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## CHAPTER 4

### LAND TENURE AND SETTLEMENT

#### Disposal of Crown lands

##### Land legislation and tenures

The following sections contain figures showing the extent of the different land tenures in the several States and Territories, classified under broad headings indicating the nature of the tenure, together with some general descriptive matter. Information in greater detail, 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 were provided in Year Book No. 48 and previous issues (*see also* Year Book No. 50, page 85 and List of Special Articles, etc., preceding General Index to this Volume).

##### 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.

#### AREAS OF CROWN LANDS RESERVED: STATES AND TERRITORIES, 1960 TO 1964 (<sup>'000</sup> acres)

Year	N.S.W. (a)	Vic. (b)	Qld (b)	S.A. (a)	W.A. (a)	N.T. (a)	Total (c)
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
1964 . . .	15,931	8,847	25,234	22,764	76,450	60,903	210,129

(a) At 30 June. (b) At 31 December. (c) Excludes Tasmania, for which details are not available, and the Australian Capital Territory.

The purposes for which areas were reserved are given hereunder for 1964.

*New South Wales.* For travelling stock, 4,979,058 acres; forest reserves, 1,544,603 acres; water and camping reserves, 765,407 acres; mining reserves, 1,039,403 acres; for recreation and parks, 713,163 acres; other reserves, 6,889,490 acres; total, 15,931,124 acres.

*Victoria.* For roads, 1,707,444 acres; water reserves, 315,416 acres; agricultural colleges, 8,434 acres; forest and timber reserves, 5,754,803 acres; mallee reserves, 410,000 acres; other reserves, 650,460 acres; total, 8,846,557 acres.

*Queensland.* Timber reserves, 2,318,615 acres; for State forests and national parks, 6,894,174 acres; Aboriginal reserves, 6,637,482 acres; for streets, surveyed roads and stock routes, 3,958,202 acres; general reserves, 5,425,289 acres; total, 25,233,762 acres.

*South Australia.* Total area of surveyed roads, railways and other reserves, 22,764,075 acres, including 18,833,822 acres set apart as Aboriginal reserves.

*Western Australia.* For State forests, 4,459,038 acres; timber reserves, 1,844,865 acres; other reserves 70,146,097 acres; total, 76,450,000 acres.

*Northern Territory.* For Aboriginal, defence and public requirements, 60,903,285 acres.

**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, pages 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.

**Leases and licences**

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.

*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 82-5 of this chapter.

**AREAS OCCUPIED UNDER LEASE OR LICENCE OTHER THAN MINING AND FORESTRY: STATES AND TERRITORIES, 1960 TO 1964**

('000 acres)

Year	N.S.W. (a)	Vic.	Qld	S.A. (a)	W.A. (a)	Tas. (a)	N.T. (a) (b)	A.C.T. (a) (b)	Total
1960 .	113,359	7,188	366,277	145,377	223,532	1,090	179,021	293	1,036,137
1961 .	111,065	6,459	366,279	145,752	227,702	1,073	179,049	293	1,037,672
1962 .	111,809	5,542	364,928	146,889	235,914	1,092	174,102	292	1,040,568
1963 .	110,066	5,936	364,140	146,807	243,976	1,032	178,017	289	1,050,263
1964 .	111,386	6,147	367,209	146,382	242,309	1,062	191,436	285	1,066,216

(a) Year ended 30 June. (b) Leases and licences for all purposes.

*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, pages 94-5.

**AREAS OCCUPIED UNDER MINING ACTS AND ORDINANCES: STATES AND TERRITORIES, 1960 TO 1964**

('000 acres)

Year	N.S.W. (a)	Vic.	Qld (b)	S.A. (a) (b)	W.A. (c)	Tas. (b)	N.T.	Total (d)
1960 . . .	310	47	2,127	1,852	168	46	36	4,586
1961 . . .	321	66	2,184	1,176	155	52	36	3,990
1962 . . .	492	55	2,168	5,364	166	45	38	8,328
1963 . . .	425	46	2,274	7,894	201	44	62	10,946
1964 . . .	956	50	2,187	7,894	221	42	61	11,411

(a) Year ended 30 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.

