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CHAPTER IV.

LAND TENURE AND SETTLEMENT.

§ 1. Introduction.

For descriptions of the land tenure systems of the several States and the internal territories see Official Year Book No. 4 (pp. 235-333) and subsequent issues, in particular No. 22 (pp. 133-195). Conspectuses of land legislation in force and of the systems of land tenures in the several States have appeared in issues up to and including No. 38, but only a brief summary is given below.

The land legislation in force in the several States may be classified broadly under five major types of land enactments, i.e., Crown Lands Acts, Closer Settlement Acts, Mining Acts, Returned Service Personnel Settlement Acts, and Advances to Settlers Acts, but within the groupings there is, of course, a wide variety of individual acts. In the two internal Territories the legislation relating to lands is embodied in various ordinances.

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. In the Northern Territory the Administrator, under the control of the Minister for Territories, 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.

In each of the States 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. In the Northern Territory there are several ordinances relative to mining.

As with land legislation, land tenures may be classified under broad headings; these indicate the nature of the tenure and comprise:—Free Grants and Reservations, Unconditional Purchases of Freehold, Conditional Purchases of Freehold, Leases and Licences under Land Acts, Closer Settlement, Leases and Licences under Mining Acts, and Settlement of Returned Service Personnel. For details of the various particular forms of land tenure within these seven groups in each State see Official Year Book No. 38, pp. 114-116 and earlier issues. Descriptions of the systems operating in the two internal Territories may be found on pp. 329-30 and 338 of Official Year Book No. 39.

The following sections contain figures showing the extent of the different tenures in the several States and Territories, together with some general descriptive matter.

§ 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 or more than seven 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 1950-51, 1,376 acres were permanently reserved or dedicated for miscellaneous recreation reserves and similar purposes in 76 localities. The areas reserved at 30th June, 1951, were as follows:—For travelling stock, 5,333,926 acres; pending classification and survey, 4,183,957 acres; forest reserves, 2,295,835 acres; water and camping reserves, 817,698 acres; mining reserves, 1,211,314 acres; for recreation and parks, 425,452 acres; other reserves, 5,385,739 acres; total 19,653,921 acres.

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.

(iii) *Areas Granted and Reserved.* During 1951 no areas were granted without purchase. The areas both temporarily and permanently reserved at the end of 1951 were as follows:—For roads, 1,794,218 acres; water reserves, 318,545 acres; agricultural colleges, etc., 8,434 acres; forest and timber reserves, 5,347,321 acres; reserves in the mallee, 410,000 acres; other reserves, 550,937 acres; total, 8,429,455 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 them with the approval of the Minister for not more than 21 years.

Under the State Forests and National Parks Acts, 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 1951 the areas granted in fee simple without payment were nil, the area set apart as reserves 274,729 acres, and reserves cancelled 125,723 acres. The areas reserved, including roads, at the end of 1951 were as follows:—Timber reserves, 3,111,011 acres; for State forests and national parks, 5,082,613 acres; aboriginal reserves, 7,805,715 acres; for streets, surveyed roads and stock routes, 3,593,387 acres; general reserves, 5,649,935 acres; total, 25,242,661 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 1950–51, free grants were issued for an area of 56 acres, and reserves comprising 8,282 acres were proclaimed. At 30th June, 1951 the total area of surveyed roads, railways and other reserves was 21,248,665 acres, including 18,272,000 acres set apart as aboriginal reserves.

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, 1951 approximately 189,611 acres were reserved for various purposes. At 30th June, 1951 the total area reserved was 51,998,428 acres, comprising State forests, 3,426,450 acres, timber reserves 1,799,658 acres and other reserves 46,772,320 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 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 Her 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 30th June, 1951 was 4,042,810 acres, excluding 21,775 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 lands so resumed.

(ii) *Areas Reserved.* The total area of reserves at 30th June, 1951 was 71,325 square miles.

8. *Summary.*—The following table shows the total areas reserved in each State, and the grand totals, for the years 1947 to 1951 :—

AREAS RESERVED.
(^{'000 Acres.})

Year.	N.S.W. (a)	Victoria. (b)	Q'ld. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (b)	Nor. Terr. (a)	Total.
1947 ..	18,022	8,179	23,017	20,263	50,429	2,938	44,374	167,122
1948 ..	18,023	8,179	23,51 ^f	20,273	50,410	3,969	45,452	169,822
1949 ..	18,285	8,300	23,617	20,274	50,428	(c)4,016	45,453	170,373
1950 ..	18,585	8,224	25,045	21,240	51,809	(a)4,016	45,455	174,374
1951 ..	19,654	8,429	25,243	21,249	51,998	(a)4,043	45,648	176,264

(a) At 30th June.

(b) At 31st December.

(c) At 30th June, 1950.

§ 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 £8, £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, 1951 the total area sold was 334 acres of which 23 acres were sold by auction and 26 acres as after-auction purchases, while 21 acres were sold as improvement purchases and 26 acres as special purchases. The amount realized for the sale of the whole area was £17,559.

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 area, 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 1951 a total of 2,244 acres was disposed of under this tenure, 1,591 acres being country lands and 653 acres town and suburban lands.

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 1947 unconditional selections made freehold totalled 125 acres. No unconditional selections have since (to 1951) been 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, 1951 the area of town lands and special blocks sold by auction was 35 acres. In addition, 133,343 acres were sold at fixed prices, and purchases of 87,007 acres on credit were completed, making a total of 220,385 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 years ended 30th June, 1951 the area of town and suburban allotments sold by auction was 1,391 acres in 680 allotments.

6. **Tasmania.**—(i) *Sales by Auction.* Town lands may be sold by auction.

(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 price 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, excluding 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, 1951 the total number of incomplete conditional purchases in existence was 38,524, covering an area of 12,405,284 acres. During 1950–51 47 applications were received for conditional purchases; 34 were confirmed with an area of 1,979 acres; deeds were issued during the year for 389,370 acres; at the end of the year deeds had been issued for 33,343,406 acres. These figures exclude conversions from other tenures—671 comprising 164,487 acres.

3. **Victoria.**—Excluding selections in the Mallee country, the total area purchased conditionally in 1951 was 9,027 acres, all with residence. The number of selectors was 53. There were no selections in the Mallee in 1951.

In addition, final payments were made during 1951 on conditional purchases comprising 21 acres of Mallee lands.

4. **Queensland.**—The following selections were made freehold during 1951:—Agricultural farms 125,434 acres, prickly pear selections 181,743 acres, and prickly pear development selections 6,294 acres.

5. **South Australia.**—During 1950–51, 15,075 acres were allotted under agreements to purchase, comprising Eyre Peninsula railway lands 2,081 acres, closer settlement lands 6,463 acres, soldiers' acquired lands 643 acres, surplus lands 1,142 acres, and other Crown lands 4,746 acres.

6. **Western Australia.**—During the year ended 30th June, 1951 the number of holdings conditionally alienated was 1,142, the total area involved being 1,358,083 acres, comprising conditional purchases by deferred payments with residence 1,342,240 acres and free homestead farms 15,843 acres. Under the heading “deferred payments with residence” are included conditional purchases of grazing lands.

In addition, Crown grants were issued during 1950–51 for the following selections, the prescribed conditions having been complied with:—Free homestead farms 16,623 acres and conditional purchases 222,987 acres.

