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## SECTION VI.

## LAND TENURE AND SETTLEMENT.

## § 1. Introduction and Early History.

1. **Introduction.**—A comprehensive description, in a classified form, of the land tenure systems of the several States has been given in preceding issues of this book; see especially Year Book No. 4 (pp. 235 to 333). The details of that description have been necessarily condensed in the present issue, and for more complete information for past years, reference may therefore be made to Year Book No. 4. The historical matter dealing with the development of land legislation in the individual States may be found in Year Book No. 2 (pp. 263 to 272), and in a more condensed form in Year Books No. 3 (pp. 245 to 254), and No. 4 (pp. 235 to 244).

## § 2. Land Legislation in Individual States.

1. **New South Wales.**—(i.) *Acts now in Force.* The Crown Lands Act of 1884 and the supplementary Act of 1889 were passed chiefly for the purpose of putting an end to speculative selection without *bond fide* intention of settlement. Pastoral leases were required to be surrendered to the Crown and divided into two equal parts, one of which was returned to the lessee under a lease with a fixity of tenure for a term of years, the other half the lessee was allowed to hold under an annual occupation license, but this half was always open for selection.

Nevertheless accumulation of land into large estates continued, and settlement proceeded slowly. Entirely new principles of agrarian legislation have been embodied in the Crown Lands Acts 1895 to 1912, the Labour Settlements Act 1902, the Closer Settlement Acts 1904 to 1909, and the Closer Settlement Promotion Act 1910, which offer *bond fide* settlers special inducements by the introduction of new forms of tenure on easy terms and conditions.

(ii.) *The Western Lands Acts.* All Crown lands in the Western Division of New South Wales are now subject to the special provisions of the Western Lands Acts 1901 and 1905. All leases or occupation licenses could be brought within the provisions of the Western Lands Act by application before the 30th June, 1902. Otherwise the leases or licenses were dealt with by the Board as if the Act had not been passed. All leases issued or brought under the provisions of the Western Lands Acts expire on the 30th June, 1943, except in cases where part of the land leased is withdrawn for the purpose of sale by auction, or to provide small holdings, in which case an extension of the term of lease of the remainder may be granted as compensation for the part withdrawn.

2. **Victoria.**—(i.) *Acts now in Force.* The Consolidating Land Act of 1901, amended by the Acts of 1903, 1904, 1905, 1909, and 1910, deals with the whole system of land occupation and alienation in this State. Closer Settlement was provided for by the Land Acts of 1898 and 1901, and amendments until the introduction of the Closer Settlement Act 1904, amended in 1906, 1907, 1909, 1910, and 1911. Other special forms of tenure have been provided for by the Settlement on Lands Act 1893, and the Small Improved Holdings Act 1906; these, however, are now embraced in the Land Acts and Closer Settlement Acts respectively.

The Land Act 1910 allows large tracts of land in the counties of Millewa, Croajingo long, and Dargo hitherto reserved for public purposes to be dealt with as unalienated Crown Lands. It is proposed to pass an amending and consolidating Land Act at an early date.

(ii.) *Mallee Lands.* The lands in the Mallee territory comprising an area of about 11,000,000 acres in the north-western district of the State can be cleared at a moderate expenditure. An extension of railway facilities and of successful systems of water supply should bring this territory into greater prominence as a field for agricultural enterprise. More than one-half of this area is unalienated and available for occupation.

Alienation of Mallee lands is now dealt with by a special part of the Land Act of 1901 (see § 6, 3, iii.), as amended in 1904, by the Murray Settlements Act 1907, and by the Land Act 1911.

3. *Queensland.—Acts now in Force.* The Closer Settlement Act 1906 and the Land Act 1910 control the alienation of Crown lands in this State. The latter Act consolidates, amends and simplifies the law relating to the occupation and alienation of Crown lands.

4. *South Australia.—Acts now in Force.* The Crown Lands Act 1903, amended in 1905, 1906, 1909, 1910 and 1911, repealed and consolidated previous Land Acts, and also repealed the earlier Closer Settlement and Village Settlement Acts. Acts amending the provisions relating to Closer Settlement were passed in 1910 and 1911. The Pastoral Act 1904 controls the pastoral occupation of lands, and the Irrigation and Reclaimed Lands Acts of 1908, 1909, and 1910 provide for leases of reclaimed and irrigable lands.

5. *Western Australia.—Acts now in Force.* The Land Act 1898 which consolidated previous legislation as to the management of Crown Lands has in turn been amended at various times, and, with such amendments, is now in force. The principle of repurchasing Crown lands for the purpose of Closer Settlement was introduced by the Agricultural Lands Purchase Acts 1896 to 1904; these Acts were repealed and consolidated by the Agricultural Lands Purchase Act 1909.

6. *Tasmania.—Acts now in Force.* The law relating to land tenure and settlement is now consolidated in the Crown Lands Act 1911; and in Closer Settlement Acts 1906, 1907, 1908, and 1911.

