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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 tenure 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 nor 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 1955-56, 12,331 acres were permanently reserved or dedicated for miscellaneous recreation reserves and similar purposes. The areas reserved at 30th June, 1956 were as follows:—For travelling stock, 5,304,318 acres; pending classification and survey, 4,501,183 acres; forest reserves, 2,300,456 acres; water and camping reserves, 864,275 acres; mining reserves, 1,114,750 acres; for recreation and parks, 467,898 acres; other reserves, 6,708,721 acres; total, 21,261,601 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 1956, 70 acres were granted without purchase. The areas both temporarily and permanently reserved at the end of 1956 were as follows :—For roads, 1,666,768 acres ; water reserves, 317,724 acres ; agricultural colleges, etc., 8,434 acres ; forest and timber reserves, 5,677,117 acres ; reserves in the mallee, 410,000 acres ; other reserves, 554,098 acres ; total, 8,634,141 acres.

(iv) *Revoking of Agricultural Reservations.* Under the Agricultural Colleges Act 1944, the land on which the agricultural colleges and experimental farms at Longerenong (2,386 acres) and Dookie (6,048 acres) are established is permanently reserved as sites for the purposes of State Agricultural Colleges and the remainder of the lands previously reserved has become unalienated for treatment as such under the Lands Acts.

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 Acts, land to be used for the purpose of any undertaking under the Acts may be vested in fee simple in the Commissioner of Irrigation and Water Supply.

(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 for not more than 21 years with the approval of the Minister.

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 1956, no areas were granted in fee simple without payment, 337,091 acres were set apart as reserves and reserves cancelled totalled 223,520 acres. The areas reserved, including roads, at the end of 1956 were as follows :—Timber reserves, 3,082,917 acres ; for State forests and national parks, 5,764,065 acres ; aboriginal reserves, 7,848,825 acres ; for streets, surveyed roads and stock routes, 3,688,413 acres ; general reserves, 5,682,420 acres ; total, 26,066,640 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 lands 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 aboriginals, military defence, forest reserves, railway stations, park lands or any other purpose that he may think fit.

(iii) *Areas Granted and Reserved.* During 1955–56, free grants were issued for an area of 110 acres and reserves comprising 503 acres were proclaimed. At 30th June, 1956, the total area of surveyed roads, railways and other reserves was 21,867,221 acres, including 18,787,900 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, 1956, approximately 404,530 acres were reserved for various purposes. At 30th June, 1956 the total area reserved was 55,628,760 acres, comprising State forests, 3,891,687 acres, timber reserves, 1,821,271 acres and other reserves 49,915,802 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, 1956 was 4,129,666 acres, excluding 21,485 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, 1956 was 47,927,661 acres.

8. *Summary.*—The following table shows the total areas reserved in each State, and the grand totals, for the years 1951 to 1955 :—

AREAS RESERVED.

('000 Acres.)

	N.S.W. (a)	Victoria. (b)	Q'ld. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (a)	Nor. Terr. (a)	Total.
1952 ...	20,158	8,429	25,538	21,252	52,014	4,068	46,159	177,618
1953 ..	20,319	8,429	25,797	21,265	52,238	4,069	47,001	179,118
1954 ..	20,344	8,451	25,873	21,336	52,613	4,070	47,032	179,719
1955 ..	20,865	8,631	25,939	21,863	55,224	4,129	47,544	184,195
1956 ..	21,261	8,634	26,067	21,867	55,629	4,130	47,928	185,516

(a) At 30th June.

(b) At 31st December.

§ 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 as determined by the local Land Board.

(iv) *Improvement Purchases.* The owner of improvements in land in authorized occupation by residence under any Mining Act or the 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 $\frac{1}{4}$ acre within a town or village, or two acres elsewhere, and no person may purchase more than one such area within three miles of a similar prior purchase by him.

(v) *Road Purchases.* Land from roads that are closed may, with certain exceptions, be sold to the owners of adjoining lands at a value determined by the local Land Board.

(vi) *Areas Sold.* During the year ended 30th June, 1956, the total area sold was 2,004 acres, of which two acres were sold by auction and two acres as after auction purchases, while 29 acres were sold as improvement purchases, 1927 acres as road purchases and 44 acres as special purchases.

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 of not less than £1 per acre. The purchaser must pay the survey fee at the time of the sale, together with a deposit of 12½ 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 three 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 1956, a total of 2,653 acres was disposed of under this tenure, 2,412 acres being country lands and 241 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.* One unconditional selection was made freehold during 1956.

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, 1956, the area of town lands and special blocks sold by auction was 19 acres. In addition, 72,591 acres were sold at fixed prices, and purchases on credit of 22,273 acres were completed, making a total of 94,883 acres.

5. **Western Australia.**—(i) *Sales by Auction.* Town, suburban and village lands may 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, 1956, the area of town and suburban allotments sold by auction was 540 acres in 445 allotments.

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

(ii) *After-auction Sales.* Town lands, not within five 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, 1956, the total number of incomplete conditional purchases in existence was 35,161 covering an area of 11,565,508 acres. During 1955–56, applications received for conditional purchases numbered eleven, of which six, with an

area of 1,074 acres, were confirmed ; during the year, deeds were issued for 486,948 acres, bringing the total acreage for which deeds had been issued to 35,051,189 at the end of the year. These figures exclude conversions from other tenures—609 comprising 218,792 acres.

3. *Victoria*.—The total area purchased conditionally in 1956 was 4,901 acres, all with residence. The number of selectors was 25. There were no selections in the Mallee in 1956.

4. *Queensland*.—The following selections were made freehold during 1956 :—Agricultural farms, 79,340 acres, prickly pear selections, 154,332 acres, prickly pear development selections, 20,543 acres, and unconditional selections, 634 acres.

5. *South Australia*.—During 1955–56, 1,792 acres were allotted under agreements to purchase, comprising surplus lands, 1,458 acres, Pinnaroo Railway lands, 10 acres, Eyre Peninsula Land Purchase Act lands, one acre, and other Crown lands, 323 acres.

6. *Western Australia*.—During the year ended 30th June, 1956, the number of holdings conditionally alienated was 592, the total area involved being 876,405 acres, comprising conditional purchases by deferred payments, 875,921 acres and free homestead farms, 484 acres. Under the heading “ deferred payments ”, are included conditional purchases of grazing lands.

In addition, Crown grants were issued during 1955–56 for the following selections, the prescribed conditions having been complied with :—Free homestead farms, 10,679 acres and conditional purchases, 487,205 acres.

