

This page was added on 03 December 2012 to included the Disclaimer below.  
No other amendments were made to this Product

#### DISCLAIMER

Users are warned that this historic issue of this publication series may contain language or views which, reflecting the authors' attitudes or that of the period in which the item was written, may be considered to be inappropriate or offensive today.

## CHAPTER IV. LAND TENURE AND SETTLEMENT.

### § 1. Introduction.

1. **General.**—A comprehensive description of the land tenure systems of the several States is given in Official Year Book No. 4 (pp. 235-333), while later alterations are referred to in subsequent issues. In this chapter a summary is given of the principal features of existing land legislation. In previous issues an account is given of the various tenures under which Crown lands may be taken up. (See Official Year Book No. 22, pp. 133-195; also par. 2 hereunder for a conspectus of legislation at present in force.) Special sections are devoted to closer settlement, the settlement of returned soldiers on the land and advances to settlers. Particulars as to the areas of land alienated in each State and similar matter are also included.

2. **State Land Legislation.**—The legislation in force relating to Crown Lands, Closer Settlement, Returned Soldiers' Settlement and other matters dealt with in this chapter is summarized in the following conspectus:—

#### STATE LAND LEGISLATION.

New South Wales.	Victoria.	Queensland.
<b>CROWN LANDS ACTS.</b>		
Crown Lands Act 1913-1938: Western Lands Act 1901-1937: Prickly Pear Act 1924-1934.	Land Acts 1928-1935: Land (Crown Leases Adjustment) Act 1936: Land (Residence Area) Act 1939.	Land Acts 1910-1937: Upper Burnett and Callide Land Settlement Acts 1923-1932: Prickly Pear Land Acts 1923- 1936: Sugar Workers' Selec- tions Acts 1923-1936: Stock Routes Improvement and Animal and Vegetable Pests Destruction Acts 1936-1938.
<b>CLOSER SETTLEMENT ACTS.</b>		
Closer Settlement Act 1904-1938.	Closer Settlement Act 1938.	Closer Settlement Acts 1906- 1934.
<b>MINING ACTS.</b>		
Mining Act 1906-1935: Mining Leases (Validation) Act 1935.	Mines Acts 1928-1937: Mines (Petroleum) Act 1935: Mines Act 1937.	Mining Acts 1898-1940: Mining for Coal and Mineral Oil Acts 1912-1940: Petroleum Acts 1923-1939: Miners' Home- stead Leases Act 1913-1939: Coal Mining Acts 1925-1940.
<b>SOLDIERS' SETTLEMENT ACTS.</b>		
Returned Soldiers' Settlement Act 1916-1938.	..	Discharged Soldiers' Settlement Acts 1917-1938.
<b>ADVANCES TO SETTLERS ACTS.</b>		
Government Savings Bank Act 1906-1932: Returned Soldiers' Settlement Act 1916-1938: Rural Bank Agency Act 1934: Farmers' Relief Act 1932- 1939: Rural Reconstruction Act 1939: Farmers' Relief (Amendment) Act 1940.	State Savings Bank Acts 1915- 1922: Primary Products Ad- vances Acts 1919-1922: Fruit and Vegetable Act 1928: Farmers Advances Acts and Drought Relief Act 1940.	State Advances Acts 1916-1934: Rural Development Co- ordination of Advances Act 1938: Farmers' Assistance (Debts Adjustment) Acts 1935- 1938: Income (State Develop- ment) Tax Act 1938-1939: Wire and Wire-netting Ad- vances Act 1927: Wire and Wire-netting Advances Act 1933: Marsupial Proof Fencing Acts 1898-1913.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
<b>CROWN LANDS ACTS.</b>		
Crown Lands Act 1929-1940: Pastoral Act 1936-1939.	Land Act 1933-1939.	Crown Lands Act 1935.
<b>CLOSER SETTLEMENT ACTS.</b>		
Crown Lands Act 1929-1940.	Closer Settlement Act 1927.	Closer Settlement Act 1929-1939.
<b>MINING ACTS.</b>		
Mining Act 1930-1931.	Mining Act 1904-1937: Sluicing and Dredging for Gold Act 1899: Petroleum Act 1936-1940: Mines Regulation Act 1906: Mining Development Act 1902-1924: Inspection of Machinery Act 1921: Gold Buyers Act 1921: Coal Mines Regulation Act 1902-1926: Miners' Phthisis Act 1922: Mine Workers Relief Act 1932.	Mining Act 1929: Aid to Mining Act 1927: Mines and Works Regulation Act 1915.
<b>SOLDIERS' SETTLEMENT ACTS.</b>		
Discharged Soldiers' Settlement Act 1934-1940.	Discharged Soldiers' Settlement Act 1918.	Closer Settlement Act 1929-1939.
<b>AGRICULTURAL GRADUATES SETTLEMENT ACTS.</b>		
Agricultural Graduates Act 1922-1938.	..	..
<b>ADVANCES TO SETTLERS ACTS.</b>		
Irrigation Act 1930-1936: Discharged Soldiers' Settlement Act 1934-1940: State Bank Act 1925-1936: Advances to Settlers Act 1930: Agricultural Graduates Act 1922-1938: Loans for Fencing and Water Piping Act 1938-1940: Vermin Act 1931-1939.	Agricultural Bank Act 1934: Rural Relief Fund Act 1935.	State Advances Act 1935: Closer Settlement Act 1929: Unemployed (Assistance to Primary Producers) Relief Act 1930-1934: Farmers' Debt Adjustment Act 1936.

3. **Northern Territory Land Legislation.**—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931-1939: that relating to mining in the Mining Ordinance 1939-1940, the Gold Dredging Act 1899, the Mineral Oil and Coal Ordinance 1922-1923, the Mining Development Ordinance 1939-1940, and the Mines Regulation Ordinance 1939: and that relating to advances to settlers in the Encouragement of Primary Production Ordinance 1931-1938.

4. **Australian Capital Territory Land Legislation.**—In the Australian Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1918-1937, the City Area Leases Ordinance 1936-1938, the Church Lands Leases Ordinance 1924-1932, and the Leases (Special Purposes) Ordinance 1925-1936.

5. Administration and Classification of Crown Lands.—In each of the States there is a Lands Department under the direction of a Minister who is charged generally with the administration of the Acts relating to the alienation, occupation and management of Crown lands. The administrative functions of most of the Lands Departments are to some extent decentralized by the division of the States into what are usually termed Land Districts, in each of which there is a Lands Office, which deals with applications for selections and other matters generally appertaining to the administration of the Acts within the particular district. In some of the States there is a local Land Board or a Commissioner for each district or group of districts. In the Northern Territory the Administrator, under the control of the Minister for the Interior, is charged with the general administration of the Lands Ordinance and of Crown lands in the Northern Territory. In the Australian Capital Territory the administration of the Leases Ordinances is in the hands of the Department of the Interior.

Crown lands are generally classified according to their situation, the suitability of the soil for particular purposes, and the prevailing climatic and other conditions. The modes of tenure under the Acts, therefore, as well as the amount of purchase-money or rent, and the conditions as to improvements and residence, vary considerably. The administration of special Acts relating to Crown lands is in some cases in the hands of a Board under the general supervision of the Minister.

In each of the States and in the Northern Territory there is also a Mines Department which is empowered under the several Acts relating to mining to grant leases and licences of Crown lands for mining and allied purposes.

6. Classification of Tenures.—The tabular statement which follows shows the several tenures under which Crown lands may be acquired or occupied in each State. In the Northern Territory, leases (excepting pastoral and "miscellaneous") are granted in perpetuity, pastoral and "miscellaneous" leases being restricted to periods of not more than 42 and 21 years respectively. The Lands Ordinance provides also for the grant in fee simple of town lands, agricultural lands, garden lands and tropical lands, and for the issue of grazing, occupation and "miscellaneous" licences. The mining leases and holdings are, generally speaking, similar to those of the States. In the Australian Capital Territory leases only are issued.

#### STATE CROWN LANDS : TENURES.

New South Wales.	Victoria.	Queensland.
------------------	-----------	-------------

#### FREE GRANTS AND RESERVATIONS.

Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
-----------------------------	-----------------------------	-----------------------------

#### UNCONDITIONAL PURCHASES OF FREEHOLD.

Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases.	Auction Sales.	..
--	----------------	----

#### CONDITIONAL PURCHASES OF FREEHOLD.

Residential Conditional Purchases : Non-residential Conditional Purchases : Additional Conditional Purchases : Conversions of various Leasehold Tenures into Conditional Purchases : Purchases of Town Leases, Suburban Holdings, Returned Soldiers' Special Holdings, Residential Leases, Week-end Leases.	Residential Selection Purchase Leases : Non-residential Selection Purchase Leases : Licences of Auriferous worked-out Lands : Conditional Purchase Leases of Swamp or Reclaimed Lands : Selection Purchase Leases of Mallee Lands : Murray River Settlements : Special Settlement Areas : Conversions into Selection Purchase Leases.	..
---	---	----

STATE CROWN LANDS: TENURES—*continued.*

New South Wales.	Victoria.	Queensland.
------------------	-----------	-------------