7. *Northern Territory.—*Prior to the transfer of the Northern Territory to the Commonwealth on the 1st January, 1911, the sale and occupation of lands in the Territory were regulated by the Northern Territory Crown Lands Act 1890, the Northern Territory Land Act 1899, and the Northern Territory Tropical Products Act 1904, but from that date the further alienation and occupation of land in the Territory were suspended, pending a complete reorganisation of the system of land settlement by the Commonwealth Government. In December, 1912, an ordinance, cited as the Crown Lands Ordinance 1912, dealing with this question, was made, by which the conditions of land tenure and settlement in the Territory are now determined. Under this ordinance no further alienation of Crown lands is permitted, unless such alienation is in pursuance of existing agreements.

8. *Administration and Classification of Crown Lands.*—In each of the States of the Commonwealth there is now a Lands Department under the direction of a responsible Cabinet Minister, who is charged generally with the administration of the Acts relating to the alienation, occupation, and management of Crown Lands. The administrative functions of most of the Lands Departments are to some extent decentralised by the division of the States into what are usually termed Land Districts, in each of which there is a Lands Office, under the management of a land officer, who deals with applications for selections and other matters generally appertaining to the administration of the Acts within the particular district. In some of the States there is also a Local Land Board or a Commissioner for each district or group of districts. In the Northern Territory the administration of the regulations relating to the occupation and management of Crown Lands is in the hands of a Classification Board, consisting of the Director of Lands, the Director of Agriculture, and the Chief Surveyor.

In most of the States, Crown lands are classified according to their situation, the suitability of the soil for particular purposes, and the prevailing climatic and other conditions. The modes of tenure under the Acts, as well as the amount of purchase money

or rent and the conditions as to improvements and residence, may vary in each State according to the classification of the land. The administration of certain special Acts relating to Crown lands has in some cases been placed in the hands of a Board under the general supervision of the Minister; for such purpose, for instance, are constituted the Western Lands Board in New South Wales, the Lands Purchase and Management Board in Victoria, and the Closer Settlement Board in Tasmania.

In each of the States and in the Northern Territory there is also a Mines Department, which is empowered under the several Acts relating to mining to grant leases and licenses of Crown lands for mining and auxiliary purposes. Such leases and licenses are more particularly referred to in a later part of this section. (See § 9.)

Full information respecting lands available for settlement or on any matter connected with the selection of holdings may be obtained from the Commonwealth representative in London, from the Lands Departments, or from the Agents-General of the respective States. The administration and classification of Crown lands in each State were more fully dealt with in Year Book No. 2 (pp. 273-6).

### § 3. Tenures under which Crown Lands may be Alienated or Occupied.

1. **Introduction.**—The freehold of Crown lands in the several States of the Commonwealth may now ordinarily be alienated either by free grant (in trust for certain specified purposes), by direct sale and purchase (which may be either by agreement or at auction), or by conditional sale and purchase. Crown lands may be occupied in the several States under a variety of forms of leases and licenses, issued both by the Lands and the Mines Departments.

2. **Classification of Tenures.**—The tabular statement given on pages 268 and 269 shews the several tenures under which Crown lands may be acquired or occupied in each State of the Commonwealth. The forms of tenure are dealt with individually in succeeding parts of this section. In the State of Victoria it is proposed to amend and consolidate the Land Acts at an early date, and to abolish some of the existing forms of tenure. Reference to any amending Acts which are passed up to the latest available date prior to the publication of this book may be found in the Appendix.

(i.) *Free Grants, Reservations, and Dedications.* The modes of alienation given in this category include all free grants either of the fee simple or of leases of Crown lands. "Free" homesteads in Queensland and Western Australia are not included in this class, these tenures being free in the sense that no purchase-money is payable, but not free from residential and improvement conditions. Reservation and dedication, which are ordinarily conditions precedent to the issue of free grants, are also dealt with therein.

(ii.) *Sales by Auction and Special Sales.* This class of tenure includes all methods by which the freehold of Crown lands may be obtained (exclusive of sales under the Closer Settlement and kindred Acts) for cash or by deferred payments, and in which the only condition for the issue of the grant is the payment of the purchase-money.

(iii.) *Conditional Purchases.* In this class are included all tenures (except tenures under Closer Settlement and kindred Acts) in which the issue of the grant is governed by the fulfilment of certain conditions (as to residence or improvements) other than, or in addition to, that of the payment of purchase money.

(iv.) *Leases and Licenses.* This class includes all forms of occupation of Crown lands (other than under Closer Settlement and kindred Acts) for a term of years under leases and licenses issued by the Lands Departments. As the terms indicate, the freehold cannot be obtained under these forms of tenure.

(v.) *Closer Settlement Sales, Leases, and Licenses.*—In this division are included all forms of tenure provided for under the various Closer Settlement Acts and also under kindred Acts, such as the Village Settlements and Small Holdings Acts.

(vi.) *Mines Departments' Leases and Licenses.* The tenures specified include all methods in which Crown lands may be occupied for mining and auxiliary purposes under leases and licenses issued by the Mines Departments in the several States.

