideration of to our Commissioner of Crown Lands for the Colony of Western Australia, already paid by

in the said Colony, hereinafter called the lessee in these premises, and also in consideration of the rents hereinafter reserved on the part of the said lessee, executors, administrators, and allowed assigns, to be paid, and in exercise of the powers in this behalf to Us given by an Act of the Imperial Parliament, intituled "An Act to repeal the "Acts of Parliament now in force respecting the disposal of "the Waste Lands of the Crown within the Australian Colonies, "and to make other provisions in lieu thereof," and by certain Regulations for the sale, letting, disposal, and occupation of the waste lands of the Crown within the said Colony, proclaimed and published by Our Governor of Our said Colony, made in pursuance of the provisions of the said Imperial Act, do by these Presents demise and lease unto the said lessee, ALL THAT piece or parcel of land described in the Schedule hereunder written, with the appurtenances; EXCEPT and always reserved to Us, Our Heirs and Successors, full power and absolute authority, at any time during the continuance of this demise, to make grants or sales of all or any part or parts of the said demised premises for public purposes; also to except from sale, and reserve to Us, Our Heirs and Successors, and to enter upon and dispose of in such other manner as for the public interest to Us, Our Heirs and Successors, may seem best, such part or parts of the said demised premises as may be required for public roads, or other internal communications by land or water, or for the use and benefit of the Aboriginal inhabitants of the country, or for purposes of military defence, or as the sites of places of public worship, schools, or parsonages, or other public buildings, or as places for the interment of the dead, or places for the recreation and amusement of the inhabitants of any town or village, or as the sites of public quays or landing places on the sea coast or shores of navigable streams, or for the construction of railways or railway stations, or for the purpose of sinking shafts, and digging for gems and jewels, coal, iron, copper, lead, or other minerals and metals, or for any other purposes of public defence, safety, utility, convenience, or enjoyment, or for otherwise facilitating the improvement and settlement of the Colony; and also permanently or for temporary use to lay out, declare open, and make public roads into, through, and out of or over any part of the said demised premises; with liberty to Ourselves, Our servants, agents, and workmen, to enter upon the said demised premises, and dig for, quarry, and take away any indigenous produce, rock, soil, or other material required for public purposes; and to fell, cut, and remove all or any timber, sandalwood, or other woods growing or being thereon, and to issue licenses to any person or persons, authorising him or them to cut, remove, and cart away the same, with full and free liberty to such licensed persons at all reasonable times of ingress, egress, and regress, for such purposes; also to sell any mineral land comprised within the said demised premises; with a right of immediate entry; also to depasture on the unenclosed or enclosed but otherwise unimproved portions of the said demised premises any horses or cattle in the employment of the Government, while working on or passing over the said demised premises; also for any person or persons to pass over, through, and out of any such part of the said demised premises, while passing from one part of the country to another, with or without horses, stock, teams, or other conveyances on all necessary occasions; also full right to the Aboriginal natives of the said Colony at all times to enter upon any unenclosed or enclosed but otherwise unimproved part of the said demised premises for the purpose of seeking their subsistence therefrom in their accustomed

manner; also full right to any person or persons to enter on any part of the said demised premises to examine the mineral capabilities thereof, and to do all things necessary for that purpose; paying, nevertheless, full compensation for any damage arising therefrom. TO HAVE AND TO HOLD the Premises hereby demised except as aforesaid (and subject to the powers, reservations, and conditions herein and in the said Regulations contained), unto the said Lessee, Executors, Administrators, and allowed Assigns, for the term of Twenty-years, to be computed from the first day of January, 18 ; YIELDING AND PAYING for the same, always in advance, during the said term, unto Us, Our Heirs and Successors, on or before the first day of March in each year, the rent or sum of