7. **Tasmania.**—During 1950–51 Crown grants were issued for 24,594 acres. The total area sold conditionally was 4,214 acres, comprising selections for purchase 4,030 acres, and town and suburban allotments 174 acres. The numbers of applications received and confirmed were 47 and 122 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.**—The following table shows the areas held under various descriptions of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission and the Western Lands Commission at the end of 1950–51.

AREAS OCCUPIED UNDER LEASE OR LICENCE AT 30th JUNE, 1951 : NEW SOUTH WALES.(a)
(**'000 Acres.**)

Particulars.	Area.	Particulars.	Area.
<i>Crown Lands or Closer Settlement Acts.</i>		<i>Crown Lands or Closer Settlement Acts (cont.)</i>	
Occupation licences	729	Group purchase leases	223
Conditional leases	11,495	Irrigation areas	186
Conditional purchase leases	151	Other leases	30
Settlement leases	2,754	<i>Western Lands Act.</i>	
Improvement leases	52	Conditional leases	94
Annual leases	460	Perpetual leases	58,517
Scrub and Snow leases	608	Other long-term leases	17,931
Special leases	1,032	Permissive occupancies	301
Permissive occupancies	2,130	Leases being issued—occupation licences	145
Prickly pear leases	148	Preferential occupation licences	223
Crown leases	7,193		
Homestead farms	4,849		
Homestead selections and grants	1,651		
Closer settlement leases	1,932		
Settlement purchase leases	1,032		
Suburban holdings	52	Total	113,918

(a) Excludes mining leases and permits; forest leases and occupation permits; and leases outside irrigation areas, controlled by the Water Conservation and Irrigation Commission—94,016 acres.

3. **Victoria.**—The area of Crown lands occupied under leases and licences in the year 1951 was as follows:—Grazing licences—other than Mallee, 5,514,425 acres, Mallee, 3,053,046 acres; auriferous lands licences, 15,888 acres; perpetual leases—other than Mallee, 17,819 acres, Mallee, 61,043 acres; swamp lands leases, 4,020 acres; agricultural college lands, 42,524 acres; total, 8,708,765 acres.

4. **Queensland.**—The total area occupied under lease or licence, excluding mining leases, at the end of 1951 was as follows:—Pastoral leases, 243,540,400 acres; occupation licences, 17,881,520 acres; grazing selections and settlement farm leases, 87,197,446 acres; special purpose leases—Crown land, 577,849 acres, reserves, 1,218,002 acres; perpetual lease (including prickly pear) selections, 6,531,982 acres; auction perpetual leases, 514,171 acres; forest grazing leases (reserves), 1,682,620 acres; total, 359,143,990 acres.

5. **South Australia.**—The total area, including repurchased lands held under lease or licence except mining lease and licence, at 30th June, 1951, was 137,514,310 acres, of which pastoral leases, 115,382,699 acres, constituted the major proportion.

6. **Western Australia.**—At 30th June, 1951 the total area held under lease or licence issued by the Lands Department amounted to 199,302,847 acres, of which 196,821,454 acres were under pastoral lease.

7. **Tasmania.**—Crown lands leased at 30th June, 1951 for other than mining purposes amounted to 2,638,536 acres, of which 2,008,324 acres were leased for pastoral purposes.

8. **Northern Territory.**—At 30th June, 1951 the total area under lease, etc., was 171,841,055 acres, of which pastoral leases accounted for 129,266,284 acres and other leases, licences and mission stations 42,574,771 acres.

9. **Australian Capital Territory.**—The number of leases granted under the City Area Leases Ordinance 1936—1951 to 30th June, 1951 (excluding leases surrendered and determined) was 918. The total area held under grazing, etc., lease and licence (including Jervis Bay area) amounted to 330,582 acres.

Seventeen 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.

10. **Summary.**—The following table shows particulars of the land held in each State under lease or licence for purposes other than mining and forestry, the total leased or licensed land in the Territories, and the grand totals, for the years 1947 to 1951 :—

AREAS OCCUPIED UNDER LEASE OR LICENCE OTHER THAN MINING AND FORESTRY.
(’000 Acres.)

Year.	N.S.W. (a)	Vic. (b)	Q’land. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (b)	N.T. (a) (c)	A.C.T. (b)(c)(d)	Total.
1947	111,865	8,676	353,968	135,771	210,679	2,716	154,201	304	978,180
1948	112,943	8,997	354,518	136,809	214,570	2,685	157,596	305	988,423
1949	114,025	8,891	356,269	137,432	220,283	(e)2,799	158,437	304	998,440
1950	114,125	8,708	358,940	137,419	222,489	(a)2,799	162,561	331	1,007,372
1951	113,918	8,709	359,144	137,514	199,303	(a)2,639	171,841	331	993,399

(a) At 30th June. (b) At 31st December. (c) Leases and licences for all purposes.
(d) Includes Jervis Bay area. (e) At 30th June, 1950.

§ 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). The following paragraphs contain particulars of operations during the year 1950-51 or 1951, and of areas occupied at the end of the year, under the various forms of lease, licence, etc. issued for mining purposes.

2. **New South Wales.**—During the year ended 30th June, 1951, 1,944,539 acres were taken up under Mining Acts, authorities to prospect comprising 1,920,811 acres and mining for minerals other than gold, 22,696 acres thereof. At the end of the year total areas occupied were as follows :—Gold-mining, 4,765 acres ; mining for other minerals, 173,657 acres ; authorities to prospect, 178,210 acres ; other purposes, 8,359 acres : total, 364,991 acres.

3. **Victoria.**—During 1951 there were 155 leases and licences granted under Mining Acts, including 48 for gold-mining. Areas occupied at the end of 1951 were as follows :—Gold-mining, 21,267 acres ; petroleum prospecting, 1,056,752 acres ; coal, 12,109 acres ; other purposes, 6,367 acres ; total, 1,096,495 acres.

4. **Queensland.**—During 1951 there were 3,575 miners’ rights issued and two business licences. Areas taken up during the year totalled 175,163 acres, of which petroleum prospecting comprised 128,000 acres and mining for minerals other than gold, 40,183 acres. Total areas occupied at the end of 1951 were as follows :—Gold-mining, 3,356 acres ; mining for other minerals, 61,437 acres ; miners’ homestead leases, 422,837 acres ; petroleum prospecting, 794,240 acres ; coal prospecting, 3,870 acres ; total, 1,285,740 acres. In addition, an area estimated at 25,000 acres was held under miners’ rights and dredging claims. The area of land held under lease only was 487,630 acres.

5. **South Australia.**—Areas taken up under Mining Acts during 1950-51 totalled 4,520 acres, including claims, 3,014 acres, and mineral and miscellaneous leases, 1,506 acres. Total areas occupied at the end of 1950-51 were as follows :—Gold-mining, 647 acres ; other mineral and miscellaneous leases, 73,620 acres ; claims, 11,158 acres ; oil licences, 36,576,000 acres ; other purposes, 7,955 acres ; total, 36,669,380 acres.

6. **Western Australia.**—Areas taken up during 1951 under Mining Acts totalled 30,759 acres, including gold-mining, 9,902 acres and mining for other minerals, 19,636 acres. Total areas occupied at the end of 1951 were as follows :—Gold-mining, 33,068 acres ; mining for other minerals, 69,490 acres ; other purposes, 34,965 acres ; total, 137,523 acres.