**CLASSIFICATION OF TENURES UNDER WHICH CROWN LANDS MAY BE  
ALIENATED OR OCCUPIED.**

New South Wales.	Victoria.	Queensland.
<b>FREE GRANTS, RESERVATIONS, AND DEDICATIONS.</b>		
Free grants in trust Volunteer land grants Reservations and dedications under Land Act 1884 and Mining Act 1906	Free grants in trust and re- servations under Land Act 1901	Free grants in trust Reservations under Land Act 1897 and under State Forests and National Parks Act 1906
<b>SALES BY AUCTION AND SPECIAL SALES.</b>		
Auction sales for cash or on credit After-auction sales Special sales Improvement purchases	Auction sales for cash or on credit Special sales	Auction sales for cash or on credit After-auction sales Special sales Unconditional selections
<b>CONDITIONAL PURCHASES.</b>		
Residential or non-residential conditional purchases Conversion of conditional pur- chase leases Homestead selections	Agricultural allotments, resi- dential or non-residential Grazing allotments, resi- dential or non-residential Selection from grazing area, perpetual or auriferous leases Selection from pastoral leases Mallee agricultural licenses Murray settlements leases	Agricultural farms Agricultural homesteads Prickly pear selections Free homesteads
<b>LEASES AND LICENSES.</b>		
Conditional leases Conditional purchase leases Settlement leases Improvement leases Annual leases Residential leases Special leases Snow leases Pastoral leases Scrub leases Inferior lands leases Occupation licenses Western lands leases Homestead farms Suburban holdings Crown leases	Grazing area leases Perpetual leases Mallee leases Licenses of auriferous lands Leases of swamp or reclaimed lands Grazing licenses Leases and licenses for other than pastoral or agricultural purposes State forest and timber re- serve licenses	Grazing farms Grazing homesteads Occupation licenses Special leases Perpetual lease selections Special licenses Pastoral leases
<b>CLOSER SETTLEMENT SALES, LEASES AND LICENSES.</b>		
Sales by auction Closer settlement purchase Annual leases Labour settlements	Special sales Sales by auction Conditional purchase leases Holdings under small Im- proved Holdings Act 1906 Village communities	Sales by auction Agricultural farms Unconditional selections Settlements under Special Agri- cultural Selections Act 1910
<b>MINES DEPARTMENTS, LEASES AND LICENSES.</b>		
Miners' rights Business licenses Authorities to prospect Leases	Mining leases Special licenses Miners' rights Business & residence licenses	Miners' rights Mining leases and licenses Miners' homestead leases

**3. Conversion of Tenures.**—It may be seen in later parts of this section that in certain cases provision is made in the land Acts for the conversion of one form of tenure to another. In this connection an important Act was passed in New South Wales in 1908, viz., the Crown Lands Amendment Act 1908. A synopsis of the provisions of this

**CLASSIFICATION OF TENURES UNDER WHICH CROWN LANDS MAY BE  
ALIENATED OR OCCUPIED.**

South Australia.	Western Australia.	Tasmania.
<b>FREE GRANTS, RESERVATIONS, AND DEDICATIONS.</b>		
Free grants in trust Reservations and dedications under Crown Lands Act 1903 Artesian leases	Free grants in trust and free leases Reservations under Land Acts 1898 and 1906	Free leases Reservations under Crown Lands Act 1911
<b>SALES BY AUCTION AND SPECIAL SALES.</b>		
Auction sales for cash After-auction sales Sales for special purposes	Auction sales for cash	Auction sales for cash or on credit After-auction sales Special sales of residence or business allotments
<b>CONDITIONAL PURCHASES.</b>		
Agreements to purchase Special agreements under Pin- naroo Railway Act	Conditional purchase, resi- dential or non-residential Conditional purchase by direct payment Conditional purchase of small blocks Free homestead farms Conditional auction sales	Selection of rural lands Homestead areas Selection in mining areas Conditional auction sales
<b>LEASES AND LICENSES.</b>		
Perpetual leases Miscellaneous leases Grazing and cultivation leases Reclaimed swamp leases Special licenses Pastoral leases Leases with right of purchase	Pastoral leases Timber licenses Special leases Quarrying licenses	Grazing leases Miscellaneous leases Timber licenses Occupation licenses
<b>CLOSER SETTLEMENT SALES, LEASES, AND LICENSES.</b>		
Sales by auction Agreements to purchase Miscellaneous leases Irrigation area leases Village settlements Homestead blocks	Sales by auction Conditional purchases Workingmen's blocks	Special sales Leases with right of purchase
<b>MINES DEPARTMENTS' LEASES AND LICENSES.</b>		
Miners' rights Mining leases Miscellaneous leases Business claims Occupation licenses	Miners' rights Mining leases Miners' homestead leases	Prospectors' licenses Miners' rights Mining leases Miscellaneous licenses

**NOTE.**—*Northern Territory.*—By the Crown Lands Ordinance of 1912, the only forms of tenure under which land may be held in the Northern Territory, exclusive of land held under pre-existing rights, is that of leasehold. The different forms of lease and license under which land may be taken up in the Territory may be found in § 7 of this section.

Act may be found in Year Book No. 5, (p.p. 266-267). In 1910, the Queensland Government passed an Act (The Land Act 1910) also dealing with the conversion of selection tenures.