without deduction, except such deduction as the said Lessee, Executors, Administrators, or allowed Assigns may be entitled to under the present existing or any future Land Regulations; all of such annual payments to be made to Our Commissioner of Crown Lands. Provided nevertheless, and it is hereby declared, that if the said rent be not paid in advance as prescribed by the said Regulations in each and every year, then these Presents shall become void, and the term hereby granted shall be absolutely and indefeasibly forfeited, and it shall thereupon be lawful for Us, Our Heirs and Successors, into and upon the said demised Premises, or any part thereof in the name of the whole, to re-enter, and the same to have again, re-possess, and enjoy as if this deed-poll had never been executed, without making any compensation to the said Lessee, Executors, Administrators, or allowed Assigns. Provided also, and it is hereby declared, that the said Lessee, Executors, Administrators, or allowed Assigns, may at all times, during this demise, on any part of the said premises, fell, cut, and use any timber for his domestic and farm purposes, or for the construction of any buildings, fences, stockyards, or other improvements, and use any other material for the like purposes, but shall not sell nor remove the same off the said demised Premises. Provided also, and it is hereby declared, that the said Lessee, Executors, Administrators, and allowed Assigns shall be entitled at any time during the continuance, or on the expiration of the term hereby granted, to have a grant made in fee simple to him or them, subject to these Regulations, of and in the said Premises (not being mineral land). Provided that the whole thereof shall be then completely fenced in with a good and substantial fence—within three years from the date hereof—and the poisonous indigenous plants entirely eradicated therefrom according to the true intent and meaning of the said Regulations. Provided, also, and it is hereby further declared, that the term hereby demised shall not be transferable without the written approval of Our Commissioner of Crown Lands, nor unless such transfer, when so approved, shall be made in the form prescribed by the said Regulations; and that any transfer made or attempted to be made, without such consent or in any other form than last aforesaid, shall be altogether inoperative at law and in equity, and shall not confer any right or interest to or in the said demised Premises upon the transferee; And that We, Our Heirs and Successors, are not, nor shall be liable or responsible for any error in the descriptive boundaries or quantity of land hereby demised, or in respect of any claims which may be set up by any other person or persons to any part or parts of the said demised Premises. Provided, lastly, and it is hereby declared, that We, Our Heirs or Successors, shall not be liable to compensate the said Lessee, Executors, Administrators, or allowed Assigns, for any loss or damage arising from the exercise of all or any of the powers or rights hereby reserved to Us, Our Heirs and Successors, save and except in so far as the same may be provided for by the said Regulations.

SCHEDULE HEREIN REFERRED TO.

In witness whereof We have caused Our Commissioner of Crown Lands to affix hereto his Seal and set his hand this day of 18
Commissioner of Crown Lands.

Eleventh Schedule.

WESTERN AUSTRALIA.

No.....

£1 Os. Od.

Form of Permit to Search for Minerals.

KNOW all men that I Commissioner of Crown Lands, do hereby, in pursuance of the Land Regulations now in force, give to of in consideration of the sum of One pound by him duly paid, full license and authority to enter upon the Crown Lands of Western Australia for the following purpose, that is to say: For searching for Minerals. And this Permit shall be in force for twelve calendar months from the date hereof, unless the same is forfeited or rendered void, and shall be subject to the restrictions, limitations, and conditions expressed in the aforesaid Regulations.

Witness my hand this day of 18 .
Commissioner of Crown Lands.

I Commissioner of Crown Lands, hereby grant to the said the exclusive right, during the currency of the above permit, to mine upon the land delineated upon the plan endorsed hereon, subject to Regulations in that behalf.

.....Commissioner of Crown Lands.

Twelfth Schedule.

Form of Lease of Mineral Lands, No.