7. *Tasmania*.—During 1955–56, Crown grants were issued for 22,655 acres. The total area sold conditionally was 2,356 acres, comprising selections for purchase, 2,096 acres, and town and suburban allotments, 260 acres. The numbers of applications confirmed were 45 for country selections and 93 for town and suburban allotments.

§ 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 was given in earlier 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 30th June, 1956.

AREAS OCCUPIED UNDER LEASE OR LICENCE AT 30th JUNE, 1956, NEW SOUTH WALES.(a)

(Acres.)

Particulars.	Area.	Particulars.	Area.
<i>Crown Lands or Closer Settlement Acts</i>		<i>Crown Lands or Closer Settlement Acts—continued.</i>	
Occupation licences	551,189	Suburban holdings	53,045
Conditional leases	10,827,340	Group purchase leases	222,434
Conditional purchase leases	124,870	Irrigation areas	174,131
Settlement leases	2,596,739	Other leases(b)	165,543
Improvement leases	27,898		
Annual leases	399,521	<i>Western Lands Act.</i>	
Scrub and Snow leases	614,623	Conditional leases	121,596
Special leases	1,359,772	Perpetual leases	66,748,018
Permissive occupancies	1,870,760	Other long-term leases	10,313,634
Prickly pear leases	92,083	Permissive occupancies	290,968
Crown leases	7,063,561	Leases being issued—occupation licences	110,285
Homestead farms	4,974,354	Preferential occupation licences	147,127
Homestead selections and grants	1,691,768		
Closer settlement leases	2,645,142		
Settlement purchase leases	1,044,547	Total	114,230,948

(a) Excludes mining leases and permits ; forest leases and occupation permits. (b) Includes leases outside irrigation areas, controlled by the Water Conservation and Irrigation Commission—146,446 acres.

3. *Victoria*.—The area of Crown lands occupied under leases and licences in the year 1956 was as follows:—Grazing licences—other than Mallee, 4,105,738 acres; Mallee, 1,956,122 acres; auriferous lands licences, 15,866 acres; perpetual leases—other than Mallee, 17,819 acres; Mallee, 41,852 acres; swamp lands leases, 3,978 acres; agricultural college lands, 33,917 acres; total, 6,175,292 acres.

4. **Queensland.**—The area occupied under lease or licence, excluding mining leases, at the end of 1956 was as follows:—Pastoral leases, 249,710,360 acres; occupation licences, 12,739,640 acres; grazing selections and settlement farm leases, 90,340,359 acres; special purpose leases—Crown land, 478,229 acres; reserves, 1,767,964 acres; perpetual lease (including prickly pear) selections, 6,813,955 acres; auction perpetual leases, 38,983 acres; forest grazing leases (reserves), 1,203,760 acres; total, 363,093,250 acres.

5. **South Australia.**—The total area, including repurchased lands held under lease or licence except mining lease and licence, at 30th June, 1956 was 139,639,677 acres of which pastoral leases, 117,084,712 acres, constituted the major proportion.

6. **Western Australia.**—At 30th June, 1956, the total area held under lease or licence issued by the Lands Department amounted to 212,379,595 acres, of which 208,003,368 acres were under pastoral lease.

7. **Tasmania.**—Crown lands leased at 30th June, 1956, for other than mining purposes amounted to 2,465,835 acres of which 2,019,762 acres were leased for pastoral purposes.

8. **Northern Territory.**—At 30th June, 1956, the total area under lease, etc., was 177,020,718 acres of which pastoral leases accounted for 139,289,161 acres and other leases, licences and mission stations, 37,731,557 acres.

9. **Australian Capital Territory.**—Under the terms of the City Area Leases Ordinance 1936–1951, each block is leased for a period of 99 years at a rental of five per cent. per annum of the unimproved capital value as assessed by the Commonwealth. The number of leases granted under this Ordinance to 30th June, 1956 (excluding leases surrendered and determined) was 3,164 representing an unimproved value of £1,188,845. Auction sales of city leaseholds are described in Official Year Book No. 22, p. 599. During the year ended 30th June, 1956, 478 leases were granted for residential purposes and 67 for business purposes.

Thirteen leases under the Church Lands Leases Ordinance 1924–1932, which require the lessees to submit a definite building programme within a specified period, and one lease under the Church of England Lands Ordinance 1926, have been granted for church purposes. A further 30 leases have been granted for either church or scholastic purposes under the various Ordinances.

The total area held under lease and licence for grazing, agricultural, dairying and other purposes (including the Jervis Bay area) amounted to 314,189 acres in 1956.

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 licenced land in the Territories, and the grand totals, for the years 1952 to 1956.

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. (a)	N.T. (a) (c)	A.C.T. (a)(c)(d)	Total.
1952 ..	114,051	7,218	360,684	138,177	200,839	2,704	178,135	321	1,002,129
1953 ..	114,913	7,501	361,594	139,509	202,761	2,712	180,015	323	1,009,328
1954 ..	114,452	6,367	361,657	137,867	202,754	2,576	180,020	323	1,006,016
1955 ..	114,311	6,502	363,870	137,461	204,782	2,487	181,165	321	1,010,899
1956 ..	114,231	6,175	363,093	139,640	212,380	2,466	177,021	314	1,015,320

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

§ 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 1955–56 or 1956 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.**—At 30th June, 1956, total areas occupied under Mining Acts were as follows:—Gold-mining, 2,642 acres; mining for other minerals, 202,089 acres; authorities to prospect, 16,684,834 acres; other purposes, 7,842 acres; total, 16,897,407 acres.

3. **Victoria.**—During 1956, there were 113 leases and licences granted under Mining Acts, including 16 for gold-mining. Areas occupied at the end of 1956 were as follows:—Gold-mining, 13,958 acres; petroleum prospecting, 3,860,794 acres; coal, 12,297 acres; uranium and radio active minerals, 5,858 acres; other purposes, 5,610 acres; total, 3,898,517 acres.

4. **Queensland.**—During 1956, there were 3,258 miners' rights and three business licences issued. Areas taken up during 1956 totalled 39,180 acres, of which 25,332 acres were for mining for minerals other than gold. Total areas occupied at the end of 1956 were as follows:—Gold-mining, 2,507 acres; mining for other minerals, 135,698 acres; miners' homesteads, 425,699 acres; petroleum prospecting, 192,000 acres; coal prospecting, 6,480 acres; total, 762,384 acres. The area of land held under lease only was 563,904 acres.

