
CHAPTER 120

THE CROWN LANDS (REGULATION) ACT

THE CROWN LANDS (SALE) REGULATIONS

Arrangement of Regulations
Regulation

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L.I. Gazette 21.12.1922.
S.R.O. 9/1939.

THE CROWN LANDS (SALE) REGULATIONS, MADE UNDER
SECTION 4 OF THE CROWN LANDS (REGULATION) ACT.

1. **SHORT TITLE.** These Regulations may be cited as the Crown Lands (Sale) Regulations.

2. **INTERPRETATION.** In these Regulations—

“Crown Lands” means the lands known as Sawcolts, Wallings Estate and Clare Hall but shall not include that portion of Clare Hall lands governed by regulations made by the Administrator-in-Council on the 2nd day of August, 1921, under section 5 of the Villages Improvement Act.

3. **SURVEY BEFORE ALLOTMENT.** Crown Land shall save as hereinafter provided, be surveyed before any allotment of it is made, and the administration and disposal of such lands and of all details connected therewith shall, subject to these Regulations and so such orders as may be given by the Governor-General, be entrusted to the Director of Agriculture.

4. **RESERVATIONS.** In making the survey the following reservations shall be made—

(a) All ponds and wells, the beds and banks of rivers and of any important stream or tributary, and a space of half a chain around the source and on either bank thereof;

(b) Swamps, exposed ridges and such forests as may be deemed necessary for the purposes of forest conservation;

(c) Such land, including sites for churches, chapels, schools or other public purposes, as may be necessary or desirable for the general good;

(d) Such lands as may be necessary for roads or paths to each allotment or group of allotments;

(e) Such lands as may be requisite for villages or common land.

5. **SIZE OF ALLOTMENTS.** The remainder of the Crown Land shall be divided into allotments of not less than one and not more than four acres each, and no lot shall be larger than four acres except with the consent of the Governor-General. In surveying the land for allotment the surveyor shall as far as possible include in one allotment any cultivation of an existing tenant on the land.

6. **ALLOTMENTS TO BE NUMBERED.** Each allotment shall be numbered and shall have its number clearly displayed on some part of it.

7. CORNERS OF ALLOTMENTS TO BE MARKED. Every corner of each allotment shall be marked by turpentine posts 6 feet in height or stone pillars and the general outline in such manner as the Director of Agriculture may decide. The paths and roads which abut each allotment shall be kept free of weeds and bush by the allottee.

8. REGISTER OF ALLOTMENTS. The Director of Agriculture shall keep a Register in a form approved of by the Governor-General in which shall be recorded—

- (a) the number and area of each allotment;
- (b) the name of the allottee;
- (c) the date of the allotment;
- (d) the sums paid on account of instalments and the dates of such payments;
- (e) such other particulars as the Governor-General may prescribe.

9. INVITATIONS FOR APPLICATIONS. The Director of Agriculture shall then by notice in the *Gazette*, or in any other way he may deem desirable invite applications (which must be made on printed forms to be obtained from the Botanic Station) for allotments, and on expiration of 14 days from the date of the notice shall proceed, subject to the Governor-General's approval, to allot the same in accordance with the following regulations:

Provided however that he shall not make an allotment of land to any person who is already an owner of land without the sanction of the Governor-General.

10. ORDER OF MAKING ALLOTMENTS. Allotments shall be made in the order of date of application.

11. CONDITIONAL PERMIT TO OCCUPY ALLOTMENT. (1) The Director of Agriculture shall, on the payment by the applicant of an instalment equal to one-tenth part of the purchase price of an allotment, issue to the applicant or allottee a conditional permit to occupy the allotment in respect of which the payment is made.

(2) The allottee shall at the expiration of one year from the date of such permit and at the same date in each succeeding year pay an instalment of the like amount until the purchase price of the allotment be fully paid and satisfied.

(3) Notwithstanding anything in this regulation contained, any allottee may—

- (a) at the time of allotment pay the purchase price in full; or
- (b) at any time after allotment pay off any instalment or instalments outstanding.