## LEASES AND LICENCES UNDER LAND ACTS.

<p>Conditional Leases: Conditional Purchase Leases: Special Conditional Purchase Leases: Homestead Selections: Homestead Farms: Settlement Leases: Special Leases: Annual Leases: Scrub Leases: Snow Leases: Inferior Lands Leases: Crown Leases: Improvement Leases and Leases under Improvement Conditions: Occupation Licences: Leases of Town Lands: Suburban Holdings: Weekend Leases: Residential Leases: Leases in Irrigation Areas: Western Lands Leases: Forest Leases: Forest Permits: Prickly Pear Leases.</p>	<p>Perpetual Leases: Auriferous Lands Licences: Leases of Swamp or Reclaimed Lands: Perpetual Leases of Swamp or Reclaimed Lands: Grazing Licences: Perpetual Leases (Mallee): Miscellaneous Leases and Licences: Bee Farm Licences: Bee Range Area Licences: Eucalyptus Oil Licences: Forest Leases: Forest Licences: Forest Townships: Land (Residence Areas).</p>	<p>Perpetual Lease Selections: Perpetual Lease Prickly Pear Selections: Perpetual Lease Prickly Pear Development Selections: Grazing Selections: Development Grazing Selections: Prickly Pear Development Grazing Selections: Pastoral Holdings: Preferential Pastoral Holdings: Pastoral Development Holdings: Stud Holdings: Prickly Pear Leases: Forest Grazing Leases: Occupation Licences: Special Leases: Auction Perpetual Leases.</p>
---	--	---

## CLOSER SETTLEMENT

<p>Sales by Auction and Tender: After-auction Sales and Tenders: Settlement Purchases.</p>	<p>Sales of Land: Conditional Purchase Leases: Conditional Purchase Leases in Mountainous Areas.</p>	<p>Perpetual Lease Selections: Settlement Farm Leases: Perpetual Town, Suburban and Country Leases.</p>
--	--	---

## LEASES AND LICENCES UNDER MINING ACTS.

<p>Holdings under Miners' Rights: Gold-mining Leases: Mineral Leases: Coal and Oil-mining Leases: Business Licences: Residence Areas.</p>	<p>Holdings under Miners' Rights: Gold-mining Leases: Mineral Leases.</p>	<p>Holdings under Miners' Rights: Permits to Prospect for Petroleum: Petroleum Leases: Licences to Prospect for Coal and Mineral Oil: Gold-mining Leases: Mineral Leases: Coal-mining Leases: Business Areas: Residence Areas: Miners' Homestead Leases and Miners' Homestead Perpetual Leases.</p>
---	---	---

## SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

<p>Soldiers' Group Purchases: Returned Soldiers' Special Holding Leases: Returned Soldiers' Special Holding Purchases: also Purchases and Leases under Crown Lands Act of lands set apart for application by discharged soldiers exclusively.</p>	<p>(Same Tenures as under the Land and Closer Settlement Acts.)</p>	<p>Perpetual Lease Selections: Perpetual Town and Suburban Leases.</p>
---	---	--

STATE CROWN LANDS: TENURES—*continued.*

South Australia.	Western Australia.	Tasmania.
<b>FREE GRANTS AND RESERVATIONS.</b>		
Free Grants: Reservations.	Free Grants: Reservations.	Free Grants: Reservations.
<b>UNCONDITIONAL PURCHASES OF FREEHOLD.</b>		
Auction Sales: By Private Contract (Land passed at Auction).	Auction Sales.	Auction Sales: After-auction Sales: Sales of Land in Mining Towns.
<b>CONDITIONAL PURCHASES OF FREEHOLD.</b>		
Agreements to Purchase: Special Agreements to Purchase (40 years' term): Homestead Blocks.	Conditional Purchases with Residence: Conditional Purchases without Residence: Conditional Purchases by Direct Payment: Conditional Purchases of Land for Vineyards, etc.: Conditional Purchases by Pastoral Lessees: Conditional Purchases of Grazing Lands: Homestead Farms: Special Settlement Leases.	Selections for Purchase: Additional Selections for Purchase: Sales by Auction: Sales by Private Contract: After-auction Sales: Special Settlement Areas.
<b>LEASES AND LICENCES UNDER LAND ACTS.</b>		
Perpetual Leases: Special Perpetual Leases (Free Period): Perpetual Leases of Homestead Blocks: Miscellaneous Leases: Licences: Pastoral Leases: Irrigation Blocks: Town Allotments in Irrigation Areas and Town of Whyalla: Forest Leases.	Pastoral Leases: Special Leases: Leases of Town and Suburban Lands: Cropping Leases.	Grazing Leases: Pastoral Leases: Leases of Land covered with Button Grass, etc.: Leases of Mountainous Land: Miscellaneous Leases: Temporary Licences: Occupation Licences: Residence Licences: Business Licences: Forest Leases, Licences and Permits.
<b>CLOSER SETTLEMENT.</b>		
Sales by Auction: Agreements to Purchase: Perpetual Leases: Miscellaneous Leases.	Conditional Purchases: Town and Suburban Areas.	Leases with Right of Purchase: Special Sales.
<b>LEASES AND LICENCES UNDER MINING ACTS.</b>		
Holdings under Miners' Rights: Search Licences: Occupation Licences: Gold Leases: Mineral Leases: Coal Leases: Oil Leases: Dredging Leases: Business Areas: Residence Areas: Miscellaneous Leases (Salt and Gypsum).	Holdings under Miners' Rights: Gold-mining Leases: Mineral Leases: Business Areas: Residence Areas: Miners' Homestead Leases.	Holdings under Miners' Rights: Prospectors' Licences: Gold-mining Leases: Mineral Leases.
<b>SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.</b>		
Perpetual Leases: Pastoral Leases: Agreements to Purchase: Miscellaneous Leases.	Ordinary Tenure: Special Tenure.	Free Grants: Ordinary Tenure: Special Tenure.
<b>AGRICULTURAL GRADUATES SETTLEMENT.</b>		
Agreements to Purchase: Perpetual Leases.	..	..

## § 2. Free Grants and Reservations.

1. *New South Wales.*—(i) *Free Grants.* Crown lands may, by notification in the *Gazette*, be dedicated for public purposes and be granted therefor in fee-simple. Such lands may be placed under the care and management of trustees, not less than three in number, appointed by the Minister.

(ii) *Reservations.* Temporary reservations of Crown lands from sale or lease may be made by the Minister.

(iii) *Areas Granted and Reserved.* During 1939-40 the total area for which free grants were prepared was 89 acres. During the same period 15,640 acres were dedicated and permanently reserved, the number of separate dedications being 53.

At 30th June, 1940, the total area reserved, including temporary reserves, was 16,988,304 acres, of which 5,220,414 acres were for travelling stock, 3,743,483 acres pending classification and survey, 2,142,400 acres for forest reserves, 847,915 acres for water and camping, 1,232,311 acres for mining, and the remainder for temporary commons, railways, recreation reserves and parks, reserves for aborigines, and miscellaneous purposes. A large proportion of the total area reserved is occupied under annual, special, scrub or forestry leases or on occupation licences or permissive occupancy, and is included under the appropriate leasehold tenures described in the following sections.

2. *Victoria.*—(i) *Free Grants.* The Governor may grant, convey or otherwise dispose of Crown lands for public purposes.

(ii) *Reservations.* The Governor may temporarily or permanently reserve from sale, lease or licence any Crown lands required for public purposes, and may except any area of Crown lands from occupation for mining purposes under any miner's right.

(iii) *Areas Granted and Reserved.* During 1939, 434 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 2,799 acres, were made. At the end of 1939, the total area reserved was 8,259,898 acres, consisting of roads, 1,794,218 acres; water reserves, 313,237 acres; agricultural colleges, etc., 88,587 acres; permanent forests and timber reserves under Forests Acts, 4,121,871 acres and 723,953 acres respectively; forests and timber reserves under Land Acts, 330,027 acres; reserves in the Mallee, 410,000 acres; and other reserves, 478,005 acres.

3. *Queensland.*—(i) *Free Grants.* The Governor may grant in trust any Crown land which is or may be required for public purposes. Under the Irrigation Act, land to be used for the purpose of any undertaking under that Act may be vested in fee-simple in the Irrigation Commission.

(ii) *Reservations.* The Governor may reserve from sale or lease, either temporarily or permanently, any Crown land which is or may be required for public purposes. Reserved lands may be placed under the control of trustees who are empowered to lease the same for not more than 21 years with the approval of the Minister.

Under the State Forests and National Parks Act, the Governor may permanently reserve any Crown lands and declare them to be a State Forest or a national park.

(iii) *Areas Granted and Reserved.* During 1939 the area granted in fee-simple without payment was 75 acres, the area set apart as reserves 225,479 acres, and reserves cancelled 235,514 acres. The total area reserved including roads at the end of 1939 was 21,039,746 acres, made up as follows:—Timber reserves, 3,192,980 acres; State forests and national parks, 3,545,268 acres; for use of aborigines, 5,595,735 acres; streets, surveyed roads and surveyed stock routes, 2,945,564 acres; and general, 5,760,199 acres.

4. *South Australia.*—(i) *Free Grants.* The Governor may dedicate Crown lands for any public purpose and grant the fee-simple of such lands, with the exception of foreshores and land for quays, wharves or landing-places, which are inalienable in fee-simple from the Crown.

(ii) *Reservations.* The Governor may reserve Crown lands for the use and benefit of aborigines, military defence, forest reserves, railway stations, park lands or any other purpose that he may think fit.

(iii) *Areas Granted and Reserved.* During 1939-40 free grants were issued for an area of 232 acres, and reserves comprising 613,929 acres were proclaimed. At 30th June, 1940, the total area of surveyed roads, railways and other reserves was 19,833,158 acres, including 16,726,400 acres in the north-west of the State set apart as an aboriginal reserve in 1921, and 595,200 acres at Ooldea, adjoining the transcontinental railway, reserved for a similar purpose in 1940.

5. *Western Australia.*—(i) *Free Grants.* The Governor may dispose of, in such manner as for the public interest may seem best, any lands vested in the Crown for public purposes, and may grant the fee-simple of any reserve to secure the use thereof for the purpose for which such reserve was made.