7. **Tasmania.**—During 1951 the number of leases issued covered 3,023 acres, including licences to search for coal or oil, 1,200 acres; coal-mining, 719 acres; and tin-mining, 368 acres. Total areas occupied at the end of 1951 were as follows :—Gold-mining, 598 acres; coal-mining, 6,962 acres; mining for other minerals, 19,424 acres; licences to search for coal or oil, 1,200 acres; other purposes, 4,560 acres; total, 32,744 acres.

8. **Northern Territory.**—At 30th June, 1951 the number and acreage of holdings under mining leases and tenements were as follows :—Gold-mining leases, 268—4,141 acres; other mineral leases, 228—5,381 acres; gold and other mineral claims, 5—171 acres; gold and other mineral prospecting areas, 52—846 acres; business and residence areas, 192—56 acres; other purposes, 64—263 acres; total, 809—10,858 acres.

9. **Summary.**—The following table shows the total areas occupied under Mining Acts in each State at the end of the years 1947 to 1951 :—

AREAS OCCUPIED UNDER MINING ACTS.

(Acres.)

Year.	N.S.W. (a)	Victoria.	Q'land. (b)	S. Aust. (a) (b)	W. Aust. (c)	Tasmania. (b)	Total. (d)
1947 ..	241,257	563,652	991,698	36,049,318	126,032	25,700	37,997,657
1948 ..	1,334,002	989,641	944,969	36,077,751	130,073	22,681	39,499,117
1949 ..	5,674,449	1,173,573	942,326	36,068,450	137,362	28,101	44,024,261
1950 ..	455,778	1,095,637	1,267,012	36,672,566	145,847	30,462	39,667,302
1951 ..	364,991	1,096,495	1,285,740	36,669,380	137,523	32,744	39,586,873

(a) Year ended 30th June. (b) Excludes lands held under miners' rights and dredging claims.
(c) Excludes holdings under miners' rights and mineral oil licences. (d) Excludes Northern Territory.

§ 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) and considerable detail of the results of the operations of the several schemes has appeared in subsequent issues. In more recent years, however, the amalgamation, in some States, of closer settlement records with those of other authorities has made it impossible to obtain up-to-date figures for those States and for Australia as a whole, although aggregations of State totals as at the latest dates available have been published as rough approximations intended to convey some idea of the extent of the schemes throughout Australia. Particulars in this issue are restricted to a summary only of the position in each State at the latest date available.

2. **New South Wales.**—Since the inception of closer settlement in 1905 to 30th June, 1951, 2,257 estates totalling 6,182,652 acres have been purchased by the Crown at a cost of £25,536,339 for purposes of closer settlement of civilians and returned service personnel. Particulars of the total areas acquired to 30th June, 1951, are as follows :—Estates purchased, 2,257; farms allotted, 10,733; area, 6,182,652 acres; purchase price, £25,536,339.

Closer settlement is now being effected entirely under perpetual leasehold tenure (closer settlement leases).

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. Particulars of the operations under the provisions of the Closer Settlement Acts to 30th June, 1938, the latest date for which separate details are available, show that 1,402,568 acres were acquired at a cost, including the value of Crown lands taken over, of £10,244,023, and that 8,722 allotments were

made, farm allotments comprising 1,162,676 acres, workmen's homes allotments 790 acres, agricultural labourers' allotments 3,484 acres and town allotments 86,599 acres. The figures for 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 total area re-purchased for closer settlement at 30th June, 1951 was 944,625 acres, at a cost of £2,854,424. Included in these figures are 51,872 acres purchased for £185,285, and afterwards set apart for returned service personnel, 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, 817,108 acres have been allotted to 2,771 persons.

6. **Western Australia.**—The total area acquired for closer settlement up to 30th June, 1951 was 2,122,165 acres, costing £4,237,001. Of this area, 20,972 acres have been set aside for roads, reserves, etc., leaving a balance of 2,101,193 acres available for selection. Particulars of operations under the Act for the year ended 30th June, 1951, are as follows:—Area selected during the year, 179,624 acres; number of farms, etc., allotted to date, 2,157; total area occupied to date, 1,568,420 acres; balance available for selection, 532,773 acres.

7. **Tasmania.**—Up to 30th June, 1951, 38 areas had been opened up for closer settlement, the total purchase-money paid by the Government being £371,486 and the total area acquired amounting to 104,294 acres, including 12,149 acres of Crown lands. The number of farms occupied at 30th June, 1951 was 140.

§ 8. Settlement of Returned Soldiers and Sailors: 1914-18 War.

1. **General.**—Information regarding the methods adopted in each State following the commencement of the 1914-18 War 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 were made with a view to simplifying procedure and liberalizing the conditions under which holdings may be acquired.

Information on soldier settlement in this section suffers from the same defect, i.e. amalgamation of records, as does that on closer settlement in the foregoing section. Consequently, particulars of the position of soldier settlement in each State at the latest available dates only are given in the following paragraphs, and no aggregations for Australia are shown.

2. **New South Wales.**—At 30th June, 1951 farms had been allotted to 9,943 returned soldiers of the 1914-18 War. These farms included 4,009 provided from 1,710,272 acres of land acquired at a cost of £8,113,956. Five thousand eight hundred and eight soldiers have either transferred or abandoned their farms, leaving 4,135 in occupation of 5,128,119 acres. Of this area 3,973,094 acres were Crown lands, including 2,025,115 acres in Western Division taken up under the Western Lands Act, 997,226 acres acquired lands and 57,799 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 in respect of the 1914-18 War was 2,482,286 acres, consisting of 1,763,241 acres of private land purchased at a cost of £13,361,266, plus 133,128 acres costing £1,246,722 taken 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 (1914-18 War) 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, 1951 the area of land acquired or set apart for soldier settlement (1914-18 War) was 1,336,612 acres, of which 1,202,653 acres comprised private land purchased at a cost of £3,863,572. These figures exclude mortgages discharged, £494,770, on 360,493 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, 1951 was 4,165, and the area of farms, etc. (including mortgages discharged) on which assistance had been granted was 2,746,744 acres. At 30th June, 1951 farms, etc., occupied numbered 1,057 containing 539,156 acres.

6. **Western Australia.**—At 30th June, 1947 the area of private land acquired for soldier settlement (1914-18 War) was 345,110 acres purchased at a cost of £605,076. To that date, assistance had been given to 5,213 returned soldiers, and the number of farms, etc., occupied was 1,145. No further land has been purchased for returned soldiers of the 1914-18 War.

Owing to the amalgamation of records in the Rural and Industries Bank, information regarding assistance to returned soldiers is no longer available, but at 30th June, 1944 the area of land acquired or set apart for soldier settlement was 14,287,643 acres.

7. **Tasmania.**—At 30th June, 1951 the area acquired or set apart for soldier settlement (1914-18 War) was 367,430 acres, of which 280,300 acres comprised private land purchased at a cost of £2,113,157. Up to 30th June, 1951 the number of settlers to whom farms, etc., had been allotted was 2,392, and the number of farms, etc., allotted was 2,215 containing 347,993 acres. The number of farms, etc., occupied at 30th June, 1951 was 639 containing 122,736 acres.

8. **Losses on Soldier Settlements.**—For information regarding the financing arrangements for soldier settlement after the 1914-18 War, and the losses which occurred in connexion with it, see earlier issues of the Official Year Book, in particular, No. 28, pp. 131-2.

§ 9. Settlement of Returned Service Personnel : 1939-45 War.