DISTRICT OF.....WESTERN AUSTRALIA.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland Queen, Defender of the Faith, Empress of India, &c., &c., &c. To all to whom these Presents shall come, Greeting: Know Ye that We, of Our especial Grace, and in consideration of the sum of to Our Commissioner of Crown Lands for the Colony of Western Australia, already paid by (hereinafter called the Lessee), and also in consideration of the rents and stipulations hereinafter reserved and contained on the part of the said Lessee, executors, administrators, and allowed assigns, to be paid and done, and in exercise of the powers in this behalf to Us given by an Act of the Imperial Parliament, intituled "An Act to repeal the Acts now in force respecting the disposal of the Waste Lands of the Crown in the Australian Colonies, and to make other provisions in lieu thereof," and by certain Regulations for the sale, letting, disposal, and occupation of the Waste Lands of the Crown within the said Colony, proclaimed and published by Our Governor of Our said Colony, and made in pursuance of the provisions of the said Act, and of all other powers enabling us in this behalf, do by these Presents grant and demise unto the said Lessee, executors, administrators, and allowed assigns, ALL copper and lead mines, and veins, beds, nets, and bunches of copper and lead ore, and all other mines and minerals whatsoever (except the precious metals and gems and jewels) lying within or under ALL THAT PIECE OR PARCEL OF LAND specified in the Schedule hereunder written, together with the said land, with full liberty, power, and authority, by themselves and their agents and servants, to enter upon the said lands hereby demised, or any part thereof, and there to break the surface and search for, work, win, and obtain, the said ores and minerals, and for that purpose to dig, sink, drive, and make pits, shafts, drifts, headways, levels, adits, soughs, trenches, and sluices, and to build and make engines, furnaces, smelting houses, stamping mills, ore and store houses, hovels and stables, and other erections, and to sell, convert, and carry away, and otherwise appropriate such copper, lead, and other minerals to his and their own use and benefit, as well as all ores and minerals raised by him or them during any license held at the commencement of the term hereby granted; and to do all other things necessary or convenient as well for working the said mines as for refining the metals or minerals, and carrying off and removing all the water, slag, rubbish, and other annoyances from the works, and for the accommodation of the persons employed thereon; and to turn, change, or alter the course of water and rivulets within and on the said demised land and premises. And also liberty of access, ingress, egress, and passage at all times to the said Lessee, executors, administrators, and allowed assigns, and their servants, agents, and workmen, with or without horses or other animals and carriages and materials of all kinds. Except and reserved to Us, Our Heirs, and Successors, full power from time to time during the term hereby created, and the continuance of this demise, to make grants or sales of all or any part or parts of the said demised premises for public purposes, and also to except from sale and to reserve to Us, Our Heirs and Successors, and to enter upon, and dispose of in such other manner as for the public interest to Us, Our Heirs and Successors, may seem best, such part or parts of the said demised premises as may be required for Public roads, or other internal communications by land or water, or for the use and benefit of the Aboriginal inhabitants of the Country, or for purposes of Military defence, or as the sites of places of public worship, schools, or parsonages, or other Public buildings, or as places for the interment of the dead, or as places for the recreation and amusement of the inhabitants of any town or village, or as the sites of public quays or landing places on the sea coast or shores of navigable rivers or streams, or for the construction of railways or railway stations, or for purposes of Public defence, safety, utility, convenience, or enjoyment, or for digging for the precious metals, or for otherwise facilitating the improvement and settlement of the Colony; and also permanently or for temporary use to lay out, declare open, and make Public Roads into, through, and over any part of the said demised premises; with liberty to Ourselves, Our agents, and workmen, to enter upon the said demised premises to dig for, quarry, and take away any indigenous produce, rock, gravel, stone, soil, or other material required for Public purposes; and to fell, cut, and remove all or any timber, sandalwood, or other woods growing or being thereon, and to issue licenses to any person or persons, authorising him or them to cut, remove, and cart away the same, with full liberty to such licensed persons at all reasonable times of ingress, egress, and regress, for such purposes; and with the written consent of the said Lessee, executors, administrators, and allowed assigns, and notwithstanding the existence of any pre-emptive right, to sell as mineral land any portion of the said demised land from time to time; also to depasture on the unenclosed portions of such lands any horses or cattle in the use of the Local Government, whilst working on or passing over the said lands; also liberty for any person or persons to enter, pass over, through, or out of any unenclosed part of the said lands on which there is a recognised road, whilst passing from one part of the Country to another, with or without horses, stock, teams, or other conveyances, on all necessary occasions; also full power and right to the Aboriginal natives at all times to enter upon any unenclosed or enclosed but otherwise unimproved part of the said land for the purpose of seeking their subsistence therefrom in their accustomed manner. To hold, use, and enjoy the said lands, minerals, ores, metals, powers, and premises, subject in all respects to the said Regulations, unto the said Lessee, executors, administrators, and allowed assigns, for the full term of seven years from the First day of January, 18, YIELDING AND PAYING for the same, always in advance, during the said term, the sum of five shillings per acre, on the First day of March in each year, without deduction, except such as may be made under the said Regulations; the said annual payments in advance to be made to Our Commissioner of Crown Lands. Providing always, and it is declared, that if the said rent be not paid in advance as prescribed by the said Regulations, or if the said Lessee, executors, administrators, or allowed assigns, shall at any time during the term hereby created in any manner cultivate, break, or dig up any part of the said land, or use the same for any