(ii) *Reservations.* The Governor may reserve any lands vested in the Crown for public purposes. Areas not immediately required may be leased by the Governor for periods up to 10 years. Reserves may be placed under the control of a local authority or trustees, with power to lease them for a period not exceeding 21 years, or may be leased for 99 years. Temporary reserves may also be proclaimed.

(iii) *Areas Granted or Reserved.* During the year ended 30th June, 1940, a few small areas of land were granted in fee-simple, and approximately 665,930 acres were reserved for various purposes. At 30th June, 1940, the total area reserved was 49,107,358 acres, comprising State forests, 3,311,000 acres, timber reserves, 1,768,000 acres, and other reserves, 44,028,358 acres.

6. *Tasmania.*—(i) *Free Grants.* No mention is made in the *Crown Lands Act* respecting free grants of land, and it is expressly stated that no lands may be disposed of as sites for religious purposes except by way of sale under the Act. Under the *Returned Soldiers' Settlement Act* of 1916, returned soldiers who applied prior to 31st March, 1922, were eligible to receive free grants of Crown land not exceeding £100 each in value, but these grants were conditional on the land being adequately improved.

(ii) *Reservations.* The Governor in Council may except from sale or lease, and reserve to His Majesty any Crown land for public purposes, and vest for such term as he thinks fit any land so reserved in any person or corporate body. Any breach or non-fulfilment of the conditions upon which such land is reserved renders it liable to forfeiture. A school allotment, not exceeding 5 acres in area, may also be reserved.

(iii) *Areas Granted or Reserved.* The total area reserved at the end of 1939 was 1,650,000 acres, excluding 18,100 acres of land occupied by Commonwealth and State Departments.

7. *Northern Territory.*—(i) *Reservations.* The Governor-General may resume for public purposes any Crown lands not subject to any right of or contract for purchase, and may reserve, for the purpose for which they are resumed, the whole or any portion of the land so resumed.

(ii) *Areas Reserved.* The total area of reserves at 30th June, 1940, was 69,243 square miles, comprising aboriginal native, 67,244 square miles; and other reserves, 1,999 square miles.



### § 3. Unconditional Purchases of Freehold.

1. *New South Wales.*—(i) *Auction Purchases.* Crown lands, not exceeding in the aggregate 200,000 acres in any one year, may be sold by public auction in areas not exceeding half-an-acre for town lands, 20 acres for suburban lands, and 640 acres for country lands, at the minimum upset price of £3, £2 10s., and 15s. per acre respectively. At least 10 per cent. of the purchase-money must be paid at the time of sale, and the balance within three months, or the Minister may allow the payment of such balance to be deferred for a period not exceeding ten years, 4 per cent. interest being charged. Town blocks in irrigation areas may also be sold by auction.

(ii) *After-Auction Purchases.* In certain cases, land offered at auction and not sold may be purchased at the upset price. A deposit in accordance with the terms and conditions under which the land was previously offered must be lodged, and if the application be approved by the Minister, the balance of purchase money is payable as required by the specified terms and conditions.

(iii) *Special Purchases.* Under certain circumstances, land may be sold in fee-simple, the purchaser paying the cost of survey and of reports thereon, in addition to the purchase-money. The minimum upset price per acre is the same as in the case of land sold by auction. Areas not exceeding 5 acres in extent may be sold to recognized religious bodies and public authorities at prices determined by the local land board.

(iv) *Improvement Purchases.* The owner of improvements in land in authorized occupation by residence under any Mining or Western Lands Act of land within a gold-field or mineral field may purchase such land without competition at a price determined by the local Land Board, but at not less than £8 per acre for town lands or £2 10s. per acre for other lands. The area must not exceed  $\frac{1}{2}$  acre within a town or village, or 2 acres elsewhere, and no person may purchase more than one such area within 3 miles of a similar prior purchase by him.

(v) *Areas Sold.* During the year ended 30th June, 1940, the total area sold was 4,887 acres, of which 115 acres were sold by auction and 94 acres as after-auction purchases, while 51 acres were sold as improvement purchases and 4,627 acres as special purchases including unnecessary alienated roads, 4,275 acres. The amount realized for the sale of the whole area was £75,280.

2. *Victoria.*—(i) *General.* Lands, not exceeding 100,000 acres in any one year, specially classed for sale by auction may be sold by auction in fee-simple at an upset price not less than £1 per acre. The purchaser must pay the survey fee at the time of the sale, together with a deposit of  $12\frac{1}{2}$  per cent. of the whole price; the residue is payable in equal half-yearly instalments with interest. Any unsold land in a city, town or borough, areas specially classed for sale, isolated pieces of land not exceeding 150 acres in area, and sites for churches or charitable purposes, if not more than 3 acres in extent, may be sold by auction on the same terms. Swamp or reclaimed lands may also be sold by auction, subject to the condition that the owner keeps open all drains, etc., thereon.

(ii) *Areas sold at Auction and by Special Sales.* During 1939, a total of 1,238 acres was disposed of under this tenure, 412 acres being country lands, while 826 acres of town and suburban lands were sold by auction.

3. *Queensland.*—(i) *General.* From 1917 to 1929 the law precluded land being made available for any class of selection which gave the selector the right to acquire the freehold title. Amending legislation giving power to make land available under freehold tenures was passed in 1929 but this provision was repealed by the Act of 1932.

(ii) *Areas Sold, etc.* During 1939, five unconditional selections comprising 3,234 acres were made freehold.

4. **South Australia.**—(i) *Sales by Auction.* The following lands may be sold by auction for cash :—(a) special blocks ; (b) Crown lands which have been offered for lease and not taken up within two years ; (c) town lands ; and (d) suburban lands. which the Governor excepts from the operations of the Land Board. A purchaser must pay 20 per cent. of the purchase money in cash, and the balance within one month or within such extended time as the Commissioner of Crown Lands may allow. Town lands may be sold subject to the condition that they cannot be transferred or mortgaged within six years without the consent of the Commissioner. If the Commissioner of Crown Lands so determines, town lands may also be offered at auction on terms that the buyer may at his option purchase the lands for cash or on agreement for sale and purchase.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1940, the area of town lands and special blocks sold by auction was 44 acres. In addition, 14,925 acres were sold at fixed prices, and the purchases of 51,554 acres on credit were completed, making a total of 66,523 acres.

5. **Western Australia.**—(i) *Sales by Auction.* Town, suburban and village lands must be sold by auction after being surveyed into lots and notified in the *Gazette*. Ten per cent. of the purchase-money must be paid in cash, together with the value of any improvements, and the balance in four equal quarterly instalments. Suburban land must be fenced within two years, and no Crown grant may be issued until the land is fenced.

(ii) *Areas Sold.* During the year ended 30th June, 1940, the area of town and suburban allotments sold by auction was 800 acres in 253 allotments.

6. **Tasmania.**—(i) *Sales by Auction.* Town lands may be sold by auction for cash or on credit. No town land, the price of which is less than £15, may be sold on credit.

(ii) *After-Auction Sales.* Town lands, not within 5 miles of any city, which, after having been offered at auction, have not been sold, may be sold at the upset prices by private contract.

(iii) *Sales of Land in Mining Towns.* Any person being the holder of a residence licence or business licence who shall be in lawful occupation of any residence area or business area, and who shall be the owner of buildings and permanent improvements upon such land of a value equal to or greater than the upset price of such area, shall be entitled to purchase such area at the upset price at any time prior to the day on which such area is to be offered for sale as advertised. The upset price for such area shall not be less than £10, exclusive of the value of improvements, cost of survey, and of grant deed. The area which may be so purchased may, with the consent of the Commissioner, exceed one-quarter of an acre, but shall not in any case exceed one-half of an acre.

#### § 4. Conditional Purchases of Freehold.

1. **General.**—The various methods of obtaining Crown lands by conditional purchase in the several States are given in some detail in preceding issues of the Official Year Book (see No. 22, pp. 141–9).

2. **New South Wales.**—At 30th June, 1940, the total number of conditional purchases in existence was 46,658, covering an area of 15,515,643 acres. The following table gives particulars of conditional purchases, including non-residential conditional purchases

and special area conditional purchases, for the year ended 30th June, 1940, together with the total area for which deeds had been issued :—

### CONDITIONAL PURCHASES : NEW SOUTH WALES.

Year ended 30th June—	Applications Received. (a)		Applications Confirmed.(a)		Areas for which Deeds have been Issued.	
	Number.	Area.	Number.	Area.	During the Year.	To end of Year.
		Acres.		Acres.	Acres.	Acres.
1940 .. ..	72	17,336	58	9,224	946,646	29,256,702

(a) Excluding 437 conversions from other tenures comprising 94,743 acres.

3. **Victoria.**—Exclusive of selection in the Mallee country, the total area purchased conditionally in 1939 was 46,333 acres, comprising 46,063 acres with residence and 270 acres without residence. The number of selectors was 215. The total area of Mallee country purchased conditionally in the same year was 2,228 acres, all with residence, the number of selectors being 6.

In addition the final payments were made during the year on conditional purchases comprising 75 acres in country other than Mallee and 372 acres of Mallee lands.

4. **Queensland.**—(i) *General.* From 1917 until the passing of the Land Acts Amendment Act of 1929 the law prohibited land being made available for selection with the right to acquire the freehold title. The 1929 measure, however, amended the law in this respect but a further amendment which took effect on 1st December, 1932, precludes land being made available under any freehold tenure.

(ii) *Areas Sold, etc.* The following selections were made freehold during 1939.—Agricultural Farms, 289,625 acres; Agricultural Homesteads, 1,839 acres; and Prickly Pear Selections, 22,367 acres.

5. **South Australia.**—The land allotted under agreements to purchase during 1939-40 was 22,478 acres, comprising Eyre's Peninsula Railway lands 71 acres, Murray Railway lands 112 acres, Pinnaroo Railway lands, 2,180 acres, closer settlement lands 11,750 acres, soldiers' acquired lands 5,569 acres, surplus lands 1,753 acres, and other Crown lands 1,043 acres.