1. **War Service Land Settlement Scheme.**—(i) *General.* The War Service Land Settlement Agreements Act 1945 authorized the execution by or on behalf of the Commonwealth of agreements between the Commonwealth and the States for proposals to settle discharged members of the Forces and other eligible persons on land in the States. The proposals were subsequently ratified by the States, and the agreements were signed in November, 1945.

For more detailed information about the agreements and the methods of operation and administration of the scheme see Official Year Book No. 37, pp. 113-8, and issue No. 39 contains a brief general description of the scheme.

(ii) *Summary of Operations to 30th June, 1952.* The tables hereunder show the operations of the War Service Land Settlement Scheme in each State up to 30th June, 1952.

WAR SERVICE LAND SETTLEMENT (1939-45 WAR): SUMMARY TO
30th JUNE, 1952.

State.	Land Submitted by States.		Land Approved by Commonwealth.				Land under Consideration.	Land Rejected or Withdrawn.
			As Suitable for Soldier Settlement.		Acquired by States.			
	Sub-missions.	Area.	Pro- perties.	Area.	Pro- perties.	Area.	Area.	Area.
	No.	Acres.	No.	Acres.	No.	Acres.	Acres.	Acres.
New South Wales—								
Subdivision	103	1,549,523	91	1,309,419	60	848,807	18,356	221,748
Irrigation Lands	24	254,363	23	220,626	15	169,526	2,089	31,648
Western Division	146	4,678,600	137	3,963,014	121	3,604,884	..	715,886
Promotion Scheme	504	1,206,008	391	1,054,094	316	923,086	1,912	150,002
Irrigation Lands	72	109,367	67	98,174	60	93,217	..	11,193
Total, New South Wales	849	7,797,861	709	6,645,327	572	5,639,520	22,357	1,130,177
Victoria—								
Irrigation Lands	18	175,844	18	130,844	17	88,934	..	45,000
Other ..	201	817,700	193	772,460	(a) 176	724,886	27,834	17,406
Total, Victoria ..	219	993,544	211	903,304	193	813,820	27,834	62,406
Queensland ..	179	527,609	142	451,978	(b) 117	360,983	4,048	71,583
South Australia ..	176	650,949	146	514,955	(a) 140	503,299	9,846	126,148
Western Australia	741	2,205,199	534	1,543,768	518	1,215,786	136,638	524,793
Tasmania ..	91	490,498	61	293,924	42	112,123	9,897	186,677
Total, Australia	2,255	12,665,660	1,803	10,353,256	1,582	8,645,531	210,620	2,101,764

State.	Land Approved by Commonwealth for Subdivision.			Single Properties Approved by Commonwealth.		Land Allotted to Settlers.	
	Pro- perties.	Area.	Hold- ings.	Area.	Pro- perties.	Area.	Hold- ings.
	No.	Acres.	No.	Acres.	No.	Acres.	No.
New South Wales—							
Subdivision	76	1,059,308	864	..	..	792,017	682
Irrigation Lands	21	194,760	284	..	..	150,787	210
Western Division	..	..	..	3,963,014	137	3,509,804	118
Promotion Scheme	166	815,378	561	225,765	222	941,735	697
Irrigation Lands	31	83,963	152	14,211	36	82,868	149
Total, New South Wales	294	2,153,400	1,861	4,202,990	395	5,477,211	1,856
Victoria—							
Irrigation Lands	18	99,500	1,000	2,336	5	69,569	623
Other ..	176	704,727	1,239	6,952	10	705,678	1,199
Total, Victoria	194	804,227	2,239	9,288	15	775,247	1,822
Queensland ..	85	395,743	571	15,143	43	229,668	427
South Australia ..	74	252,744	580	21,544	37	186,322	475
Western Australia	137	675,517	372	467,166	364	1,011,224	630
Tasmania ..	21	102,829	187	20,025	30	75,885	98
Total, Australia	805	4,384,469	5,810	4,736,156	884	7,755,557	5,317

(a) Excludes portions of two properties.

(b) Excludes portion of one property.

(iii) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1952 :—

**WAR SERVICE LAND SETTLEMENT (1939-45 WAR) : COMMONWEALTH
EXPENDITURE TO 30th JUNE, 1952.**

(£.)

Advances to States.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	Total.
For acquisition of land ..	..	..	..	1,723,727	3,314,789	916,750	5,955,266
For development and improvement of land ..	..	..	..	5,170,874	4,712,666	2,097,401	11,980,941
Commonwealth contributions to excess cost over valuation ..	..	..	41,057	..	110,250	14,879	166,186
To provide credit facilities to settlers ..	..	..	..	978,683	3,804,021	511,207	5,293,911
For remission of settlers' rent and interest ..	178,236	50,806	18,786	40,213	128,631	1,279	417,951
For payment of living allowances to settlers ..	520,358	345,000	111,000	73,532	191,339	36,506	1,277,735
For operation and maintenance of irrigation projects ..	..	..	..	116,114	7,026	..	123,140
Loss on advances ..	..	14	884	..	959	..	1,857
Total	698,594	395,820	171,727	8,103,143	12,269,681	3,578,022	25,216,987

Repayments of expenditure to 30th June, 1952 on the acquisition, development and improvement of land amounted to £1,602,763, on the provision of credit facilities to settlers to £1,971,699, and on the payment of living allowances to settlers to £3,000, so that the total expenditure was reduced by £3,577,462 to £21,639,525. In addition, miscellaneous receipts in South Australia, Western Australia and Tasmania to 30th June, 1952 amounted to £413,620.

2. *Loans and Allowances (Agricultural Occupations) Scheme.*—(i) *General.* Full details of the measures taken to provide for the re-establishment of ex-servicemen in rural occupations are contained in Official Year Book No. 37, pp. 117-8.

(ii) *Loans (Agricultural Occupations).* The following table shows particulars for each State and certain Territories to 30th June, 1952 :—

LOANS (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1952.

State.	Applications.			Loans Approved.		Advanced by Commonwealth Treasury to Lending Authorities.	Advanced by Lending Authorities to Applicants. (b)	
	Re-ceived.	Ap-proved.	Refused, With-drawn or Not Yet Approved.	Gross Amount.	Net Approvals.(a)			
					Applica-tions.			Amount.
				£	£	£	£	
New South Wales	7,714	6,271	1,443	4,921,639	5,478	4,249,251	2,660,000	4,191,343
Victoria ..	4,810	3,350	1,460	2,175,881	3,089	2,017,220	1,040,000	1,797,842
Queensland ..	2,364	1,966	398	1,091,260	1,604	887,634	610,000	862,867
South Australia	2,052	1,236	816	946,066	1,174	905,452	465,000	769,230
Western Australia	3,149	2,249	900	2,095,253	2,113	1,976,897	1,110,000	1,807,603
Tasmania ..	1,120	746	374	460,940	716	442,079	300,400	390,911
Northern Territory	34	15	19	11,945	12	10,148	10,748	10,748
New Guinea ..	16	6	2	5,772	5	5,272	3,997	3,997
Norfolk Island ..	3	1	0	1,000	..	..	..	..
Total	21,262	15,840	5,422	11,709,756	14,191	10,493,953	6,200,145	9,834,541

(a) After deduction of loans declined after approval—£1,215,803.

(b) Includes advances from principal repaid by borrowers.

These loans are made to eligible ex-servicemen for the purchase of land, effecting improvements on land, the acquisition of tools of trade, live-stock, plant or equipment, the establishment of a co-operative business with other persons, reduction or discharge of a mortgage, bill of sale, etc.