**Oil prospecting or exploring**

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: STATES AND NORTHERN TERRITORY, 1960 TO 1964**

('000 acres)

Year	N.S.W. (a)	Vic.	Qld	S.A. (a)	W.A.	N.T.	Total
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
1964	156,543	53,345	379,562	228,235	529,594	147,839	1,495,118

(a) Year ended 30 June.

**Closer settlement and war service settlement****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, pages 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 30 June 1960 of the areas and costs for those States for which separate information is available.

**War Service Land Settlement Scheme**

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).

**WAR SERVICE LAND SETTLEMENT: SUMMARY, STATES, TO 30 JUNE 1965**

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	1,022	687,772	..	..	(b) 68,101
Western Australia	2,053,972	1,010	1,905,475	..	..	(b) 148,497
Tasmania	449,629	547	431,000	11	12,250	(b) 6,379
<b>Total</b>	<b>13,933,618</b>	<b>9,144</b>	<b>13,518,507</b>	<b>11</b>	<b>12,250</b>	<b>402,861</b>

(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.

**WAR SERVICE LAND SETTLEMENT: COMMONWEALTH EXPENDITURE, STATES  
TO 30 JUNE 1965**  
(\$'000)

Advances to States	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	Total
For acquisition of land . . . . .	..	..	..	6,836	7,092	5,060	18,988
For development and improvement of land . . . . .	..	..	..	29,748	39,532	33,428	102,708
Special loans . . . . .	13,542	14,398	..	..	..	..	27,940
Commonwealth contributions to excess cost over valuation . . . . .	1,274	12,632	232	4,466	1,716	298	20,618
To provide credit facilities to settlers . . . . .	..	..	..	27,008	48,148	11,234	86,390
For remission of settlers' rent and interest . . . . .	870	378	72	624	1,062	412	3,418
For payment of living allowances to settlers . . . . .	2,020	2,432	326	832	960	366	6,936
For operation and maintenance of irrigation projects . . . . .	..	..	..	2,276	32	8	2,316
Loss of advances . . . . .	432	14	652	104	364	44	1,610
Cost of administration of credit facilities . . . . .	..	..	..	1,152	1,844	484	3,480
<b>Total . . . . .</b>	<b>18,138</b>	<b>29,854</b>	<b>1,282</b>	<b>73,046</b>	<b>100,750</b>	<b>51,334</b>	<b>274,404</b>

**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 earlier Year Books (*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 30 June 1965, 14,307 loans had been approved, and advances amounting to \$20,355,298 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 30 June 1965, 16,114 applications for allowances had been made, and the total amount paid in allowances was \$4,553,194.

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

**War Service Land Settlement Branch—Total expenditure**

The following table shows the total expenditure on various projects by the War Service Land Settlement Branch to 30 June 1965.

**COMMONWEALTH WAR SERVICE LAND SETTLEMENT BRANCH: EXPENDITURE  
STATES AND TERRITORIES TO 30 JUNE 1965**  
(\$'000)

Project	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	Total expenditure	Receipts and re-payments	Net expenditure
War Service Land Settlement expenditure from revenue or loan funds . . . . .	18,138	29,854	1,282	73,046	100,750	51,334	274,404	(a)86,142	188,262
Agricultural loans(b) . . . . .	8,568	3,594	1,748	1,654	3,946	810	(c)20,355	(d)19,030	1,324
Agricultural allowances . . . . .	1,160	592	956	650	962	232	(e) 4,553	..	4,553
Administration expenses . . . . .	1,582	340	142	192	794	96	3,146	..	3,146
Rural training . . . . .	660	1,008	212	380	454	216	2,930	298	2,632
<b>Total . . . . .</b>	<b>30,108</b>	<b>35,388</b>	<b>4,340</b>	<b>75,922</b>	<b>106,906</b>	<b>52,688</b>	<b>f 305,388</b>	<b>g 105,470</b>	<b>199,918</b>

(a) Excludes interest, rent, and rates, \$21,312,000. (b) Includes expenditure on new loans of moneys repaid by borrowers. (c) Includes Northern Territory, \$20,000, and New Guinea, \$14,000. (d) Excludes interest, \$2,984,000. (e) Includes New Guinea, \$2,000. (f) Includes Northern Territory, \$20,000, and New Guinea, \$16,000. (g) Excludes interest, rent, and rates, \$24,296,000.

