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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 pages 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 1956–57, 5,239 acres were permanently reserved or dedicated for miscellaneous recreation reserves and similar purposes. The areas reserved at 30th June, 1957, were as follows:— For travelling stock, 5,289,633 acres; pending classification and survey, 4,346,434 acres; forest reserves 2,335,322 acres; water and camping reserves, 852,728 acres; mining reserves, 1,111,647 acres; for recreation and parks, 524,594 acres; other reserves, 6,892,795 acres; total, 21,353,153 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 1957, 129 acres were granted without purchase. The areas both temporarily and permanently reserved at the end of 1957 were as follows :—For roads, 1,667,649 acres ; water reserves, 317,656 acres ; agricultural colleges, etc., 8,434 acres ; forest and timber reserves, 5,700,427 acres ; reserves in the mallee, 410,000 acres ; other reserves, 544,339 acres ; total, 8,648,505 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 Act (*see also* § 5, para. 3).

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 1957, no areas were granted in fee simple without payment, 138,042 acres were set apart as reserves and reserves cancelled totalled 130,653 acres. The areas reserved, including roads, at the end of 1957 were as follows :—Timber reserves, 3,039,820 acres ; for State forests and national parks, 5,864,770 acres ; aboriginal reserves, 7,848,833 acres ; for streets, surveyed roads and stock routes, 3,711,308 acres ; general reserves, 5,632,193 acres ; total, 26,096,924 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 1956–57, free grants were issued for an area of 768,024 acres, including 768,000 acres granted to Commonwealth Weapons Research Establishment, and reserves comprising 6,196 acres were proclaimed. At 30th June, 1957, the total area of surveyed roads, railways and other reserves was 22,641,441 acres, including 18,788,501 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, 1957, approximately 1,309,133 acres were reserved for various purposes. At 30th June, 1957, the total area reserved was 56,937,893 acres, comprising State forests, 3,990,295 acres, timber reserves, 1,821,378 acres and other reserves 51,126,220 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.

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, 1957 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 1953 to 1957 :—

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.
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
1957 ..	21,353	8,649	26,097	22,641	56,938	(c)	47,928	(c)

(a) At 30th June.

(b) At 31st December.

(c) Not available.

§ 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.* In 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, 1957, the total area sold was 1,971 acres, of which 25 acres were sold by auction and two acres as after auction purchases, while 34 acres were sold as improvement purchases, 1,831 acres as road purchases and 79 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.

(i) *Areas Sold at Auction and by Special Sales.* During 1957, a total of 1,087 acres was disposed of under this tenure, 858 acres being country lands and 229 acres town and suburban lands.

3. *Queensland.*—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. This provision was repealed by the Act of 1932, but restored by the Act of 1957.

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 and 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, 1957, the area of town lands and special blocks sold by auction was 22 acres. In addition, 48,234 acres were sold at fixed prices, and purchases on credit of 28,457 acres were completed, making a total of 76,713 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*. They may also be disposed of after being exempted from auction or after being passed in at auction. 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, 1957, the area of town and suburban allotments sold by auction was 308 acres in 318 allotments.

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

(ii) *After-auction Sales.* Town lands, 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 a 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 be determined by valuation, excluding the value of improvements, cost of survey, and of grant deed. The area which may be so purchased must not exceed one-quarter of an acre, but, with the consent of the Commissioner, the purchaser of a residence area may purchase the adjoining lot, if available for sale, by private contract but the total area shall not exceed one-half 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, 1957, the total number of incomplete conditional purchases in existence was 33,751 covering an area of 11,153,065 acres. During 1956–57, applications received for conditional purchases numbered ten, of which eight, with an area of 1,072 acres, were confirmed ; during the year, deeds were issued for 591,272 acres, bringing the total acreage for which deeds had been issued to 35,642,461 at the end of the year. These figures exclude 487 conversions from other tenures—comprising 127,726 acres.

3. **Victoria.**—The area purchased conditionally in 1957, excluding selections in the Mallee Country was 1,120 acres, all with residence. The number of selectors was six. In the Mallee, 2,928 acres were purchased conditionally in 1957. The number of selectors was seven.

4. **Queensland.**—The following selections were made freehold during 1957:—Agricultural farms, 37,726 acres, prickly pear selections, 72,667 acres, and prickly pear development selections, 6,598 acres.

5. **South Australia.**—During 1956–57, 313 acres were allotted under agreements to purchase, comprising surplus lands, four acres, Eyre Peninsula Railway Lands, 14 acres, Eyre Peninsula Land Purchase Act lands, three acres, and other Crown lands, 292 acres.

6. **Western Australia.**—During the year ended 30th June, 1957, the number of holdings conditionally alienated was 491, the total area involved being 698,613 acres, comprising conditional purchases by deferred payments, 698,481 acres and free homestead farms, 132 acres. Under the heading “deferred payments”, are included conditional purchases of grazing lands.

