



ANNO TRICESIMO QUINTO ET TRICESIMO SEXTO

VICTORIÆ REGINÆ.

A.D. 1872.

No. 20.

*An Act to regulate the Sale of certain Township and Suburban Lands,
and for other purposes.*

[Assented to, 6th November, 1872.]

WHEREAS by "The Waste Lands Alienation Act, 1872," provision is made for the sale of town, township, and suburban lands within certain limits therein specifically mentioned: And whereas it is desirable to authorize the sale of certain township and suburban lands, and the reservation and dedication of other lands for public purposes, beyond such limits—Be it therefore Enacted by the Governor of the Province of South Australia, with the advice and consent of the Legislative Council and House of Assembly of the said Province, in this present Parliament assembled, as follows: Preamble.

1. In the construction of this Act the term "Waste Lands" shall mean lands within the said Province situated south of the twenty-sixth parallel of south latitude, and outside of the line defined and described in the First Schedule to "The Waste Lands Alienation Act, 18 of 1872," and which lands now are, or shall hereafter be, vested in Her Majesty, Her Heirs, and Successors, and which have not been already granted or lawfully contracted to be granted to any person or persons in fee simple or for any less estate, or which, having been granted for any such less estate, have become re-vested in the Crown, and which have not been dedicated or set apart for any public purpose. Definition.

2. The Governor, with the advice of the Executive Council, hereinafter called the Governor in Council, may, from time to time, by notice to be published in the *South Australian Government Gazette*, Governor may reserve and declare township and suburban lands.

The Northern Townships Act.—1872.

Gazette, declare what portions of the waste lands shall be set apart for the site of new townships and suburbs thereto, and such lands shall thereupon be set apart accordingly and designated as township or suburban lands, respectively: Provided that no such lands shall be so set apart until after such notice shall have been laid before Parliament for twenty-eight days.

Lands so declared to be surveyed.

3. All waste lands so declared and set apart shall be surveyed in such blocks as may be deemed convenient, and shall be delineated in the public maps of the Province, deposited in the office of the Surveyor-General.

Lands to be sold by auction for cash.

4. Such lands when so surveyed and delineated shall, subject to the regulations to be made under this Act, be offered for sale by auction for cash at an upset price, to be from time to time fixed by the Governor in Council, and shall be sold to the highest bidder at such auction: Provided that the upset price shall not in any case be less than One Pound per acre.

Lands to be gazetted before sale.

5. No such lands shall be offered at auction until a statement thereof, and the price at which it is intended to offer the same, respectively, and the time when and place at which such auction will be holden, shall have been published for four consecutive weeks in the *South Australian Government Gazette*.

Payment of purchase money.

6. No such lands shall be sold as aforesaid unless on condition of the purchaser paying at the time of sale in ready money a deposit of at least Twenty Pounds per centum of the purchase money of such lands, and of paying the residue of such purchase money within one calendar month next after the day of the date of such auction sale; and in case any such purchaser shall fail to pay the residue of such purchase money within such one calendar month, his deposit shall be forfeited, and the sale of the said lands shall be null and void.

Governor to grant lands.

7. The Governor may grant and alienate in fee simple, or for any less estate or interest, any such lands, subject to the provisions of this Act and of the regulations to be made hereunder; and all such grants and alienations, sealed with the seal of the said Province, may be made in such form as to the Governor in Council shall seem expedient.

Dedication to the public of lands for certain purposes.

8. The Governor, in Council, may, by notice in the *South Australian Government Gazette*, except from sale, reserve and dedicate, or dispose of in such other manner as may seem best for the public interests, any waste lands for the preservation of water supply, or for any public roads or other internal communications, whether by land or water, or for any quay or landing places, or any public reservoir, aqueduct, or watercourse, or for the purposes of any hospital or asylum, or for any market place or slaughterhouse, or for the purposes of any institutions for public instruction

The Northern Townships Act.—1872.

struction and amusement, or for any public buildings, not being intended for ecclesiastical purposes, or for the interment of the dead, or as places for the recreation and amusement of the inhabitants of any city, town, or township, or other purpose of public safety, convenience, health, or enjoyment, or for any other public purpose, or for the purpose of building or endowing any common or district schools, not being denominational schools; and upon such notice being published in the said *Gazette*, such lands shall become and be reserved and dedicated accordingly, and may at any time thereafter be granted for such purpose in fee simple: Provided that the delineation in the public maps of the said Province of any public roads shall be deemed a sufficient dedication thereof, anything hereinbefore contained to the contrary notwithstanding.

9. The Governor, in Council may, from time to time by Proclamation in the said *Gazette*, reserve such portions of the waste lands for the use or benefit of the aboriginal inhabitants of the said Province, or for any purposes of military defence, or as forest or mineral reserves, or for any railway or railway station, as may be described in such Proclamation, and may from time to time in like manner revoke any such Proclamation as to the whole or any portion of such lands so reserved, and thereupon such lands, the Proclamation reserving which is so revoked, shall be dealt with as if the same had never been reserved as aforesaid: Provided always that no Proclamation revoking any Proclamation reserving lands as aforesaid shall be issued until a statement has been laid before Parliament for thirty days, setting forth the particulars of the Proclamation so proposed to be revoked.

Governor may reserve lands.

10. The manner in which all sales of waste lands shall be conducted, and the times when the same shall take place, and all other matters relating to the conduct and management of such sales in accordance with the provisions of this Act, may be fixed and determined by the Governor in Council, who may make and publish such regulations as to him shall seem meet, for carrying out the objects, purposes, and provisions hereof; and may from time to time rescind, alter, and amend the same, and make other regulations in lieu thereof for carrying out more fully such objects, purposes, and provisions; and every regulation, when published in the said *Gazette*, shall have the force of law: Provided that a copy of all regulations made under the authority of this Act, shall be laid before Parliament within fourteen days from the publication thereof, if the Parliament shall be then sitting, and if the Parliament shall not be then sitting, then within fourteen days from its next sitting for the dispatch of business.

Regulations may be made.

11. This Act may be cited for all purposes as “The Northern Townships Act, 1872.”

Short title.

In name and behalf of the Queen, I hereby assent to this Bill.

JAMES FERGUSSON, Governor.