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CHAPTER IV

LAND TENURE AND SETTLEMENT

§ 1. Disposal of Crown Lands

1. **Land Legislation and Tenures.**—Descriptions of the land tenure systems of the several States and the internal Territories, and conspectuses of land legislation in force and of the systems of land tenure, have appeared in earlier issues of the Year Book (*see* List of Special Articles, etc., preceding General Index to this volume).

Land tenures may be classified under broad headings indicating the nature of the tenure, namely:—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. The following sections contain figures showing the extent of the different tenures in the several States and Territories, together with some general descriptive matter. Information in greater detail was provided in Year Book No 48 and previous issues (*see also* Year Book No. 50, p. 85).

2. **Forms of Land Tenure.**—(i) *Free Grants and Reservations.* Provision exists in all States except Tasmania for the disposal of Crown lands for public purposes by free grants, and in all States for the temporary and/or permanent reservation of Crown lands for public purposes. In the Northern Territory, any Crown lands not subject to any right of, or contract for, purchase, may be resumed for public purposes, and the whole or any portion of the lands resumed may be reserved for that purpose. In the Australian Capital Territory, under the *Seat of Government (Administration) Act 1910*, Crown lands may not be sold or disposed of for any estate in freehold except in pursuance of some contract entered into before the commencement of the Act.

The following table shows the total areas reserved in each State (except Tasmania) and in the Northern Territory, and the grand totals, at the end of the years 1959 to 1963.

AREAS RESERVED
(’000 Acres)

Year	N.S.W. (a)	Victoria (b)	Old (b)	S. Aust. (a)	W. Aust. (a)	Nor. Terr. (a)	Total (c)
1959.. ..	20,901	8,624	24,891	22,742	59,807	48,985	185,950
1960.. ..	15,956	8,642	25,002	22,747	59,860	59,591	191,798
1961.. ..	15,877	8,646	25,006	22,750	59,885	59,590	191,754
1962.. ..	15,883	8,783	25,126	22,743	68,672	59,595	200,802
1963.. ..	15,958	8,810	25,053	22,754	74,353	59,663	206,591

(a) At 30th June.
not available.

(b) At 31st December.

(c) Excludes Tasmania, for which details are

Details of the purposes for which areas at the end of 1963, as shown above, were reserved are given hereunder.

New South Wales. For travelling stock, 5,005,950 acres; forest reserves, 1,545,510 acres; water and camping reserves, 773,846 acres; mining reserves, 1,043,871 acres; for recreation and parks, 713,431 acres; other reserves, 6,875,645 acres; total, 15,958,253 acres.

Victoria. For roads, 1,705,129 acres; water reserves, 315,440 acres; agricultural colleges, 8,434 acres; forest and timber reserves, 5,731,211 acres; mallee reserves, 410,000 acres; other reserves, 639,494 acres; total, 8,809,708 acres.

Queensland. Timber reserves, 2,640,388 acres; for State forests and national parks, 6,462,253 acres; Aboriginal reserves, 6,604,349 acres; for streets, surveyed roads and stock routes, 3,908,391 acres; general reserves, 5,437,388 acres; total, 25,052,769 acres.

South Australia. Total area of surveyed roads, railways and other reserves, 22,754,071 acres, including 18,833,362 acres set apart as Aboriginal reserves.

Western Australia. For State forests, 4,454,309 acres; timber reserves, 1,839,351 acres; other reserves, 68,059,187 acres; total, 74,352,847 acres.

Northern Territory. For Aboriginal, defence and public requirements, 59,663,467 acres.

(ii) *Conditional and Unconditional Purchases of Freehold.* Crown lands in the States may be disposed of by unconditional purchase at public auction or by certain other forms of purchase (for details see Year Book No. 48, pp. 91-2), and conditional purchases of various types may also be made. In the Northern Territory, only 0.1 per cent. of the total area is alienated, the remainder being held under lease or licence, or reserved for various purposes or unoccupied. In the Australian Capital Territory, about 18 per cent. of the area is alienated or in process of alienation in consequence of contracts existing prior to the establishment of the Territory.