In addition, Crown grants were issued during 1956–57 for the following selections, the prescribed conditions having been complied with:—Free homestead farms, 11,633 acres, and conditional purchases, 472,507 acres.

7. **Tasmania.**—During 1956–57, Crown grants were issued for 17,927 acres. The total area sold conditionally was 1,390 acres, comprising selections for purchase, 1,262 acres, and town and suburban allotments, 128 acres. The numbers of applications confirmed were 72 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, 1957.

AREAS OCCUPIED UNDER LEASE OR LICENCE AT 30th JUNE, 1957, 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	529,789	Suburban holdings	53,237
Conditional leases	10,651,584	Group purchase leases	222,434
Conditional purchase leases	121,734	Irrigation areas	192,872
Settlement leases	2,590,940	Other leases(b)	161,771
Improvement leases	27,898		
Annual leases	389,376	<i>Western Lands Act.</i>	
Scrub leases	4,800	Conditional leases	121,596
Special leases	1,401,363	Perpetual leases	67,164,115
Permissive occupancies	1,933,467	Other long-term leases	10,195,924
Prickly pear leases	89,827	Permissive occupancies	270,571
Crown leases	7,059,690	Leases being issued—occupation licences	95,858
Homestead farms	4,958,408	Preferential occupation licences	124,549
Homestead selections and grants	1,691,847		
Closer settlement leases	2,848,964		
Settlement purchase leases	1,044,666		
		Total	113,947,280

(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—143,065 acres.

3. **Victoria.**—The area of Crown lands occupied under leases and licences at 31st December, 1957 was as follows:—Grazing licences—other than Mallee, 4,063,956 acres; Mallee, 1,679,875 acres; auriferous lands licences, 15,846 acres; perpetual leases—other than Mallee, 17,819 acres; Mallee, 41,852 acres; swamp lands leases, 3,978 acres; agricultural college lands, 27,327 acres; total, 5,850,653 acres.

4. **Queensland.**—The area occupied under lease or licence, excluding mining leases, at the end of 1957 was as follows:—Pastoral leases, 247,001,240 acres; occupation licences, 15,191,720 acres; grazing selections and settlement farm leases, 90,984,447 acres; special purpose leases—Crown land, 480,897 acres; reserves, 1,998,439 acres; perpetual lease (including prickly pear) selections, 6,831,749 acres; auction perpetual leases, 39,454 acres; forest grazing leases (reserves), 945,240 acres; total, 363,473,186 acres.

5. **South Australia.**—The total area, including repurchased lands held under lease or licence except mining lease and licence, at 30th June, 1957 was 139,726,560 acres of which pastoral leases, 117,294,733 acres, constituted the major proportion.

6. **Western Australia.**—At 30th June, 1957, the total area held under lease or licence issued by the Lands Department amounted to 212,830,904 acres, of which 208,396,798 acres were under pastoral lease.

7. **Tasmania.**—Crown lands leased at 30th June, 1957, for other than mining purposes amounted to 1,575,872 acres of which 1,122,022 acres were leased for pastoral purposes.

8. **Northern Territory.**—At 30th June, 1957, the total area under lease, etc., was 177,027,672 acres of which pastoral leases accounted for 139,296,115 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, 1957 (excluding leases surrendered and determined) was 3,631 representing an unimproved value of £1,544,135. Auction sales of city leaseholds are described in Official Year Book No. 22, p. 599. During the year ended 30th June, 1957, 544 leases were granted for residential purposes and 23 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 28 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 296,364 acres at 30th June, 1957.

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 1953 to 1957.

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.
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
1957 ..	113,947	5,851	363,473	139,727	212,831	1,576	177,028	296	1,014,729

(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 1956–57 or 1957 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, 1957, total areas occupied under Mining Acts were as follows:—Gold-mining, 2,966 acres; mining for other minerals, 201,259 acres; authorities to prospect, 114,645 acres; other purposes, 8,175 acres; total, 327,045 acres.

3. **Victoria.**—During 1957, there were 117 leases and licences granted under Mining Acts, including 15 for gold-mining. Areas occupied at the end of 1957 were as follows:—Gold-mining, 15,469 acres; petroleum prospecting, 2,940,160 acres; coal, 10,864 acres; uranium and radio active minerals, 4,073 acres; other purposes, 5,723 acres; total, 2,976,289 acres.

4. **Queensland.**—During 1957, there were 3,119 miners' rights and one business licence issued. Areas taken up during 1957 totalled 554,193 acres, of which 18,543 acres were for mining for minerals other than gold and 512,000 acres occupied under Petroleum Prospecting Permits. Total areas occupied at the end of 1957 were as follows:—Gold-mining, 2,161 acres; mining for other minerals, 133,889 acres; miners' homesteads, 426,214 acres; petroleum prospecting, 704,000 acres; coal prospecting, 24,803 acres; total, 1,291,067 acres. The area of land held under lease only was 562,264 acres.