## Alienation and occupation of Crown lands

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 1964. A summary for each State and Territory and for Australia as a whole is also included. Particulars for each year from 1954 to 1964 appear in the bulletin *Rural Industries* No. 2, 1963-64, 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.

## New South Wales

The total area of New South Wales is 198,037,120 acres, of which 29.7 per cent had been alienated at 30 June 1964; 3.6 per cent was in process of alienation; 57.2 per cent was held under leases and licences; and the remaining 9.5 per cent was unoccupied or held by the Crown.

**ALIENATION AND OCCUPATION OF CROWN LAND: NEW SOUTH WALES**  
**30 JUNE 1964**  
(Acres)

Tenure	Area	Tenure	Area
Alienated . . . . .	58,850,268	Held under leases and licences— Homestead selections and grants . . . . .	1,711,243
		Alienable leases, long-term and perpetual . . . . .	24,313,105
		Long-term leases with limited right of alienation . . . . .	1,230,568
		Other long-term leases . . . . .	81,419,540
		Short-term leases and temporary tenures . . . . .	2,711,078
		Forest leases . . . . .	1,662,825
		Mining and auriferous leases . . . . .	213,665
		<i>Total leased or licensed . . . . .</i>	<i>113,262,024</i>
In process of alienation— Conditional purchases . . . . .	5,701,323	Unoccupied— Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied (approximate) . . . . .	18,794,190
Closer settlement purchases . . . . .	925,652		
Soldiers' group purchases . . . . .	125,168		
Other forms of sale . . . . .	378,495		
<i>Total in process of alienation . . . . .</i>	<i>7,130,638</i>	<b>Total area of State . . . . .</b>	<b>198,037,120</b>

## Victoria

The total area of Victoria is 56,245,760 acres, of which 56.5 per cent had been alienated up to the end of 1964; 4.2 per cent was in process of alienation under deferred payments and closer settlement schemes; 10.9 per cent was occupied under leases and licences; and 28.4 per cent was unoccupied or held by the Crown.

ALIENATION AND OCCUPATION OF CROWN LANDS: VICTORIA  
31 DECEMBER 1964  
(Acres)

Tenure	Area	Tenure	Area
Alienated . . . . .	31,789,514	Leases and licences held— Under Lands Department— Perpetual leases . . . . .	165,576
		Agricultural college leases . . . . .	28,235
		Other leases and licences . . . . .	1,645
		Temporary (yearly) grazing licences(a) . . . . .	5,951,056
In process of alienation— Exclusive of mallee and closer settlement lands . . . . .	159,760	<i>Total leased or licensed . . . . .</i>	<i>6,146,512</i>
Mallee lands (exclusive of closer settlement lands) . . . . .	942,616	Occupied by the Crown or un- occupied . . . . .	15,950,369
Closer settlement lands . . . . .	1,256,989	<i>Total area of State . . . . .</i>	<i>56,245,760</i>
<i>Total in process of alienation</i>	<i>2,359,365</i>		

(a) Includes 77,730 acres of reserved Crown lands.

Queensland

The total area of this State is 426,880,000 acres, of which, on 31 December 1964, 6.2 per cent was alienated; 0.9 per cent was in process of alienation; and 86.5 per cent was occupied under leases and licences. The remainder, 6.4 per cent, was either unoccupied or held as reserves or for roads.