6. **Western Australia.**—During the year ended 30th June, 1940, the number of holdings conditionally alienated was 533, the total area involved being 304,413 acres, comprising conditional purchases by deferred payments with residence and without residence of 281,686 and 2,658 acres respectively, and free homestead farms 20,069 acres. Under the heading "deferred payments (with residence)" are included conditional purchases of grazing lands.

In addition, Crown grants were issued during the year for the following selections, the prescribed conditions having been complied with :—Free homestead farms 15,187 acres and conditional purchases 371,383 acres.

7. **Tasmania.**—During 1939, conditional purchases of 16,640 acres were completed. The total area sold conditionally was 12,988 acres, comprising selections for purchase 12,714 acres, and town and suburban allotments 274 acres. The numbers of applications received and confirmed during the year were 142 and 65 respectively.

## § 5. Leases and Licences under Land Acts.

1. **General.**—Information regarding the methods of obtaining leases and licences of Crown lands in the several States and Territories is given in preceding issues of the Official Year Book (see No. 22, pp. 149-63).

2. **New South Wales.**—On 30th June, 1940, the area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission, and the Western Lands Commission, comprised 111,221,891 acres of Crown lands, compared with 111,347,567 acres at the close of the previous year.

The following table shows the areas which were granted under lease or licence during 1939-40, and those held under various descriptions of leases and licences at the end of that year :—

**AREAS TAKEN UP AND OCCUPIED UNDER LEASE OR LICENCE : NEW SOUTH WALES, 1939-40.(a)**

Particulars.	Area taken up during the year.	Area occupied at end of the year.
<i>Areas taken up under Crown Lands Act.</i>	Acres.	Acres.
Occupation licences—ordinary .. .. .	..	962,929
preferential .. .. .	..	491,282
Conditional leases .. .. .	10,302	11,661,970
Conditional purchase leases .. .. .	720	175,619
Settlement leases .. .. .	..	2,808,237
Improvement leases .. .. .	..	100,925
Annual leases .. .. .	23,768	534,130
Scrub leases .. .. .	24,620	116,096
Snow leases .. .. .	3,430	439,767
Special leases .. .. .	113,454	1,028,182
Inferior land leases .. .. .	..	25,513
Residential leases (on gold and mineral fields) .. .. .	214	3,547
Church and school lands .. .. .	..	11
Permissive occupancies .. .. .	129,790	1,764,538
Prickly pear leases .. .. .	7,720	179,573
Crown leases .. .. .	116,978	7,188,885
Homestead farms .. .. .	14,712	4,502,923
Homestead selections and grants .. .. .	363	1,667,198
Suburban holdings .. .. .	618	53,843
Week-end leases .. .. .	17	211
Leases of town lands .. .. .	1	60
Returned soldiers' special holdings .. .. .	..	15,146
Irrigation areas .. .. .	..	260,396
<i>Leases and Permissive Occupancies under Western Lands Act.</i>		
Leases being issued .. .. .	..	80,319
Perpetual leases .. .. .	171,028	45,948,087
Other long-term leases .. .. .		31,018,520
Permissive occupancies .. .. .		193,984
<b>Total .. .. .</b>	<b>750,258</b>	<b>111,221,891</b>

(a) Excluding mining leases and forest leases and occupation permits.

3. **Victoria.**—During 1939 Crown lands taken up under leases and licences comprised 80 acres of auriferous lands (licences), together with numerous grazing licences of a temporary nature. The area of Crown lands occupied under leases and licences in 1939 was 8,116,729 acres (an increase of 14,441 acres compared with the previous year) comprising grazing licences (exclusive of Mallee) 5,969,243 acres, Mallee lands 2,046,723 acres, auriferous lands (licences) 21,988 acres, swamp lands (leases) 3,911 acres, perpetual leases (other than Mallee) 4,977 acres and perpetual leases (Mallee) under Land Act 1928, 69,887 acres.

4. **Queensland.**—The total area taken up under lease or licence during 1939, including land in the Dawson Valley Irrigation Area, was 14,192,044 acres, made up as follows :—Pastoral leases 11,187,880 acres; occupation licences 805,200 acres; grazing farms (all classes), 601,081 acres; grazing homesteads (all classes), 1,215,536 acres, perpetual lease selections 42,061 acres; perpetual lease prickly pear selections 1,796 acres; perpetual lease prickly pear development selections 30,594 acres; auction perpetual leases—town 114 acres, suburban 83 acres, and country 352 acres; special leases 36,071 acres; leases of reserves 28,556 acres; and forest grazing leases 242,720 acres.

The total area of 14,192,044 acres taken up in 1939 includes 1,023,161 acres under grazing homestead tenure, surrendered and re-opened under a scheme for the relief of north-western grazing selectors.

The gross area held at the end of 1939 under pastoral tenure was 393,512 square miles.

The total areas occupied under lease or licence will be found in § 11 below.

5. **South Australia.**—The total area leased during 1939-40 under the different forms of lease tenure was 1,610,896 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 1,328 acres, surplus lands 3,719 acres, town lands (Whyalla) 7 acres, and other Crown lands 130,792 acres; pastoral leases 1,210,880 acres; and miscellaneous leases—grazing and cultivation 264,170 acres.

The total areas held under lease are given in § 11 below.

6. **Western Australia.**—The number of leases issued by the Lands Department during the year ended 30th June, 1940, was 875 and the total area of leases issued 5,065,878 acres, comprising pastoral leases 4,926,450 acres, special leases (including leases under Section 116 of the Land Act 1933-1939 for grazing purposes) 36,392 acres, leases of reserves 102,236 acres, and residential leases 800 acres.

The total areas leased are given in § 11 below.

7. **Tasmania.**—The area of pastoral leases issued during 1939 was 136,200 acres.

The total areas leased are given in § 11 below.

8. **Northern Territory.**—The total area held under lease, licence and permit at 30th June, 1940, was 209,686 square miles, comprising pastoral leases 160,934 square miles, pastoral permits 696 square miles, grazing licences 45,060 square miles, agricultural leases 118 square miles, mission leases, 2,816 square miles, and miscellaneous leases 62 square miles.

9. **Australian Capital Territory.**—The number of leases granted under the City Area Leases Ordinance 1936-1938 to 30th June, 1940 (excluding leases surrendered and determined), was 495, representing a capital value of £222,568. During the year 67 new leases were granted.

Fourteen leases have been granted under the Church Lands and Special Purposes Ordinances for church and scholastic purposes. In addition, a lease in perpetuity has been granted under the Church of England Land Ordinance 1926 for church purposes.

## § 6. Leases and Licences under Mining Acts.

1. **General.**—Information regarding the various forms of leases and licences under Mining Acts in the several States and the Northern Territory is given in preceding issues of the Official Year Book (see No. 22, pp. 170-7).

2. **New South Wales.**—The following table gives particulars of operations on Crown lands for the year 1939-40:—

### AREAS TAKEN UP UNDER MINING ACTS: NEW SOUTH WALES, 1939-40.

Purposes for which Issued or Occupied.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	3,160	18,355
Mining for other minerals .. .. .	12,124	177,716
Authorities to prospect .. .. .	12,704	15,532
Other purposes .. .. .	332	7,507
<b>Total</b> .. .. .	<b>28,320</b>	<b>219,110</b>

The area of land held under lease only at 30th June, 1940, was 189,086 acres.

3. **Victoria.**—During 1939, 250 leases, licences, etc. (including 133 for gold-mining) were issued covering an area of 171,622 acres, the rent, fees, etc., for which amounted to £1,703. The area occupied at the end of the year was 351,715 acres, comprising 62,201 acres for gold, 272,602 acres for oil, 12,511 acres for coal (including State Coal-mine area of 7,575 acres and State Electricity Commission area of 2,800 acres) and 4,401 acres for miscellaneous purposes.

4. **Queensland.**—During 1939, the number of miners' rights issued was 5,066, and of business licences 7. The following table gives particulars regarding the areas of lands taken up under lease or licence and the total areas occupied for 1939. In addition, an area estimated at 25,000 acres was at the end of 1939 held under miners' rights and dredging claims.

**AREAS TAKEN UP UNDER MINING ACTS : QUEENSLAND, 1939.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	1,098	5,603
Mining for other minerals .. .. .	2,141	22,904
Miners' homestead leases .. .. .	6,370	388,526
Petroleum-prospecting permits .. .. .	20,000	48,435
Mineral oil prospecting areas .. .. .	3,805	4,265
Total .. .. .	33,414	469,733

*The area of land held under lease only at 31st December, 1939, was 417,033 acres.*

5. **South Australia.**—The following table gives particulars of operations for 1939—40.

**AREAS TAKEN UP UNDER MINING ACTS : SOUTH AUSTRALIA, 1939—40.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining leases .. .. .	95	931
Mineral and miscellaneous leases .. .. .	3,864	57,606
Claims .. .. .	8,434	12,894
Search licences .. .. .	7,040	7,040
Occupation licences .. .. .	1	46
Total .. .. .	19,434	78,517

6. **Western Australia.**—The following table gives particulars of operations for 1939, the figures being exclusive of holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1939, the area under lease was 5,112 acres for gold-mining, 141 for mining for other minerals, 213 for miners' homesteads, and 197 for miscellaneous—a total of 5,663 acres. The balance was taken up under licences.

