

PUBLIC WORKS DEPARTMENT.

No. S. 48 — The following description and terms of the proposed lease of certain Crown Land at North Point, comprising portion of the Foreshore and Sea Bed, are published under the provisions of the Foreshores and Sea Bed Ordinance, 1901.

DESCRIPTION OF THE LOT PROPOSED TO BE LEASED.

Lot No.	Locality.	Boundary Measurements.				Contents in Sq. feet.	Annual Rental.	Pre- mium.
		n.	s.	e.	w.			
		feet.	feet.	feet.	feet.		\$	\$
Inland Lot No. 3538.	Adjoining Inland Lot No. 3504, North Point.	As per sale plan.				About 20,350	374	10,175

A plan of the lot, signed by the Director of Public Works, can be seen at the Office of the Public Works Department.

PROPOSED TERMS OF THE SALE AND CROWN LEASE.

1. In consideration of payment of the premium and upon completion of the reclamation of the above lot to the satisfaction of the Director of Public Works, it is proposed to grant a Crown Lease of the whole area coloured red on the said plan and having a total area of 20,350 square feet for a term of 75 years, commencing from the date of sale, renewable for a further term of 75 years at a re-assessed Crown Rent.

The amounts of the premium and Crown Rent are subject to re-adjustment when the reclamation has been completed in accordance with the area actually occupied.

2. The Crown Lease of the area coloured red on the said plan will be subject to and contain all Exceptions, Reservations, Covenants, Clauses, and Conditions usually inserted in the Crown Lease of Inland Lots in the Colony of Hong Kong, the Lease will also specify the purpose for which the land is leased (*i.e.*, whether for the purpose of reclamation, building dwelling houses, factories, or godowns for the storing of coal or other goods, or whether for any other purpose) and shall contain a proviso that in the event of the lessee, his executors, administrators, and assigns, or successors and assigns (as the case may be) failing, at any time during the continuance of the term of the said Lease to use the demised land for the purpose so specified as aforesaid, without the previous licence or consent of His Majesty, His Heirs, Successors or Assigns, signified in writing by the Governor, then it shall be lawful for His Majesty, His Heirs, Successors or Assigns, by the Governor or by any officer authorised by him in writing, to re-enter on the land, foreshores and Sea beds included in and demised by such Lease or any portion thereof in the name of the whole, and thereupon the same shall be forfeited to and vest in the Crown; the Lease will also contain in particular a reservation to the Crown of all mines and minerals under the demised Land. The Lease will also contain a proviso that the Lessee is to have the option of renewing the Lease for a further term of 75 years at a re-assessed Crown Rent to be fixed by the Surveyor of His Majesty the King.

3. The Lessee of the lot will also have to pay the sum of \$32 for boundary stones required to define the lot and the prescribed fee for the Crown Lease.

R. M. HENDERSON,
Director of Public Works.

3rd February, 1933.