12. PRICE OF ALLOTMENT. The purchase price of an allotment shall be from nineteen dollars and twenty cents to fifty dollars per acre according to the quality of land.

13. DUTY OF ALLOTTEE. An allottee of any allotment shall before accepting his conditional permit to occupy any allotment, satisfy himself that the area of the allotment is equal to that stated in his conditional permit.

14. COMMON LANDS. A certain proportion of land shall be reserved as common land on which each allottee shall be allowed to graze not more than two animals of the following class, *viz.* cattle, horses or donkeys, together with two animals of the following classes, *viz.* sheep and goats. Any cattle, horses or donkeys above eleven months old shall be reckoned as animals within this provision and similarly any sheep or goat above six months old. Animals grazing on common lands must be securely tethered.

15. VILLAGE LOTS.

(a) Land reserved for a village under Regulation 4 shall be called a village lot and shall be laid out in house spots not exceeding 60 feet square each, with suitable space for streets and cross streets to afford access to such house spots.

(b) For the purpose of valuation, a house spot shall be treated as an allotment and its value fixed at the rate of three dollars and sixty cents per annum.

(c) Every allottee of an allotment shall be entitled to purchase and hold a house spot on the adjacent village lot, so long as any remain unsold, on the same condition as an allotment may be purchased and held.

16. HOUSE SPOTS. House spots may be sold or leased to persons who are not allottees.

17. CONDITIONS OF TENURE. (1) The condition of tenure of allotment shall be as follows—

(a) every purchaser shall for a period of two years reckoning from the date of allotment reside ordinarily in Antigua and Barbuda. If absent at the time of allotment he shall take up his residence within six months after obtaining a conditional permit under these Regulations unless the Director of Agriculture with the approval of the Governor-General shall otherwise permit;

(b) no land may be alienated, let or incumbered for a period of ten years from the date of allotment without the consent of the Governor-General;

(c) every allottee shall beneficially occupy the land to the satisfaction of the Governor-General;

(d) the Governor-General may at any time resume possession of any part or parts of an allotment not exceeding one-tenth of the said allotment for roads, on paying therefor at the same rate per acre as that at which the allotment was originally sold and also for the value of such crops as may be on the selected line of road;

(e) all instalments shall be punctually paid, on or before the day on which they are due;

(f) every purchaser or holder of a house spot shall provide and maintain in good order to the approval of the Director of Agriculture a latrine or other sanitary convenience for the use of himself and his family.

(2) For the purposes of subparagraph (b) of paragraph (1), the word "alienated" does not include an involuntary alienation as in the case of descent or bankruptcy; nor an alienation partly involuntary as in the case of a devise by will.

18. BREACH OF CONDITIONS OF TENURE. (1) On failure by an allottee of an allotment or house spot to comply with any of the conditions of tenure hereinbefore detailed, the Director of Agriculture shall immediately report all the facts of the case to the Governor-General, who shall enquire as fully as possible into all the circumstances of the default, whereupon he may order that the right to such allotment or house spot, and all crops, and all instalments paid and all other rights of the allottee shall be forfeited without any appeal to any Court or may make such order as the circumstances of the case may require.

(2) Notice of an order so made shall be served upon the allottee or left at his last known place of abode, and no act of re-entry shall be necessary,

and such allotment or house spot shall be at the disposal of the Governor-General, either to resell then or at any future time.

19. CROWN GRANT TO ALLOTTEE WHEN PRICE FULLY PAID. On payment in full by an allottee of the purchase money of an allotment or house spot, he shall be entitled to a grant of the same. Such grant shall be in a form approved by the Governor-General and shall be recorded under the Registered Land Act or in the Record of Deeds or in the Register of Titles as the case may be, free of all cost to the allottee, except stamp duty.

