

Land Act 1877 Amendment.

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A BILL INTITULED

AN ACT to amend "The Land Act, 1877."

Title.

BE IT ENACTED by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows :—

1. The Short Title of this Act is "The Land Act 1877 Amendment Act, 1879," and it shall be read subject to the interpretations contained in the fourth section of "The Land Act, 1877," which is hereinafter called "the said Act." Short Title.

AS TO LAND ON DEFERRED PAYMENTS.

2. All Proclamations, Orders, warrants, or other instruments made prior to the coming into operation of the said Act, by which respectively any land was opened for selection on deferred payments are hereby validated, and all lands declared open on deferred payments under any such instrument shall be deemed to have been declared open under the said Act. Former Proclamations validated.

3. Notwithstanding anything contained in the said Act, or in "The Crown Lands Sale Act, 1877," it is hereby declared as follows :— Amendments in relation to deferred-payments land.
- (1.) The Governor may from time to time fix the upset price at which any allotments of rural or suburban land open for sale on deferred payment may be disposed of, being not Land may be sold at 30s. and 90s. respectively.

Price may be augmented.

Small sections may be grouped into allotments.

Cultivation of forest lands.

Selectors of improved lands to pay value of improvements.

"Homestead" owners may not become selectors.

Payments to County Councils &c. to be extended over whole period of occupation.

Payments for pastoral lands to be treated as ordinary revenue.

less in any case than *thirty* shillings per acre for rural land, and *ninety* shillings per acre for suburban land, and may increase the upset price of any allotments which he may consider to be of special value.

- (2.) Where any land has heretofore been subdivided into sections less in area than the maximum allowed for occupation on deferred payments, the Governor may group two or more of such sections together to make up as approximately as may be the maximum area of an allotment: Provided always that in no case shall any section be subdivided, nor shall any such sections be so grouped into an allotment unless the same are immediately contiguous to one another, nor shall the maximum area of an allotment be augmented. 5 10

- (3.) In respect of land wholly covered with forest,— 15
Subsection five of section sixty-three of the said Act shall not apply; and in subsection eight of the same section the words "substantial improvements" shall include "further clearing or cultivation."

- (4.) Where fencing, buildings, or other improvements have been made on land open on deferred payment, and the Governor shall decide to pay compensation for the same, the value thereof shall be assessed and declared at least one month before the time appointed for receiving applications for occupation of the land whereon such improvements have been made. 20 25

The value so assessed shall be paid to the Receiver of Land Revenue by the selector of the land within one month of making his selection, and in default thereof he shall forfeit his license and the deposit paid on application. 30

In case the person to whom any compensation as aforesaid is payable shall become the selector of any land in respect whereof such compensation is so payable, then neither the assessed value of the improvements shall be paid by the selector nor shall compensation be paid to the selector, in respect of so much of the land as is comprised within his selection. 35

- (5.) No person who at any time acquires or has acquired a freehold under the system of occupying land known as the "homestead" system, in force in the Land Districts of Auckland and Westland respectively, shall be allowed to become a selector under the said Act. 40

- (6.) In section fifty-nine of the said Act, the words following shall be omitted, that is to say,—

"And the payments made by the selectors shall from time to time, until the amount of such one-third be reached, be paid over to such County Council or Road Board, as the case may be," 45

And the words following are hereby inserted in lieu thereof:— 50

"And one-third of the payments made from time to time by the selectors shall, as the same arise respectively, be paid over to such County Council or Road Board, as the case may be."

- (7.) The provisions of section fifty-nine of the said Act shall not apply in respect of any pastoral lands sold on deferred payments, but the whole of the payments made from time to time in respect thereof shall be dealt with as ordinary land revenue. 55

VILLAGE SETTLEMENTS.

4. The Governor may, by Proclamation in the *Gazette*, from time to time set apart, out of any rural lands adjoining any approved lines of railway, areas not exceeding _____ acres in extent as village settlements, and may—
- 5 (1.) Subdivide such areas into allotments of not more than five acres and forty acres respectively; and
- 10 (2.) Fix the price, not being less than the fixed upset price of land of the same description in other parts of the district, at which any such allotment shall be sold, and the terms and conditions of such sale; and
- 15 (3.) Appoint that any of such allotments shall be sold for cash immediately on purchase, or on deferred payments subject to the conditions of the said Act; or
- 20 (4.) Grant a lease of any such allotment for any term not exceeding ten years, subject to such rent and conditions as he shall think fit, and may grant in any such lease a condition that the lessee may, at any time during the currency of his lease, purchase the land described in such lease, at a sum to be stated in such lease, not being less than as herein-above is mentioned.

Power to set aside land as village settlements.

Subdivisions thereof.

Price.

Conditions of sale.

Leases.

LAND ON IMMEDIATE PAYMENT.

5. The Governor may at any time, by warrant under his hand, appoint the time at which any town, suburban, or rural lands shall be offered for sale, whether or not any such lands have at any time previously been offered for sale.

Governor may appoint time of sale of lands.

Provided that nothing herein contained shall annul any of the provisions of the forty-fourth section of the said Act.

PREPAYMENT OF RENT OF RUNS.

- 30 6. From and after the commencement of this Act, when runs are put up for sale by auction, the person who shall be entitled to receive a license to occupy any such run for pastoral purposes shall pay the first half-year's rent in advance at the time of such auction, instead of the first year's rent, as provided by the said Act; and
- 35 The said Act is hereby accordingly amended as follows :—
- 40 (1.) In sections one hundred and twenty-two and one hundred and twenty-three respectively, the words "the first year's rent" shall be omitted, and the words "the first half-year's rent" are substituted in lieu thereof;
- (2) In section one hundred and thirty-four, the words following are erased :—
- "Except as is hereinbefore provided in respect of the first year's rent."

Half-year's rent of runs to be paid in advance on sales.