(iii) *Leases and Licences.* (a) *General.* Well over half the area of the States of New South Wales and South Australia and of the two Territories and more than four-fifths of that of Queensland are occupied under some form of lease or licence. In Victoria, only about one-tenth of the area is leased or licensed, more than half being alienated; in Western Australia, more than one-third is leased or licensed, most of the remainder being unoccupied; and in Tasmania only one-twelfth is leased or licensed, while about half the area of the State is occupied by the Crown or unoccupied, and the remainder alienated. Areas leased or licensed in the States are held under Crown lands Acts, closer settlement Acts, mining Acts, etc., and in the Territories under various Ordinances.

(b) *Land Acts and Ordinances.* The types of lease and licence which obtain under land legislation cover a wide range, and vary with each State or Territory. The following are examples:—grazing or pastoral, settlement and closer settlement, settlement purchase, conditional and conditional purchase, perpetual and Crown; however, the variations of these forms and the special forms of lease and licence which exist would extend this list considerably. Details of the various types in existence are given in Year Book No. 48, pages 93-4, and some detail is included in the tables on pages 92-4.

The following table shows the areas held under lease or licence other than mining and forestry in the States, the total under lease or licence for the Territories, and the grand totals, at the end of the years 1959 to 1963.

AREAS OCCUPIED UNDER LEASE OR LICENCE OTHER THAN MINING AND FORESTRY

('000 Acres)

Year	N.S.W. (a)	Vic.	Q'land	S. Aust. (a)	W. Aust. (a)	Tas. (a)	N.T. (a) (b)	A.C.T. (a) (b)	Total
1959 ..	114,801	7,186	362,146	138,304	223,476	r 1,091	174,697	293	r1,021,994
1960 ..	113,359	7,188	366,277	145,377	223,532	r 1,090	179,021	293	r1,036,137
1961 ..	111,065	6,459	366,279	145,752	227,702	r 1,073	179,049	293	r1,037,672
1962 ..	111,809	5,542	364,928	146,889	235,914	r 1,092	174,102	292	r1,040,568
1963 ..	110,066	5,936	364,140	146,807	243,976	1,032	178,017	289	1,050,263

(a) Year ended 30th June.

(b) Leases and licences for all purposes.

(c) *Mining Acts and Ordinances.* In addition to the lands held under lease or licence under land legislation, there are also areas occupied under mining Acts for the purpose of prospecting or mining for gold and other minerals. Details of the various types of mining lease and licence are given in Year Book No. 48, pp. 94-5.

Areas occupied in the States at the end of the years 1959 to 1963 are shown in the following table.

AREAS OCCUPIED UNDER MINING ACTS AND ORDINANCES
(⁰00 Acres)

Year	N.S.W. (a)	Victoria	Q'land (b)	S. Aust. (a) (b)	W. Aust. (c)	Tasmania (b)	N. Terr.	Total (d)
1959 ..	399	40	2,102	784	164	r 37	25	r 3,551
1960 ..	310	47	2,127	1,852	168	r 46	36	r 4,586
1961 ..	321	66	2,184	1,176	155	r 52	36	r 3,990
1962 ..	492	55	2,168	5,364	166	r 45	38	8,328
1963 ..	425	46	2,274	7,894	201	44	62	10,946

(a) Year ended 30th June.

(b) Excludes lands held under miners' rights and dredging claims.

(c) Excludes holdings under miners' rights.

(d) Excludes Australian Capital Territory, included in previous table.

(d) *Oil Prospecting or Exploring.* The following table shows for each year from 1959 to 1963 the areas occupied in each State under authorities to prospect or explore for petroleum. The legislation relating to the search for petroleum differs from State to State, and the terminology of, and the conditions applying to, the forms of authorization differ accordingly. The figures below relate to the exploratory stage of operations.

**AREAS OCCUPIED UNDER AUTHORITIES TO PROSPECT OR EXPLORE
FOR PETROLEUM**
(⁰00 Acres)

Year	N.S.W. (a)	Victoria	Q'land	S. Aust. (a)	W. Aust.	Tasmania	N. Terr.	Total
1959 ..	37,251	31,653	527,954	170,385	319,598	..	36,938	1,123,779
1960 ..	121,636	34,703	517,650	207,217	402,830	..	49,008	1,333,044
1961 ..	17,139	34,703	496,915	201,521	394,071	..	70,543	1,214,892
1962 ..	127,658	53,310	563,795	199,409	471,856	..	67,366	1,483,394
1963 ..	175,026	53,345	464,567	228,235	441,795	..	160,498	1,523,466

(a) Year ended 30th June.