THE CROWN LANDS (RENTING) REGULATIONS

Arrangement of Regulations Regulation

1. Short title.
2. Numbering of Holdings.
3. Tenant's Duties.
4. Payment of Rent.
5. Default in Payment of Rent.
6. Termination of Tenancy.
7. Cultivation or Subletting.
8. Register.

S.R.O. 23/1926.

THE CROWN LANDS (RENTING) REGULATIONS, MADE UNDER SECTION 4 OF THE CROWN LANDS (REGULATION) ACT:

1. SHORT TITLE. These Regulations may be cited as the Crown Lands (Renting) Regulations.

2. NUMBERING OF HOLDINGS. Each holding of Crown Lands shall be allotted a number, and such number shall be affixed to some conspicuous part of the holding to which it has been allotted.

3. TENANT'S DUTIES. The tenant of each holding shall see that the number allotted to his holding is properly affixed and maintained, and any tenant who shall fail to affix and maintain the number so allotted to him shall pay on the demand of the Director of Agriculture the sum of 50 cents and the said sum of 50 cents shall be recoverable as a debt due by the tenant to the Director of Agriculture.

4. PAYMENT OF RENT. All rents in respect of each holding shall be payable yearly in advance to the Director of Agriculture on or before the 1st day of August in each and every year, and all present tenants shall pay in advance such proportion of their annual rent from the date of the last payment to the 31st day of July next.

5. DEFAULT IN PAYMENT OF RENT. If any tenant of any holding shall be in arrear in the payment of rent for the period of one calendar month his tenancy shall thereupon determine and the Director of Agriculture shall report the same to the Governor-General who shall take such steps as are deemed necessary for evicting the tenant.

6. TERMINATION OF TENANCY. The Director of Agriculture may at any time terminate the tenancy by 3 months' notice in writing. The said notice shall be left at the last known place of abode of the tenant or shall be affixed upon some conspicuous part of the holding.

7. CULTIVATION OR SUBLETTING. A tenant shall occupy the holding of which he is tenant and shall work and cultivate the same in all respects to the satisfaction of the Director of Agriculture. No tenant shall without the consent in writing of the Director of Agriculture sublet or otherwise deal with the holding.

8. REGISTER. The Director of Agriculture shall keep a register in a form approved by the Governor-General in which shall be recorded—

- (a) the number and area of each tenancy;
- (b) the name and address of each tenant;

- (c) the date of the commencement and determination of the tenancy;
 - (d) the sums paid and the date of each payment;
 - (e) such other particulars as the Governor-General may require.
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THE CROWN LANDS (LAND SETTLEMENT)
REGULATIONS

Arrangement of Regulations
Regulation

1. Short title.
 2. Survey.
 3. Reservations.
 4. Allotments for Settlement.
 5. Plan to be Approved by Governor-General.
 6. Advertisement of Lands for Settlement.
 7. Form of Application.
 8. Refusal of Application.
 9. Acceptance of Application.
 10. Conveyance of Title.
 11. Agricultural Department not to be involved in Collections, Ejectments,
etc.
 12. Application.
- SCHEDULE.
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S.R.O. 24/1930.

THE CROWN LANDS (LAND SETTLEMENT) REGULATIONS,
MADE UNDER SECTION 4 OF THE CROWN LANDS
(REGULATION) ACT.

1. SHORT TITLE. These Regulations may be cited as the Crown Lands (Land Settlement) Regulations.

2. SURVEY. (1) All lands intended for settlement under or as part of any Land Settlement Scheme, shall be surveyed by the Director of Public Works or other licensed surveyor appointed by the Governor-General for the purpose.

(2) A plan of the said survey shall be prepared as provided by regulation 4.

(3) A signed and dated copy of the plan of the land after approval by the Governor-General shall be deposited with the Registrar in the Records Office before any allotment of it is made.