5. **South Australia.**—Areas taken up under Mining Acts during 1955–56 totalled 6,481,039 acres, including claims, 10,644 acres, mineral and miscellaneous leases, 6,260 acres, gold leases 135 acres, and oil licences, 6,464,000 acres. Total areas occupied at 30th June, 1956 were as follows:—Gold-mining 670 acres; other mineral and miscellaneous leases, 755,648 acres; claims, 14,276 acres; oil licences, 141,944,000 acres; other purposes, 24 acres; total, 142,714,618 acres.

6. **Western Australia.**—Areas taken up during 1956 under Mining Acts totalled 21,639 acres, including gold-mining, 10,482 acres, and mining for other minerals, 10,911 acres. Total areas occupied at the end of 1956 were as follows:—Gold-mining, 28,766 acres; mining for other minerals, 85,441 acres; other purposes, 37,709 acres; total, 151,916 acres.

7. **Tasmania.**—During 1956, the number of leases issued covered 3,781 acres, including coal-mining, 1,833 acres and tin-mining, 206 acres. Total areas occupied at the end of 1956 were as follows:—Gold-mining, 617 acres; coal-mining, 8,947 acres; mining for other minerals, 18,655 acres; other purposes, 4,959 acres; total, 33,178 acres.

8. **Northern Territory.**—At 30th June, 1956, the number and acreage of holdings under mining leases and tenements were as follows:—Gold-mining leases, 313 (5,359 acres); other minerals leases, 433 (11,134 acres); gold and tin dredging areas, 3 (760 acres); gold and other mineral prospecting areas, 15 (280 acres); business and residence areas, 189 (118 acres); other purposes, 156 (8,975 acres); total, 1,109 (26,626 acres). In addition, 38 authorities to prospect aggregating 18,780 square miles were held at 30th June, 1956.

9. **Summary.**—(a) *Mining Leases etc., (other than oil prospecting licences).* The following table shows the total areas occupied under Mining Acts in each State at the end of the years 1952 to 1956:—

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)
1952 ..	477,873	40,869	520,344	100,094	151,376	32,150	1,322,706
1953 ..	355,868	39,917	528,821	44,742	148,932	31,398	1,149,678
1954 ..	13,053,930	97,041	545,469	775,650	166,378	30,059	14,668,527
1955 ..	8,151,778	55,544	555,996	773,816	159,891	30,408	9,727,433
1956 ..	13,924,407	37,723	570,384	770,618	151,916	33,178	15,488,226

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

(b) *Oil Prospecting Licences.* The following table shows for each year from 1952 to 1956 the areas occupied in each State under authorities to prospect or explore for petroleum or other oils.

AREAS OCCUPIED UNDER AUTHORITIES TO PROSPECT FOR PETROLEUM.
('000 Acres.)

Year.	N.S.W. (a)	Victoria.	Q'land.	S. Aust. (a)	W. Aust. (a)	Tasmania.	Total.
1952 ..	293	800	320	640	251,808	..	253,861
1953 ..	2,016	918	512	..	78,472	..	81,918
1954 ..	1,024	2,881	1,212	155,968	292,958	..	454,043
1955 ..	13,984	3,851	576	136,480	107,654	..	262,545
1956 ..	32,237	3,861	192	141,944	384	..	178,618

(a) Year ended 30th June.

§ 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 issues of the Official Year Book up to No. 22 (*see* No. 22, pp. 163–9) and the results of the operations of the several schemes have appeared in subsequent issues in considerable detail. 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.**—From the inception of closer settlement in 1905 to 30th June, 1956, 2,567 estates totalling 6,907,264 acres had been purchased by the Crown at a cost of £32,321,769 for purposes of closer settlement of civilians and returned service personnel.

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, were given in earlier issues of the Official Year Book, (*see* No. 42, p. 98).

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." Details of the position at 31st December, 1934, the latest date for which the information is available, were given in earlier issues of the Official Year Book, (*see* No. 42, page 98).

5. **South Australia.**—The total area re-purchased for closer settlement at 30th June, 1956 was 948,885 acres, at a cost of £2,865,200. 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 £111,850, in connexion with reclamation of swamp-lands on the River Murray. Of the total area, 818,252 acres have been allotted to 2,795 persons.

6. **Western Australia.**—The total area acquired for closer settlement up to 30th June, 1956 was 3,059,205 acres, costing £4,390,872. Particulars of operations under the Act for the year ended 30th June, 1956 are as follows:—Area selected during the year, 98,258 acres; number of farms, etc., allotted to date, 2,481; total area occupied to date, 2,072,974 acres; area set aside for roads, reserves, etc., 20,972 acres; balance available for selection, 965,259 acres.

7. **Tasmania.**—Up to 30th June, 1956, 38 areas had been opened up for closer settlement, the total purchase-money paid by the Government being £371,548 and the total area acquired amounting to 104,554 acres, including 12,149 acres of Crown lands. The number of farms occupied at 30th June, 1956 was 81.

§ 8. Settlement of Returned Service Personnel.

1. **War Service Land Settlement Scheme.**—(i) **General.** The War Service Land Settlement Scheme provides for the settlement on the land of eligible ex-servicemen from the 1939–45 War and the Korea–Malaya operations. Finance for the scheme in South Australia, Western Australia and Tasmania and for certain aspects of the Scheme in other States is provided through annual States Grants (War Service Land Settlement) Acts. The States Grants (War Service Land Settlement) Act 1952 provides that the responsible Commonwealth Minister may make grants of financial assistance to the States under such terms as he may from time to time determine.

New South Wales, Victoria and Queensland agreed, at the inception of the Scheme, to find their own finance for the acquisition and development of properties. In 1954, Queensland abandoned the Scheme and made available for general settlement all unallotted lands held under it.

In an effort to hasten the settlement of qualified applicants in New South Wales and Victoria, the Commonwealth has made available to those States repayable loans on the basis of £1 for each £2 spent by the State on War Service Land Settlement, with a maximum of £2 million in any one year.

This offer is available for a period of three years from 1st July, 1955.

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. Issue No. 39 contains a brief general description of the Scheme.

(ii) *Summary of Operations to 30th June, 1957.* The tables hereunder show the operations of the War Service Land Settlement Scheme in each State up to 30th June, 1956 and 30th June, 1957.

WAR SERVICE LAND SETTLEMENT.

SUMMARY TO 30TH JUNE, 1956.