(iii) *Allowances (Agricultural Occupations)*. The following table shows details for each State and New Guinea to 30th June, 1952:—

ALLOWANCES (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1952.

State.	Applications.			Advanced by Commonwealth Treasury to Bank.	Allowances Paid.
	Received.	Approved.	Rejected, Withdrawn or Not Yet Approved.		
				£	£
New South Wales ..	4,056	3,609	447	582,000	575,574
Victoria ..	3,062	2,309	753	296,000	295,334
Queensland ..	3,028	2,507	521	476,000	474,675
South Australia(a) ..	2,227	1,733	494	317,000	315,445
Western Australia ..	2,993	2,587	406	471,500	471,421
Tasmania ..	623	513	110	112,000	111,458
New Guinea ..	3	2	1	551	551
Total ..	15,992	13,260	2,732	2,255,051	2,244,458

(a) Includes allowances paid to four ex-servicemen in Northern Territory.

These allowances are payable only in respect of the period during which the income derived from the occupation by the ex-serviceman concerned is considered inadequate.

3. **War Service Land Settlement Division—Total Expenditure.**—The following table shows details, by States and Territories, of the total expenditure of the War Service Land Settlement Division for the years 1945-46 to 1951-52, and the aggregate to 30th June, 1952. The aggregate, £35,780,683, includes—War Service land settlement, £25,216,987; agricultural loans, £6,200,145; agricultural allowances, £2,255,051; administrative expenses, £725,487; rural training, £1,383,013.

COMMONWEALTH WAR SERVICE LAND SETTLEMENT DIVISION : EXPENDITURE.
(£.)

Period.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	N. Ter.	N. G'nea.	Total.
1945-46	120,500	153,804	60,000	263,299	610,042	331,769	..	..	1,539,414
1946-47	1,289,426	536,230	261,780	1,285,495	1,337,384	140,506	2,000	..	4,852,821
1947-48	1,191,480	618,637	324,000	887,712	1,769,701	294,936	..	..	5,086,466
1948-49	870,890	388,323	269,158	1,169,650	2,156,805	366,240	..	..	5,221,066
1949-50	629,094	302,966	301,453	1,691,974	2,617,441	641,083	4,453	4,158	6,192,622
1950-51	287,491	145,773	109,691	1,743,583	2,844,116	830,343	4,295	389	5,965,681
1951-52	197,084	177,450	81,396	2,075,184	2,880,716	1,510,783	..	..	6,922,613
Total to 30th June, 1952 ..	4,585,965	2,323,183	1,407,478	9,116,897	14,216,205	4,115,660	10,748	4,547	35,780,683

After deducting repayments of expenditure to 30th June, 1952 which amounted to £3,577,462 and miscellaneous receipts (£1,972,521), the net expenditure to 30th June 1952 was £30,230,700.

§ 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).

The summaries of loans and advances in the following paragraphs are compiled from returns supplied by the various State government lending agencies in the several States. They include the transactions in lands acquired under closer and soldier settlement schemes, but exclude the balances owing on former Crown lands sold on the conditional purchase, etc., system.

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. In general, they include both principal and interest outstanding.

A summary for Western Australia is not included, as practically the only Governmental funds being made available are Commonwealth (see § 9 above).

In New South Wales and Victoria expenditure on the acquisition, development and improvement of land for war service land settlement is provided for by the States, and particulars thereof are included in the respective summaries. In Queensland no money is paid for the value of the land acquired, most land being occupied on lease from the Government, but advances in respect of improvements are included. In the other States, this expenditure is provided for by the Commonwealth and particulars are included in § 9 above.

Loans (Agricultural Occupations) under the Commonwealth Re-establishment and Employment Act 1945 and certain advances for the purchase of wire-netting and for other purposes made from finance provided by the Commonwealth are included in the summaries following.

2. New South Wales.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1951 :—

ADVANCES TO SETTLERS, ETC. : NEW SOUTH WALES.

Advances, etc.	Advances, etc., made during 1950-51.	Total Advances, etc., at 30th June, 1951.	Balance outstanding at 30th June, 1951.	
			Number of Accounts.	Amount.
	£	£		£
Department of Lands—				
Closer Land Settlement		15,113,154	5,966	(a) 2,966,481
Soldier Settlers, 1914-18 War		(b) 3,196,005	570	201,413
1939-45 War	2,024,110	5,635,203	1,563	2,684,497
Soldier Land Settlement—Acquisition, development and improvement of land, War Service Land Settlement Agreement Act	2,556,785	12,542,597	1,631	(c) 10,511,567
Wire Netting		1,494,653	574	48,145
Prickly Pear	7,884	199,942	163	3,806
Rural Bank—				
General Bank Department—				
Commonwealth Re-establishment and Employment Act 1945	413,563	4,069,403	3,827	2,397,753
Other	3,850,286	59,472,167	10,801	17,111,645
Government Agency Department—				
Rural Industries	64,682	7,775,732	591	245,026
Unemployment Relief and Dairy Promotion	25,686	1,562,316	581	145,425
Rural Reconstruction(d)	186,398	11,795,217	1,234	2,222,251
Shallow Boring	28,979	1,022,535	229	76,874
Farm Water Supplies	24,988	71,244	115	56,565
Soil Conservation	540	905	3	842
Irrigation Areas	199,627	(e) 19,568	412	1,464,518
Government Guarantee Agency	2,077	219,568	10	4,927
Closer Settlement Agency	1,088	167,914	65	80,665
Total	9,386,693	124,338,555	28,335	40,222,400

(a) Excludes an amount of £4,586,235 to 30th June, 1951, capitalized on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943. (b) In addition, the sum of £1,926,662 to 30th June, 1951 has been expended on developmental works on soldiers' settlements.

(c) Includes capital value of Closer Settlement Leases, £9,114,790, and unpaid balance and interest on structural improvements, £1,394,151. (d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £1,683,810.

(e) Not available. (f) Incomplete.

3. **Victoria.**—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1951:—

ADVANCES TO SETTLERS, ETC. : VICTORIA.

Advances, etc.	Advances, etc., made during 1950-51.	Total Advances, etc., at 30th June, 1951.	Balance outstanding at 30th June, 1951.	
			Number of Persons.	Amount.
	£	£		£
State Savings Bank, Credit Foncier—				
Civilians	48,435	11,598,406	1,252	1,022,581
Discharged Soldiers	16	847,885	81	49,938
Treasurer—				
Cool Stores, Canneries, etc.	30,000	1,109,783	(a) 6	281,586
Department of Lands and Survey—				
Closer Settlement Settlers and Soldier Settlers		b 46,904,855	3,780	4,212,084
Cultivators of Land	1,249	2,462,949	406	72,792
Wire Netting	52,952	671,518	482	77,562
Soldier Settlement Commission—				
Purchase of land	1,830,049	8,436,269		} 10,989,305
Development and Improvement of Holdings	2,101,914	5,773,058		
Advances for sales of land not required for Soldier Settlement(c)	137,764	515,377	4	21,853
Advances for Settlers' Lease Liability, Soldier Settlement Act 1946(d)	2,070,698	2,070,698	322	2,070,698
Advances to assist in acquiring and developing single unit farms	1,736,861	7,411,594	1,847	6,528,983
Advances for improvements, stock, implements, etc.	235,137	570,895	508	321,025
Advances for shares in Co-operative Companies, Soldier Settlement Act 1946	32,144	32,144	175	32,134
Commonwealth Re-establishment and Employment Act 1945 Advances	253,290	1,763,032	1,680	900,315
Total	8,530,509	90,168,463	10,543	26,580,856

(a) Companies and Co-operative Societies. (b) Represents consolidated debts of settlers (Section 30, Act 4091). (c) Sale price of land not required for settlement; balance outstanding represents instalments not yet due where terms were given to purchasers. (d) Excludes an amount of £674,068 representing excess acquisition, development and improvement cost which has been written off and is at present borne wholly by the State.