3. RESERVATIONS. In making the survey the following reserves shall be made:

(1) All springs, wells and ponds, beds and banks of rivers and any important stream and a space of half a chain around the source and either bank thereof;

(2) Swamps, exposed ridges and such land as may be deemed necessary for purposes of forest conservation;

(3) Any land which the Government may approve as being necessary for the use of the Department of Agriculture including lands for reafforestation;

(4) Any land necessary for roads and paths;

(5) Any land requisite for drainage;

(6) Any continuous tract of altogether precipitous or uncultivable land;

(7) Any land which the Governor-General shall consider necessary for public purposes;

and all such reservations shall be clearly demarcated on the plan and roads and ways of necessity from inside lots to the public road clearly shown.

4. ALLOTMENTS FOR SETTLEMENT. (1) So far as is practicable the remainder of the land shall be divided into lots of an area to be approved by the Governor-General.

(2) The plan of the survey shall show with denoting numbers the plots into which the land is divided with the area of each such lot.

(3) After the plan is approved the person making the survey shall mark the corners of each lot by concrete blocks and shall have the number of each lot permanently marked on the front of the lot.

5. PLAN TO BE APPROVED BY GOVERNOR-GENERAL. The plan prepared in manner hereinbefore provided shall be transmitted to the Governor-General in triplicate for his approval.

6. ADVERTISEMENT OF LANDS FOR SETTLEMENT. As soon as land is available for settlement and the price of the land has been fixed by the Governor-General, a notice shall be issued in the *Gazette* and local newspaper stating—

(a) where and when the plan of the land can be seen;

(b) the price of the land; and that

(c) applications for allotments shall be made to the Secretary of the Land Board or his deputy,

and copies of this notice shall be posted prominently at the schools, police stations and Court House, and arrangements made for information to be circulated throughout the island.

7. FORM OF APPLICATION. (1) Applications for an allotment shall be made to the Secretary of the Land Board for submission to the Land Board in the form in the Schedule and shall be accompanied by—

(a) a recommendation from a person of good standing to whom the applicant is personally known;

(b) a deposit receipt showing that one fifth (in cases of lease lots, one-tenth) of the price of the land has been paid into the Treasury:

Provided that on application the Governor-General, in special cases, may dispense with a deposit.

(2) Applications shall be for lots running contiguously, except with the special permission of the Land Officer.

8. REFUSAL OF APPLICATION. If the application for an allotment is not granted, the Land Board shall inform the applicant and the Accountant-General shall refund the deposit (if any) paid into the Treasury.

9. ACCEPTANCE OF APPLICATION. If the application for an allotment is approved, the Accountant-General and Director of Audit shall be informed of the terms of payment and without delay a certificate in the following form shall be issued to the applicant and a duplicate of the same shall be kept in a proper register by the Land Officer.

Sale of Government Land to Settlers

CERTIFICATE OF OCCUPANCY

Antigua and Barbuda

Governor-General's office

THIS IS TO CERTIFY THAT

..... of

.....
(hereinafter called the Purchaser) did on the day of
19 pay the sum of being one-fifth of the purchase money of
..... in respect of acres of land, part of in the
Parish of being numbered as shewn on the plan
made by on the day of 19 which
can be seen on application to the Secretary of the Land Board or to the
Registrar at the Court House in the City of St. John's.

The land comprised in this certificate is held subject to the following conditions—

(1) The remaining four-fifths of the purchase money amounting to \$..... is payable to the Accountant-General in twenty years by twenty equal instalments of \$..... each, the first of such instalments being payable on the day of 19 and the subsequent instalments at intervals of one year thereafter.

(2) This certificate must be produced to the Accountant-General at the time of the payment and the receipt for each payment must be endorsed thereon by the Accountant-General.

(3) After the purchaser has been in occupation for ten years the balance of the purchase money may be paid in advance at any time thereafter subject to a discount of twenty-five per cent and the Accountant-General is authorized to receive such balance accordingly.

(4) Until the purchase money has been fully paid the purchaser shall reside ordinarily on his allotment or in a village or on an estate in the neighbourhood.