4. **Limitation of Tenures in New South Wales.**—In October, 1910, it was officially stated that it was the policy of the Government to discontinue the granting of the freehold of Crown Lands. Under the Crown Lands Act 1912 this policy was given effect to by the discontinuance of the disposal of Crown Lands by conditional purchase or as homestead selections, and by the institution of several new forms of tenure, viz., homestead farms, suburban holdings, and Crown leases.

The first two are leases in perpetuity, while the term of a Crown lease is 45 years.

5. **Tenure of Lands by Aliens.**—In the States of New South Wales, Queensland, South Australia and Tasmania restrictions are imposed upon the tenure of lands by aliens (*i.e.*, persons other than natural-born or naturalised British subjects). In Victoria and Western Australia there are no such restrictions.

(i.) *New South Wales.* Under the Crown Lands Act 1895 (sections 40 and 41), an alien is not qualified to apply for a homestead selection, conditional purchase lease, settlement lease, original homestead lease, or original conditional purchase, unless he has resided in New South Wales for one year, and at the time of making application he lodge a declaration of his intention to become naturalised within five years. If he fail to become naturalised within that period, the land is forfeited.

Under the Crown Lands Act 1912 (section 32) any alien who shall become the holder of a homestead farm, a suburban holding, or Crown Lease, or a lease within an irrigation area shall become naturalised within three years after his becoming such holder. Failure to comply with this regulation involves forfeiture of such holding, together with all improvements thereon.

It is proposed to pass a regulation at an early date giving priority to applicants in ballots for land in the following order.—(a) Members of any of the European races. (b) Persons who are not members of any European race. (c) Coloured people who are aliens.

(ii.) *Victoria.* Under the Aliens Act 1890 (section 3), every alien friend resident in Victoria may acquire, either by grant from the Crown or otherwise, both real and personal property.

(iii.) *Queensland.* Under the Land Act 1891 (section 85.2 and 86B), an alien cannot acquire the freehold of any land in Queensland unless he obtains a certificate that he is able to read and write from dictation, words in such language as the Minister for Lands may direct. He must within three years of such acquisition become a naturalised subject. In the Land Bill recently introduced in Parliament these provisions are proposed to be re-enacted, save that the time within which an alien must be naturalised is extended to five years.

(iv.) *South Australia.* In South Australia, Asiatics are disqualified from holding perpetual leases of lands in irrigation areas under Section 18 of the Irrigation and Reclaimed Lands Act 1908.

(v.) *Western Australia.* In this State aliens are under no disability as regards the acquisition of the freehold of lands already alienated. Every application to acquire Crown lands, whether by a British subject or an alien, is subject to the approval of the Minister for Lands, with an appeal to the Governor-in-Council.

(vi.) *Tasmania.* Under the Aliens Act 1861 (section 2), aliens cannot hold real estate. An alien, if the subject of a friendly State, may, however, occupy lands for any term not exceeding twenty-one years.

(vii.) *Northern Territory.* No restrictions are imposed upon the tenure of lands by aliens, excepting that under the Mining Act 1903, Asiatic aliens are disqualified from holding gold or mineral leases.

### § 4. Free Grants, Reservations, and Dedications.

1. **Introduction.**—Although free grants of Crown lands were virtually abolished as far back as 1831, the Land Acts, of all the States now contain provisions under which the free alienation or occupation of Crown lands for certain specified purposes—comprising generally charitable, educational, and public purposes—is allowed. In all the States, also, Crown lands may be excepted from sale and reserved to the Crown or dedicated for various public and special purposes. Generally reservation and dedication are conditions precedent to the issue of a free grant. In addition to reservations of a permanent nature, temporary reservations are also made, but these are, as a rule, subject to considerable fluctuations in area by reason of withdrawals, renotifications, and fresh reservations.

The following table shows the area for which free grants were issued and the areas permanently reserved or dedicated in each State during 1901, and from 1907 to 1911 inclusive:—

#### PARTICULARS OF FREE GRANTS, RESERVATIONS, AND DEDICATIONS, 1901 to 1911.

Year.	N.S.W.	Victoria.*	Q'land.	S. Aust.	W. Aust.	Tasmania.	C'wealth.
FREE GRANTS.							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 ...	282	7	425	5	156	10†	885
1907 ...	305	861	943	200	132	6,715†	9,156
1908 ...	1,575	169	463	38	265	110†	2,540
1909 ...	1,334	165	281	28	299	270†	2,377
1910 ...	2,039	103	186	300	230	288†	3,196
1911 ...	2,186	38,830	287	211	309	109†	41,932
RESERVATIONS AND DEDICATIONS.							
1901 ...	1,595	19,278	811,200	†	189,856	4,231	1,026,160§
1907 ...	1,509	1,770	487,766	47,831	406,116	8,113	953,105
1908 ...	1,425	65,883	1,371,259	13,117	664,634	1,302	2,117,620
1909 ...	1,967	34,504	498,515	270,523	394,266	997,213	2,196,988
1910 ...	437	1,575	122,272	6,587	1,985,807	24,825	2,141,503
1911 ...	2,195	34,080	200,062	14,179	4,603,748	16,949	4,871,213

\* Including both permanent and temporary reservations and dedications. † Free leases.