§ 2. Closer Settlement and War Service Settlement

1. *Closer Settlement.*—Particulars of the methods of acquisition and disposal of land for the closer settlement of civilians and returned service personnel (1914-18 War) in the several States are given in issues of the 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. However, the amalgamation in some States of closer settlement records with those of other authorities has since made it impossible to obtain up-to-date figures for those States and for Australia as a whole. Page 96 of Year Book No. 48 contains particulars as at 30th June, 1960, of the areas and costs for those States for which separate information is available.

2. *Settlement of Returned Service Personnel, 1939-45 War and Korea-Malaya Operations.*—(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 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.

Detailed information about the agreements and the methods of operation and administration of the Scheme are contained in earlier Year Books (*see List of Special Articles, etc., preceding General Index to this volume*).

(ii) *Summary of Operations to 30th June, 1964.* The following table shows the operations of the War Service Land Settlement Scheme in each State up to 30th June, 1964.

WAR SERVICE LAND SETTLEMENT
SUMMARY TO 30TH JUNE, 1964

State	Land acquired	Farms allotted		Farms in course of development		Other
		No.	Acres	No.	Acres	
New South Wales ..	9,094,021	3,047	9,094,021	..	..	..
Victoria ..	1,181,599	3,048	1,181,599	..	..	..
Queensland ..	398,524	470	218,640	..	..	(a) 179,884
South Australia ..	755,873	1,024	679,672	..	..	(b) 76,201
Western Australia ..	2,053,972	998	1,902,475	..	..	(b) 151,497
Tasmania ..	447,624	523	421,000	40	20,000	(b) 6,624
Total ..	13,931,613	9,110	13,497,407	40	20,000	414,206

(a) War Service Land Settlement was discontinued in 1954, and unallotted lands were made available for general settlement. (b) Includes land disposed of outside the Scheme and discrepancies to be corrected upon survey.

(iii) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1964.

WAR SERVICE LAND SETTLEMENT (1939-45 WAR AND KOREA-MALAYA OPERATIONS): COMMONWEALTH EXPENDITURE TO 30th JUNE, 1964
(£'000)

Advances to States	N.S.W.	Vic.	Qld	S. Aust.	W. Aust.	Tas.	Total
For acquisition of land ..	..	..	..	3,418	3,546	2,522	9,486
For development and improvement of land ..	..	..	..	14,713	19,745	16,118	50,576
Special loans ..	6,771	7,199	..	..	..	..	13,970
Commonwealth contributions to excess cost over valuation ..	629	6,166	116	2,053	858	720	10,542
To provide credit facilities to settlers ..	..	..	..	12,066	22,409	5,287	39,762
For remission of settlers' rent and interest ..	435	188	36	272	531	162	1,624
For payment of living allowances to settlers ..	1,010	1,214	163	409	481	162	3,439
For operation and maintenance of irrigation projects ..	..	..	..	1,037	16	3	1,056
Loss on advances ..	176	5	335	49	169	20	754
Cost of administration of credit facilities ..	..	..	..	495	836	209	1,540
Total ..	9,021	14,772	650	34,512	48,591	25,203	132,749

(iv) *Loans and Allowances (Agricultural Occupations) Scheme.* Full details of the measures taken for the re-establishment of ex-servicemen in rural occupations were given in an earlier Year Book (*see* List of Special Articles, etc., preceding General Index to this volume). These measures provide for a scheme of loans and allowances to assist ex-servicemen in establishing themselves in agricultural occupations.

The 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. At 30th June, 1964, 14,307 loans had been approved and advances amounting to £10,177,284 had been made.

The 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. At 30th June, 1964, 16,114 applications for allowances had been made, and the total amount paid in allowances was £2,276,597.

Year Book No. 48 contains details, on page 98, of the applications received and approved and the amounts involved for the individual States and Territories to 30th June, 1961. There has been little subsequent change.

(v) *War Service Land Settlement Branch—Total Expenditure.* The following table shows details of the total expenditure on various projects by the War Service Land Settlement Branch from the commencement of operations to 30th June, 1964.