State.	Land Acquired.	Farms Allotted.		Farms in Course of Development.	
		No.	Acres.	No.	Acres.
New South Wales—(a)	Acres.	No.	Acres.	No.	Acres.
Western Lands ..	6,170,989	215	6,170,989	..	..
Subdivision (Irrigation)	175,714	306	175,714	..	..
„ (Dry) ..	975,633	873	975,633	..	..
Promotions (Irrigation)	99,623	162	99,623	..	..
„ (Dry) ..	1,332,172	952	1,332,172	..	..
<i>Total, New South Wales</i>	<i>8,754,131</i>	<i>2,508</i>	<i>8,754,131</i>	<i>..</i>	<i>..</i>
Victoria	993,852	2,502	955,880	(b)	37,972
Queensland	398,524	470	218,640	..	(c) 179,884
South Australia ..	614,605	718	343,433	(b)	271,172
Western Australia (d) ..	2,128,675	692	1,130,015	(b)	998,660
Tasmania	431,202	231	130,621	(b)	300,581
Total	13,320,989	7,121	11,532,720	(b)	1,788,269

SUMMARY TO 30TH JUNE, 1957.

State.	Land Acquired.	Farms Allotted.		Farms in Course of Development.	
		No.	Acres.	No.	Acres.
New South Wales—(a)	Acres.	No.	Acres.	No.	Acres.
Western Lands ..	6,151,607	214	6,151,607	..	..
Subdivision (Irrigation)	180,234	323	180,234	..	..
„ (Dry) ..	1,191,044	1,041	1,191,044	..	..
Promotions (Irrigation)	86,444	130	86,444	..	..
„ (Dry) ..	1,416,556	1,209	1,416,556	..	..
<i>Total, New South Wales</i>	<i>9,025,885</i>	<i>2,917</i>	<i>9,025,885</i>	<i>..</i>	<i>..</i>
Victoria	1,154,329	2,728	1,035,999	313	(e) 118,330
Queensland	398,524	470	218,640	..	(d) 179,884
South Australia ..	682,269	804	395,092	229	287,177
Western Australia (d) ..	2,110,014	791	1,331,565	290	778,449
Tasmania	423,444	339	167,307	475	256,137
Total	13,794,465	8,049	12,174,488	1,307	1,619,977

(a) In New South Wales, properties are regarded by the State as being allotted at the date of acquisition. (b) Not available. (c) War Service Land Settlement was discontinued in 1954; unallotted lands were made available for general settlement. (d) Estimated. (e) To 31st May, 1957; during the period 1st June to 31st July, 1957, 43 acres of land were acquired and 25 farms totalling 5,523 acres were allotted.

(iii) *Expenditure.* The following tables show a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1956 and 30th June, 1957 respectively:—

WAR SERVICE LAND SETTLEMENT (1939-45 WAR AND KOREA/MALAYA OPERATIONS): COMMONWEALTH EXPENDITURE TO 30th JUNE, 1956.

(£.)

Advances to States.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	Total.
For acquisition of land ..	..	..	..	2,384,269	3,408,613	1,383,833	7,176,715
For development and improvement of land ..	..	..	..	9,936,323	11,577,498	6,008,410	27,522,231
Special Loans ..	1,570,139	1,610,000	..	..	..	..	3,180,139
Commonwealth contributions to excess cost over valuation ..	160,978	1,632,930	116,105	147,600	187,222	126,080	2,370,915
To provide credit facilities to settlers ..	..	..	..	2,491,341	7,618,743	1,486,159	11,596,243
For remission of settlers' rent and interest ..	279,108	105,794	35,231	90,190	220,344	59,990	790,657
For payment of living allowances to settlers ..	766,744	738,000	164,000	197,528	289,166	67,433	2,222,871
For operation and maintenance of irrigation projects ..	..	..	..	316,746	14,749	1,751	333,246
Loss on advances ..	..	522	11,536	2,107	33,116	..	47,281
Cost of administration of credit facilities ..	..	..	..	78,554	317,282	28,032	423,868
Total ..	2,776,969	4,087,246	326,872	15,644,658	23,666,733	9,161,688	55,664,166

Repayments of expenditure to 30th June, 1956, on the acquisition, development and improvement of land amounted to £4,219,301, and on the provision of credit facilities to settlers to £4,979,062, so that the total expenditure was reduced by £9,198,363 to £46,465,803. In addition, miscellaneous receipts in South Australia, Western Australia and Tasmania to 30th June, 1956, amounted to £1,944,037.

WAR SERVICE LAND SETTLEMENT (1939-45 WAR AND KOREA/MALAYA OPERATIONS): COMMONWEALTH EXPENDITURE TO 30th JUNE, 1957.

(£.)

Advances to States.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	Total.
For acquisition of land ..	..	..	..	2,682,947	3,469,960	1,610,750	7,763,657
For development and improvement of land ..	..	..	..	11,136,036	14,006,410	7,394,723	32,537,169
Special Loans ..	3,181,156	3,194,928	..	..	..	..	6,376,084
Commonwealth contributions to excess cost over valuation ..	220,953	2,149,429	116,105	315,600	332,722	174,542	3,309,351
To provide credit facilities to settlers ..	..	..	..	2,896,073	9,023,628	2,007,426	13,927,127
For remission of settlers' rent and interest ..	321,562	120,555	35,398	112,622	249,124	72,890	912,151
For payment of living allowances to settlers ..	873,087	845,000	163,136	232,600	313,781	88,302	2,515,906
For operation and maintenance of irrigation projects ..	..	..	..	390,174	15,753	1,751	407,678
Loss on advances ..	..	815	18,560	2,107	36,257	1,968	59,707
Cost of administration of credit facilities ..	..	..	..	99,972	375,662	39,359	514,993
Total ..	4,596,758	6,310,727	333,199	17,868,131	27,823,297	11,391,711	68,323,823

Repayments of expenditure to 30th June, 1957, on the acquisition, development and improvement of land amounted to £5,225,576, and on the provision of credit facilities to settlers to £6,177,956, so that the total expenditure was reduced by £11,403,532 to £56,920,291. In addition, miscellaneous receipts in South Australia, Western Australia and Tasmania to 30th June, 1957, amounted £2,256,789.

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 were given in Official Year Book No. 37, pp. 117-8.

(ii) *Loans (Agricultural Occupations)*. The following tables show particulars for each State and certain Territories to 30th June, 1956 and 30th June, 1957 respectively:—

LOANS (AGRICULTURAL OCCUPATIONS): SUMMARY TO 30th JUNE, 1956.