‡ Not available. § Exclusive of South Australia. || Including Northern Territory.

2. **New South Wales.**—Under Sections 104 to 106 of the Crown Lands Act 1884, Crown lands may be reserved or dedicated for certain charitable, educational, and public purposes therein specified. No fresh promises of dedication for religious purposes were made after the 11th May, 1880, on which date a resolution against any further such grants was passed by the Legislative Assembly. During 1911-12, 18 free grants comprising a total area of 848 acres were issued under the Volunteer Force Regulations Act 1867.

(i.) **Reservations.** In addition to the reservations under Sections 104 to 106 of the Act of 1884, referred to above, Crown lands may also be temporarily reserved as sites for cities, towns, or villages under Section 101 of the same Act, and may be reserved for mining purposes under Section 106 of the Mining Act 1906. Crown lands within one mile of any made or projected railway may be temporarily reserved from sale under Section 103 of the Crown Lands Act 1884, and under Sections 112 to 114 of that Act any Crown lands may be reserved from sale for the preservation and growth of timber. Further, under Section 39 of the Crown Lands Act 1889, Crown lands may be reserved by notification in the *Gazette* from being sold or let upon lease or license, in such particular manner as may be specified, or may be reserved from sale or lease generally.



(ii.) *Areas Granted and Reserved, 1911-12.* During the financial year 1911-12, the total area for which free grants were prepared was 3805 acres, including grants of 2841 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 1915 acres were dedicated and permanently reserved, the number of separate dedications being 178.

On the 30th June, 1912, the total area temporarily reserved was 26,340,466 acres, of which 6,261,127 acres were for travelling stock, 6,488,520 acres for forest reserves, 2,940,278 acres for water, 1,227,384 acres for mining, and the remainder for temporary commons, railways, recreation and parks, and miscellaneous purposes.

3. **Victoria.**—Under Section 10 of the Land Act 1901, the Governor is authorised to reserve Crown lands, either temporarily or permanently, from sale, lease or license, for any public purpose whatever.

During the year 1911 twenty-five free grants, comprising an area of 38,830 acres, were issued. The greater portion of this area, comprising 32,650 acres, was granted to the Metropolitan Board of Works in connection with the O'Shannassy Water Scheme. During the same year reservations of both a permanent and temporary nature, comprising an area of 34,080 acres, were made; of this area 373 acres were reserved for recreation grounds.

4. **Queensland.**—Under the Land Act 1910, the Governor-in-Council may grant in trust, or reserve from sale, or lease, temporarily or permanently, any Crown lands, required for public purposes.

(i.) *Reservations.* Under Section 2 of the State Forests and National Parks Act 1906, the Governor-in-Council may permanently reserve any Crown lands and declare them to be a State Forest or a National Park.

(ii.) *Areas Granted and Reserved, 1911.* During the year 1911 there were sixty free grants issued for a total area of 287 acres. During the same period reserves covering an area of 200,062 acres were proclaimed, of which 155,864 acres were for timber reserves, and 44,198 acres for camping, water, and other purposes. The total area reserved up to the end of the year 1911 was 13,355,377 acres.

5. **South Australia.**—Under Section 7 (d) of the Crown Lands Act 1903, the Governor is empowered to dedicate by proclamation any Crown lands for various charitable, educational and public purposes, and may, at any time after dedication, grant the fee simple of such lands to secure the use thereof for the purpose for which they were dedicated.

(i.) *Reservations.* Under Section 7 (f) of the same Act the Governor may by proclamation reserve any Crown lands (a) for the use of aborigines, (b) for the purposes of military defence, (c) for forest or travelling stock reserves, (d) for public recreation grounds, (e) for railways or tramways, and (f) for park lands.

(ii.) *Artesian Leases.* Under special circumstances free leases of pastoral lands may be granted to discoverers of artesian wells. (See § 8, 5 vi. c.)

(iii.) *Areas Granted and Reserved, 1911.* During the year 1911 there were 14 free grants issued for a total area of 211 acres. During the same year 106 reserves, comprising 14,179 acres, were proclaimed.

6. **Western Australia.**—Under Section 39 of the Land Act 1898, as amended by Section 27 of the Act of 1906, the Governor may reserve any Crown lands which may be required for religious, charitable, or public purposes. These reservations may be either temporary or permanent.

During the year 1911, 15 free grants totalling 309 acres were issued, while the area reserved was 4,603,748 acres. Further particulars are not available.

7. **Tasmania.**—Under Section 11 of the Crown Lands Act 1911, the Governor may reserve any Crown lands for the purposes therein specified. The lands are ordinarily leased for a period of ninety-nine years at a peppercorn rental.

During the year 1911 there were 17 free leases, comprising an area of 109 acres issued. During the same period 16,949 acres were reserved, 14,000 acres being reserved for water catchment, 2,700 acres for re-forestation purposes, 41 acres for recreation grounds, and 208 acres for other public reserves. The total area permanently reserved to the end of the year 1911 was 1,058,531 acres.