COMMONWEALTH WAR SERVICE LAND SETTLEMENT BRANCH:
EXPENDITURE TO 30th JUNE, 1964
(£'000)

Project	N.S.W.	Vic.	Qld	S. Aust.	W. Aust.	Tas.	Total expenditure	Receipts and repayments	Net expenditure
War Service Land Settlement expenditure from revenue or loan funds	9,021	14,772	650	34,512	48,591	25,203	132,749	(a) 39,591	93,158
Agricultural loans(b) ..	4,284	1,797	874	827	1,973	405	(c) 10,177	(d) 9,401	776
Agricultural allowances	580	296	478	325	481	116	(e) 2,277	..	2,277
Administration expenses	775	169	71	93	390	47	1,545	..	1,545
Rural training ..	330	504	106	190	227	108	1,465	149	1,316
Total	14,990	17,538	2,179	35,947	51,662	25,879	f148,213	(g) 49,141	99,072

(a) Excludes interest, rent, and rates, £8,583,000. (b) Includes expenditure on new loans of moneys repaid by borrowers.
 (c) Includes Northern Territory, £10,000, and New Guinea, £7,000. (d) Excludes interest, £1,472,000.
 (e) Includes New Guinea, £1,000. (f) Includes Northern Territory, £10,000, and New Guinea, £8,000.
 (g) Excludes interest, rent, and rates, £10,055,000.

§ 3. Alienation and Occupation of Crown Lands

1. **General.**—The figures in the previous parts of this chapter show separate particulars of various forms of land settlement. 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 1963. A summary for each State and Territory and for Australia as a whole is also included. Particulars for each year from 1953 to 1963 appear in the bulletin *Rural Industries* No. 1, 1962-63, 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 29.4 per cent. had been alienated at 30th June, 1963; 4.2 per cent. was in process of alienation; 57.1 per cent. was held under leases and licences; and the remaining 9.3 per cent. was unoccupied, or held by the Crown.

ALIENATION AND OCCUPATION OF CROWN LANDS: NEW SOUTH WALES
30th JUNE, 1963
 (Acres)

Particulars	Area	Particulars	Area
1. Alienated	58,174,727	3. Held under leases and licences—	
		Homestead selections and grants	1,605,007
		Alienable leases, long-term and perpetual	24,430,998
		Long-term leases with limited right of alienation	1,255,537
		Other long-term leases	81,372,748
		Short-term leases and temporary tenures	2,401,810
		Forest leases	1,687,175
		Mining and auriferous leases	210,784
		<i>Total</i>	112,964,059
2. In process of alienation—		4. Unoccupied—	
Conditional purchases	6,949,617	Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied (approximate)	18,487,583
Closer settlement purchases	958,064		
Soldiers' group purchases	126,193		
Other forms of sale	376,877		
<i>Total</i>	8,410,751	5. Total Area of State	198,037,120

3. Victoria.—The total area of Victoria is 56,245,760 acres, of which 56.4 per cent. had been alienated up to the end of 1963; 4.2 per cent. was in process of alienation under deferred payments and closer settlement schemes; 10.6 per cent. was occupied under leases and licences; and 28.8 per cent. was unoccupied or held by the Crown.

ALIENATION AND OCCUPATION OF CROWN LANDS: VICTORIA
31st DECEMBER, 1963
 (Acres)

Particulars	Area	Particulars	Area
1. Alienated	31,712,214	3. Leases and licences held—	
		Under Lands Department—	
		Perpetual leases	175,576
		Agricultural college leases	28,285
		Other leases and licences	1,679
		Temporary (yearly) grazing licences	5,730,317
		<i>Total</i>	5,935,857
2. In process of alienation—		4. Occupied by the Crown or unoccupied	16,207,321
Exclusive of mallee and closer settlement lands	212,156		
Mallee lands (exclusive of closer settlement lands)	1,037,073		
Closer settlement lands	1,141,139		
<i>Total</i>	2,390,368	5. Total Area of State	56,245,760

4. Queensland.—The total area of this State is 426,880,000 acres, of which, on 31st December, 1963, 6.2 per cent. was alienated; 0.6 per cent. was in process of alienation; and 85.8 per cent. was occupied under leases and licences. The remainder, 7.4 per cent., was either unoccupied or held as reserves or for roads.