5. **South Australia.**—Areas taken up under Mining Acts during 1956–57 totalled 6,025 acres, including claims, 4,257 acres, mineral and miscellaneous leases, 1,748 acres, and gold leases 20 acres. Total areas occupied at 30th June, 1957 were as follows:—Gold-mining, 603 acres; other mineral and miscellaneous leases, 765,210 acres; claims, 14,044 acres; oil licences, 141,944,000 acres; other purposes, 24 acres; total, 142,723,881 acres.

6. **Western Australia.**—Areas taken up during 1957 under Mining Acts totalled 25,644 acres, including gold-mining, 10,328 acres, and mining for other minerals, 15,171 acres. Total areas occupied at the end of 1957 were as follows:—Gold-mining, 28,626 acres; mining for other minerals, 95,472 acres; other purposes, 38,101 acres; total, 162,199 acres.

7. **Tasmania.**—During 1957, the number of leases issued covered 6,767 acres, including coal-mining, 1,838 acres and tin-mining, 535 acres. Total areas occupied at the end of 1957 were as follows:—Gold-mining, 658 acres; coal-mining, 9,865 acres; mining for other minerals, 22,534 acres; other purposes, 4,568 acres; total, 37,625 acres.

8. **Northern Territory.**—At 30th June, 1957, the number and acreage of holdings under mining leases and tenements were as follows:—Gold-mining leases, 272 (4,442 acres); other minerals leases, 426 (11,045 acres); dredging areas, 18 (3,856 acres); gold and other mineral prospecting areas, 11 (203 acres); business and residence areas, 79 (145 acres); other purposes, 179 (9,783 acres); total, 985 (29,474 acres).

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 1953 to 1957:—

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)
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
1957 ..	326,932	36,129	587,067	779,881	162,199	37,625	1,929,833

(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 1953 to 1957 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.	Tasmania.	Total.
1953 ..	2,016	918	512	..	392	..	3,838
1954 ..	1,024	2,881	1,212	155,968	3,282	..	164,367
1955 ..	13,984	3,851	576	136,480	3,529	..	158,420
1956 ..	32,237	3,861	192	141,944	3,915	..	182,149
1957 ..	34,739	2,940	704	141,944	3,900	..	184,227

(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, 1957, 2,631 estates totalling 7,008,141 acres had been purchased by the Crown at a cost of £33,635,808 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, 1957 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, 819,034 acres have been allotted to 2,798 persons.

6. *Western Australia.*—The total area acquired for closer settlement up to 30th June, 1957 was 3,073,486 acres, costing £4,427,302. Particulars of operations under the Act for the year ended 30th June, 1957 are as follows:—Area selected during the year, 5,035 acres; number of farms, etc., allotted to date, 2,468; total area occupied to date, 2,078,009 acres; area set aside for roads, reserves, etc., 20,972 acres; balance available for selection, 974,505 acres.

7. *Tasmania.*—Up to 30th June, 1957, 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, 1957 was 73.

§ 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 capital expenditure under the scheme in South Australia, Western Australia and Tasmania and for special loans to New South Wales and Victoria is provided through annual Loan (War Service Land Settlement) Acts. Finance for other aspects of the Scheme in all States is provided by annual parliamentary appropriation. 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, since 1st July, 1955, has made available to New South Wales and Victoria repayable loans with a maximum of £2 million to each State in any one year. The extent of these loans is dependent on provisions by the State from its own funds for amounts advanced and can be briefly summarized as follows:—Total advances from inception (1st July, 1955) to 30th June, 1958.—New South Wales, £4,891,433; Victoria, £5,198,708.

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, 1958.* The following table shows the operations of the War Service Land Settlement Scheme in each State up to 30th June, 1958.

WAR SERVICE LAND SETTLEMENT.
SUMMARY TO 30TH JUNE, 1958.

State.	Land Acquired.	Farms Allotted.		Farms in Course of Development.	
	Acres.	No.	Acres.	No.	Acres.
New South Wales—(a)					
Western Lands ..	6,151,607	214	6,151,607	..	..
Subdivision (Irrigation) ..	186,299	337	186,299	..	..
„ (Dry) ..	1,238,881	1,087	1,238,881	..	..
Promotions (Irrigation) ..	92,000	136	92,000	..	..
„ (Dry) ..	1,456,131	1,235	1,456,131	..	..
<i>Total, New South Wales</i>	9,124,918	3,009	9,124,918	..	..
Victoria	1,221,527	2,828	1,071,977	393	149,550
Queensland	398,524	470	218,640	..	(b) 179,884
South Australia ..	708,444	849	449,819	192	258,625
Western Australia ..	2,114,062	805	1,375,084	293	709,795
Tasmania	424,647	340	170,620	478	254,027
Total	13,992,122	8,301	12,411,058	1,356	1,551,881

(a) In New South Wales, properties are regarded by the State as being allotted at the date of acquisition. (b) War Service Land Settlement was discontinued in 1954, unallotted lands were made available for general settlement.