(5) Until the purchase money has been fully paid, the purchaser shall carry out such instructions as to the clearing of the land, burning of bush or any other material, the area of cultivation, the nature of the crops to be planted, the manner in which the land is to be cultivated and drained and the crops cared for, as may from time to time be given by an officer of the Agricultural Department.

(6) (i) Until the purchase money has been fully paid, no land comprised in this certificate may be alienated, let or incumbered without the consent of the Governor-General;

(ii) No transfer of or dealings with the right of the purchaser of the land comprised in this certificate shall be effected without written notice to the Governor-General duly authenticated to his satisfaction so that the Government may have an opportunity of exercising a right of pre-emption at five per cent above the price which has been *bonâ fide* offered for the land.

(7) If the purchaser shall at any time be six months in arrears in respect of payment of any yearly instalment, the Accountant-General on behalf of the Government shall issue a notice calling on the purchaser or person in possession to pay the arrears due.

(8) Such notice shall be served either by being delivered to the purchaser or person in possession of the land, or by being affixed to some tree, or posted on some other conspicuous part of the land.

(9) If at the expiration of six months from the service of such notice its requirements have not been complied with, the Accountant-General shall report the matter to the Governor-General, who may by some person appointed by him, enter into possession of the land and may either before or after such entry sell the same at public auction or private contract or otherwise dispose or deal therewith as he may deem fit. On re-entry or

sale this certificate shall be deemed to be cancelled and the previous payments made by the purchaser shall be forfeited, the same being taken by the Government as rent for the time during which the land was occupied by the purchaser.

(10) On failure of the purchaser to comply with any of the other conditions of tenure, the Governor-General may cause a notice to be given to the purchaser calling on him to comply with the conditions of tenure in question and serve the notice in manner prescribed in paragraph (8) above, and if at the expiration of one month from the date of the service of such notice the purchaser has not complied with the condition of tenure, the Governor-General may by some person appointed by him, enter into possession of the land and may either before or after such entry sell the same at public auction or private contract or otherwise dispose or deal therewith as he may deem fit. On re-entry or sale this certificate shall be deemed to be cancelled and the previous payments made by the purchaser shall be forfeited, the same being taken by the Government as rent for the time during which the land was occupied by the purchaser.

(11) The Crown reserves all minerals, oils, springs and water in or under every allotment.

Dated the day of 19

Governor-General

Signed before and
in the presence of: }

Signed by the within
named purchaser in
the presence of: }

(Signature of Purchaser)

10. CONVEYANCE OF TITLE. Upon payment of the purchase price in full, an Instrument of Transfer under the Registered Land Act or a Certificate of Title under the Title by Registration Act shall be issued to the purchaser and the certificate of occupancy shall be surrendered to the land officer and filed by him.

11. AGRICULTURAL DEPARTMENT NOT TO BE INVOLVED IN COLLECTIONS, EJECTMENTS, ETC. No officer of the Agricultural Department shall be employed in connection with the collection of moneys

or in the ejectment of settlers from the land or in any disputes with settlers in any circumstances whatsoever.

12. APPLICATION. These Regulations shall not apply to any land, the purchase price of which has been completely paid, nor to any land which has been sold or agreed to be sold before the passing of these Regulations.

SCHEDULE

Sale of Government Land to Settler

APPLICATION

ANTIGUA AND BARBUDA

I
of the Parish of do hereby apply to become the purchaser of
..... acres of land part of in the Parish of
for the sum of \$ and I hereto append deposit receipt from the
Accountant General for the sum or \$ being one-fifth of the price of
the said land and a recommendation from and further, I agree to
be bound by and to conform to the Crown Lands (Land Settlement) Regulations
and the conditions set out in the Certificate of Occupancy in respect of my purchase
and where canes are delivered by me to a factory I agree to deduction of the
amount of any instalment in respect of my allotment from any sum payable for
such canes.

Dated this day of 19

.....
Applicant

To

The Secretary of the Land Board.