ALIENATION AND OCCUPATION OF CROWN LANDS: QUEENSLAND
31st DECEMBER, 1963
 (Acres)

Particulars	Area	Particulars	Area
1. Alienated	26,262,579	3. Occupied under leases and licences—	
		Pastoral leases	243,753,600
		Occupation licences	14,386,721
		Grazing selection and settlement farm leases	95,435,277
		Leases—special purposes(a)	3,606,610
		Mining leases	2,282,763
		Perpetual lease selections	6,598,980
		Auction perpetual leases, etc.	44,863
		Forest grazing leases (of reserves)	306,240
		Development leases	7,231
		<i>Total</i>	366,422,285
		4. Reserves (net, not leased)	17,811,021
		5. Surveyed roads and surveyed stock routes	3,908,391
		6. Unoccupied	9,697,477
2. In process of alienation	2,778,247	7. Total Area of State	426,880,000

(a) Special leases of Crown land, 579,493 acres; special leases of reserves, 3,027,117 acres.

5. South Australia.—The area of South Australia is 243,244,800 acres and at 30th June, 1963, 6.5 per cent. was alienated; 0.2 per cent. in process of alienation, 60.4 per cent. occupied under leases and licences; and 32.9 per cent. occupied by the Crown or unoccupied.

ALIENATION AND OCCUPATION OF CROWN LANDS: SOUTH AUSTRALIA
30th JUNE, 1963
 (Acres)

Particulars	Area	Particulars	Area
1. Alienated	15,864,153	3. Held under lease and licence(a)—	
		Perpetual leases, including irrigation leases	20,545,506
		Pastoral leases	123,123,113
		Other leases and licences	3,138,231
		<i>Total</i>	146,806,850
		4. Area unoccupied(b)	80,114,158
2. In process of alienation	459,639	5. Total Area of State	243,244,800

(a) Mining leases and licences have also been issued over an area comprising 236,128,335 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 30th June, 1963, 4.6 per cent. was alienated; 2.2 per cent. was in process of alienation; and 39.8 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 53.4 per cent. was unoccupied.

ALIENATION AND OCCUPATION OF CROWN LANDS: WESTERN AUSTRALIA
30th JUNE, 1963
(Acres)

Particulars	Area	Particulars	Area
1. Alienated	28,721,958	3. Leases and licences in force—	
		(i) Issued by Lands Department—	
		Pastoral leases ..	237,203,687
		Special leases ..	4,147,379
		Leases of reserves ..	785,059
		Residential lots ..	4,546
		Perpetual leases ..	1,834,978
		(ii) Issued by Mines Department—	
		Gold-mining leases ..	17,917
		Mineral leases ..	25,196
		Miners' homestead leases ..	31,556
		(iii) Issued by Forests Department—	
		Timber permits ..	4,196,090
		<i>Total</i>	248,246,408
2. In process of alienation—		4. Area unoccupied	333,735,685
Free homestead farms ..	312,462		
Conditional purchase(a) ..	13,250,103		
Selections under Part VIII. of the			
Land Act	245,941		
Town and suburban lots ..	3,080		
Crown grants of reserves ..	73,163		
<i>Total</i>	13,884,749	5. Total Area of State	624,588,800

(a) Includes areas previously separately recorded as grazing land.

7. **Tasmania.**—The total area of Tasmania is 16,885,120 acres, of which, at 30th June, 1963, 38.3 per cent. had been alienated; 1.2 per cent. was in process of alienation; 8.6 per cent. was occupied under leases and licences for either pastoral, agricultural, timber or mining purposes, or for closer settlement; while the remainder (51.9 per cent.) was unoccupied or reserved by the Crown.

ALIENATION AND OCCUPATION OF CROWN LANDS: TASMANIA
30th JUNE, 1963
(Acres)

Particulars	Area	Particulars	Area
1. Alienated	6,430,166	3. Leases and licences— <i>continued</i>	
		(i) Issued by Lands Department for— <i>continued</i>	
		Soldier settlement ..	42,359
		Short-term leases ..	1,128
		(ii) Issued by Mines Department ..	44,245
		<i>Total</i>	1,447,102
2. In process of alienation ..	198,863	4. Area occupied by the Crown or unoccupied	8,808,989
3. Leases and licences—		5. Total Area of State	16,885,120
(i) Issued by Lands Department for—			
Pastoral purposes ..	972,533		
Timber getting ..	370,375		
Closer settlement ..	16,462		

NOTE.—The total area of Tasmania has been adjusted in accordance with a resurvey of local government areas. This adjustment has been included in item 4 of the foregoing table.