other purpose than strictly and exclusively for mining purposes according to the true intent and meaning of these Presents, except for the purpose of growing fruit, vegetables, or garden produce, or if at any time during the continuance of this demise the said Lessee, executors, administrators, or assigns shall for the space of twelve calendar months fail or neglect to work and develop the mineral resources of the said demised lands, or if any clause, proviso, or condition of this Lease, or of the said Regulations, shall be infringed or broken by the said Lessee, executors, administrators, or allowed assigns; then, and in either or any of such cases, it shall be lawful for Our Governor aforesaid, by a notice published in the *Government Gazette* of Our said Colony, to declare that this demise and the term hereby created is forfeited, and thereupon these Presents shall become void and the term hereby created shall be absolutely and indefeasibly forfeited; and it shall be lawful for Us, Our Heirs, and Successors, into and upon the said demised land, or any part thereof in the name of the whole, to re-enter and have again in Our and their former estate, without making to the said Lessee, executors, administrators, or allowed assigns, any compensation for any improvement or outlay thereon, except the same shall be adjudged by Our Governor aforesaid. Provided that the said Lessee, executors, administrators, and allowed assigns, may at all times during this present demise depasture any horses and cattle working on the said demised land for such purposes, and shall and may use any indigenous timber, firewood, rock, and soil, growing and being on such land, for the construction of fences, buildings, implements, machinery, shafts, dams, sluices, stockyards, and other works and improvements thereon connected with mineral purposes (but shall not sell, or remove

the same respectively from off such land). And it is declared that these Presents, and the term hereby granted, shall not be transferable without the written consent of Our Commissioner of Crown Lands in the form prescribed by the said Regulations, nor unless he shall be satisfied that mining operations on the said land have been carried on by the said Lessee, executors, administrators, or allowed assigns, and that all fees on any such transfer have been paid; and it is further declared that we, Our Heirs and Successors, are not nor shall be liable or responsible for any error in the descriptive boundaries, quantity, or qualities of the land hereby demised, or in respect of any claims which may be set up by any other person or persons to any part or parts of the said lands; and shall not be liable to compensate the said Lessee, executors, administrators, or allowed assigns, for any loss or damage which may arise from the exercise of all or any of the powers hereby reserved, save and except in so far as may be provided for by the said Regulations; And provided, lastly, that these Presents, and the term hereby created, shall be subject to all the powers, provisos, and clauses set forth and contained in such Regulations above referred to, which relate to the leasing and disposal of mineral lands, as if the same had been particularly expressed and set forth herein.

SCHEDULE HEREIN REFERRED TO.

In witness whereof we have caused Our Commissioner of Crown Lands to affix hereto his seal and set his hand this day of 18 .

.....Commissioner of Crown Lands.