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	7,767	6,298	1,469	4,951,862	5,481	4,247,978	2,660,000	4,271,291
Victoria ..	4,818	3,350	1,468	2,176,011	3,090	2,016,960	1,040,000	1,796,724
Queensland ..	2,374	1,970	404	1,094,840	1,606	889,634	610,000	870,679
South Australia ..	2,131	1,285	846	1,000,543	1,222	958,929	465,000	821,245
Western Australia	3,198	2,288	910	2,156,728	2,151	2,023,385	1,111,450	1,949,644
Tasmania ..	1,124	758	366	473,558	728	454,697	300,400	405,098
Northern Territory	34	15	19	11,945	12	10,148	10,148	10,148
New Guinea ..	16	7	9	7,272	6	6,772	6,772	6,772
Norfolk Island ..	3	1	2	1,000	..	..	..	..
Total ..	21,465	15,972	5,493	11,873,759	14,296	10,608,503	6,203,770	10,131,601

(a) After deduction of loans declined after approval—£1,265,256.

(b) Includes advances from principal repaid by borrowers.

LOANS (AGRICULTURAL OCCUPATIONS): SUMMARY TO 30th JUNE, 1957.

State.	Applications.			Loans Approved.		Advanced by Common- wealth 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	7,771	6,300	1,471	4,957,212	5,483	4,253,328	2,660,000	4,276,327
Victoria ..	4,818	3,350	1,468	2,176,011	3,090	2,016,960	1,040,000	1,796,725
Queensland ..	2,376	1,972	404	1,096,190	1,607	890,084	610,000	871,693
South Australia ..	2,135	1,288	847	1,003,303	1,225	962,934	465,000	825,076
Western Australia	3,200	2,289	911	2,158,228	2,152	2,024,885	1,111,450	1,957,844
Tasmania ..	1,124	758	366	473,558	728	454,697	300,400	405,147
Northern Territory	34	15	19	11,945	12	10,148	10,148	10,148
New Guinea ..	16	7	9	7,272	6	6,772	6,772	6,772
Norfolk Island ..	3	1	2	1,000	..	..	..	..
Total ..	21,477	15,980	5,497	11,884,719	14,303	10,619,808	6,203,770	10,149,732

(a) After deduction of loans declined after approval—£1,264,911.

(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, livestock, 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 tables show details for each State and New Guinea to 30th June, 1956 and 30th June, 1957 respectively:—

**ALLOWANCES (AGRICULTURAL OCCUPATIONS) : SUMMARY TO
30th JUNE, 1956.**

State.	Applications.			Advanced by Commonwealth Treasury to Bank.	Allowances Paid.
	Received.	Approved.	Rejected, Withdrawn or Not Yet Approved.		
				£	£
New South Wales ..	4,076	3,623	453	582,000	579,522
Victoria ..	3,068	2,311	757	296,500	296,013
Queensland ..	3,043	2,514	529	477,206	477,206
South Australia(a) ..	2,264	1,754	510	324,500	324,047
Western Australia ..	3,020	2,610	410	480,800	480,643
Tasmania ..	634	523	111	116,150	116,114
New Guinea ..	4	3	1	1,360	1,360
Total ..	16,109	13,338	2,771	2,278,516	2,274,905

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

**ALLOWANCES (AGRICULTURAL OCCUPATIONS) : SUMMARY TO
30th JUNE, 1957.**

State.	Applications.			Advanced by Commonwealth Treasury to Bank.	Allowances Paid.
	Received.	Approved.	Rejected, Withdrawn or Not Yet Approved.		
				£	£
New South Wales ..	4,077	3,624	453	582,000	579,601
Victoria ..	3,068	2,311	757	296,500	296,013
Queensland ..	3,043	2,514	529	477,206	477,206
South Australia(a) ..	2,265	1,756	509	324,500	324,366
Western Australia ..	3,020	2,610	410	480,800	480,788
Tasmania ..	634	523	111	116,150	116,114
New Guinea ..	4	3	1	1,360	1,360
Total ..	16,111	13,341	2,770	2,278,516	2,275,448

(a) Includes allowances paid to four ex-servicemen in the 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 of the total expenditure on various projects by the War Service Land Settlement Division from the commencement of operations to 30th June, 1957. Figures published in previous issues of the Year Book for years up to 30th June, 1955 have been revised throughout to accord with changed accounting treatment of certain items and cannot be compared directly with the following table.

**COMMONWEALTH WAR SERVICE LAND SETTLEMENT DIVISION:
TOTAL EXPENDITURE TO 30th JUNE, 1957.
(£.)**

	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	N.T.	N.G.	Total.
War Service Land Settlement expenditure from Revenue on Loan Funds ..	4,596,758	6,310,727	333,199	17,868,131	27,823,297	11,391,711	..	..	68,323,823
Agricultural Loans(a) ..	4,276,327	1,796,725	871,693	825,076	1,957,844	405,147	10,148	6,772	10,149,732
Agricultural Allowances ..	582,000	296,500	477,206	324,500	480,800	116,150	..	1,360	2,278,516
Administration Expenses ..	589,578	136,964	67,737	68,099	310,179	40,641	..	..	1,213,198
Rural Training ..	326,206	483,229	106,211	189,877	225,651	104,477	..	..	1,435,651
Total ..	10,370,869	9,024,145	1,856,046	19,275,683	30,797,771	12,058,126	10,148	8,132	83,400,920

(a) Includes expenditure on new loans of moneys repaid by borrowers.

The following summary sets out the Net Expenditure to 30th June, 1957, after allowing for miscellaneous receipts and repayments:—

Miscellaneous Receipts to 30th June, 1957—	£
War Service Land Settlement ..	2,496,710
Agricultural Loans and Allowances ..	5,239,432
Rural Training ..	148,738
Total ..	7,884,880
Repayments, War Service Land Settlement Loans ..	11,403,532
Total Receipts and Repayments ..	19,288,412
Total Expenditure to 30th June, 1957 ..	83,400,920
less Receipts and Repayments ..	19,288,412
Net Expenditure to 30th June, 1957 ..	64,112,508

§ 9. 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 may be found in earlier 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* § 8 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 § 8 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, 1956:—

ADVANCES TO SETTLERS, ETC. : NEW SOUTH WALES.