4. **Queensland.**—The following table shows particulars of advances to 30th June, 1951. The figures exclude transactions in land:—

ADVANCES TO SETTLERS : QUEENSLAND.

Advances.	Advances, etc., made during 1950-51.	Total Advances, etc., at 30th June, 1951.	Balance outstanding at 30th June, 1951.	
			Number of Accounts.	Amount.
	£	£		£
Co-ordination of Rural Advances and Agricultural Bank Acts	1,192,362	14,800,726	2,951	3,851,708
Discharged Soldiers' Settlement (a)	123	2,470,289	352	77,492
Water Facilities		58,079	20	853
Wire Netting, etc.		1,019,403	713	77,534
Seed Wheat and Barley	137	(b) 136,599	(c)	12,351
Drought Relief		699,369	53	96,564
War Service Land Settlement	519,986	1,255,874	329	1,173,463
Income (Unemployment Relief and State Development) Tax Acts (d)	1	1,184,561	(e) 590	114,229
Irrigation		54,914	19	7,234
Farmers' Assistance (Debt Adjustment Acts)	20,205	1,033,272	154	301,851
Commonwealth Re-establishment and Employment Act 1945	160,130	842,890	922	502,446
Total	1,892,944	23,555,976	(e) 6,103	6,215,725

(a) Includes advances to group settlers through the Lands Department, as well as advances through the Agricultural Bank. (b) Includes accrued interest. (c) Not available. (d) Largely for relief to cotton and tobacco growers and for rural development (ringbarking, clearing, fencing, etc.). (e) Incomplete.

5. South Australia.—The following table shows particulars respecting advances under State Authorities to 30th June, 1951 :—

ADVANCES TO SETTLERS : SOUTH AUSTRALIA.

Advances.	Advances made during 1950-51.	Total Advances at 30th June, 1951.	Balance outstanding at 30th June, 1951.	
			Number of Persons.	Amount.
	£	£		£
Department of Lands—				
Advances to Soldier Settlers	179,561	4,853,158	569	1,540,247
Advances to Blockholders .. .. .	..	41,451	..	..
Advances for Sheds and Tanks .. .. .	..	75,693	40	7,315
Advances under Closer Settlement Acts	60,558	2,665,361	767	998,347
Advances under Agricultural Graduates Settlement Act .. .. .	..	62,258	20	31,951
Settlement of Returned Service Personnel, 1939-45 War	230,070	460,266	338	431,694
Primary Producers Assistance Department—				
Advances in Drought-affected Areas .. .. .	..	2,146,768	70	30,308
Advances under Farmers Relief Acts .. .. .	..	4,435,509	70	17,848
Irrigation Branch—				
Advances to Civilians	229	291,178	114	32,579
Advances to Soldier Settlers	947	1,046,215	488	513,537
State Bank of South Australia (Credit Foncier Department)	371,667	6,607,247	950	995,460
Advances to Primary Producers	4,233	1,197,473	156	268,373
Advances to Settlers for Improvements(a)	1,547	939,086	178	27,600
Advances under Vermin and Fencing Acts	1,045	1,378,799	811	106,240
Advances under Loans to Producers Act	17,985	522,082	44	285,084
Commonwealth Re-establishment and Employment Act 1945	109,645	730,597	621	440,877
Total	977,487	27,453,141	5,236	5,727,460

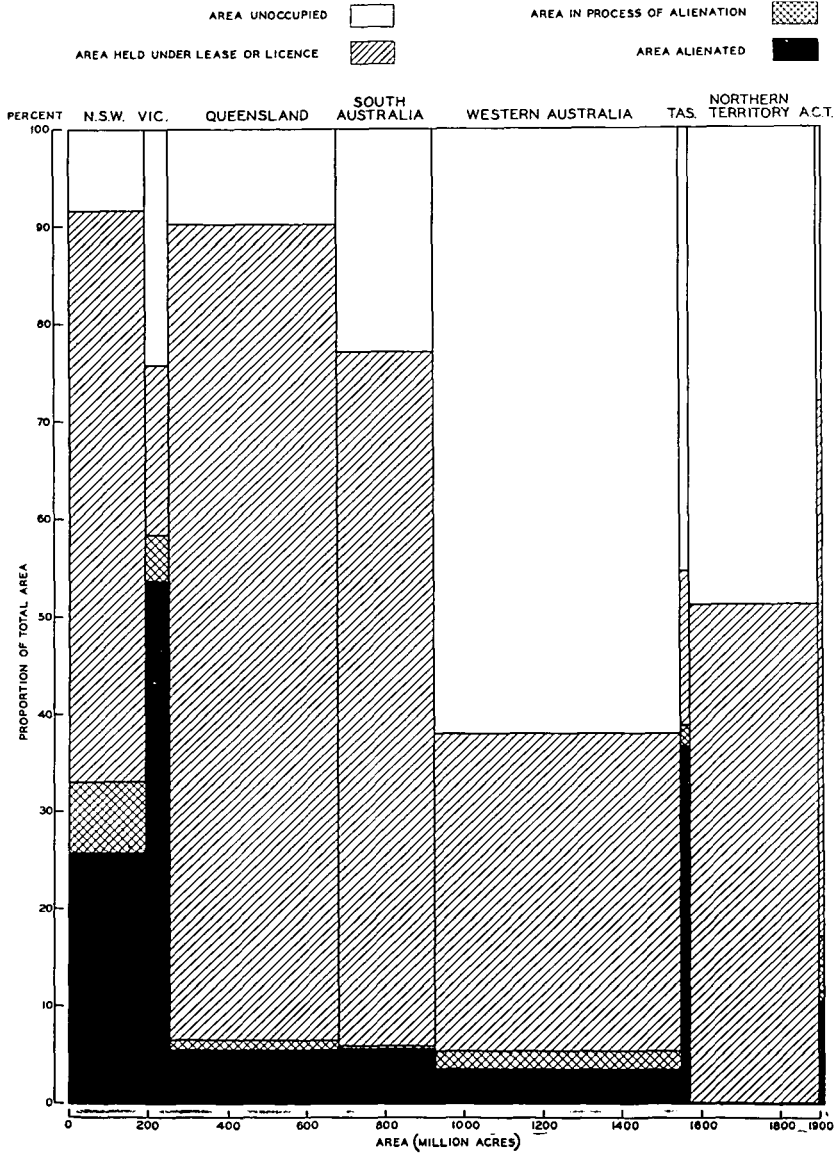
(a) Reductions in figures due to adjustment of cancelled and re-allotted holdings.

6. Western Australia.—The operations prior to 1945 covered in this section related to moneys made available through, or by, the old Agricultural Bank and other Government Departments for the purpose of agricultural development. On 1st October, 1945, however, the Agricultural Bank was reconstituted as the Rural and Industries Bank of Western Australia, and was given authority to operate similarly to the associated banks. Certain securities in the books of the old bank were taken over by the general banking division of the new bank, and the clients concerned then operated with privileges and obligations similar to those provided by other banking institutions. The majority of the remaining securities, also, were eventually transferred.