THE PICCADILLY LAND SETTLEMENT REGULATIONSArrangement of Regulations
Regulation

1. Short title.
 2. Reservations.
 3. Allotments for Settlements.
 4. Forms of Application.
 5. Refusal of Application.
 6. Acceptance of Application.
 7. Conveyance of Title.
- SCHEDULE.

S.R.O. 10/1939.THE PICCADILLY LAND SETTLEMENT REGULATIONS, MADE
UNDER SECTION 4 OF THE CROWN LAND (REGULATION)
ACT.

1. SHORT TITLE. These Regulations may be cited as the Piccadilly Land Settlement Regulations.

2. RESERVATIONS. On all allotments upon survey the following reserves shall be made—

(a) all springs, wells and ponds, beds and banks of rivers and of any important stream and a space of half a chain around the source and either bank thereof;

(b) swamps, exposed ridges and such land as may be deemed necessary for purposes of forest conservation;

(c) any land which the Government may approve as being necessary for the use of the Department of Agriculture including lands for reafforestation;

- (d) any land necessary for roads and paths;
- (e) any land requisite for drainage;
- (f) any continuous tract of altogether precipitous or uncultivable land;
- (g) any land which the Governor-General shall consider necessary for public purposes;

and all such reservations shall be clearly demarcated on the plan and roads and ways of necessity from inside lots to the public road clearly shown.

3. ALLOTMENTS FOR SETTLEMENTS.

(a) So far as is practicable the remainder of the land excluding reservations shall be divided into lots of an area to be approved by the Governor-General;

(b) the plan of survey shall show with denoting numbers the lots into which the land is divided with the area of such lot.

4. FORMS OF APPLICATION.

(a) Applications for allotments shall be made to the Land Officer in the form A set out in the Schedule and shall be accompanied by—

- (i) a recommendation from a person of good standing to whom the applicant is personally known;
- (ii) a deposit receipt showing that one-tenth (in cases of lease lots one-twentieth) of the price of the land has been paid into the Treasury in the case of applications of persons not already in occupation of the land:

Provided that on application, the Governor-General, in special cases, may dispense with a deposit.

(b) Applications shall be for lots running contiguously except with the permission of the Land Officer.

5. REFUSAL OF APPLICATION. If the application for an allotment is not granted, the Land Officer shall inform the applicant and the Accountant General shall refund the deposit (if any) paid into the Treasury.

6. ACCEPTANCE OF APPLICATION. If the application for an allotment is approved, the Accountant General and the Director of Audit shall be informed of the terms of payment and a certificate in the form B set out in the Schedule shall be issued to the applicant and a duplicate of the same shall be kept in a proper register by the Land Officer.

7. CONVEYANCE OF TITLE. Upon payment of the purchase price in full, an Instrument of Transfer under the Registered Land Act or a Certificate of Title under the Title by Registration Act shall be issued to the purchaser free of cost and the certificate of occupancy shall be surrendered to the Land Officer and filed by him.

SCHEDULE

FORM A

r.4.

Sale of Government Land to Settlers

APPLICATION

Antigua and Barbuda

I
 residing at in the Parish of
 do hereby apply to become the purchaser of acres of land on the Piccadilly
 Land Settlement area subject to the rules governing the sale of the same (*on
 which I have already been settled) the same comprising allotment No.
 valued at nineteen dollars and twenty cents per acre or a sum of \$;
 (*and I further make application that my previous payments of rents made in
 respect of the above allotment from and after the day of,
 19, amounting to the sum of \$ be placed to my credit as instalments
 of the purchase price of the said allotment).

Dated this day of, 19

.....
Applicant

To

Land Officer.

* Delete where inapplicable

FORM B

r.6

Sale of Government Land to Settlers

CERTIFICATE OF OCCUPANCY

Antigua and Barbuda

Governor-General's office

THIS IS TO CERTIFY THAT
 of
 (hereinafter called the Purchaser) has paid on or about the day of
, 19, the sum of being part of the purchase
 money of in respect of acres of land part of the Piccadilly
 Land Settlement area in the Parish of being numbered as
 shewn on the plan or copy thereof made by on the
 day of, 19, lodged in the office of the Land Officer or the
 Registrar at the Court House in the City of Saint John's.