Thirteenth Schedule.

Form of Timber License.

THIS is to certify that of is licensed to employ the undermentioned men to fell, cut, split, and remove Timber from Crown Lands, not included in any Reserve or any Special License, and subject to the Land Regulations.

Names of the men to be employed.	No. of License.	Date from.	Date to.

.....Commissioner of Crown Lands.

Fourteenth Schedule.

WESTERN AUSTRALIA.

Form of Special Timber License.

No.....

WHEREAS of , has made application for a license to fell, remove, and sell timber from all that piece or parcel of Crown Land situate in the Division, in the Colony of Western Australia, more particularly described as shown on diagram below, and marked and distinguished in the maps and books of the Crown Lands Office as No. containing acres, and has paid to me the sum of pounds, shillings and pence; Now therefore I, Commissioner of Crown Lands for the said Colony, do hereby license the said himself, his servants and agents, to fell, remove, and sell timber on and from the said land for the term of one year from the day of 18 , subject always to the provisions of the laws and regulations now in force for the sale, letting, and disposal of the Crown Lands of Western Australia.

Provided always, that this license shall not authorise the said licensee to cut, remove, or sell timber in balk or for piles on or from the said lands.

Given under my hand at Perth, as on the first day of 188 .

.....
Commissioner of Crown Lands.

Fifteenth Schedule.

Form of Transfer of a Lease or License of Crown Lands.

No.
IN consideration of the payment to _____ of the sum of _____ hereby transfer all _____ right,
 title, and interest in _____ No. _____ to _____ as shown below:—

(In cases where a portion of a Lease or License is transferred, the position and boundaries of such portion must be clearly shown at the foot of this form.)

Dated this _____ day of _____ 18 ____
 Witness..... Signature.....

Name in full and Address of present Lessee or Licensee.	No. of Lease or License.		Acreage.		Division.	Name in full and Address of Person to whom transferred.	Name and Address of Person to whom Certificate of Transfer is to be forwarded.
	Original.	Portion transferred.	Original.	Portion transferred.			

Received this transfer at _____ o'clock the _____ day of _____ 18 __, with fee of One pound.
 _____ Commissioner of Crown Lands.

I approve the said Transfer,..... Commissioner of Crown Lands.
 Date.....

Transfer registered..... Certificate of Transfer issued to..... Date.....

Stamp duty payable under the provisions of
 "The Stamp Act, 1882."

Transfer or assignment of a lease of any lands { For every £5 and also for any fractional part of £5 of the amount or value of the consideration over £100 ... 6d.

Exemption.

Transfer or assignment of any lease of land issued under the Crown Land Regulations, in any case in which the amount or value of the consideration for such transfer or assignment does not exceed £100.
 See section 45.

NOTE.—If the transfer relates to land held under Conditional Purchase Clauses, a declaration as provided by Clause 103 will be required.

Form of Certificate of Transfer of a Lease or License of Crown Lands.

No. Crown Lands Office,
 Perth,.....18 ____
THIS is to certify that, in accordance with Transfer dated _____, No. _____ has this day
 been transferred from _____ to _____ and that it now stands in the latter name in the
 Records of this Office, as shown below:—

Name.	No.	Aores.	Division.	Annual Rent.	
				1st term.	2nd term.

To.....

 Commissioner of Crown Lands.

Sixteenth Schedule.

Form of Declaration under Clause 46 (f.)

I _____ of _____ do solemnly and sincerely declare as follows :
 I reside upon the land known as _____ in the South-West Division.
 My usual home is upon the said land and I have no other habitual residence.
 The following improvements have been made by me upon the said land, that is to say:—

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of an Ordinance made and passed in the 18th year of the reign of Her present Majesty, No. 12, intituled "An Ordinance for the abolition of unnecessary oaths, and to substitute declarations in lieu thereof."

Seventeenth Schedule.

Correspondence No.....

Form of Application to Purchase a Town or Suburban Section of Crown Lands.