ALIENATION AND OCCUPATION OF CROWN LANDS: QUEENSLAND  
31 DECEMBER 1964  
(Acres)

Tenure	Area	Tenure	Area
Alienated . . . . .	26,367,845	Occupied under leases and licences— Pastoral leases . . . . .	246,929,920
		Occupation licences . . . . .	13,939,581
		Grazing selection and settle- ment farm leases . . . . .	95,459,925
		Leases—special purposes(a) . . . . .	4,169,911
		Mining leases . . . . .	2,195,216
		Perpetual lease selections . . . . .	6,397,168
		Auction perpetual leases, etc. Forest grazing leases (of reserves) . . . . .	46,399
		Development leases . . . . .	258,560
		<i>Total leased or licensed . . . . .</i>	<i>369,403,911</i>
		Reserves (net, not leased) . . . . .	17,539,020
		Surveyed roads and surveyed stock routes . . . . .	3,958,202
		Unoccupied . . . . .	5,794,052
In process of alienation . . . . .	3,816,970	<i>Total area of State . . . . .</i>	<i>426,880,000</i>

(a) Special leases of Crown land, 691,931 acres; special leases of reserves, 3,477,980 acres.

**South Australia**

The area of South Australia is 243,244,800 acres and at 30 June 1964, 6.5 per cent was alienated; 0.2 per cent in process of alienation; 60.2 per cent occupied under leases and licences; and 33.1 per cent occupied by the Crown or unoccupied.

**ALIENATION AND OCCUPATION OF CROWN LANDS: SOUTH AUSTRALIA  
30 JUNE 1964**

(Acres)

Tenure	Area	Tenure	Area
Alienated . . . . .	15,960,762	Held under lease and licence(a)—	
		Perpetual leases, including irrigation leases . . . . .	20,652,053
		Pastoral leases . . . . .	122,718,007
		Other leases and licences . . . . .	3,011,525
		<i>Total leased or licensed . . . . .</i>	<i>146,381,585</i>
		Area unoccupied(b) . . . . .	80,468,063
In process of alienation . . . . .	434,390	<b>Total area of State . . . . .</b>	<b>243,244,800</b>

(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.

**Western Australia**

The total area of Western Australia is 624,588,800 acres, of which, at 30 June 1964, 4.7 per cent was alienated; 2.3 per cent was in process of alienation; and 39.5 per cent was occupied under leases and licences issued by the Lands, Mines or Forests Departments. The balance of 53.5 per cent was unoccupied.

**ALIENATION AND OCCUPATION OF CROWN LANDS: WESTERN AUSTRALIA  
30 JUNE 1964**

(Acres)

Tenure	Area	Tenure	Area
Alienated . . . . .	29,101,406	Leases and licences in force—	
		(i) Issued by Lands Department—	
		Pastoral leases . . . . .	235,062,418
		Special leases . . . . .	4,247,500
		Leases of reserves . . . . .	1,138,810
		Residential lots . . . . .	4,522
		Perpetual leases . . . . .	1,855,858
		(ii) Issued by Mines Department—	
		Gold-mining leases . . . . .	17,357
		Mineral leases . . . . .	29,693
In process of alienation—		Miners' homestead leases . . . . .	33,525
		(iii) Issued by Forests Department—	
		Timber permits . . . . .	4,077,057
Free homestead farms . . . . .	309,589	<i>Total leased or licensed . . . . .</i>	<i>246,466,740</i>
Conditional purchase . . . . .	13,912,107	Area unoccupied . . . . .	334,478,591
Selections under Part VIII. of the Land Act . . . . .	244,409	<b>Total area of State . . . . .</b>	<b>624,588,800</b>
Town and suburban lots . . . . .	2,962		
Crown grants of reserves . . . . .	72,996		
<i>Total in process of alienation</i>	<i>14,542,063</i>		



## Tasmania

The total area of Tasmania is 16,885,000 acres, of which, at 30 June 1964, 39.1 per cent had been alienated; 1.3 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 (51.0 per cent) was unoccupied or reserved by the Crown.