**AREAS TAKEN UP UNDER MINING ACTS : WESTERN AUSTRALIA, 1939.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	46,763	56,538
Mining for other minerals .. .. .	10,599	48,975
Other purposes .. .. .	496	38,822
Total .. .. .	57,858	144,335

7. **Tasmania.**—During 1939, the number of leases issued was 157, of which 17 were for gold-mining, covering 338 acres; and 52 for tin-mining, covering 581 acres. The following table gives particulars for 1939 :—

**AREAS TAKEN UP UNDER MINING ACTS : TASMANIA, 1939.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	556	1,851
Mining for other minerals .. .. .	2,017	19,218
Licences to search for coal or oil .. .. .	..	1,180
Mining for coal .. .. .	65	5,793
Other purposes .. .. .	592	3,305
<b>Total .. .. .</b>	<b>3,230</b>	<b>31,347</b>

8. **Northern Territory.**—At 30th June, 1940, there existed 15 mineral leases comprising 272 acres, and 25 gold-mining leases, comprising 892 acres. There were also 236 gold-mining lease applications for 6,451 acres, 145 mineral-mining lease applications for 3,834 acres, 4 dredging lease applications for 660 acres, 65 gold claims for 778 acres, 38 mineral claims for 554 acres, 11 machinery and tailings areas for 33 acres, and other areas held under mining lease amounted to 672 acres, including mineral-prospecting areas, 400 acres, and gold-prospecting areas, 120 acres.

9. **Summary.**—The following table shows the areas under leases and licences for mining purposes and the total areas occupied for the years 1923, 1928 and 1937 to 1939 :—

**CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES.**

Year.	N.S.W. (a)	Victoria.	Q'land. (b)	S. Aust. (b)	W. Aust. (c)	Tas. (b)	Total. (d)
<b>AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.</b>							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1923 ..	28,492	9,207	67,754	610,377	37,567	47,535	800,932
1928 ..	(e) 944,119	8,302	1,793,028f	196,521	47,975	23,910	3,013,855
1937 ..	25,295	299,112	108,319	(a) 25,613	67,947	8,154	534,440
1938 ..	26,246	102,129	39,199	(a) 27,176	64,380	5,325	264,455
1939 ..	28,320	171,622	33,414	(a) 19,434	57,838	3,230	313,858

**TOTAL AREAS OCCUPIED AT END OF YEAR.**

1923 ..	299,688	47,361	444,586	653,899	127,829	77,627	1,650,990
1928 ..	310,497	39,904	2,810,262	242,688	132,536	54,362	3,590,249
1937 ..	207,287	426,583	524,089	(a) 84,770	155,169	44,271	1,442,169
1938 ..	217,036	275,909	541,485	(a) 100,745	155,252	34,893	1,325,320
1939 ..	219,110	351,715	469,733	(a) 78,517	144,335	31,347	1,294,757

(a) Year ended 30th June following. (b) Excluding lands held under miners' rights only.  
 (c) Excluding holdings under miners' rights and mineral oil licences. (d) Excluding Northern Territory. (e) Including one area of 900,000 acres. (f) Mainly petroleum-prospecting permits.

**§ 7. Closer Settlement.**

1. **General.**—Particulars regarding the methods of acquisition and disposal of land for closer settlement in the several States are given in preceding issues of the Official Year Book (see No. 22, pp. 163-9).

2. New South Wales.—Since the inception of closer settlement in 1905, 1,854 estates totalling 4,145,032 acres have been purchased by the Crown for purposes of closer settlement of civilians and returned soldiers. The total area set apart and the number of farms made available to 30th June, 1940, are as follows :—

**CLOSER SETTLEMENT AREAS (a) : NEW SOUTH WALES.**

To 30th June—	Areas.			Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Cost of Acquired Lands.	Value of Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1940 ..	4,145,032	205,541	4,350,573	15,107,573	355,637	15,463,210

(a) Including 70 long-term leases resumed for closer settlement, but excludes areas acquired for village sites, 3,665 acres.

The following table gives particulars regarding the disposal of the farms by closer settlement purchase at 30th June, 1940 :—

**CLOSER SETTLEMENT ALLOTMENTS : NEW SOUTH WALES.**

At 30th June—	Farms Allotted to Date.			Total Amount received in respect of Closer Settlement Farms.
	Number.	Area.	Capital Value.	
	No.	Acres.	£	£
1940 .. .. .	9,039	4,178,016	14,139,354	12,492,376

3. Victoria.—The Closer Settlement Commission was abolished as from 31st December, 1938, and land settlement was placed under the control of the Department of Lands and Survey. On 31st March, 1939, all Closer Settlement and Discharged Soldiers' accounts were amalgamated, the settlers' accounts adjusted and the new debt made payable over an extended period. As separate details are not now available, the following statement shows the operations under the provisions of the Closer Settlement Acts to 30th June, 1938 :—

**CLOSER SETTLEMENT : VICTORIA.**

(INCLUDING IRRIGATED AREAS.)

To 30th June—	Total Area Acquired.	Total Cost of Purchases. (a)	How Made Available for Settlement.						Number of Farms, etc.	Total Receipts (Land and Advances).	Repayments of Principal (Land and Advances).	Area Available for Settlement at 30th June.			
			Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments. (b)	Roads and Reserves.	Number of Farms, etc.					Total Receipts (Land and Advances).	Repayments of Principal (Land and Advances).	Area Available for Settlement at 30th June.
			Acres.	Acres.	Acres.	Acres.	Acres.								
1938	1,402,568	10,244,023	1,162,676	790	3,484	86,599	14,775	8,722	14,297,432	4,779,268	1,006				

(a) Including value of Crown Lands taken over.  
Conditional Purchase Lease.

(b) Including all land sold other than under

In the foregoing table the area and cost of land acquired for closer settlement purposes include, in addition to 133,128 acres purchased for £1,246,722 and transferred subsequently to discharged soldiers, a total area of 512,757 acres costing £4,125,822 which was purchased originally for the settlement of discharged soldiers.



4. **Queensland.**—Separate records relating to the closer settlement of re-purchased land are no longer kept by the Land Administration Board, and the operations under this heading are now included with "Leases and Licences under Land Acts." The total area acquired to 31st December, 1934, was 970,778 acres, costing £2,292,881. At the same date the area allotted amounted to 915,690 acres distributed over 3,048 selections, consisting of 2,155 agricultural farms, 257 unconditional selections, 544 perpetual lease selections, 9 prickly pear selections, 6 perpetual lease prickly pear selections and 77 settlement farm leases. An area of 13,038 acres was sold by auction.

5 **South Australia.**—The following table shows the area of land acquired for the purposes of closer settlement, and the manner in which it had been dealt with to 30th June, 1940 :—

#### CLOSER SETTLEMENT : SOUTH AUSTRALIA.

To 30th June—	Area of Lands Re- purchased (exclusive of land afterwards set apart for other purposes).	Agree- ments with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Mis- cellaneous Leases.	Sold.	Remainder Un- occupied (including roads and land in course of allotment).
			Right of Purchase.	Perpetual Lease.				
1940 ..	Acres. 830,758	Acres. 468,810	Acres. 233	Acres. 1,256	Acres. 69,468	Acres. 15,068	Acres. 252,044	Acres. 23,879

The total area re-purchased at 30th June, 1940, was 925,301 acres at a cost of £2,887,638. Included in these figures are 64,766 acres purchased for £282,762 and afterwards set apart for discharged soldiers, 3,214 acres reserved for forest and waterworks purposes, the purchase-money being £16,185, and also 26,563 acres of swamp and other lands which were purchased for £111,580 in connexion with reclamation of swamp-lands on the River Murray. Of the total area, 806,879 acres have been allotted to 2,778 persons, the average area to each being 290 acres.

6. **Western Australia.**—The total area acquired for closer settlement up to 30th June, 1940, was 905,713 acres, costing £1,180,443. Of this area, 21,088 acres have been set aside for roads, reserves, etc., leaving a balance of 884,625 acres available for selection. Particulars of operations under the Act for the year ended 30th June, 1940, are as follows :—Area selected during the year 14,609 acres; number of farms, etc., allotted to date 1,643; total area occupied to date 754,013 acres; balance available for selection 130,612 acres; and total revenue £972,446.

7. **Tasmania.**—Up to 30th June, 1940, 37 areas had been opened up for closer settlement. The total purchase-money paid by the Government was £368,210 and the total area acquired amounted to 102,335 acres, including 12,053 acres of Crown Lands. The number of farms occupied at 30th June, 1940, was 275.

## § 8. Settlement of Returned Soldiers and Sailors.

1. **General.**—Information in regard to the methods adopted in each State for providing land for the settlement of returned soldiers and sailors, together with the conditions under which such land could be acquired, is given in earlier issues of the Official Year Book (see No. 13, pp. 1016-23, and No. 18, pp. 187-9). Later modifications have been made with a view to simplifying procedure and liberalizing the conditions under which holdings may be acquired.

Particulars respecting the position of soldier settlement in each State at the latest available date are given in the following paragraphs.

2. **New South Wales.**—At 30th June, 1940, the area set apart for soldiers was 9,755,264 acres, of which 1,710,272 acres comprised acquired land purchased at a cost of £8,113,956. The number of settlers to whom farms, etc., had been allotted up to 30th June, 1940, was 9,704. Five thousand and eighty-two soldiers have either transferred or abandoned their farms, leaving 4,622 in occupation of 6,849,914 acres, of which 5,495,379 acres were Crown lands (including 3,241,576 acres in the Western Division taken up under the Western Lands Act), 1,271,960 acres acquired lands, and 82,575 acres within Irrigation Areas. These totals exclude 703 discharged soldiers who purchased privately-owned land with their own capital and were granted advances for the purchase of stock and plant or for effecting improvements.