Advances, etc.	Advances, etc., made during 1955-56.	Total Advances, etc., at 30th June, 1956.	Balance outstanding at 30th June, 1956.	
			Number of Accounts.	Amount.
<i>Department of Lands—</i>	£	£		£
Closer Land Settlement .. .. .	..	15,124,116	5,923	(a) 2,012,111
Soldier Settlers 1914-18 War .. .. .	..	(b) 3,196,005	254	76,501
1939-45 War	1,251,106	10,692,185	5,456	3,951,911
Soldier Land Settlement—Acquisition, development and improvement of land, War Service Land Settlement Agreement Act	2,107,954	23,595,808	2,284	c 20,112,342
Wire Netting .. .. .	..	1,494,653	96	8,974
Prickly Pear	18,635	285,570	133	7,683
<i>Rural Bank—</i>				
<i>General Bank Department—</i>				
Commonwealth Re-establishment and Employment Act 1945	3,480	4,233,752	1,731	983,971
Other	1,710,870	71,719,482	8,656	18,605,854
<i>Government Agency Department—</i>				
Rural Industries	225,366	8,618,874	980	408,872
Unemployment Relief and Dairy Promotion	448,273	3,268,540	1,935	1,301,226
Rural Reconstruction(d)	253,350	13,214,781	768	1,755,310
Shallow Boring	74,642	1,389,221	189	210,536
Farm Water Supplies	120,339	467,524	451	363,792
Soil Conservation	5,247	10,860	18	8,963
Rivers and Foreshores Improvement	-630	4,637	29	662
Irrigation Areas	367,946	(e)	332	3,114,965
Government Guarantee Agency .. .. .	..	225,475	6	2,684
Closer Settlement Agency .. .. .	..	167,914	41	47,406
Total	6,586,578	157,709,397	29,282	52,973,763

(a) Excludes an amount of £4,681,046 capitalized to 30th June, 1956, on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943. (b) In addition, the sum of £1,926,973 has been expended to 30th June, 1956 on developmental works on soldiers' settlements.

(c) Includes capital value of Closer Settlement Leases, £14,882,057, and unpaid balance and interest on structural improvements, £5,230,285. (d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £1,014,379.

(e) Not available. (f) Incomplete.

3. Victoria.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1956:—

ADVANCES TO SETTLERS, ETC. : VICTORIA.

Advances, etc.	Advances, etc., made during 1955-56.	Total Advances, etc., at 30th June, 1956.	Balance outstanding at 30th June, 1956.	
			Number of Persons.	Amount.
<i>State Savings Bank, Crédit Foncier—</i>	£	£		£
Civilians	30,345	11,744,744	617	464,482
Discharged Soldiers .. .. .	..	848,567	28	11,547
<i>Treasurer—</i>				
Cool Stores, Canneries, etc.	23,907	1,610,449	(a) 2	611,293
<i>Department of Lands and Survey—</i>				
Closer Settlement Settlers and Soldier Settlers .. .. .	..	b 46,904,855	2,257	2,361,407
Cultivators of Land .. .. .	..	2,463,558	145	26,016
Wire Netting .. .. .	..	728,398	81	4,222
<i>Soldier Settlement Commission—</i>				
Purchase of land	1,657,280	15,098,853	.. }	c 16,973,278
Development and Improvement of Holdings	2,470,982	19,297,363		
Advances for sales of land not required for Soldier Settlement(d)	107,642	1,104,002	7	175,096
Advances for Settlers' Lease Liability, Soldier Settlement Act 1946	3,423,481	11,723,743	1,507	10,819,669
Advances to assist in acquiring and developing single unit farms	646,294	10,540,110	1,930	7,311,647
Advances for improvements, stock, implements, etc.	677,427	3,062,825	1,285	1,238,051
Advances for shares in Co-operative Companies, Soldier Settlement Act 1946	1,250	110,164	190	83,868
Commonwealth Re-establishment and Employment Act 1945 Advances	341	1,796,725	802	347,261
Total	9,038,949	127,034,356	8,851	40,427,837

(a) Number of Companies. (b) Represents consolidated debts of settlers (Section 30, Act 4091). (c) After allowing an amount of £4,128,579 representing excess acquisition, development and improvement cost which has been written off. (d) Sale price of land not required for settlement; balance outstanding represents instalments not yet due where terms were given to purchasers.

4. **Queensland.**—The following table shows particulars of advances, etc. to 30th June, 1956. The figures exclude transactions in land :—

ADVANCES TO SETTLERS, ETC. : QUEENSLAND.

Advances, etc.	Advances, etc., made during 1955-56.	Total Advances, etc., at 30th June, 1956.	Balance outstanding at 30th June, 1956.	
			Number of Accounts.	Amount.
	£	£		£
Co-ordination of Rural Advances and Agricultural Bank Acts	2,247,126	23,021,987	3,938	7,978,063
Discharged Soldiers' Settlement (a) .. .. .	..	2,467,913	217	40,902
Water Facilities .. .. .	..	58,079	2	85
Wire Netting, etc. .. .. .	..	1,019,403	266	17,922
Seed Wheat and Barley	1,345 (b)	144,663	(c)	11,966
Drought Relief .. .. .	..	961,047	40	37,835
War Service Land Settlement	308,566	3,574,535	455	2,498,898
Income (Unemployment Relief and State Development) Tax Acts (d) .. .. .	..	1,183,891	(e) 310	37,624
Irrigation .. .. .	..	54,914	6	754
Farmers' Assistance (Debt Adjustment Acts)	6,567	1,044,490	70	113,438
Commonwealth Re-establishment and Employment Act 1945	240	870,679	350	106,891
Total	2,563,844	34,401,601 (e)	5,654	10,844,378

(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, etc., under State Authorities to 30th June, 1956 :—

ADVANCES TO SETTLERS, ETC. : SOUTH AUSTRALIA.

Advances, etc.	Advances, etc., made during 1955-56.	Total Advances, etc., at 30th June, 1956.	Balance outstanding at 30th June, 1956.	
			Number of Persons.	Amount.
	£	£		£
<i>Department of Lands—</i>				
Advances to Soldier Settlers	16,784	5,048,924	206	1,179,294
Advances to Blockholders .. .. .	..	41,451	..	4,284
Advances for Sheds and Tanks .. .. .	..	75,693	25	807,601
Advances Under Closer Settlement Acts	1,948	2,729,913	597	807,601
Advances under Agricultural Graduates Settlement Act .. .. .	..	62,258	10	20,319
Settlement of Returned Service Personnel, 1939-45 War	378,849	2,535,380	850	2,029,541
<i>Primary Producers Assistance Department—</i>				
Advances in Drought-affected Areas .. .. .	..	2,146,768	4	1,234
Advances under Farmers Relief Acts .. .. .	..	4,435,509	7	2,063
<i>Irrigation Branch—</i>				
Advances to Civilians .. .. .	..	291,443	38	14,431
Advances to Soldier Settlers .. .. .	..	1,048,174	319	344,392
<i>State Bank of South Australia (Crédit Foncier Department)—</i>				
Advances to Primary Producers	143,104	9,873,522	1,263	2,649,296
Advances to Settlers for Improvements	47,994	1,061,641	158	126,589
Advances under Vermin and Fencing Acts	3,993	1,390,513	108	44,785
Advances under Loans to Producers Act	138,250	1,470,448	130	1,088,223
Commonwealth Re-establishment and Employment Act 1945	6,615	822,606	396	258,597
Total	737,537	33,034,243	3,479	8,570,649

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 § 8 above.