Clause 42.

No.....

Place and date of application.....

I HEREBY apply to purchase the Section of Crown Lands described below under the provisions of Clause 42 of the Regulations of 1887.

Name at full length, address, and calling of Applicant.	No.	Acreage.	Town.	Office References.

Signature of Applicant.....

Received this Application at.....o'clock on the.....day of.....188 , with deposit of £.....

.....Commissioner of Crown Lands.

Application approved, for sale by auction at.....on the.....day of.....188 .
Upset price £.....

.....Commissioner of Crown Lands.

Name at full length, address, and calling of person to whom Purchaser wishes Grant to issue.	Price realised.

Received £.....the full amount of purchase money and fees.

.....Colonial Treasurer.

Permit issued, date.....

Crown grant issued, date.....

Eighteenth Schedule.

Correspondence No.....

Form of Application for a Conditional Purchase.

SOUTH-WEST DIVISION.

Clause 46.

District or County.....

No.....

Agricultural Area.....

Plan.....

Section No.....

Place and date of application.....

I HEREBY apply to purchase the section of Crown Lands described below, under the provisions of Clause 46 of the Land Regulations of 1887, and request that a license may be issued to me in accordance with sub-section "e." of the said clause.

Position and boundaries of land applied for:—

NOTE.—If the land is surveyed, the No. only of the block required need be given.

Name at full length, address, and calling of applicant.	Age of applicant. If over 18 years the words "over 18 years" will be sufficient.	Land now held by Applicant under conditional purchase within this area, exclusive of present application.		Acreage applied for.	Annual Rent.		
		Nos.	Acreage.		£	s.	d.

Signature of Applicant.....

Office References.

Received this application, ato'clock on theday of188 ,
with deposit of.....
.....Commissioner of Crown Lands.

Application approved, as shown above, thisday of188 .
License to extend from.....to
.....Commissioner of Crown Lands.

Received £ , rent due,

.....Colonial Treasurer.

Date.....188 .

License signed, date.....

License issued to.....

Date.....

Nineteenth Schedule.

Correspondence No.....

Form of Application for a Conditional Purchase.

SOUTH-WEST DIVISION.

Clause 47.

District or County.....

Agricultural Area.....

No.....

Section No.....

Plan.....

Place and Date of Application.....

I HEREBY apply to purchase the section of Crown Lands described below, under the provisions of Clause 47 of the Land Regulations of 1887, and request that a license may be issued to me in accordance with sub-section "e." of Clause 46.

I am the owner of.....on portion of which I reside, and which is situate within ten miles of the land now applied for.

Position and boundaries of land applied for :—

NOTE.—If the land is within an agricultural area and surveyed, the number only of the block required need be given.

Name at full length, address and calling of Applicant.	Age of applicant. (see note in Schedule 18).	Land now held by Applicant under Conditional Purchase.		Acreage applied for.	Annual Rent.		
		Nos.	Acreage.		£	s.	d.

Signature of Applicant.....

[Here follows as in Schedule 18.]

Twentieth Schedule.

Correspondence No.....

Form of Application for a Conditional Purchase.

SOUTH-WEST DIVISION.

Clause 48.

District or County.....

No.....

Place and date of application.....

Plan.....

I HEREBY apply to purchase the section of Crown Lands described below, under the provisions of Clause 48 of the Land Regulations of 1887, and request that a license, &c. (see Schedule 19).

Position and boundaries of land applied for :

Name at full length, address, and calling of applicant.	Age of applicant. (see note in Schedule 18).	Acreage applied for.	Annual rent.		
			£	s.	d.

Signature of applicant.....

[Here follows as in Schedule 18.]

Twenty-first Schedule.

Correspondence No.....

Form of Application for a Conditional Purchase.

SOUTH-WEST DIVISION.

Clause 49. District or County.....
 No..... Agricultural Area.....
 Plan..... Section No.....
 Place and date of application.....