3. **Victoria.**—At 30th June, 1938, the area acquired or set apart for soldier settlement was 2,482,286 acres consisting of 1,763,241 acres of private land purchased at a cost of £13,361,266, 133,128 acres costing £1,246,722 taken over from Closer Settlement, and 585,917 acres of Crown lands valued at £447,622. Subsequently 512,757 acres valued at £4,125,822 were transferred to Closer Settlement. Up to 30th June, 1938, the number of settlers to whom farms, etc., had been allotted was 12,126, and the number of farms, etc., allotted was 9,784 (including 955 farms originally purchased for closer settlement purposes) containing 2,365,518 acres. In addition, 802 share farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at 30th June, 1938, was 8,426 (including 1,001 originally purchased for closer settlement) containing 1,734,379 acres. Later particulars cannot be given, as separate details are not available.

4. **Queensland.**—At 30th June, 1929, the area acquired or set apart for soldier settlement was 577,633 acres, of which 41,101 acres comprised private land, purchased at a cost of £270,480. The number of farms occupied was 1,148, containing 440,992 acres. Some of these selections were acquired under the ordinary provisions of the Land Act, and do not include areas specially set apart for soldiers.

As special records are not now kept respecting the areas held by discharged soldier settlers later information cannot be given.

5. **South Australia.**—At 30th June, 1940, the area of land acquired or set apart for soldier settlement was 1,336,612 acres, of which 1,202,653 acres comprised private land purchased at a cost of £3,863,572. These figures are exclusive of mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. The number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts up to 30th June, 1940, was 4,185, and the area of farms, etc. (including mortgages discharged), on which assistance had been granted was 2,746,744 acres. At 30th June, 1940, farms, etc., occupied numbered 1,705 containing 1,129,480 acres.

6. **Western Australia.**—At 30th June, 1940, the area of land acquired or set apart for soldier settlement was 14,287,643 acres, of which 345,110 acres comprised private land purchased at a cost of £605,076. Up to 30th June, 1940, assistance had been given to 5,213 returned soldiers, and the Agricultural Bank held 3,117 properties as security for advances. The area held, including pastoral leases, was approximately 25,830,000 acres, and advances approved amounted to £6,737,693. The number of farms, etc., occupied by returned soldiers at 30th June, 1940, was 1,704.

7. **Tasmania.**—At 30th June, 1940, the area acquired or set apart for soldier settlement was 342,405 acres, of which 273,040 acres comprised private land purchased at a cost of £2,072,298. Up to 30th June, 1940, the number of settlers to whom farms, etc., had been allotted was 2,380, and the number of farms, etc., allotted was 1,479 containing 338,336 acres. The number of farms, etc., occupied at 30th June, 1940, was 1,579 containing 229,490 acres.

8. **Losses on Soldier Settlements.**—(i) *General.* At the Premiers' Conference in Melbourne in 1917, it was agreed that the States should undertake the work of settling on the land returned soldiers and munition and war workers, and that the Commonwealth should raise the necessary loans for the States for this purpose.

The original arrangement provided that the Commonwealth should take the responsibility of finding up to £500 per settler as working capital for improvements, implements, seed, etc., an amount which was subsequently increased to £625, together with £375 per settler for resumptions and works incidental to land settlement approved by the Commonwealth. Loans were to be advanced to the settlers by the States at reasonable rates of interest not exceeding  $3\frac{1}{2}$  per cent. in the first year, increasing by  $\frac{1}{2}$  per cent. each subsequent year to the full rate of interest at which the money had been raised, plus working expenses, the difference between these rates and the cost of the money to the Government to be borne equally by the Commonwealth Government and the State Government. This provision respecting interest loss was not ultimately carried out as passed, the Commonwealth Government assuming responsibility for more than one-half of the interest loss, namely, a rebate of interest equal to  $2\frac{1}{2}$  per cent. per annum during a period of five years from the date of payment to the State of each instalment of loan money.

(ii) *Report by Mr. Justice Pike.* In addition to this expected loss of interest other losses have occurred in connexion with soldier settlement, and in 1927 Mr. Justice Pike, of the Land Valuation Court of New South Wales, was commissioned to report, not only on the losses, but on the principles on which financial responsibility should be divided. His report in 1929, to which reference should be made for fuller information, found that in all the negotiations concerning soldier settlement on the land the States insisted on undivided control, and that financial responsibility went along with control except so far as the Commonwealth definitely promised to give assistance. The undertaking of the Commonwealth to share equally with the States the cost of lower interest rates to soldier settlers was made the basis of a practical compromise, and the report recommended that the total loss should be shared equally between the two parties.

The gross losses were assessed at £23,525,522 distributed amongst the States as follows:—New South Wales, £7,003,950; Victoria, £7,721,891; Queensland, £1,853,315; South Australia, £3,565,829; Western Australia, £2,059,368; and Tasmania, £1,321,169. Other concessions granted by the Commonwealth Government increased its proportion of the losses to £12,333,000.

## § 9. Tenure of Land by Aliens.

Information regarding the terms and conditions under which land can be held by aliens is contained in earlier issues of the Official Year Book (see No. 18, pp. 190–1). All tenure of land by aliens is now subject to the following regulations:—National Security (Land Transfer) Regulations 1940; National Security (Economic Organization) Regulations, 1942.

## § 10. Advances to Settlers.

1. *General.*—A detailed statement regarding the terms and conditions governing advances to settlers in the several States and the Northern Territory appears in preceding issues of the Official Year Book (see No. 22, pp. 179–186).

In this section are summarized the loans and advances made by the various Government lending agencies in the States including the transactions in lands acquired under closer and soldier settlement schemes. The balances owing on former Crown lands sold on the conditional purchase, etc., system, however, are not included.

The amounts outstanding do not represent the actual differences between the total advances and settlers' repayments, for considerable remissions of indebtedness have been made in all States as a result of reappraisements of land values and the writing down of debts.

2. **New South Wales.**—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1940 :—

**ADVANCES TO SETTLERS : NEW SOUTH WALES.**

Advances.	Advances made during 1939-40.	Total Advances at 30th June, 1940.	Amount outstanding at 30th June, 1940.	
			Number of Loans Current.	£
Department of Lands—	£	£		
Closer and Soldier Land Settlement	18,072	15,112,345	8,569	12,033,416
Soldier Settlers .. .. .	285	43,195,874	2,111	957,261
Wire Netting .. .. .	6,825	1,429,830	3,751	382,042
Prickly Pear .. .. .	7,947	133,038	496	19,185
Rural Bank—				
Rural Bank Department .. ..	1,037,453	35,153,194	15,649	15,549,833
Government Agency Department—				
Necessitous Farmers .. .. .	183,164	6,125,625	3,019	1,036,156
Unemployment Relief and Dairy Promotion .. .. .	34,418	1,311,145	4,068	803,421
Rural Reconstruction (b) .. ..	686,229	4,734,077	4,109	1,523,270
Shallow Boring .. .. .	30,652	818,704	1,112	266,045
Irrigation Areas .. .. .	97,046	(c)	(c)	1,652,349
Government Guarantee Agency ..	4,588	27,867	12	6,631
Closer Settlement Agency .. ..	146,140	154,215	115	153,014
Total .. .. .	2,252,819	68,195,914	(d) 43,011	34,382,623

(a) In addition, the sum of £1,915,423 has been expended on developmental works on soldiers' settlements. (b) Including Debt Adjustment Advances (Commonwealth Moneys); amount outstanding, £1,730,093. (c) Not available. (d) Incomplete.

3. **Victoria.**—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1940 :—

**ADVANCES TO SETTLERS : VICTORIA.**

Advances.	Advances made during 1939-40.	Total Advances at 30th June, 1940.	Amount outstanding at 30th June, 1940.	
			Number of Persons.	£
Credit Foncier—	£	£		
Civilians .. .. .	153,185	11,010,505	4,319	4,089,160
Discharged Soldiers .. .. .	1,420	843,370	382	349,783
Treasurer—				
Cool Stores, Canneries, etc. .. ..	..	617,282	(a) 17	297,287
Department of Lands and Survey—				
Closer Settlement Settlers and Soldier Settlers .. .. .	1,140	46,904,610e	10,110	13,444,678
Cultivators of Land .. .. .	34,688	1,826,044	1,649	331,008
Wire Netting .. .. .	12,334	563,375	(d)	211,709
Total .. .. .	202,767	61,765,186	(e) 16,477	18,723,625

(a) Companies and Co-operative Societies. (b) Including arrears of principal and interest, but excluding amounts written off debts and adjustments for revaluations. (c) Represents consolidated debts of settlers (Section 30, Act 4091). (d) Not available. (e) Incomplete.

4. **Queensland.**—The following table gives particulars of advances to 30th June, 1940. The figures are exclusive of transactions in land.

## ADVANCES TO SETTLERS : QUEENSLAND.

Advances.	Advances made during 1939-40.	Total Advances at 30th June, 1940.	Amount outstanding at 30th June, 1940.	
			Number of Persons.	£
	£	£		
Bureau of Rural Development ..	255,546	8,307,852	4,590	1,710,467
Discharged Soldiers' Settlement (a) ..	2,581	2,454,769	1,468	487,550
Water Facilities .. .. .	..	58,079	249	31,761
Wire Netting, etc. .. .. .	11,535	1,016,518	3,276	440,503
Seed Wheat .. .. .	915	(b) 118,714	(c)	13,269
Drought Relief .. .. .	..	294,458	(c)	76,141
Income (Unemployment Relief and State Development) Tax Acts (d) ..	73,276	978,013	4,766	600,119
Irrigation .. .. .	..	54,914	163	29,092
Other .. .. .	..	1,843	42	683
<b>Total .. .. .</b>	<b>343,853</b>	<b>13,285,160</b>	<b>(e) 14,554</b>	<b>3,389,585</b>

(a) Including advances to group settlements through the Lands Department, as well as advances through the Bureau of Rural Development. (b) Including accrued interest. (c) Not available. (d) Largely for rural development (ringbarking, clearing, fencing, etc.). (e) Incomplete.