(iii) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1958.

WAR SERVICE LAND SETTLEMENT (1939-45 WAR AND KOREA/MALAYA OPERATIONS): COMMONWEALTH EXPENDITURE TO 30th JUNE, 1958.
(£.)

Advances to States.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	Total.
For acquisition of land ..	..	..	..	2,999,189	3,455,670	1,760,750	8,215,609
For development and improvement of land ..	..	..	..	11,995,567	16,055,891	8,845,770	36,897,228
Special Loans ..	4,891,433	5,198,708	..	..	..	..	10,090,141
Commonwealth contributions to excess cost over valuation ..	237,230	2,748,638	116,105	495,600	407,722	201,760	4,207,055
To provide credit facilities to settlers ..	..	..	..	3,505,165	10,353,880	2,504,601	16,363,646
For remission of settlers' rent and interest ..	377,146	137,152	36,214	112,929	313,559	92,059	1,069,059
For payment of living allowances to settlers ..	959,493	983,000	163,136	275,117	355,655	107,361	2,843,762
For operation and maintenance of irrigation projects ..	..	..	..	473,215	16,611	1,751	491,577
Loss on advances ..	..	1,005	18,725	6,824	67,870	1,968	96,392
Cost of administration of credit facilities ..	..	..	..	122,142	435,411	53,762	611,315
Total	6,465,302	9,068,503	334,180	19,985,748	31,462,269	13,569,782	80,885,784

Repayments of expenditure to 30th June, 1958, on the acquisition, development and improvement of land amounted to £6,203,389, and on the provision of credit facilities to settlers to £7,459,897, so that the total expenditure was reduced by £13,663,286 to £67,222,498. In addition, miscellaneous receipts in South Australia, Western Australia and Tasmania to 30th June, 1958, amounted to £3,082,410.

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 table shows particulars for each State and certain Territories to 30th June, 1958:—

LOANS (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1958.

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)		
					Applications.	Amount.	
				£		£	£
New South Wales	7,776	6,303	1,473	4,960,417	5,484	4,254,353	2,660,000
Victoria ..	4,818	3,350	1,468	2,176,011	3,090	2,016,960	1,040,000
Queensland ..	2,379	1,975	404	1,097,690	1,610	891,584	610,000
South Australia ..	2,135	1,288	847	1,004,548	1,225	962,934	465,000
Western Australia	3,201	2,290	911	2,159,228	2,153	2,025,885	1,111,450
Tasmania ..	1,128	762	366	473,746	732	454,885	300,400
Northern Territory	34	15	19	11,945	12	10,148	10,148
New Guinea ..	17	8	9	7,272	7	6,772	6,772
Norfolk Island ..	3	1	2	1,000	..	..	..
Total ..	21,491	15,992	5,499	11,891,857	14,313	10,623,521	6,203,770

(a) After deduction of loans declined after approval—£1,268,336. (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 table shows details for each State and New Guinea to 30th June, 1958:—

ALLOWANCES (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1958.

State.	Applications.			Advanced by Commonwealth Treasury to Bank.	Allowances Paid.
	Received.	Approved.	Rejected, Withdrawn or Not Yet Approved.		
				£	£
New South Wales ..	4,078	3,625	453	582,000	580,056
Victoria ..	3,068	2,311	757	296,500	296,013
Queensland ..	3,044	2,515	529	477,431	477,431
South Australia(a) ..	2,265	1,756	509	325,000	324,609
Western Australia ..	3,020	2,610	410	480,788	480,788
Tasmania ..	634	523	111	116,150	116,114
New Guinea ..	5	4	1	1,360	1,360
Total ..	16,114	13,344	2,770	2,279,229	2,276,371

(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, 1958.

COMMONWEALTH WAR SERVICE LAND SETTLEMENT DIVISION:
TOTAL EXPENDITURE TO 30th JUNE, 1958.
(£.)

	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 ..	6,465,302	9,068,503	334,180	19,985,748	31,462,269	13,569,782	..	..	80,885,784
Agricultural Loans(a)	4,279,901	1,796,791	872,655	826,612	1,961,928	405,335	10,148	6,772	10,160,142
Agricultural Allowances ..	582,000	296,500	477,431	325,000	480,788	116,150	..	1,360	2,279,229
Administration Expenses ..	624,479	144,014	68,597	72,462	325,904	42,044	..	..	1,277,500
Rural Training ..	327,268	494,961	106,211	189,877	225,806	106,756	..	..	1,450,879
Total ..	12,278,950	11,800,769	1,859,074	21,399,699	34,456,695	14,240,067	10,148	8,132	96,053,534

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

The following summary sets out the Net Expenditure to 30th June, 1958, after allowing for miscellaneous receipts and repayments:—

	£
Miscellaneous Receipts to 30th June, 1958—	
War Service Land Settlement ..	3,082,410
Agricultural Loans and Allowances ..	5,589,611
Rural Training ..	148,738
Total ..	8,820,759
Repayments, War Service Land Settlement Loans ..	13,663,286
Total Receipts and Repayments ..	22,484,045
Total Expenditure to 30th June, 1958 ..	96,053,534
less Receipts and Repayments ..	22,484,045
Net Expenditure to 30th June, 1958 ..	73,569,489

§ 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, 1957:—

ADVANCES TO SETTLERS, ETC. : NEW SOUTH WALES.