### § 5. Sales by Auction and Special Sales.

1. **Introduction.**—In all the States sales by auction of Crown lands are held from time to time. Notifications of such sales are given in the *Government Gazettes*, together with particulars as to the upset price and conditions of sale. Excepting in the case of South Australia, where land is sold at auction for cash only, the purchase may be either for cash or on credit by deferred payments. In most of the States land may also be purchased by private contract at the upset price, when it has been offered at auction and not sold. In the case of auction sales on credit in the States of Western Australia and Tasmania, certain improvement conditions are imposed, and such sales are therefore classed for the purposes of this article among *Conditional Purchases*. (See § 6.) In most of the States comparatively small areas of Crown lands may be sold without competition under special circumstances. Sales by auction and special sales under Closer Settlement Acts are referred to in a later part of this section. (See § 8.)

2. **New South Wales.**—Under the Crown Lands Act 1884 lands not exceeding in the aggregate 200,000 acres for the whole State may be sold by auction during any one year. The sales are notified in the *Gazette* not less than one month before the day of sale. The upset prices may not be less than £8 an acre for town lands; £2 10s. for suburban lands; and other lands fifteen shillings. Town lands may not be sold in areas exceeding half-an-acre; suburban lands in areas exceeding twenty acres; and country lands in areas exceeding 640 acres. A deposit of 25 per cent. on the purchase money must be paid at the sale, and the remainder within three months.

A fuller description of the conditions under which land may be purchased at auction may be found in the previous issues of the Year Book. (See Year Book No. 5, p. 273.)

*Alienation by Auction and Special Sales.* During the year ended the 30th June, 1912, the area of Crown lands sold by auction and special sales for which grants were prepared amounted to 9517 acres, of which 3886 acres were sold by auction in 1246 lots; 3304 acres were sold by after-auction sales in 1074 lots; 54 acres were sold as improvement purchases in 118 lots; and 2273 acres were sold as special purchases in 285 lots. The following table gives particulars of Crown lands alienated by auction and special sales during 1901 and for each year from 1907 to 1912 :—

#### NEW SOUTH WALES.—AUCTION AND SPECIAL SALES, 1901 and 1907-1912.

Year.	Auction and After-auction Sales.	Improvement Purchases.	Special Sales.	Total.	
				Area.	Price.
	Acres.	Acres.	Acres.	Acres.	£
1901 <sup>1</sup> ...	49,074	43	445	49,562	116,562
1907 ...	25,327 <sup>2</sup>	57	1,131	26,515	132,127
1908 ...	13,995 <sup>2</sup>	34	712	14,741	94,928
1909 ...	11,745 <sup>2</sup>	48	1,229	13,022	98,763
1910 ...	7,980 <sup>3</sup>	86	1,109	9,175	91,374
1911 ...	6,732 <sup>4</sup>	47	1,348	8,127	86,601
1912 ...	4,530 <sup>5</sup>	32	2,063	6,625	77,274

1. Year ended 31st December. Subsequent years to 30th June. 2. Including land sold under the Centennial Park Sale Act. 3. Exclusive of 3,423 feet frontage sold for £15,005 under the Centennial Park Sale Act. 4. Exclusive of 2,347 feet frontage sold for £9,175 under Centennial Park Sale Act. 5. Exclusive of 1882 feet frontage sold for £7,554 under Centennial Park Sale Act.

The total areas alienated by auction and other forms of sale up to the 30th June, 1912, are shewn hereinafter. (See § 11.)

3. **Victoria.**—Lands specially classed for sale by auction, and any land in any city, town, or borough, may be sold by auction in fee simple, not exceeding 100,000 acres in any one year, at an upset price of £1 an acre, or at any higher price determined. The purchaser must pay the survey charge 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 not exceeding forty in number, according to the amount, with interest at the rate of 4 per cent. per annum.

(i.) *Special Sales without Competition.* Detached strips of land not exceeding twenty acres may be sold at a valuation to the owner of the adjoining freehold in cases somewhat similar to those specified above in respect to Crown lands in New South Wales.

(ii.) *Areas Sold at Auction and by Special Sales.* The following table gives particulars of auction sales and special sales for the year 1901 and from 1907 to 1911:—

**VICTORIA.—AUCTION AND SPECIAL SALES, 1901 and 1907-1911.**

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Country lands ... ..	4,079	2,776	2,805	2,729	2,469	1,096
Town and suburban lands ... ..	2,127	1,369	1,630	2,062	1,789	1,263
Special sales ... ..	846	2,168	2,117	2,602	1,537	1,709
Total... ..	7,052	6,313	6,552	7,393	5,795	4,068

Particulars of total areas alienated are given hereafter. (See § 11.)

4. **Queensland.**—The Minister may, with the approval of the Governor-in-Council, cause any Crown lands to be offered for sale by auction. The notification must specify the amount of deposit, and the term for payment of the balance of the money, which term may not exceed ten years. The upset price may not be less than £8 per acre for town lands, £2 per acre for suburban lands, and 10s. per acre for country lands.