At present, very limited funds are being made available by the State Government for advances for agricultural development, the bulk of the moneys for this purpose being provided by the Commonwealth Government under the War Service Land Settlement and Commonwealth Re-establishment and Employment Acts. Particulars of this expenditure are shown in § 9 above.

7. Tasmania.—The following table shows particulars of advances under State Authorities to 30th June, 1951. Although not regarded as outstanding advances by the Department of Agriculture 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.

LAND TENURE: AUSTRALIA, 1951



ADVANCES TO SETTLERS, ETC. : TASMANIA.

Advances, etc.	Advances made during 1950-51.	Total Advances at 30th June, 1951.	Balance outstanding at 30th June, 1951.	
			Number of Persons.	Amount.
Agricultural Bank—	£	£		£
State Advances Act and Rural Credits ..	247,626	2,581,608	151	(a) 469,200
Orchardists' Relief, 1926 ..	..	46,832	2	85
Unemployed (Assistance to Primary Producers) Relief Act 1930-1931 ..	..	114,302	12	493
Bush Fire Relief 1934 ..	..	14,855	4	60
Flood Sufferers' Relief Act 1929 ..	..	35,523	1	478
Crop Losses, 1934-35 ..	..	10,086	6	374
Assistance to Fruitgrowers Act 1941 ..	..	34,556	4	351
Flood Sufferers' Relief Act, 1942 ..	..	3,764	..	..
Flood Sufferers' Relief Act, 1944 ..	..	1,902	5	874
Commonwealth Re-establishment and Employment Act 1945 ..	68,176	381,763	404	291,279
Primary Producers' Relief Act 1947 ..	..	297,846	312	267,942
Minister for Agriculture—				
Soldier Settlers—				
Advances ..	7,888	946,748	39	(b) 27,189
Purchase of Estates, etc.(c) ..	3,802	(d)2,547,149	(d) 639	586,457
Closer Settlers—				
Advances ..	315	94,756	2	1,964
Purchase of Estates, etc.(c) ..	853	(d) 520,509	(d) 140	149,726
Total ..	328,660	7,632,199	2,521	1,796,322

(a) Excludes £11,161 forfeited properties. (b) Excludes £202,406 advances capitalized, £79,114 advances written off to bad debts, and £40,789 written off to revaluation. (c) Not regarded as outstanding advances by the Department. (d) Number of leaseholders, including those to whom advances have been made.

8. Northern Territory.—During the financial year 1950-51 one advance totalling £600 was made. The total amount advanced to 30th June, 1951, was approximately £27,570. At 30th June, 1951 the balance outstanding from 7 settlers, including interest, was £1,214.

9. Summary of Advances.—The following table is a summary for each State (except Western Australia) and the Northern Territory to the 30th June, 1951. 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. Particulars of Loans (Agricultural Occupations) under the Commonwealth Re-establishment and Employment Act 1945 and of certain advances for wire-netting and other purposes provided from Commonwealth funds are included.

ADVANCES TO SETTLERS, ETC. : SUMMARY.

State.	Advances, etc., made during 1950-51.	Total Advances, etc., at 30th June, 1951.	Balance outstanding at 30th June, 1951.	
			Number of Persons.	Amount.
	£	£		£
New South Wales(a) ..	9,386,693	(b)124,338,555	(c) 28,335	40,222,400
Victoria(a) ..	8,530,509	90,168,463	10,543	26,580,856
Queensland ..	1,892,944	23,555,976	(b)(c) 6,103	6,215,725
South Australia ..	977,487	27,453,141	5,236	5,727,460
Tasmania ..	328,660	7,632,199	2,521	1,796,322
Northern Territory ..	600	27,570	7	1,214

(a) Includes expenditure on acquisition, development and improvement of land for war service land settlement (see p. 86). (b) Incomplete. (c) Number of accounts.

§ 11. Alienation and Occupation of Crown Lands.

1. **General.**—The figures shown 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 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—1951 in all cases. A summary for each State and Territory and for Australia as a whole is also supplied. Particulars for each year from 1940 to 1950 appear in *Primary Industries Bulletin* No. 45, Part 1.—Rural Industries, page 7. The area occupied 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.**—The total area of New South Wales is 198,037,120 acres, of which 25.8 per cent. had been alienated at 30th June, 1951; 7.3 per cent. was in process of alienation; 58.8 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 shows particulars as at 30th June, 1951 :—

ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES. 30th JUNE, 1951.

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. Alienated.		3. Held under Leases and Licences.	
Granted and sold prior to 1862	7,146,579	Homestead selections and grants ..	1,650,685
Sold by auction and other sales, 1862 to date	15,387,108	Alienable leases, long-term and perpetual	26,604,162
Conditionally sold, 1862 to date	33,343,406	Long-term leases with limited right of alienation	1,380,305
Granted under Volunteer Land Regulations, 1867 to date	172,198	Other long-term leases	79,651,629
Granted for public and religious purposes	265,880	Short-term leases and temporary tenures	4,742,551
		Forest leases	2,135,290
		Mining and auriferous leases (a) (b)	192,613
	56,315,171		
Less lands resumed or reverted to Crown	5,188,982	Total	116,357,235
Total	51,126,189		
2. In Process of Alienation.		4. Unoccupied—Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied (Approximate)	
Conditional purchases	12,405,284		16,123,796
Closer settlement purchases	1,651,793		
Soldiers' group purchases	167,298		
Other forms of sale	205,525		
Total	14,429,900	5. Total Area of State	198,037,120

(a) At 31st December, 1950.

(b) Excludes lands held by virtue of miners' rights and business licences; also lease areas applied for, and in occupation, under the Mining Act 1906, but not yet confirmed.

3. **Victoria.**—The total area of Victoria is 56,245,760 acres, of which 53.7 per cent. had been alienated up to the end of 1951; 4.8 per cent. was in process of alienation under deferred payments and closer settlement schemes; 17.4 per cent. was occupied under leases and licences; and 24.1 per cent. was unoccupied or held by the Crown.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS : VICTORIA,
31st DECEMBER, 1951.

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	30,179,235	3. <i>Leases and Licences held—</i> Under Lands Department—	
		Perpetual Leases	78,862
		Agricultural College Leases	42,524
		Other Leases and Licences	19,908
		Temporary (Yearly) Grazing Licences	8,567,461
		Under Mines Department(a)	1,096,495
		Total	9,805,250
2. <i>In Process of Alienation—</i> Exclusive of Mallee and Closer Settlement Lands	375,470	4. <i>Occupied by the Crown or Un-</i> <i>occupied</i>	13,565,416
Mallee Lands (exclusive of Closer Settlement Lands)	1,788,672		
Closer Settlement Lands	531,684	5. <i>Total Area of State</i>	56,245,760
Village Settlement	33		
Total	2,695,859		

(a) Includes State Coal Mine area, 7,575 acres and State Electricity Commission area, 2,800 acres.

4. *Queensland.*—The total area of this State is 429,120,000 acres, of which, on 31st December, 1951, 5.6 per cent. was alienated; 0.9 per cent. was in process of alienation; and 83.8 per cent. was occupied under leases and licences. The remainder, 9.7 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, 1951.