5. **South Australia.**—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1940 :—

## ADVANCES TO SETTLERS : SOUTH AUSTRALIA.

Advances.	Advances made during 1939-40.	Total Advances at 30th June, 1940.	Amount outstanding at 30th June, 1940.		Arrears of Interest at 30th June, 1940.
			Number of Persons.	£	
<b>Department of Lands—</b>	£	£			£
Advances to soldier settlers ..	43,548	4,616,702	958	2,741,878	449,691
Advances to blockholders ..	..	41,451	4	13	..
Advances for sheds and tanks ..	..	75,693	284	39,841	12,007
Advances under Closer Settlement Acts .. .. .	40,208	2,476,154	1,356	1,378,674	77,629
Advances under Agricultural Graduates Settlement Act ..	4,830	61,030	35	57,502	1,544
<b>Farmers Assistance Board—</b>					
Advances in drought-affected areas	136	2,045,348	832	485,606	93,320
Advances under Farmers Relief Acts .. .. .	167,938	4,112,536	1,258	502,224	8,584
<b>Irrigation Branch—</b>					
Advances to civilians .. .. .	1,957	273,574	401	109,943	45,084
Advances to soldier settlers ..	1,345	1,062,749	747	919,672	222,307
<b>State Bank of South Australia (C. F. Department)</b>	62,425	5,076,935	1,725	891,085	19,936
Advances to Primary Producers ..	93,564	978,315	381	917,989	1,857
Advances to settlers for improvements .. .. .	12,773	911,136	3,141	265,493	75,079
Advances under Vermin and Pencing Acts .. .. .	4,800	1,369,618	3,409	403,631	50,133
Advances under Loans to Producers Act .. .. .	12,110	337,445	332	256,932	8,112
<b>Total .. .. .</b>	<b>445,634</b>	<b>23,438,686</b>	<b>14,863</b>	<b>8,973,483</b>	<b>1,065,283</b>

6. Western Australia.—The following table gives particulars respecting advances etc., under State Authorities to 30th June, 1940 :—

#### ADVANCES TO SETTLERS : WESTERN AUSTRALIA.

Advances.	Advances made during 1939-40.	Total Advances at 30th June, 1940.	Amount outstanding at 30th June, 1940.	
			Number of Persons.	£
	£	£		
Development loans .. ..	(a) 122,833	10,289,009	6,362	5,407,792
Soldier settlement loans .. ..	9,465	66,089,723	3,117	3,929,302
Cropping advances .. ..	(c) 112,017	13,667,562	1,163	319,826
Group Settlement Advances .. ..	6,383	6,271,992	1,651	1,325,684
Repurchased Estates—				
Under A.L.P. Act 1909 .. ..	..	575,368	294	50,767
Soldier Settlement .. ..	..	605,076	682	97,947
Wire and Wire-netting Advances .. ..	872	511,648	2,504	451,261
<b>Total .. ..</b>	<b>251,570</b>	<b>38,010,378</b>	<b>15,773</b>	<b>11,582,579</b>

(a) Including £70,929 transferred capital to Agricultural Bank from Industries Assistance Board.  
 (b) Including capitalization of interest to principal. (c) Including all advances made under Drought Relief Assistance and losses incurred.

7. Tasmania.—The following table gives particulars respecting advances under State Authorities to 30th June, 1940. Although not regarded as an outstanding by the State Authority the figures in connexion with closer and soldier land settlement have been included in the table for comparative purposes; the areas so purchased have been leased on 99-year terms having an option of purchase which the leaseholder may exercise at any time.

#### ADVANCES TO SETTLERS : TASMANIA.

Advances.	Advances made during 1939-40.	Total Advances at 30th June, 1940.	Amount outstanding at 30th June, 1940.	
			Number of Persons.	£
	£	£		
Agricultural Bank—				
State Advances Act and Rural Credits .. ..	102,199	1,013,051	1,341	351,648
Orchardists' Relief, 1926 .. ..	..	46,832	49	1,830
Unemployed (Assistance to Primary Producers) Relief Act 1930-1934 .. ..	..	114,302	767	48,149
Bush Fire Relief Act 1934 .. ..	..	14,855	213	5,285
Flood Sufferers' Relief Act 1929 .. ..	..	35,523	84	6,244
Crop Losses, 1934-35 .. ..	..	10,086	160	3,094
Minister for Agriculture—				
Soldier Settlers—				
Advances .. ..	18,165	825,719	1,156	79,795
Purchase of Estates, etc. (a) .. ..	27,551	2,450,699	(b) 1,426	1,310,998
Closer Settlers—				
Advances .. ..	12,415	84,045	207	44,182
Purchase of Estates, etc. (a) .. ..	2,959	476,719	(b) 306	378,277
<b>Total .. ..</b>	<b>163,289</b>	<b>5,071,831</b>	<b>5,714</b>	<b>2,229,502</b>

(a) Not regarded as an outstanding by the State. (b) Number of leaseholders including those to whom advances have been made.

8. **Northern Territory.**—During the financial year 1939-40 the amount of £2 was advanced, the total amount advanced to 30th June, 1940, being £24,969 (approximately). The balance outstanding from 36 settlers, at 30th June, 1940, including interest, was £6,210.

9. **Summary of Advances.**—The following table gives a summary for each State and the Northern Territory to the 30th June, 1940. With the exception of Queensland, where the figures are incomplete, the particulars so far as they are available represent the total sums advanced to settlers including amounts spent by the various Governments in the purchase and improvement of estates disposed of by closer and soldier land settlement, while the amounts outstanding reveal the present indebtedness of settlers to the Governments, including arrears of principal and interest but excluding amounts written off debts and adjustments for land revaluations.

#### ADVANCES TO SETTLERS : AUSTRALIA.

State.	Advances made during 1939-40.	Total Advances at 30th June, 1940.	Amount outstanding at 30th June, 1940.	
			Number of Persons.	£
	£	£		
New South Wales .. .. .	2,252,819	68,195,914	43,011	34,382,623
Victoria .. .. .	202,767	61,765,186	16,477	18,723,625
Queensland .. .. .	343,853	13,285,160	14,554	3,389,585
South Australia .. .. .	435,634	23,438,686	14,863	8,973,483
Western Australia .. .. .	251,570	38,010,378	15,773	11,582,579
Tasmania .. .. .	163,289	5,071,831	5,714	2,229,502
Northern Territory .. .. .	2	24,969	36	6,210
<b>Total .. .. .</b>	<b>3,649,934</b>	<b>209,792,124</b>	<b>110,428</b>	<b>79,287,607</b>

### § 11. Alienation and Occupation of Crown Lands.

1. **General.**—The figures given in the previous parts of this chapter show separately the areas alienated, in process of alienation, or occupied under various tenures. The following tables set out in summarized form the position in regard to the tenure of land in each State, in the Northern Territory, and in the Australian Capital Territory during the latest year for which information is available. Particulars for each year from 1929 onward appear in *Production Bulletin*, No. 34, Part II., page 9. The area unoccupied includes roads, permanent reserves, forests, etc. In some cases, lands which are permanently reserved from alienation are occupied under leases and licences, and have been included therein. Lands occupied under leases or licences for pastoral purposes are frequently held on short tenures only, and could thus be made available for settlement practically whenever required.

2. **New South Wales.**—Of the total area of New South Wales, 24.9 per cent. had been alienated at 30th June, 1940, 9.6 per cent. was in process of alienation, 57.4 per cent. was held under leases and licences, and the remaining 8.1 per cent. was unoccupied or held by the Crown.

The following table gives particulars for the year ended 30th June, 1940 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES,  
30th JUNE, 1940.**

Particulars.	Acres.	Particulars.	Acres.
<b>1. Alienated.</b>		<b>3. Held under Leases and Licences.</b>	
Granted and sold prior to 1862 ..	7,145,579	Homestead selections and grants ..	1,667,198
Sold by auction and other sales, 1862 to date ..	15,114,205	Alienable leases, long-term and perpetual ..	26,566,008
Conditionally sold, 1862 to date	29,256,702	Other long-term leases ..	78,500,773
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	Short-term leases and temporary tenures ..	4,487,912
Granted for public and religious purposes ..	261,442	Forest leases and occupation permits ..	2,215,924
	51,951,126	Mining leases and permits ..	189,086
Less lands resumed or reverted to Crown ..	2,687,616		
<b>Total .. ..</b>	<b>49,263,510</b>	<b>Total .. ..</b>	<b>113,626,901</b>
<b>2. In Process of Alienation.</b>		<b>4. Unoccupied (a). Particulars of Lord Howe Island not being available the area, 3,220 acres, is included under unoccupied, (Approximate) ..</b>	
Conditional purchases ..	15,515,643		16,160,486
Closer settlement purchases ..	2,923,291		
Soldiers' group purchases ..	410,345		
Other forms of sale ..	136,924		
<b>Total .. ..</b>	<b>18,986,203</b>		

Area of State—198,037,100 acres.

(a) Of this area only 3,023,614 acres are available for selection, the balance being reservations for roads and for various public purposes, water frontages, and river and lake surfaces.