Advances, etc.	Advances, etc., made during 1956-57.	Total Advances, etc., at 30th June, 1957.	Balance outstanding at 30th June, 1957.	
			Number of Accounts.	Amount.
	£	£		£
<i>Department of Lands—</i>				
Closer Land Settlement		15,124,116	6,545	(a) 1,865,596
Soldier Settlers 1914-18 War		(b) 3,196,005	127	31,716
1939-45 War	1,459,628	12,151,813	5,663	4,452,938
Soldier Land Settlement—Acquisition, development and improvement of land, War Service Land Settlement Agreement Act	1,997,298	25,593,106	2,472	c 23,546,684
Wire Netting		1,494,653	43	4,043
Prickly Pear	16,756	302,326	128	9,321
<i>Rural Bank—</i>				
<i>General Bank Department—</i>				
Commonwealth Re-establishment and Employment Act 1945	2,653	4,236,405	1,523	848,209
Other	1,318,233	73,037,715	8,362	17,438,792
<i>Government Agency Department—</i>				
Rural Industries	230,457	8,849,331	1,117	482,958
Unemployment Relief and Dairy Promotion	311,924	3,580,464	2,119	1,370,859
Rural Reconstruction(d)	429,942	13,644,723	779	1,968,294
Shallow Boring	107,608	1,496,829	224	253,714
Farm Water Supplies	27,331	494,855	432	354,386
Soil Conservation	11,641	22,501	34	20,105
Rivers and Foreshores Improvement	—400	—4,237	27	190
Irrigation Areas	782,424	(e)	359	3,847,552
Government Guarantee Agency		225,475		
Closer Settlement Agency		167,914	35	40,823
Total	6,695,495	f163,622,468	30,009	56,536,180

(a) Excludes an amount of £4,670,322 capitalized to 30th June, 1957, on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943. (b) In addition, the sum of £1,927,116 has been expended to 30th June, 1957 on developmental works on soldiers' settlements. (c) Comprising capital value of Closer Settlement Leases, £17,321,799, and unpaid balance and interest on structural improvements, £6,224,885. (d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £1,115,558. (e) Not available. (f) Incomplete.

3. Victoria.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1957:—

ADVANCES TO SETTLERS, ETC. : VICTORIA.

Advances, etc.	Advances, etc., made during 1956-57.	Total Advances, etc., at 30th June, 1957.	Balance outstanding at 30th June, 1957.	
			Number of Persons.	Amount.
	£	£		£
<i>State Savings Bank, Crédit Foncier—</i>				
Civilians	50,744	11,795,488	567	447,974
Discharged Soldiers		848,567	22	8,986
<i>Treasurer—</i>				
Cool Stores, Canneries, etc.	10,918	1,621,367	(a) 2	621,599
<i>Department of Lands and Survey—</i>				
Closer Settlement Settlers and Soldier Settlers		b 46,904,855	2,139	2,194,713
Cultivators of Land		2,463,558	129	23,116
Wire Netting		728,398	68	3,188
<i>Soldier Settlement Commission—</i>				
Purchase of land	1,298,542	16,397,395		
Development and Improvement of Holdings	2,733,126	22,030,489		c 16,908,596
Advances for sales of land not required for Soldier Settlement(d)	94,176	1,198,178	9	202,178
Advances for Settlers' Lease Liability, Soldier Settlement Act 1946	3,343,073	15,066,816	1,844	13,943,244
Advances to assist in acquiring and developing single unit farms	356,380	10,896,490	1,907	7,325,060
Advances for improvements, stock, implements, etc.	732,725	3,795,550	1,282	1,340,859
Advances for shares in Co-operative Companies, Soldier Settlement Act 1946	15,000	125,164	212	96,435
Commonwealth Re-establishment and Employment Act 1945 Advances		1,796,725	728	244,666
Total	8,634,684	135,669,040	8,909	43,360,614

(a) Number of Companies. (b) Represents consolidated debts of settlers (Section 30, Act 4091). (c) After allowing an amount of £4,999,679 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, 1957. The figures exclude transactions in land :—

ADVANCES TO SETTLERS, ETC. : QUEENSLAND.