(i.) *After-auction Sales.* The proclamation of lands for sale by auction declares that any lands therein mentioned, which have been offered at auction, but not sold or withdrawn, shall be open to purchase at the upset price by the first applicant. The price may be paid in the same instalments and at the same periods as if the land had been bought at the auction.

(ii.) *Special Sales without Competition.* Land may be sold without competition to the holder or holders of adjoining lands at a price to be determined by the Land Court, under circumstances similar to those specified above in the case of New South Wales. When the holder of any land proves that, owing to danger from floods or other reasons, it is unsafe to reside on his holding, he may be granted, on payment of a price determined by the Land Court, an area not exceeding ten acres out of the nearest convenient and available Crown lands.

(iii.) *Areas Sold at Auction, after Auction, and by Special Sales.* The following table shews the areas sold at or after auction, and by special sales, during the year 1901 and from 1907 to 1911:—

**QUEENSLAND.—AUCTION AND SPECIAL SALES, 1901 and 1907-1911.**

Particulars.			1901.	1907.	1908.	1909.	1910.	1911.
			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Town ...	...	...	334	285	472	227	464	764
Suburban ...	...	...	793	364	621	340	1,175	1,462
Country—								
Ordinary sales ...	...	...	52,132	11,556	7,585	12,844	8,939	7,897
Special sales ...	...	...	...	3,716	...	...	...	...
Total ...	...	...	53,259	15,921	8,678	13,411	10,578	10,123

Particulars as to the total areas alienated by all forms of purchase up to the end of each year from 1901 to 1911 are given in a later part of this section. (See § 11.)

(iv.) *Unconditional Selections.* This form of tenure is similar to that of a sale by auction with deferred payment. The minimum price for the land is 13s. 4d. an acre, payable in twenty annual instalments, and the maximum area granted to the applicant is 1,280 acres. A deed of grant may be obtained upon payment of the purchase money.

The following table shews the number and area of unconditional selections for which applications were accepted during the year 1901 and from 1907 to 1911:—

**QUEENSLAND.—UNCONDITIONAL SELECTIONS, 1901 and 1907-1911.**

Particulars.			1901.	1907.	1908.	1909.	1910.	1911.
Number ...	...	...	151	91	126	131	98	76
Area ...	...	Acres	24,322	25,382	22,770	27,395	15,930	12,968
Rent ...	...	£	1,180	1,042	1,073	1,111	685	525

5. *South Australia.*—The following lands may be sold by auction for cash:—(a) Special blocks. Any single section of Crown lands which may be surrounded by lands sold or contracted to be sold, and any section (not exceeding 100 acres in area) which may be required for the establishment of any industry. (b) Crown lands which have been offered for perpetual lease, and not taken up for two years. (c) Town lands. (d) Suburban lands. The upset price is determined by the Commissioner, and 20 per cent. of the purchase-money must be deposited at the time of sale, and the residue paid within such a time as the Commissioner may allow.

(i.) *After-auction Sales.* All Crown lands, except town or suburban lands, offered at auction and not sold remain open for leasing or sale under agreement or may be sold by private contract for cash at the upset price.

(ii.) *Sales for Special Purposes.* The Governor may, on the application of the purchaser or lessee under any of the Crown Lands Acts, grant 2 acres of the land comprised in such agreement or lease to trustees, to be used for any public or charitable purposes, or he may grant not over one acre of land, comprised in such agreement, as a site for a shop, mill, or post office. The purchase-money for such land must be paid at the time of application.

(iii.) *Areas Sold for Cash.* The following table shews the areas sold for cash during the year 1901 and from 1907 to 1911. The total areas sold under all types of sale at the end of the year 1901 and from 1907 to 1911 are shewn in a later part of this section. (See § 11.)

**SOUTH AUSTRALIA.—AUCTION AND SPECIAL SALES, 1901 and 1907-1911.**

Year ... ..	1901.	1907.	1908.	1909.	1910.	1911.
Area in acres ... ..	11,314	70,349	78,557	128,529	386,977	470,003

6. **Western Australia.**—Surveyed town lots notified in the *Gazette* as open for sale, were sold by public auction at a prescribed upset price up to 18th October, 1911, since which date, however, all town lands have been withdrawn from sale and are now granted under lease only. In the case of suburban lands, the purchaser must carry out certain improvements, which are more particularly referred to below. (See § 6, *Conditional Purchases*, 6 vii.)

(i.) *Areas Sold by Auction.* The following table shews the areas of town and suburban lands sold at auction during the year 1901 and from 1907 to 1912 :—

**WESTERN AUSTRALIA.—AUCTION SALES, 1901 and 1907-1912.**

Year ... ..	1901.	1907. <sup>1</sup>	1908. <sup>1</sup>	1909. <sup>1</sup>	1910. <sup>1</sup>	1911. <sup>1</sup>	1912. <sup>1</sup>
Area sold ... Acres	856	1,895	2,258	2,160	1,643	1,848	1,359
Number of Allotments	1,366	995	1,090	879	783	778	705

1. For the year ended 30th June.

Particulars as to total areas alienated are given in a later part of this section. (See § 11.)