7. *Tasmania*.—The following table shows particulars of advances under State Authorities to 30th June, 1956. 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.

ADVANCES TO SETTLERS, ETC. : TASMANIA.

Advances, etc.	Advances, etc., made during 1955–56.	Total Advances, etc., at 30th June, 1956.	Balance outstanding at 30th June, 1956.	
			Number of Persons.	Amount.
	£	£		£
<i>Agricultural Bank—</i>				
State Advances Act and Rural Credits	127,849	3,314,999	727	(a) 711,676
Orchardists' Relief, 1926 .. ..	..	46,832	..	..
Unemployed (Assistance to Primary Producers) Relief Act 1930–31 .. ..	..	114,302	..	..
Bush Fire Relief 1934 .. ..	..	14,555	2	21
Crop Losses, 1934–35 .. ..	..	10,086	2	213
Assistance to Fruitgrowers Act 1941 .. ..	..	34,556	3	229
Flood Sufferers' Relief Act 1942 .. ..	..	3,764	..	..
Flood Sufferers' Relief Act 1944 .. ..	..	1,902	1	12
Commonwealth Re-establishment and Employment Act 1945	1,333	407,203	308	166,793
Primary Producers' Relief Act 1947 .. ..	..	297,846	149	29,442
<i>Minister for Agriculture—</i>				
<i>Soldier Settlers—</i>				
Advances	1,646	996,565	55	(b) 37,469
Purchase of Estates, etc.(c)	2,234	2,558,216	(d) 396	334,891
<i>Closer Settlers—</i>				
Advances	28	100,558	11	4,570
Purchase of Estates, etc.(c)	1,368	527,298	92	81,133
Total	134,458	8,428,682	1,746	1,366,449

(a) Excludes £3,261 forfeited properties. advances written off to bad debts, and £40,789 outstanding advances by the Department. advances have been made.

(b) Excludes £204,813 advances capitalized, £79,166 written off to revaluation.

(c) Not regarded as

(d) Number of leaseholders, including those to whom

8. *Northern Territory*.—During the year 1955–56, 31 advances totalling £37,859 were made. The total amount advanced to 30th June, 1956, was approximately £74,763. At 30th June, 1956, the balance outstanding from 41 settlers, including interest, was £41,558.

9. *Summary of Advances*.—The following table is a summary for each State (except Western Australia) and the Northern Territory to the 30th June, 1956. 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 1955–56.	Total Advances, etc., at 30th June, 1956.	Balance outstanding at 30th June, 1956.	
			Number of Persons.	Amount.
	£	£		£
New South Wales(a)	6,586,578	6157,709,397	29,282	52,973,763
Victoria(a)	9,038,949	127,034,356	8,851	40,427,837
Queensland	2,563,844	34,401,601	(b)(c) 5,654	10,844,378
South Australia	737,537	33,034,243	3,479	8,570,649
Tasmania	134,458	8,428,682	1,746	1,366,449
Northern Territory	37,859	74,763	41	41,558

(a) Includes expenditure on acquisition, development and improvement of land for war service land settlement (see p. 97). (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 with 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—1956 in all cases. A summary for each State and Territory and for Australia as a whole is also supplied. Particulars for each year from 1945 to 1955 appear in *Primary Industries Bulletin* No. 49, Part 1.—Rural Industries, page 1. 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 26.5 per cent. had been alienated at 30th June, 1956; 6.7 per cent. was in process of alienation; 58.7 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, 1956:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES,
30th JUNE, 1956.**

(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 ..	1,691,768
Sold by auction and other sales, 1862 to date ..	15,714,866	Alienable leases, long-term and perpetual ..	25,748,805
Conditionally sold, 1862 to date ..	35,051,189	Long-term leases with limited right of alienation ..	1,611,120
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	Other long-term leases ..	80,973,802
Granted for public and religious purposes ..	265,953	Short-term leases and temporary tenures ..	4,205,531
	58,350,785	Forest leases ..	1,814,939
Less lands resumed or reverted to Crown ..	5,883,856	Mining and auriferous leases ..	188,966
Total ..	52,466,929	Total ..	116,234,931
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) ..	16,003,486
Conditional purchases ..	11,565,508		
Closer settlement purchases ..	1,379,076		
Soldiers' group purchases ..	152,506		
Other forms of sale ..	234,684		
Total ..	13,331,774	5. Total Area of State ..	198,037,120

3. **Victoria.**—The total area of Victoria is 56,245,760 acres, of which 55.1 per cent. had been alienated up to the end of 1956; 4.1 per cent. was in process of alienation under deferred payments and closer settlement schemes; 18.1 per cent. was occupied under leases and licences; and 22.7 per cent. was unoccupied or held by the Crown.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: VICTORIA,
31st DECEMBER, 1956.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	31,002,709	3. <i>Leases and Licences held—</i>	
2. <i>In Process of Alienation—</i>		Under Lands Department—	
Exclusive of Mallee and Closer		Perpetual Leases ..	59,671
Settlement Lands	296,031	Agricultural College Leases ..	33,917
Mallee Lands (exclusive of		Other Leases and Licences ..	19,844
Closer Settlement Lands) ..	1,532,402	Temporary (Yearly) Grazing	
Closer Settlement Lands ..	504,176	Licences	6,061,860
Village Settlement	33	Under Mines Department (a) ..	3,987,684
		<i>Total</i>	10,162,976
		4. <i>Occupied by the Crown or Un-</i>	
		<i>occupied</i>	12,747,433
<i>Total</i>	2,332,642	5. <i>Total Area of State</i>	56,245,760

(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, 1956, 5.8 per cent. was alienated; 0.6 per cent. was in process of alienation; and 84.8 per cent. was occupied under leases and licences. The remainder, 8.8 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, 1956.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and</i>	
By Purchase	25,027,283	<i>Licences—</i>	
Without Payment	92,182	Pastoral Leases	249,710,360
		Occupation Licences	12,739,640
		Grazing Selections and Settle-	
		ment Farm Leases	90,340,359
		Leases—Special Purposes ..	2,246,193
		Mining Leases	591,366
		Perpetual Leases Selections	
		and Perpetual Lease Prickly	
		Pear Selections	6,813,955
		Auction Perpetual Leases, etc.	38,983
		Forest Grazing Leases (of	
		Reserves)	1,203,760
		<i>Total</i>	363,684,616
<i>Total</i>	25,119,465	4. <i>Reserves (net, not leased), Surveyed</i>	
		<i>Roads and Surveyed Stock</i>	
		<i>Routes</i>	23,094,916
		5. <i>Unoccupied</i>	14,586,057
2. <i>In Process of Alienation</i>	2,634,946	6. <i>Total Area of State</i>	429,120,000

(a) Special leases of Crown land, 478,229 acres; special leases of reserves, 1,767,964 acres.