Advances, etc.	Advances, etc., made during 1956-57.	Total Advances, etc., at 30th June, 1957.	Balance outstanding at 30th June, 1957.	
			Number of Accounts.	Amount.
	£	£		£
Co-ordination of Rural Advances and Agricultural Bank Acts	2,340,951	25,362,938	4,249	9,402,471
Discharged Soldiers' Settlement (a) .. .. .	..	2,467,913	206	37,735
Water Facilities .. .. .	..	58,079	1	53
Wire Netting, etc. .. .. .	..	1,019,403	205	11,867
Seed Wheat and Barley	320 (b)	144,983	(c)	11,966
Drought Relief .. .. .	..	961,047	27	24,416
War Service Land Settlement	185,973	3,760,508	437	2,357,099
Income (Unemployment Relief and State Development) Tax Acts (d) .. .. .	..	1,183,891 (e)	285	29,431
Irrigation .. .. .	..	54,914	5	725
Farmers' Assistance (Debt Adjustment Acts) .. .. .	..	1,044,490	62	92,020
Commonwealth Re-establishment and Employment Act 1945	1,014	871,693	294	79,164
Total	2,528,258	36,929,859 (e)	5,771	12,046,947

(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, 1957 :—

ADVANCES TO SETTLERS, ETC. : SOUTH AUSTRALIA.

Advances, etc.	Advances, etc., made during 1956-57.	Total Advances, etc., at 30th June, 1957.	Balance outstanding at 30th June, 1957.	
			Number of Persons.	Amount.
	£	£		£
<i>Department of Lands—</i>				
Advances to Soldier Settlers	4,931	5,053,855	147	1,151,115
Advances to Blockholders .. .. .	..	41,451	..	..
Advances for Sheds and Tanks .. .. .	..	75,693	19	3,938
Advances Under Closer Settlement Acts	418	2,730,331	575	759,084
Advances under Agricultural Graduates Settlement Act .. .. .	..	62,258	10	19,767
Settlement of Returned Service Personnel, 1939-45 War	352,163	2,887,543	874	2,145,248
<i>Primary Producers Assistance Department—</i>				
Advances in Drought-affected Areas .. .. .	..	2,146,768	4	1,245
Advances under Farmers Relief Acts .. .. .	..	4,435,509	4	884
<i>Irrigation Branch—</i>				
Advances to Civilians .. .. .	..	291,443	37	13,482
Advances to Soldier Settlers .. .. .	..	1,048,174	305	328,044
<i>State Bank of South Australia (Crédit Foncier Department)—</i>				
Advances to Settlers for Improvements	38,851	1,100,492	178	160,199
Advances under Vermin and Fencing Acts	2,736	1,393,249	82	34,579
Advances under Loans to Producers Act	88,565	1,559,013	118	1,124,612
Commonwealth Re-establishment and Employment Act 1945	3,857	826,463	360	239,953
Total	491,521	23,652,242	2,713	5,982,150

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, 1957. 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 1956-57.	Total Advances, etc., at 30th June, 1957.	Balance outstanding at 30th June, 1957.	
			Number of Persons.	Amount.
<i>Agricultural Bank—</i>				
State Advances Act and Rural Credits	£ 91,042	£ 3,406,041	644	£ 694,100.
Orchardists' Relief, 1926 .. .. .	.. .. .	46,832	..	..
Unemployed (Assistance to Primary Producers) Relief Act 1930-31 .. .. .	.. .. .	114,302	..	..
Bush Fire Relief 1934 .. .. .	.. .. .	14,555	1	9
Crop Losses, 1934-35 .. .. .	.. .. .	10,086	..	..
Assistance to Fruitgrowers Act 1941 .. .. .	.. .. .	34,556	2	69
Flood Sufferers' Relief Act 1942 .. .. .	.. .. .	3,764	..	..
Flood Sufferers' Relief Act 1944 .. .. .	.. .. .	1,902	..	..
Commonwealth Re-establishment and Employment Act 1945	201	407,404	273	146,626.
Primary Producers' Relief Act 1947 .. .. .	.. .. .	297,846	89	20,940
<i>Minister for Agriculture—</i>				
<i>Soldier Settlers—</i>				
Advances	4,645	1,001,210	50	(a) 29,859
Purchase of Estates, etc.(b)	70	2,558,286	(c) 367	313,553
<i>Closer Settlers—</i>				
Advances .. .. .	.. .. .	100,558	10	5,374
Purchase of Estates, etc.(b)	26	527,324	87	75,742
Total	95,984	8,524,666	1,523	1,286,272

(a) Excludes £204,813 advances capitalized, £79,166 advances written off to bad debts, and £40,789 written off to revaluation. (b) Not regarded as outstanding advances by the Department. (c) Number of leaseholders, including those to whom advances have been made.

8. **Northern Territory.**—During the year 1956-57, 53 advances totalling £44,675 were approved. At 30th June, 1957, the balance outstanding from 49 settlers, including interest, was £76,886.