**ALIENATION AND OCCUPATION OF CROWN LANDS: TASMANIA**  
**30 JUNE 1964**  
(Acres)

Tenure	Area	Tenure	Area
Alienated . . . . .	6,597,878	Leases and licences— <i>continued</i>	
In process of alienation . . . . .	219,934	(i) Issued by Lands Department for— <i>continued</i>	
Leases and licences—		Soldier settlement . . . . .	40,882
(i) Issued by Lands Department for—		Short-term leases . . . . .	1,128
Pastoral purposes . . . . .	1,004,147	(ii) Issued by Mines Department . . . . .	42,000
Timber getting . . . . .	347,659	<i>Total leased or licensed . . . . .</i>	<i>1,451,563</i>
Closer settlement . . . . .	15,747	Area occupied by the Crown or unoccupied . . . . .	8,615,625
		<b>Total area of State . . . . .</b>	<b>16,885,000</b>

## Northern Territory

The area of the Northern Territory is 332,979,200 acres, of which, at 30 June 1964 only 0.1 per cent was alienated; 57.5 per cent was held under leases and licences; 18.3 per cent was reserved for Aboriginal, defence and public requirements; and the remaining 24.1 per cent was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30 June 1964: alienated, 323,804 acres; leased—pastoral leases, 177,716,044 acres; other leases, licences and mission stations, 13,720,282 acres; total leased, 191,436,326 acres; reserved for Aboriginal, defence and public requirements, 60,902,400 acres; unoccupied and unreserved, 80,316,670 acres; total 332,979,200 acres.

## Australian Capital Territory

Alienated land of the Territory at the end of 1964 comprised 10.6 per cent of the total area; land in process of alienation 6.9 per cent; land held under lease and licence 47.5 per cent; land otherwise occupied, including city tenures, 9.4 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 1964: alienated 63,754 acres; in process of alienation 41,224 acres; leased—grazing, agricultural, etc., leases, 266,654 acres; grazing licences, 12,482 acres; total leased, 279,136 acres; otherwise occupied, including city area leases, 56,629 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.

## 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 1964.

**ALIENATION AND OCCUPATION OF CROWN LANDS: STATES AND TERRITORIES  
1964**

State or Territory	Private lands				Crown lands				Total area
	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	'000 acres
N.S.W.(b)	58,850	29.7	7,131	3.6	113,262	57.2	18,794	9.5	198,037
Vic.(c)	31,790	56.5	2,359	4.2	6,147	10.9	15,950	28.4	56,246
Qld(c)	26,368	6.2	3,817	0.9	369,404	86.5	27,291	6.4	426,880
S.A.(b)	15,961	6.5	434	0.2	146,382	60.2	80,468	33.1	243,245
W.A.(b)	29,101	4.7	14,542	2.3	246,467	39.5	334,479	53.5	624,589
Tas.(b)	6,598	39.1	220	1.3	1,452	8.6	8,616	51.0	16,885
N.T.(b)	324	0.1	..	..	191,436	57.5	141,219	42.4	332,979
A.C.T.(c)(d)	64	10.6	41	6.9	285	47.5	211	35.0	601
Australia	169,056	8.9	28,544	1.5	1,074,835	56.6	627,027	33.0	1,899,462

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

### Advances to settlers

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 State Government lending agencies concerned. A summary for Western Australia is not included, as practically the only governmental funds being made available are Commonwealth (see pages 80-1). The figures 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 the chapter 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.

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 advance in respect of improvements are included. In the other States this expenditure is provided for by the Commonwealth, and particulars are included on page 81.

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.