I HEREBY apply, &c. (same as Schedule 19).

Position and boundaries of land applied for :

NOTE.—If the land is situate, &c. (same as Schedule 19).

Name at full length, address, and calling of Applicant.	Age of applicant. (see note in Schedule 18.)	Land now held by Applicant under Conditional Purchase.		Acreage applied for.	Annual Rent.		
		Nos.	Acreage.		£	s.	d.

[Here follows as in Schedule 18.]

Twenty-second Schedule.

Correspondence No.....

Form of Application for a Conditional Purchase.

SOUTH-WEST DIVISION.

Clause 50. District or County.....
 No..... Place and Date of Application.....
 Plan.....

I HEREBY apply, &c. (as in Schedule 19).

Position and boundaries of land applied for.

Name at full length, address, and calling of applicant.	Age of applicant. (see note in Schedule 13.)	Land held under pastoral lease by applicant in respect of which this application is made.		Acreage applied for.	Annual Rent.		
		Nos.	Acreage.		£	s.	d.

[Here follows as in Schedule 18.]

Twenty-third Schedule.

Correspondence No.....

Form of Application for a Lease in lieu of a License under clauses 46, 47, 48, 49, and 50.

SOUTH-WEST DIVISION.

Clause..... District or County.....
 No..... Section No.....
 Plan..... Agricultural Area.....
 Place and date of application.....

I HAVING complied with the necessary conditions as per certificate attached (or previously forwarded) I beg to apply for a lease in lieu of license No. in accordance with sub-section "e" of Clause 46 of the Land Regulations of 1887.

Name at full length, address, and calling of applicant.	Acreage.	Annual Rent.			Office references.
		£	s.	d.	
[Here follows as in Schedule 18, with the word "lease" substituted for "license."]					

Twenty-fourth Schedule.

Correspondence No.....

Form of Application for a Conditional Purchase.

.....DIVISION.

Clause 52. District, County, or Locality.....
 No..... Special Area.....
 Plan..... Section No.....
 Place and date of Application.....

I HEREBY apply to purchase the section of Crown Land described below, under the provisions of Clause 52 of the Land Regulations of 1887, and request that a lease may be issued to me in accordance with sub-section "f" of the said Clause.

Position and boundaries of land applied for :

NOTE.—If the land is surveyed, &c.

[Here follows as in Schedule 18.]

Twenty-fifth Schedule.

Correspondence No.....

Form of Application for a Conditional Purchase.

.....DIVISION.

Clause 53. District, County, or Locality.....
 No..... Place and date of application.....
 Plan.....

I HEREBY apply, &c. (same as Schedule 24).

Position and boundaries, &c.

NOTE.—This application must be accompanied by a certificate as to the No. of stock in the possession of the applicant in this Division.

Name at full length, address, and calling of applicant.	Age of Applicant. (see note in Schedule 18.)	Land now held under Pastoral Lease by applicant in respect of which this application is made.		Acreage applied for.	Annual rent.		
		Nos.	Acreage.		£	s.	d.

[Here follows as in Schedule 18, with word "lease" substituted for "license."]

Twenty-sixth Schedule.

Correspondence No.....

Form of Application for a Conditional Purchase.

SOUTH-WEST DIVISION.

Clause 54. District or County.....
 No..... Agricultural Area.....
 Plan..... Section No.....
 Place and date of application.....

I HEREBY apply to purchase the section of Crown Land described below, under the provisions of Clause 54 of the Land Regulations of 1887.
 Position and boundaries, &c.

Name at full length, address, and calling of Applicant.	Age of Applicant. (see note in Schedule 18.)	Land now held by Applicant under Conditional Purchase within this area, exclusive of this application.		Acreage applied for.	Purchase Money.		
		Nos.	Acreage.		£	s.	d.

[Here follows as in Schedule 18, with words "license commences and ends" omitted.]

Twenty-seventh Schedule.

Correspondence No.....