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and</i> <i>Licences—</i>	
By Purchase	23,706,878	Pastoral Leases	243,540,400
Without Payment	92,116	Occupation Licences	17,881,520
		Grazing Selections and Settle- ment Farm Leases	87,197,446
		Licences—Special Purposes	(a) 1,795,851
		Mining Leases	499,833
		Perpetual Leases—Selections and Perpetual Lease Prickly Pear Selections	6,531,982
		Auction Perpetual Leases, etc. Forest Grazing Leases (of Reserves)	(b) 514,171
		Total	359,643,823
Total	23,798,994	4. <i>Reserves (net, not leased), Surveyed</i> <i>Roads and Surveyed Stock</i> <i>Routes</i>	22,342,039
2. <i>In Process of Alienation</i>	3,951,220	5. <i>Unoccupied</i>	19,383,924
		6. <i>Total Area of State</i>	429,120,000

(a) Special leases of Crown Land, 577,849 acres; special leases of reserves, 1,218,002 acres.
(b) Includes 481,157 acres over which perpetual country leases were granted to Queensland-British Food Corporation.

5. **South Australia.**—The area of South Australia is 243,244,800 acres and at 30th June, 1951, 5.7 per cent. was alienated, 0.2 per cent. in process of alienation; 71.4 per cent. occupied under leases and licences; and 22.7 per cent. occupied by the Crown or unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : SOUTH AUSTRALIA,
30th JUNE, 1951.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i> —		3. <i>Held under Lease and Licence</i> —	
Sold	13,774,929	Perpetual Leases, including Ir-	
Granted for Public Purposes .. .	135,419	rigation Leases	18,632,080
		Pastoral Leases	115,382,699
		Other Leases and Licences .. .	2,868,328
		Mining Leases and Licences .. .	36,669,380
Total	13,910,348	Total	173,553,087
2. <i>In Process of Alienation</i> .. .	505,324	4. <i>Area Unoccupied (a)</i>	55,276,041
		5. <i>Total Area of State</i>	243,244,800

(a) Includes surveyed roads, railways and other reserves, salt water lakes, lagoons, and fresh water lakes.

6. **Western Australia.**—The total area of Western Australia is 624,588,800 acres, of which, at 31st December, 1951, 3.6 per cent. was alienated; 1.9 per cent. was in process of alienation; and 32.8 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 61.7 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA,
31st DECEMBER, 1951.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	22,281,745	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	197,735,997
Free Homestead Farms	425,289	Special Leases	2,234,516
Conditional Purchase	7,796,714	Leases of Reserves	564,860
Selections under the Agricultural		Residential Lots	4,714
Lands Purchase Act	363,854	Perpetual Leases	797,876
Grazing Land	3,424,695	(ii) Issued by Mines Department—	
Town and Suburban Lots .. .	3,743	Gold-mining Leases	25,939
Crown Grants of Reserves .. .	992	Mineral Leases	43,586
		Miners' Homestead	
		Leases	28,488
		(iii) Issued by Forests Department—	
		Timber Permits	3,456,691
Total	12,070,087	Total	204,892,667
		4. <i>Area Unoccupied</i>	385,344,301
		5. <i>Total Area of State</i>	624,588,800

7. **Tasmania.**—The total area of Tasmania is 16,778,000 acres, of which, at 30th June, 1951, 36.8 per cent. had been alienated; 2.1 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; while the remainder (45.2 per cent.) was unoccupied or reserved by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : TASMANIA.
30th JUNE, 1951.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	6,167,907	3. <i>Leases and Licences</i> —continued.	
		(i) Issued by Lands Department—continued.	
		Soldier Settlement ..	115,597
		Short-term Leases ..	13,924
2. <i>In Process of Alienation</i> ..	359,248	(ii) Issued by Mines Department ..	30,462
		Total	2,668,998
3. <i>Leases and Licences</i> —		4. <i>Area Occupied by the Crown or Un-</i>	
(i) Issued by Lands Department—		<i>occupied</i> (a)	7,581,847
Islands	157,698		
Ordinary Leased Land ..	1,850,626	5. <i>Total Area of State</i>	16,778,000
Land Leased for Timber ..	466,736		
Closer Settlement	33,955		

(a) Includes reservations for roads and various other public purposes, 4,042,810 acres, lands occupied by Commonwealth or State Departments, 21,775 acres and land acquired for Soldier and Closer Settlement but not leased, 163,482 acres.

8. **Northern Territory.**—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1951, only 0.1 per cent. was alienated; 51.3 per cent. was held under leases and licences; 13.6 per cent. was reserved for aboriginal, defence and public requirements; and the remaining 35.0 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1951 :—Alienated, 455,322 acres; leased—pastoral leases, 129,266,284 acres, other leases, licences and mission stations, 42,574,771 acres, total leased, 171,841,055 acres; reserved for aboriginal, defence and public requirements, 45,647,537 acres; unoccupied and unreserved, 117,172,886 acres: total, 335,116,800 acres.

9. **Australian Capital Territory.**—Alienated land of the Territory (excluding the Jervis Bay area) at the end of 1951 comprised 10.9 per cent. of the total area; land in process of alienation 7.0 per cent.; land held under lease and licence 54.5 per cent.; land otherwise occupied, including city tenures, 11.4 per cent.; and unoccupied 16.2 per cent.

The following are the particulars of land areas in the Australian Capital Territory at the end of 1951 :—Alienated, 63,635 acres; in process of alienation, 41,053 acres; leased—grazing, agricultural, etc., leases, 310,620 acres, grazing licences, 7,174 acres, total leased, 317,794 acres; otherwise occupied, 66,190 acres; unoccupied, 94,128 acres; total, 582,800 acres. Including the Jervis Bay area of 18,000 acres—12,788 acres leased and 5,212 acres otherwise occupied—the grand total for the whole Territory is 600,800 acres.

10. Summary.—The following table provides a summary for each State and Territory, and for Australia as a whole, of the alienation and occupation of Crown lands in 1951 :—

ALIENATION AND OCCUPATION OF CROWN LANDS, 1951.

State or Territory.	Private Lands.				Crown Lands.				Total Area. '000 Acres.
	Alienated.		In Process of Alienation.		Leased or Licensed.		Other.		
	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	
N.S.W.(a) ..	51,126	25.82	14,430	7.29	116,357	58.75	16,124	8.14	108,037
Victoria(b) ..	30,179	53.66	2,696	4.79	9,805	17.43	13,566	24.12	56,246
Queensland(b)	23,799	5.55	3,951	0.92	359,644	83.81	41,726	9.72	429,120
S. Aust.(a) ..	13,911	5.72	505	0.21	173,553	71.35	55,276	22.72	243,245
W. Aust.(b) ..	22,282	3.57	12,070	1.93	204,892	32.80	385,344	61.70	624,588
Tasmania(a) ..	6,168	36.76	359	2.14	2,669	15.91	7,582	45.19	16,778
Nor. Terr.(a) ..	455	0.13	..	..	171,841	51.28	162,821	48.59	335,117
A.C.T.(b) ..	64	10.59	41	6.83	331	55.03	165	27.55	601
Australia ..	147,984	7.77	34,052	1.79	1,039,092	54.58	682,604	35.86	1,903,732

(a) At 30th June.

(b) At 31st December.

The diagram on page 89 shows in graphical form the areas alienated from the State, those in process of alienation under the various systems of deferred payments, the areas held under leases or licences and the areas left unoccupied.