8. **Northern Territory.**—The area of the Northern Territory is 332,979,200 acres, of which, at 30th June, 1963, only 0.1 per cent. was alienated; 53.5 per cent. was held under leases and licences; 17.9 per cent. was reserved for Aboriginal, defence and public requirements; and the remaining 28.5 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1963:—alienated, 328,294 acres; leased—pastoral leases, 157,202,169 acres; other leases, licences and mission stations, 20,814,402 acres; total leased, 178,016,571 acres; reserved for Aboriginal, defence and public requirements, 59,663,467 acres; unoccupied and unreserved, 94,970,868 acres; total 332,979,200 acres.

9. **Australian Capital Territory.**—Alienated land of the Territory at the end of 1963 comprised 11.0 per cent. of the total area; land in process of alienation 6.8 per cent.; land held under lease and licence 48.1 per cent.; land otherwise occupied, including city tenures, 8.5 per cent.; and unoccupied 25.6 per cent.

The following are the particulars of land areas in the Australian Capital Territory at the end of 1963:—alienated 65,857 acres; in process of alienation 41,224 acres; leased—grazing, agricultural, etc., leases, 269,842 acres; grazing licences, 12,440 acres; total leased, 282,282 acres; otherwise occupied, including city area leases, 51,380 acres; unoccupied, 142,186 acres; total, 582,929 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 600,929 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 1963.

ALIENATION AND OCCUPATION OF CROWN LANDS, 1963

State or Territory	Private lands				Crown lands				Total area '000 acres
	Alienated		In process of alienation		Leased or licensed		Other (a)		
	'000 acres	Per cent.	'000 acres	Per cent.	'000 acres	Per cent.	'000 acres	Per cent.	
N.S.W.(b) ..	58,175	29.4	8,411	4.2	112,964	57.1	18,487	9.3	198,037
Victoria(c) ..	31,712	56.4	2,391	4.2	5,936	10.6	16,207	28.8	56,246
Queensland(c) ..	26,263	6.2	2,778	0.6	366,422	85.8	31,417	7.4	426,880
S. Aust.(b) ..	15,864	6.5	460	0.2	146,807	60.4	80,114	32.9	243,245
W. Aust.(b) ..	28,722	4.6	13,885	2.2	248,246	39.8	333,736	53.4	624,589
Tasmania(b) ..	6,430	38.3	199	1.2	1,447	8.6	8,809	51.9	16,885
Nor. Terr.(b) ..	328	0.1	..	..	178,017	53.5	154,634	46.4	332,979
A.C.T.(c)(d) ..	66	11.0	41	6.8	289	48.1	205	34.1	601
Australia ..	167,560	8.8	28,165	1.5	1,060,128	55.8	643,609	33.9	1,899,462

(a) Occupied by Crown; reserved; unoccupied; unreserved. (b) At 30th June. (c) At 31st December. (d) Includes Jervis Bay area.

§ 4. 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 Year Book (see List of Special Articles, etc., preceding General Index to this issue).

The summaries of loans and advances under State authorities in the following paragraphs are compiled from returns supplied by the various State Government lending agencies in the several States. They include transactions in lands acquired under closer and soldier settlement schemes, but exclude balances owing on former Crown lands sold on the conditional purchase, etc., system. Advances made by general banking institutions in the course of their ordinary business are not included. For information on such advances see Chapter XXI. Private Finance.

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 re-appraisements 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 § 2, pp. 90-1).

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 § 2, page 90.

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, 1963.