3. Victoria.—The total area of Victoria is 56,245,800 acres, of which 49.4 per cent. had been alienated up to the end of 1939; 9.6 per cent. was in process of alienation under deferred payments and closer settlement schemes; 15.0 per cent. was occupied under leases and licences; and 26.0 per cent. was unoccupied or held by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : VICTORIA,  
31st DECEMBER, 1939.**

Particulars.	Acres.	Particulars.	Acres.
<b>1. Alienated .. ..</b>	<b>27,762,315</b>	<b>3. Leases and Licences held—</b>	
<b>2. In Process of Alienation—</b>		Under Lands Department—	
Exclusive of Mallee and Closer Settlement Lands ..	1,085,681	Perpetual Leases ..	74,864
Mallee Lands (exclusive of Closer Settlement Lands) ..	3,729,578	Other Leases and Licences	25,899
Closer Settlement Lands ..	564,632	Temporary (Yearly) Grazing Licences ..	8,015,966
Village Settlements ..	37	Under Mines Department ..	351,715
		<b>Total .. ..</b>	<b>8,468,444</b>
<b>Total .. ..</b>	<b>5,379,928</b>	<b>4. Occupied by the Crown or Unoccupied (a) ..</b>	<b>14,635,113</b>

Total area of State—56,245,800 acres.

(a) These Crown lands comprise reservations for roads and for various public purposes, 7,695,269 acres; water frontages, beds of rivers, lakes, etc., and unsold land in cities, towns and boroughs 4,199,694 acres; and other lands (unoccupied) 2,740,150 acres.



4. **Queensland.**—The total area of this State is 429,120,000 acres, of which, on 31st December, 1939, 4.8 per cent. was alienated; 1.7 per cent. was in process of alienation; and 79.7 per cent. was occupied under leases and licences. The remainder, 13.8 per cent., was either unoccupied or held as reserves or for roads.

The distribution is shown in the following table :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : QUEENSLAND,  
31st DECEMBER, 1939.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> —		3. <i>Occupied under Leases and Licences</i> —	
By Purchase .. .. .	20,606,342	Pastoral Leases .. .. .	242,583,160
Without Payment .. .. .	92,003	Occupation Licences .. .. .	7,737,200
		Grazing Selections and Settlement Farm Leases .. .. .	82,432,179
		Leases—Special Purposes .. .. .	1,105,284
		Under Mines Department .. .. .	425,366
		Perpetual Lease Selections	
		Perpetual Lease Prickly	
		Pear Selections and Irriga-	
		tion Leases .. .. .	6,225,174
		Auction Perpetual Leases, etc.	27,384
		Prickly Pear Leases .. .. .	23,960
		Forest Grazing Leases (or	
		Reserves) .. .. .	1,503,360
Total .. .. .	20,698,345	Total .. .. .	342,063,067
2. <i>In Process of Alienation</i> .. .. .	7,154,214	4. <i>Reserves, Surveyed Roads and Surveyed Stock Routes</i> .. .. .	18,921,503
		5. <i>Unoccupied</i> .. .. .	40,282,871

Total area of State—429,120,000 acres.

5. **South Australia.**—The area of South Australia is 243,244,800 acres and at 30th June, 1940, 5.2 per cent. was alienated; 0.9 per cent. in process of alienation; 51.6 per cent. occupied under leases and licences; and 42.3 per cent. unoccupied or occupied by the Crown.

The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : SOUTH AUSTRALIA,  
30th JUNE, 1940.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> —		3. <i>Held under Lease and Licence</i> —	
Sold .. .. .	12,354,869	Right of Purchase Leases .. .. .	727,338
Granted for Public Purposes .. .. .	184,164	Perpetual Leases, including	
		Irrigation Leases .. .. .	16,581,166
		Pastoral Leases .. .. .	105,912,780
		Other Leases and Licences .. .. .	2,272,295
		Mining Leases and Licences .. .. .	78,517
Total .. .. .	12,539,033	Total .. .. .	125,572,096
2. <i>In process of Alienation</i> .. .. .	2,249,513	4. <i>Area Unoccupied (a)</i> .. .. .	102,884,158

Total area of State—243,244,800 acres.

(a) Including surveyed roads, railways and other reserves, 19,883,158 acres; salt water lakes and lagoons, 7,680,000 acres; and fresh water lakes, 224,000 acres.

6. **Western Australia.**—The total area of Western Australia is 624,588,800 acres, of which, at 30th June, 1940, 2.9 per cent. was alienated; 2.3 per cent. was in process of alienation; and 33.5 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 61.3 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA**  
**30th JUNE, 1940.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> .. .. .	18,244,428	3. <i>Leases and Licences in Force</i> —	
2. <i>In process of Alienation</i> —		(i) Issued by Lands Department—	
Midland Railway Concessions ..	54,800	Pastoral Leases ..	204,950,557
Free Homestead Farms ..	582,388	Special Leases ..	710,229
Conditional Purchases ..	5,532,686	Leases of Reserves ..	1,292,645
Selections from the late W. A. Company ..	5,297	Residential Lots ..	5,250
Selections under the Agricultural Lands Purchase Act ..	438,368	(ii) Issued by Mines Department—	
Homestead or Grazing Leases ..	7,559,822	Gold-mining Leases ..	24,379
Poison Land Leases or Licences ..	16,089	Mineral Leases ..	38,517
Town and Suburban Lots ..	3,216	Miners' Homestead Leases ..	30,813
		(iii) Issued by Forests Department—	
		Timber Permits ..	2,327,371
		Total .. ..	209,379,761
Total .. ..	14,192,666	4. <i>Area Unoccupied (a)</i> ..	382,771,945

Total area of State—624,588,800 acres.

(a) Including reservations for roads and for various public purposes, 49,166,973 acres.

7. *Tasmania.*—At the end of 1939, 35.1 per cent. of the total area had been alienated ; 2.6 per cent was in process of alienation ; 15.9 per cent was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement ; the remainder (46.4 per cent.) was unoccupied or occupied or reserved by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : TASMANIA,**  
**31st DECEMBER, 1939.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> .. .. .	5,892,564	3. <i>Leases and Licences</i> —continued.	
2. <i>In Process of Alienation</i> ..	433,325	(i) Issued by Lands Department—continued.	
3. <i>Leases and Licences</i> —		Soldier Settlement ..	106,000
(i) Issued by Lands Department—		Short-Term Leases ..	131,000
Islands ..	104,894	Other ..	21,460
Ordinary Leased Land ..	1,888,740	(ii) Issued by Mines Department	31,347
Land Leased for Timber ..	297,481		
Closer Settlement ..	80,000	Total .. ..	2,660,922
		4. <i>Area Occupied by the Crown or Unoccupied (a)</i> .. ..	7,791,189

Total area of State—16,778,000 acres.

(a) Including reservations for roads and for various public purposes, 1,970,080 acres.

8. *Northern Territory.*—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1940, only 0.1 per cent. was alienated ; 40.1 per cent. was held under leases and licences ; 13.3 per cent. was reserved for aboriginal, defence and public requirements ; and the remaining 46.5 per cent. was unoccupied.

The following shows the mode of occupancy of areas at 30th June, 1940 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NORTHERN TERRITORY,  
30th JUNE, 1940.**

Particulars.						Acres.
1. Alienated	..	..	..	..	..	477,584
2. Leased—						
Pastoral Leases	..	..	..	..	..	102,997,920
Other leases, licences and mission stations	..	..	..	..	..	31,201,414
Total	..	..	..	..	..	134,199,334
3. Reserves—						
Aboriginal, defence and public requirements	..	..	..	..	..	44,315,482
4. Unoccupied and Unreserved	..	..	..	..	..	156,124,400
5. Total area	..	..	..	..	..	335,116,800

9. **Australian Capital Territory.**—Particulars of the alienation and occupation of Crown lands in the Territory (exclusive of Jervis Bay area) for 1939 are as follows :— Alienated 54,009 acres; in process of alienation 52,109 acres; leased 319,460 acres; and unoccupied 157,213 acres. The area of acquired lands was 213,854 acres. The total area of the Territory (exclusive of Jervis Bay area, 18,000 acres) is approximately 582,800 acres.

Alienated land at the end of 1939 comprised 9.0 per cent. of the total area, land in process of alienation 8.7 per cent., land held under lease 53.2 per cent., and unoccupied land 29.1 per cent. of the total area.

10. **Summary.**—The following table gives a summary for each State and Territory of the alienation and occupation of Crown lands :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : AUSTRALIA,  
31st DECEMBER, 1939.**

State or Territory.	Private Lands.				Crown Lands.				Total Area.
	Alienated.		In Process of Alienation.		Leased or Licensed.		Other.		
	Acres.	%	Acres.	%	Acres.	%	Acres.	%	Acres.
N.S.W. (a)	49,263,510	24.87	18,986,203	9.59	113,626,901	57.38	16,160,486	8.16	198,037,100
Vic. ..	27,762,315	49.36	5,379,928	9.57	8,468,444	15.05	14,635,113	26.02	56,245,800
Qld. ..	20,698,345	4.82	7,154,214	1.67	342,063,067	79.71	59,204,374	13.80	429,120,000
S. Aust. (a)	12,539,033	5.16	2,249,513	0.92	125,572,096	51.62	102,884,158	42.30	243,244,800
W. Aust. (a)	18,244,428	2.92	14,192,666	2.27	209,379,761	33.52	382,771,945	61.29	624,588,800
Tas. ..	5,892,564	35.12	433,325	2.58	2,660,922	15.86	7,791,189	46.44	16,778,000
N.T. (a) ..	477,584	0.14	..	..	134,199,334	40.05	200,439,882	59.81	335,116,800
A.C.T. ..	54,009	8.99	52,109	8.67	319,469	53.18	175,213	29.16	600,800
Aust. ..	134,931,788	7.09	48,447,958	2.54	936,289,994	49.18	784,062,360	41.19	1,903,732,100

(a) At 30th June, 1940.

11. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at 31st December, 1939. The square itself represents the total area of Australia, while the relative areas of individual States are shown by the vertical rectangles. The areas alienated from the State; those in process of alienation under various systems of deferred payments; and the areas held under leases or licences are indicated by the differently shaped areas as described in the reference given below the diagram, and the areas unoccupied are left unshaded.

### TENURE OF LAND