9. **Summary of Advances.**—The following table is a summary for each State (except Western Australia) and the Northern Territory to the 30th June, 1957. 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 1956-57.	Total Advances, etc., at 30th June, 1957.	Balance outstanding at 30th June, 1957.	
			Number of Persons.	Amount.
	£	£		£
New South Wales(a)	6,695,495	b163,622,468	30,009	56,536,180.
Victoria(a)	8,634,684	135,669,040	8,909	43,360,614
Queensland	2,528,258	36,929,859	(b)(c) 5,771	12,046,947
South Australia	491,521	23,652,242	2,713	5,982,150
Tasmania	65,104	8,469,116	1,651	1,286,272
Northern Territory	(d) 44,675	(e)	49	76,886

(a) Includes expenditure on acquisition, development and improvement of land for war service land settlement (see p. 101). (b) Incomplete. (c) Number of accounts. (d) Advances approved (e) Not available.

§ 10. 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 1957. A summary for each State and Territory and for Australia as a whole is also supplied. Particulars for each year from 1946 to 1956 appear in *Primary Industries Bulletin* No. 50, 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 or 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 26.8 per cent. had been alienated at 30th June, 1957; 6.5 per cent. was in process of alienation; 58.5 per cent. was held under leases and licences; and the remaining 8.2 per cent. was unoccupied, or held by the Crown.

The following table shows particulars as at 30th June, 1957:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES,
30th JUNE, 1957.**

(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 ..	1,691,847
Sold by auction and other sales, 1862 to date ..	15,730,427	Alienable leases, long-term and perpetual ..	25,557,954
Conditionally sold, 1862 to date ..	35,642,461	Long-term leases with limited right of alienation ..	1,650,314
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	Other long-term leases ..	81,476,163
Granted for public and religious purposes ..	265,966	Short-term leases and temporary tenures ..	3,571,063
	58,957,631	Forest leases ..	1,771,767
Less lands resumed or reverted to Crown ..	5,949,985	Mining and auriferous leases ..	195,223
Total ..	53,007,646	Total ..	115,914,331
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 ..	11,153,065		16,319,470
Closer settlement purchases ..	1,261,033		
Soldiers' group purchases ..	141,609		
Other forms of sale ..	239,966		
Total ..	12,795,673	5. Total Area of State ..	198,037,120

3. **Victoria.**—The total area of Victoria is 56,245,760 acres, of which 55.3 per cent. had been alienated up to the end of 1957; 4.0 per cent. was in process of alienation under deferred payments and closer settlement schemes; 15.7 per cent. was occupied under leases and licences; and 25.0 per cent. was unoccupied or held by the Crown.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: VICTORIA,
31st DECEMBER, 1957.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. Alienated	31,126,779	3. Leases and Licences held— Under Lands Department— Perpetual Leases	59,671
		Agricultural College Leases	27,327
		Other Leases and Licences	19,824
2. In Process of Alienation— Exclusive of Mallee and Closer Settlement Lands	269,077	Temporary (Yearly) Grazing Licences	5,743,831
Mallee Lands (exclusive of Closer Settlement Lands)	1,722,196	Under Mines Department (a)	2,977,427
Closer Settlement Lands	234,940		
		<i>Total</i>	8,828,080
<i>Total</i>	2,226,213	4. Occupied by the Crown or Un- occupied	14,064,688
		5. Total Area of State	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, 1957, 5.9 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, 8.7 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, 1957.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. Alienated—		3. Occupied under Leases and Licences—	
By Purchase	25,143,684	Pastoral Leases	247,001,240
Without Payment	92,183	Occupation Licences	15,191,720
		Grazing Selections and Settle- ment Farm Leases	90,984,447
		Leases—Special Purposes (a)	2,479,336
		Mining Leases	595,399
		Perpetual Leases Selections and Perpetual Lease Prickly Pear Selections	6,831,749
		Auction Perpetual Leases, etc. Forest Grazing Leases (of Reserves)	39,454
			945,240
		<i>Total</i>	364,068,583
<i>Total</i>	25,235,867	4. Reserves (net, not leased), Surveyed Roads and Surveyed Stock Routes	23,153,245
		5. Unoccupied	14,145,227
2. In Process of Alienation	2,517,076	6. Total Area of State	429,120,000

(a) Special leases of Crown land, 480,897 acres; special leases of reserves, 1,998,439 acres.

5. South Australia.—The area of South Australia is 243,244,800 acres and at 30th June, 1957, 6.3 per cent. was alienated; 0.2 per cent. in process of alienation; 57.4 per cent. occupied under leases and licences; and 36.1 per cent. occupied by the Crown or unoccupied.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : SOUTH AUSTRALIA,
30th JUNE, 1957.**
(Acres.)