ADVANCES TO SETTLERS, ETC.: NEW SOUTH WALES

Advances, etc.	Advances, etc., made during 1962-63	Total advances, etc., to 30th June, 1963	Balances outstanding at 30th June, 1963	
			Number	Amount
	£	£		£
<i>Department of Lands—</i>				
Closer land settlement	518,719	a 17,453,382	6,137	(b) 1,500,014
Soldier settlers 1914-18 War .. .. .	.. .. .	3,196,005	31	7,901
1939-45 War	54,979	14,711,280	2,960	2,887,089
Soldier land settlement—Acquisition, development and improvement of land, War Service Land Settlement Agreement Act	49,212	28,839,613	2,185	c 26,203,240
Wire netting .. .. .	.. .. .	1,494,653	2	212
Prickly pear	34,027	516,939	297	27,014
<i>Rural Bank—</i>				
<i>General Bank Department (including Commonwealth Re-establishment Scheme Advances) ..</i>	6,594,319	114,721,526	8,119	22,636,772
<i>Government Agency Department—</i>				
Rural Industries Agency	217,639	9,593,264	733	388,694
Advances to Settlers Agency including unemployment relief and dairy promotion advances	365,151	5,075,714	2,042	1,248,837
Rural Reconstruction Agency (d)	454,490	15,921,985	772	2,737,330
Irrigation Agency—				
Shallow bores	138,627	2,340,475	509	601,704
Farm water supplies	226,045	1,454,904	1,055	932,080
Soil conservation	29,310	182,221	241	137,292
Rivers and foreshores improvement	3	4,919	23	656
Irrigation areas	171,835	n.a.	12,989	4,608,870
Government Guarantee Agency .. .. .	.. .. .	225,475	.. .. .	.. .. .
Closer Settlement Agency	3	167,917	31	31,589
Total	8,854,359	£215,900,272	38,126	63,949,294

(a) In addition, the sum of £1,927,959 had been expended to 30th June, 1963, on subdivision maintenance, improvement and disposal of land acquired for closer settlement. (b) Excludes an amount of £4,690,656 capitalized to 30th June, 1963, on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act, 1943. (c) Includes capital value of 2,621 Closer Settlement Leases, £19,665,954, and unpaid balances on 2,185 Structural Improvement Accounts, £6,425,648. (d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £1,827,059. (e) Incomplete.

3. Victoria.—The following table shows particulars respecting advances, etc., under State authorities to 30th June, 1963.

ADVANCES TO SETTLERS, ETC.: VICTORIA

Advances, etc.	Advances, etc., made during 1962-63	Total advances, etc., to 30th June, 1963	Balances outstanding at 30th June, 1963	
			Number	Amount
	£	£		£
<i>State Savings Bank, Crédit Foncier—</i>				
Civilians	172,865	12,295,653	429	574,192
Discharged soldiers .. .. .	.. .. .	848,567	3	753
<i>Treasurer—</i>				
Cool stores, canneries, etc. .. .. .	.. .. .	1,842,783 (a)	2	794,420
<i>Department of Lands and Survey—</i>				
Closer settlement settlers and soldier settlers .. .. .	.. .. .	b 46,904,855	1,491	1,880,109
Cultivators of land .. .. .	.. .. .	2,463,557	16	8,158
Wire netting	1,273	738,254	39	7,137
<i>Rural Finance and Settlement Commission—</i>				
<i>For Soldier Settlement—</i>				
Purchase of land	577	c19,715,490	n.a.	} 25,393,623
Development and improvement of holdings	27,390	c27,169,690	n.a.		(d)
Advances for—				
Development of single unit farms	8,773	11,957,265	1,592	6,108,126
Improvements, stock, etc.	51,932	6,083,360	482	481,311
Other advances	14,458	3,465,832	359	371,338
<i>For general land settlement—</i>				
Purchase of land	(e) 16,348	635,623	n.a.	} 6,622,395
Development and improvement of holdings	(e) 1,319,065	6,065,734	n.a.	
Advances for sale of land not required for land settlement	8,992	32,917	2	8,104
Improvements, stock, etc.	75,072	94,526	57	69,572
Total	1,696,745	140,314,106 (f)	4,472	42,319,238

(a) Number of companies. (b) Represents consolidated debts of settlers (Section 30, Act 4091). (c) Includes advances for settlers' lease liability £27,269,513. (d) After allowing an amount of £14,669,425, representing excess acquisition, development and improvement costs, which has been written off. Includes £22,742,261 outstanding for settler's lease liability. (e) Includes amounts transferred from Soldier Settlement at 1st July, 1959. (f) Incomplete.

4. Queensland.—The following table shows particulars of advances, etc., to 30th June, 1963. The figures exclude transactions in land.