2. The land comprised in this certificate is held subject to the following conditions—

(a) the balance of the purchase money amounting to \$ shall be payable to the Accountant General in twenty years by equal annual instalments of each, the first of such instalments being payable on the day of 19....., and subsequent instalments on the same day of each of the successive years thereafter;

(b) this certificate must be produced to the Accountant General at the time of the payment and the receipt for each payment must be endorsed thereon by the Accountant General;

(c) after the purchaser has been in occupation for ten years the balance of the purchase money may be paid at any time thereafter subject to a discount of 25 per cent to the Accountant General.

(d) until the purchase money has been fully paid the purchaser shall reside ordinarily on his allotment or in a village or on an estate in the neighbourhood and shall carry out such instructions as to the clearing of the land, burning of bush or any other material, the area of cultivation, the nature of the crops to be planted, the manner in which the land is to be cultivated and drained and the crops cared for, as may from time to time be given by a Government Agricultural Officer;

(e) the purchaser hereby agrees to market through the Agricultural Development Officer all the canes derived from his allotment to be delivered to a factory and the whole such other of his produce as is accepted for marketing by the Government Marketing Dépôt. From the sum received for such produce

there shall be deducted the amount of any instalment due in respect of the allotment, loans, marketing depôt charges, and a charge of 2½ per cent on the gross proceeds in respect of the sale of canes and any other sum that may be outstanding to the Government;

(f) until the purchase money has been fully paid no land or rights thereto comprised in this certificate may be alienated, let, transferred or incumbered without the consent of the Governor-General;

(g) no transfer of or dealings with the right of the purchaser in the land comprised in this certificate shall be effected without written notice to the Governor-General duly authenticated to his satisfaction and in case of such notice the Government may exercise the right of pre-emption at 5 per cent above the price which has been *bonâ fide* offered for the land;

(h) if the purchaser shall at any time be six months in arrears in respect of payment of any yearly instalment the Land Officer on behalf of the Government shall issue a notice calling on the purchaser or person in possession to pay the arrears due;

(i) such notice shall be served either by being delivered to the purchaser or person in possession of the land, or by being affixed to some tree, or posted on some other conspicuous part of the land;

(j) if at the expiration of six months from the service of such notice its requirements have not been complied with, the Land Officer shall report the matter to the Governor-General, who may by some person appointed by him, enter into possession of the land and may either before or after such entry sell the same at public auction or private contract or otherwise dispose or deal therewith as he may deem fit. On re-entry or sale this certificate shall be deemed to be cancelled and the previous payments made by the purchaser shall be forfeited, the same being taken by the Government as rent for the time during which the land was occupied by the purchaser;

(k) on failure of the purchaser to comply with any of the conditions of tenure other than being in arrears with payment of instalments, the Governor-General may cause a notice to be given to the purchaser calling on him to comply with such condition or conditions of tenure and serve the notice in manner prescribed in paragraph (i) above, and if at the expiration of one month from the date of the service of such notice the purchaser has not complied with the condition or conditions of tenure, the Governor-General may by some person appointed by him, enter into possession of the land and may either before or after such entry sell the same at public auction or private contract or otherwise dispose or deal therewith as he may deem fit. On re-entry or sale this certificate shall be deemed to be cancelled and the previous payments made by the purchaser shall be forfeited, the same being taken by the Government as rent for the time during which the land was occupied by the purchaser;

(l) the Crown reserves all minerals, oils, springs and water in upon or under every allotment.

LAWS OF ANTIGUA AND BARBUDA

20

CAP. 120)

Crown Lands (Regulation)

Dated the day of, 19

Governor-General

Signed before and in }
the presence of—

Signed by the within }
named purchaser in
the presence of—

(Signature of Purchaser)