Particulars.	Area.	Particulars.	Area.
1. Alienated—		3. Held under Lease and Licence(a)—	
Sold	14,022,639	Perpetual Leases, including Ir-	
Free Grants	914,023	rigation Leases	19,736,523
Dedicated	269,827	Pastoral Leases	117,294,733
		Other Leases and Licences	2,695,304
		Total	139,726,560
Total	15,206,489	4. Area Unoccupied(b)	87,805,226
2. In Process of Alienation	506,525	5. Total Area of State	243,244,800

(a) Mining leases and licences have also been issued over an area comprising 142,723,881 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, 1957, 4.1 per cent. was alienated; 2.1 per cent. was in process of alienation; and 34.7 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 59.1 per cent. was unoccupied.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA,
30th JUNE 1957.**
(Acres.)

Particulars.	Area.	Particulars.	Area.
1. Alienated	25,726,950	3. Leases and Licences in Force—	
		(i) Issued by Lands Department—	
2. In Process of Alienation—		Pastoral Leases	208,396,798
Free Homestead Farms	358,622	Special Leases	2,587,376
Conditional Purchase	10,557,218	Leases of Reserves	695,789
Selections under the Agricultural		Residential Lots	4,648
Lands Purchase Act	297,659	Perpetual Leases	1,146,292
Grazing Land	1,541,658	(ii) Issued by Mines Department—	
Town and Suburban Lots	1,626	Gold-mining Leases	21,067
Crown Grants of Reserves	80,499	Mineral Leases	43,296
		Miners' Homestead	
		Leases	33,039
		(iii) Issued by Forests Department—	
		Timber Permits	3,882,488
		Total	216,810,793
Total	12,837,282	4. Area Unoccupied	369,213,775
5. Total Area of State	624,588,800		

7. Tasmania.—The total area of Tasmania is 16,778,000 acres, of which, at 30th June, 1957, 37.7 per cent. had been alienated; 1.9 per cent. was in process of alienation; 10.9 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 (49.5 per cent.) was unoccupied or reserved by the Crown.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : TASMANIA,
30th JUNE, 1957.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	6,328,500	3. <i>Leases and Licences</i> —continued.	
2. <i>In Process of Alienation</i>	314,986	(i) Issued by Lands Department—continued.	
3. <i>Leases and Licences</i> —		Soldier Settlement	60,650
(i) Issued by Lands Department—		Short-term Leases	839
Islands	94,766	(ii) Issued by Mines Department	41,579
Ordinary Leased Land	1,027,256	<i>Total</i>	1,823,192
Land Leased for Timber	581,455	4. <i>Area Occupied by the Crown or Unoccupied</i>	8,311,322
Closer Settlement	16,647	5. <i>Total Area of State</i>	16,788,000

8. **Northern Territory.**—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1957, 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, 1957:—Alienated, 376,562 acres; leased—pastoral leases, 139,296,115 acres, other leases, licences and mission stations, 37,731,557 acres, total leased, 177,027,672 acres; reserved for aboriginal, defence and public requirements, 47,927,661 acres; unoccupied and unreserved, 109,784,905 acres; total, 335,116,800 acres.

9. **Australian Capital Territory.**—Alienated land of the Territory (excluding the Jervis Bay area) at the end of 1957 comprised 11.3 per cent. of the total area; land in process of alienation 7.1 per cent; land held under lease and licence 49.8 per cent; land otherwise occupied, including city tenures, 8.1 per cent.; and unoccupied 23.7 per cent.

The following are the particulars of land areas in the Australian Capital Territory at the end of 1957:—Alienated 65,857 acres; in process of alienation 41,224 acres; leased—City area leases, 4,638 acres; grazing, agricultural, etc., leases, 274,360 acres; grazing licences, 11,100 acres; total leased, 290,098 acres; otherwise occupied, 17,504 acres; unoccupied, 138,117 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 1957:—

ALIENATION AND OCCUPATION OF CROWN LANDS, 1957.

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) ..	53,008	26.8	12,796	6.5	115,914	58.5	16,319	8.2	198,037
Victoria(b) ..	31,127	55.3	2,226	4.0	8,828	15.7	14,065	25.0	56,246
Queensland(b) ..	25,236	5.9	2,517	0.6	364,069	84.8	37,298	8.7	429,120
S. Aust.(a) ..	15,206	6.3	507	0.2	139,727	57.4	87,805	36.1	243,245
W. Aust.(b) ..	25,727	4.1	12,837	2.1	216,811	34.7	369,213	59.1	624,588
Tasmania(a) ..	6,329	37.7	315	1.9	1,823	10.9	8,311	49.5	16,778
Nor. Terr.(a) ..	376	0.1	..	..	177,028	52.8	157,713	47.1	335,117
A.C.T.(b)(c) ..	66	11.0	41	6.8	296	49.3	198	32.9	601
Australia ..	157,075	8.3	31,239	1.6	1,024,496	53.8	690,922	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.