Form of Application for a Conditional Purchase.

.....DIVISION.

Clause 55. District, County, or Locality.....
 No..... Agricultural or Special Area.....
 Plan..... Section No.....
 Place and date of Application.....

I HEREBY apply to purchase the section of Crown Land described below, under the provisions of Clause 55 of the Land Regulations of 1887.
 Position and boundaries, &c.

NOTE.—If within an area, &c.

Name at full length, address, and calling of applicant.	Age of Applicant. (see note in Schedule 18.)	Land now held by applicant under this clause exclusive of this application.		Acreage applied for.	Purchase Money.		
		Nos.	Acreage.		£	s.	d.

[Here follows as in Schedule 26.]

Twenty-eighth Schedule.

Correspondence No.....

Form of Application for a Crown Grant.

.....DIVISION.

Clause.....
No.....
Plan.....

District or County.....
Agricultural or Special Area.....
Place and date of Application.....

HAVING complied with the necessary conditions as per certificate attached (or previously forwarded) I beg to apply for a Crown Grant of the land held by me as above.

Name at full length, address, and calling of Applicant.	Section Number.	Acreage.	Survey.	
			Plan.	Diagram.

Signature of Applicant..... Received this application at o'clock on the day of 188 , with deposit of.....Commissioner of Crown Lands. Application approved, as shown above, this day of 188 Commissioner of Crown Lands. I hereby certify that £ , being the full amount of purchase money and fees, has been paid.Colonial Treasurer. Permit issued, date..... Crown Grant issued, date.....	Office References.
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Twenty-ninth Schedule.

Correspondence No.....

Form of Application for a Pastoral Lease.

.....DIVISION

Clause 67
No.....
Plan.....

District, County, or Locality.....
Place and Date of Application

I HEREBY apply for a lease of the section of Pastoral Lands described below, under the provisions of Clause 67 of the Land Regulations of 1887.

Position and boundaries of land applied for :

Name at full length, address, and calling of applicant.	Acreage applied for.	Annual Rent.		
		1st Term.	2nd Term.	3rd Term.

[Here follows as in Schedule 18, the word "lease" being substituted for "license."

Similar form for Clauses 66, 68, 69, 70 and 71, except that for Clause 66 the columns for 2nd and 3rd terms of rent are not required

Thirtieth Schedule.

Correspondence No.....

Form of Application for a Poison Lease.

.....DIVISION.

Clause 78.
No.....
Plan.....

District, County, or Locality.....

Place and date of application.....

I HEREBY apply for a lease of the section of Poisoned Lands described below, under the provisions of Clause 78 of the Land Regulations of 1887.

Position and boundaries of land applied for :

Name at full length, address, and calling of applicant.	Acreage applied for.	Annual rent.			Survey.	
		£	s.	d.	Plan.	Diagram.

[Here follows as in Schedule 29.]

Thirty-first Schedule.

Correspondence No.....

Form of Application for a Mining Lease.

Clause 82.DIVISION.
 No..... District, County, or Locality
 Plan..... Place and date of application.....

I HEREBY apply for a lease of the section of Mineral Lands described below, under the provisions of Clause 82 of the Land Regulations of 1887.

Position and boundaries of land applied for :

Name at full length, address, and calling of Applicant.	Acreage applied for.	Annual Rent.			Office References, &c.
		£	s.	d.	
[Here follows as in Schedule 29.]					

Thirty-second Schedule.

Correspondence No.....

Form of Application for a Special Timber License.

Clause 96.DIVISION.
 No..... District, County, or Locality
 Plan..... Place and date of application.....

I HEREBY apply for a lease of the section of Timber Lands described below, under the provisions of Clause 96 of the Land Regulations of 1887.

Position of boundaries of land applied for :

Name at full length, address, and calling of Applicant.	Acreage applied for.	Annual Rent.			Office References, &c.
		£	s.	d.	
[Here follows as in Schedule 29.]					