ADVANCES TO SETTLERS, ETC.: QUEENSLAND

Advances, etc.	Advances, etc., made during 1962-63	Total advances, etc., to 30th June, 1963	Balances outstanding at 30th June, 1963	
			Number	Amount
Co-ordination of Rural Advances and Agricultural Bank Acts	£ 4,514,969	£ 45,092,555	5,750	£ 18,928,317
Discharged soldiers' settlement(a)	.. .. .	2,467,913	155	30,088
Water facilities	.. .. .	58,079	..	..
Wire netting, etc.	.. .. .	1,019,403	4	201
Seed wheat and barley	7,398 (b)	177,921	n.a.	12,670
Drought relief	.. .. .	1,413,908	70	88,669
War Service Land Settlement	84,287	4,866,028	213	1,078,947
Income (Unemployment Relief and State Development) Tax Acts(c)	.. .. .	1,183,891 (d)	20	1,825
Irrigation	.. .. .	54,914	..	..
Farmers' Assistance (Debt Adjustment Acts)	.. .. .	1,055,590	16	24,110
Commonwealth Re-establishment and Employment Act 1945	.. .. .	874,155	34	10,203
Water Supplies Assistance Act	199,126	691,683	361	650,545
Total	4,805,780	58,956,040 (d)	6,623	20,825,575

(a) Includes advances to group settlers through the Lands Department, as well as advances through the Agricultural Bank. (b) Includes accrued interest. (c) Largely for relief to cotton and tobacco growers and for rural development (ringbarking, clearing, fencing, etc.). (d) Incomplete.

5. South Australia.—The following table shows particulars respecting advances, etc., under State authorities to 30th June, 1963.

ADVANCES TO SETTLERS, ETC.: SOUTH AUSTRALIA

Advances, etc.	Advances, etc., made during 1962-63	Total advances, etc., to 30th June, 1963	Balances outstanding at 30th June, 1963(a)	
			Number	Amount
<i>Department of Lands—</i>	£	£		£
Advances to soldier settlers	.. .. .	5,071,780	23	211,559
Advances to blockholders	.. .. .	41,451	..	..
Advances under Closer Settlement Acts	.. .. .	2,730,516	479	512,484
Advances under Agricultural Graduates Settlement Act	.. .. .	62,258	..	..
Settlement of Returned Service Personnel, 1939-45	.. .. .	..	..	..
War	.. .. .	..	..	..
Advances under Crown Lands Development Act	1,098,311	10,756,033	1,001	5,956,178
Primary Producers Assistance Department—	2,540	410,386	55	304,621
Advances in drought-affected areas	.. .. .	2,146,768	4	1,088
Advances under Farmers Relief Acts	.. .. .	4,435,509	2	413
<i>Irrigation Branch—</i>				
Advances to civilians	.. .. .	291,443	14	5,386
Advances to soldier settlers	.. .. .	1,048,174	161	179,306
<i>State Bank of South Australia—</i>				
Advances to settlers for improvements	112,315	1,497,054	339	475,017
Advances under Vermin and Fencing Acts	5,915	1,436,836	90	48,577
Advances under Loans to Producers Act	243,594	3,358,067	156	2,329,265
Commonwealth Re-establishment and Employment Act 1945	.. .. .	827,486	223	108,576
Total	1,462,675	34,113,761	2,547	10,132,470

(a) After writing off of non-recoverable amounts totalling £745,803.

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 in similar manner 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 § 2, page 90.

7. *Tasmania*.—The following table shows particulars of advances under State authorities to 30th June, 1963. Particulars of advances made for the purchase of land for closer and soldier land settlement were included in the table for earlier years but have now been omitted, as they are not regarded as outstanding advances by the Department of Agriculture; the areas so purchased have been leased on 99-year terms with an option of purchase which the leaseholder may exercise at any time.

ADVANCES TO SETTLERS, ETC.: TASMANIA

Advances, etc.	Advances, etc., made during 1962-63	Total advances, etc., to 30th June, 1963	Balances outstanding at 30th June, 1963	
			Number	Amount
<i>Agricultural Bank—</i>	£	£		£
State Advances Act and Rural Credits ..	262,944	4,662,770	804	1,291,065
Commonwealth Re-establishment and Employ- ment Act 1945 .. .. .	..	407,429	118	62,753
Primary Producers' Relief Act 1947 .. .. .	..	297,846	32	7,871
<i>Minister for Agriculture—</i>				
<i>Soldier Settlers—</i>				
Advances	6,340	1,030,217	220	47,709
<i>Closer Settlers—</i>				
Advances	17,664	154,307	52	54,257
Total	286,948	6,552,569	1,226	1,463,655

8. *Northern Territory*.—During the year 1962-63, 22 advances totalling £20,336 were approved and advances made totalled £21,942. At 30th June, 1963, the balance outstanding from 109 settlers, including interest, was £178,333.