5. **South Australia.**—The area of South Australia is 243,244,800 acres and at 30th June, 1956, 5.9 per cent. was alienated; 0.2 per cent. in process of alienation; 57.4 per cent. occupied under leases and licences; and 36.5 per cent. occupied by the Crown or unoccupied.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : SOUTH AUSTRALIA,
30th JUNE, 1956.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i> —		3. <i>Held under Lease and Licence(a)</i> —	
Sold	13,937,562	Perpetual Leases, including Ir-	
Free Grants	145,999	rigation Leases	19,562,907
Dedicated	269,338	Pastoral Leases	117,084,712
		Other Leases and Licences	2,992,058
		<i>Total</i>	139,639,677
<i>Total</i>	14,352,899	4. <i>Area Unoccupied(b)</i>	88,703,959
2. <i>In Process of Alienation</i>	548,265	5. <i>Total Area of State</i>	243,244,800

(a) Mining leases and licences have also been issued over an area comprising 142,714,618 acres.

(b) 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, 1956, 4.1 per cent. was alienated; 2.1 per cent. was in process of alienation; and 34.5 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 59.3 per cent. was unoccupied.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA,
31st DECEMBER, 1956.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	25,464,718	3. <i>Leases and Licences in Force</i> —	
		(i) Issued by Lands Department—	
2. <i>In Process of Alienation</i> —		Pastoral Leases	207,453,706
Midland Railway Concessions	362,954	Special Leases	2,534,244
Free Homestead Farms	10,445,168	Leases of Reserves	690,417
Conditional Purchase		Residential Lots	4,650
Selections under the Agricultural		Perpetual Leases	1,144,496
Lands Purchase Act	307,323	(ii) Issued by Mines Department—	
Grazing Land	1,659,820	Gold-mining Leases	20,831
Town and Suburban Lots	1,964	Mineral Leases	42,335
Crown Grants of Reserves	74,973	Miners' Homestead	
		Leases	33,107
		(iii) Issued by Forests Department—	
		Timber Permits	3,874,898
<i>Total</i>	12,852,202	<i>Total</i>	215,798,684
		4. <i>Area Unoccupied</i>	370,473,196
		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, 1956, 37.6 per cent. had been alienated; 1.9 per cent. was in process of alienation; 16.1 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 (44.4 per cent.) was unoccupied or reserved by the Crown.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : TASMANIA,
30th JUNE, 1956.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	6,310,573	3. <i>Leases and Licences</i> —continued.	
2. <i>In Process of Alienation</i>	311,776	(i) Issued by Lands Department— <i>continued</i> .	
3. <i>Leases and Licences</i> —		Soldier Settlement ..	66,302
(i) Issued by Lands Department—		Short-term Leases ..	1,002
Islands	161,142	(ii) Issued by Mines Department ..	30,407
Ordinary Leased Land ..	1,858,620	Total	2,700,361
Land Leased for Timber ..	562,989	4. <i>Area Occupied by the Crown or Unoccupied</i> (a)	7,455,290
Closer Settlement	19,899	5. <i>Total Area of State</i>	16,778,000

(a) Includes reservations for roads and various other public purposes, 4,129,666 acres, lands occupied by Commonwealth or State Departments, 21,485 acres and land acquired for Soldier and Closer Settlement but not leased, 200 acres.

8. **Northern Territory.**—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1956, only 0.1 per cent. was alienated; 52.8 per cent. was held under leases and licences; 14.3 per cent. was reserved for aboriginal, defence and public requirements; and the remaining 32.8 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1956:—Alienated, 455,322 acres; leased—pastoral leases, 139,289,161 acres, other leases, licences and mission stations, 37,731,557 acres, total leased, 177,020,718 acres; reserved for aboriginal, defence and public requirements, 47,927,661 acres; unoccupied and unreserved, 109,713,099 acres; total, 335,116,800 acres.

9. **Australian Capital Territory.**—Alienated land of the Territory (excluding the Jervis Bay area) at the end of 1956 comprised 11.3 per cent. of the total area; land in process of alienation 7.1 per cent; land held under lease and licence 52.7 per cent; land otherwise occupied, including city tenures, 6.8 per cent.; and unoccupied 22.1 per cent.

The following are the particulars of land areas in the Australian Capital Territory at the end of 1956:—Alienated, 65,857 acres; in process of alienation, 41,224 acres; leased—grazing, agricultural, etc., leases, 300,749 acres; grazing licences, 7,174 acres; total leased, 307,923 acres; otherwise occupied, 38,360 acres; unoccupied, 129,436 acres; total, 582,800 acres. Including the Jervis Bay area of 18,000 acres—6,266 acres leased and 11,734 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 1956:—

ALIENATION AND OCCUPATION OF CROWN LANDS, 1956.

State or Territory.	Private Lands.				Crown Lands.				Total Area.
	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) ..	52,467	26.5	13,332	6.7	116,235	58.7	16,003	8.1	198,037
Victoria(b) ..	31,003	55.1	2,333	4.1	10,163	18.1	12,747	22.7	56,246
Queensland(b) ..	25,119	5.8	2,635	0.6	363,685	84.8	37,681	8.8	429,120
S. Aust.(a) ..	14,353	5.9	548	0.2	139,640	57.4	88,704	36.5	243,245
W. Aust.(b) ..	25,465	4.1	12,852	2.1	215,798	34.5	370,473	59.3	624,588
Tasmania(a) ..	6,311	37.6	312	1.9	2,700	16.1	7,455	44.4	16,778
Nor. Terr.(a) ..	455	0.1	..	..	177,021	52.8	157,641	47.1	335,117
A.C.T.(b)(c) ..	66	11.0	41	6.8	314	52.2	180	30.0	601
Australia ..	155,239	8.1	32,053	1.7	1,025,556	53.9	690,884	36.3	1,903,732

(a) At 30th June.

(b) At 31st December.

(c) Includes Jervis Bay area.

A diagram showing 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 was included in earlier issues of the Official Year Book (see No. 41, page 73), but is not reprinted in this issue.