ADVANCES TO SETTLERS, ETC.: NEW SOUTH WALES, TO 30 JUNE 1964

Advances, etc.	Advances, etc., made during 1963-64	Total advances, etc. to 30 June 1964	Balances outstanding at 30 June 1964	
			Number	Amount
Department of Lands—	\$'000	\$'000		\$'000
Closer land settlement . . . . .	1,384	(a) 36,291	6,106	(b) 3,092
Soldier settlers 1914-18 War . . . . .	..	6,392	17	11
1939-45 War . . . . .	33	29,455	2,552	5,035
Soldier land settlement—acquisition, development and improvement of land, War Service Land Settlement Agreement Act .	6	57,683	2,106	(c) 51,502
Wire netting . . . . .	..	2,989	1	..
Prickly pear . . . . .	78	1,112	318	59
Rural Bank—				
General Bank Department (including Commonwealth Re-establishment Scheme Advances) . . . . .	18,186	247,629	8,019	47,405
Government Agency Department—				
Rural Industries Agency . . . . .	613	19,799	866	1,067
Advances to Settlers Agency (including unemployment relief and dairy promotion advances) . . . . .	704	10,856	1,957	2,511
Rural Reconstruction Agency . . . . .	790	32,634	729	5,323
Irrigation Agency—				
Shallow bores . . . . .	275	4,956	564	1,216
Farm water supplies . . . . .	357	3,267	1,089	1,970
Soil conservation . . . . .	77	441	261	303
Murrumbidgee Irrigation Area—tree mortality advances . . . . .	9	800	112	661
Rivers and foreshores improvement . . . . .	..	10	21	1
Irrigation areas . . . . .	213	n.a.	11,840	8,215
Government Guarantee Agency . . . . .	..	451	..	..
Closer Settlement Agency . . . . .	..	336	30	60
<b>Total . . . . .</b>	<b>22,725</b>	<b>(d)455,101</b>	<b>36,588</b>	<b>128,431</b>

(a) In addition, the sum of \$3,858,000 had been expended to 30 June 1964 on subdivision, maintenance, improvement and disposal of land acquired for closer settlement. (b) Excludes an amount of \$9,380,000 capitalized to 30 June 1964 on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act, 1943 and capital values of leasehold tenures, \$5,822,000. (c) Includes capital value of 2,625 Closer Settlement Leases, \$39,504,000, and unpaid balances on 2,106 Structural Improvement Accounts, \$11,881,000. (d) Incomplete.

ADVANCES TO SETTLERS, ETC.: VICTORIA, TO 30 JUNE 1964

Advances, etc.	Advances, etc., made during 1963-64	Total advances, etc., to 30 June 1964	Balances outstanding at 30 June 1964	
			Number	Amount
State Savings Bank, Crédit Foncier—	\$'000	\$'000		\$'000
Civilians . . . . .	466	25,058	448	1,443
Discharged soldiers . . . . .	1	1,698	3	1
Treasurer—				
Cool stores, canneries, etc. . . . .	..	3,686	(a) 2	1,588
Department of Lands and Survey—				
Closer settlement settlers and soldier settlers	..	(b) 93,810	1,551	3,333
Cultivators of land . . . . .	..	4,927	18	16
Wire netting . . . . .	1	1,477	39	13

For footnotes see next page.

## ADVANCES TO SETTLERS, ETC.: VICTORIA, TO 30 JUNE 1964—continued

Advances, etc.	Advances, etc., made during 1963-64	Total advances, etc., to 30 June 1964	Balances outstanding at 30 June 1964	
			Number	Amount
Rural Finance and Settlement Commission—	\$'000	\$'000		\$'000
For soldier settlement—				
Purchase of land, and development and improvement of holdings . . . . .	105	(c) 93,239	n.a.	(d) 47,635
Advances for—				
Development of single unit farms . . . . .	2	23,917	1,492	11,075
Improvements, stock, etc. . . . .	78	12,245	431	543
Other advances . . . . .	..	3,594	288	118
For general land settlement—				
Purchase of land . . . . .	4	1,275	n.a.	} e15,379
Development and improvement of hold- ings . . . . .	2,200	14,332	n.a.	
Improvements, stock, etc. . . . .	184	373	243	
<b>Total . . . . .</b>	<b>3,042</b>	<b>279,629</b>	(f) <b>4,515</b>	<b>81,420</b>

(a) Number of companies. (b) Represents consolidated debts of settlers (Section 30, Act 4091).  
(c) Includes advances for settlers' lease liability, \$55,824,000. (d) After allowing an amount of \$30,062,000,  
representing excess acquisition, development and improvement costs, which has been written off. Includes  
\$44,512,000 outstanding for settlers' lease liability. (e) Includes amounts owing on contracts for sale of  
unsuitable land, \$22,000. (f) Incomplete.

## ADVANCES TO SETTLERS, ETC.: QUEENSLAND, TO 30 JUNE 1964

Advances, etc.	Advances, etc., made during 1963-64	Total advances, etc., to 30 June 1964	Balances outstanding at 30 June 1964	
			Number	Amount
	\$'000	\$'000		\$'000
Co-ordination of Rural Advances and Agricul- tural Bank Acts . . . . .	9,771	99,956	6,001	42,143
Discharged soldiers' settlement(a) . . . . .	..	(a) 4,936	154	60
Water facilities . . . . .	..	116	..	..
Wire netting, etc. . . . .	..	2,039	3	..
Seed wheat and barley . . . . .	5	(b) 361	n.a.	26
Drought relief . . . . .	7	2,834	50	125
War Service Land Settlement . . . . .	196	9,928	194	1,953
Income (Unemployment Relief and State Development) Tax Acts(c) . . . . .	..	2,368	(d) 14	3
Irrigation . . . . .	..	110	..	..
Farmers' Assistance (Debt Adjustment) Acts . . . . .	..	2,111	13	37
Commonwealth Re-establishment and Em- ployment Act . . . . .	..	1,748	23	17
Water Supplies Assistance Act . . . . .	623	2,007	513	1,780
Brigalow and Other Lands Development Act . . . . .	1,153	1,153	45	1,135
<b>Total . . . . .</b>	<b>11,755</b>	<b>129,667</b>	(d) <b>7,010</b>	<b>47,280</b>

(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.

ADVANCES TO SETTLERS, ETC.: SOUTH AUSTRALIA, TO 30 JUNE 1964

Advances, etc.	Advances, etc., made during 1963-64	Total advances, etc., to 30 June 1964	Balances outstanding at 30 June 1964	
			Number	Amount
	\$'000	\$'000		\$'000
Department of Lands—				
Advances to soldier settlers . . . . .	..	10,144	21	389
Advances to blockholders . . . . .	..	83	..	..
Advances under Closer Settlement Acts . . . . .	..	5,461	437	967
Advances under Agricultural Graduates Settlement Act . . . . .	..	125	..	..
Settlement of Returned Service Personnel, 1939-45 War . . . . .	2,567	24,079	1,073	12,153
Advances under Crown Lands Development Act . . . . .	131	952	70	709
Primary Producers Assistance Department—				
Advances in drought-affected areas . . . . .	..	4,294	3	2
Advances under Farmers Relief Acts . . . . .	..	8,871	2	1
Irrigation Branch—				
Advances to civilians . . . . .	..	583	..	..
Advances to soldier settlers . . . . .	..	2,096	132	319
State Bank of South Australia—				
Advances to settlers for improvements . . . . .	111	3,105	339	1,000
Advances under Vermin and Fencing Acts . . . . .	1	2,875	90	84
Advances under Loans to Producers Act . . . . .	1,712	8,428	156	6,004
Commonwealth Re-establishment and Employment Act . . . . .	..	1,655	210	185
<b>Total . . . . .</b>	<b>4,522</b>	<b>72,749</b>	<b>2,533</b>	<b>21,812</b>

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 1 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 on page 81.

Tasmania

Particulars of advances made for the purchase of land for closer and soldier land settlement included in this table for earlier years are now 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, TO 30 JUNE 1964

Advances, etc.	Advances, etc., made during 1963-64	Total advances, etc., to 30 June 1964	Balances outstanding at 30 June 1964	
			Number	Amount
	\$'000	\$'000		\$'000
Agricultural Bank—				
State Advances Act and Rural Credits . . . . .	689	10,015	820	2,915
Commonwealth Re-establishment and Em- ployment Act . . . . .	..	815	111	111
Primary Producers' Relief Act 1947 . . . . .	..	596	32	12
Minister for Agriculture—				
Soldier settlers—				
Advances . . . . .	20	2,080	204	98
Closer settlers—				
Advances . . . . .	28	336	53	314
<b>Total . . . . .</b>	<b>737</b>	<b>13,842</b>	<b>1,220</b>	<b>3,451</b>

**Northern Territory**

During the year 1963-64 forty advances totalling \$117,470 were approved and advances made totalled \$92,767. At 30 June 1964 the balance outstanding from ninety-six settlers, including interest, was \$386,950.