7. **Tasmania.**—Any town lands may be sold at auction or by private contract, either for cash or on credit, provided that no such lands may be sold on credit if the price is less than £15. Rural lands may also be sold at auction or by private contract, but lots of first-class land may not be sold on credit if less than fifteen acres in area. In the case of sales on credit both of town and rural lands, improvement conditions are imposed, and such sales are therefore classified for the purposes of this article as *Conditional Purchases*. (See § 6.)

(i.) *After-auction Sales.* All rural lands and town lands, not within five miles of any city, which have been offered at auction and not sold, may be purchased by private contract at the upset price, and subject to the conditions on which they were offered at auction.

(ii.) *Sale of Land in Mining Towns.* The holder of a residence or business license, who is in occupation and is the owner of buildings and improvements upon the area licensed of a value equal to the upset price of such area, is entitled to purchase not more than half an acre in area. The areas may be sold on credit.

(iii.) *Areas Sold for Cash.* The following table shews the areas sold for cash during the year 1901 and from 1907 to 1911 :—

**TASMANIA.—AUCTION AND SPECIAL SALES, 1901 and 1907-1911.**

Year ... ..	1901.	1907.	1908.	1909.	1910.	1911.
Area in acres ... ..	1,915	504	603	1,026	55	190

Particulars of total areas alienated are given in a later part of this section. (See § 11.)

## § 6. Conditional Purchases.

1. **Introduction.**—In all the States of the Commonwealth the freehold of the land may be acquired under what are known as systems of conditional purchase by deferred payments of half-yearly or yearly instalments. Certain conditions, generally as to residence and improvements, have to be complied with before the freehold is granted, but these conditions are usually of a light nature and are inserted chiefly with the object of guaranteeing that the occupier will become of benefit to the community by making a reasonable effort to render his holding wealth-producing. Though there is a considerable similarity between some of the forms of tenure in the several States, the terms and conditions vary greatly in detail. As a rule a lease or license for a certain period is first issued to the selector, and upon fulfilment of the prescribed conditions and payment of the full amount of purchase-money the freehold is conveyed to him. In Queensland and Western Australia "free" homesteads may be acquired. Although under these tenures no purchase-money is payable, the grant is conditional on the performance of residential and improvement conditions; these tenures are therefore included here with conditional purchases rather than with free grants.

2. **New South Wales.**—The following are the methods by which land may be alienated by conditional purchase:—(i.) Residential conditional purchase; (ii.) non-residential conditional purchase; (iii.) conversion of conditional purchase; and (iv.) homestead selections.

(i.) *Residential Conditional Purchase.* Any vacant Crown lands in the "Eastern Division" and "Central Division," and certain proclaimed areas in the "Western Division" are available for conditional purchase. An applicant must be not less than sixteen years of age, and must pay on application both the prescribed deposit and a survey fee according to a fixed scale. The area which may be selected depends upon the division in which the land is situated, and ranges from 40 to 2,560 acres. The price is ordinarily £1 per acre. After three years the purchaser may pay an instalment equal to 5 per cent. on the price of the land, and thereafter annually a similar amount. These instalments include  $2\frac{1}{2}$  per cent. interest on the outstanding balance of the purchase money. The holding must be fenced within three years and improved to the value of ten shillings an acre (but not exceeding 50 per cent. of the price of the land) at the end of the first five years. Residential conditions, which for sufficient reason may be suspended, are imposed. A certificate which permits transference of the holding will be issued at the expiration of five years if the required conditions have been fulfilled.

The holder of a conditional purchase may obtain an additional conditional purchase the area of which, together with that of the original holding, must not exceed the prescribed maximum unless in the opinion of the Board such area is insufficient for the maintenance of a home.

(ii.) *Non-residential Conditional Purchase.*—The maximum area granted for a non-residential conditional purchase is 320 acres, and the minimum 40 acres. The price, deposit and annual instalments are double those required under residential conditions, and the improvement conditions are more stringent. A non-residential conditional purchase may be converted into an original conditional purchase.

(iii.) *Conversion of Conditional Purchase Leases.* Under the Crown Lands Amendment Act 1905, a conditional purchase lease, for which the term is forty years, carries with it a right of conversion into a conditional purchase at any time during its currency, and ultimately into a freehold. These leases are more particularly referred to below. (See § 7, *Leases and Licenses.*)

(iv.) *Applications Made and Confirmed and Deeds Issued.* During the year ended the 30th June, 1912, deeds of grant were prepared on the completion of conditional purchases for 671,564 acres, making the total number of conditional purchases in

existence at the end of the financial year 92,208 for a total area of 16,529,008 acres. The following table gives particulars of conditional purchases in 1901 and from 1907 to 1912 :—

**NEW SOUTH WALES.—CONDITIONAL PURCHASES, 1901 and 1907-1912.**

Year.	Applications Made.		Applications Confirmed.		Areas for which Deeds have been Issued.	
	Number.	Area.	Number.	Area.	During the Year. <sup>2</sup>	To end of Year.
		Acres.		Acres.	Acres.	Acres.
1901 ...	2,277	549,898	1,555	360,910	500,554	4,212,189
1907 <sup>1</sup> ...	3,723	685,795	2,639	443,679	1,261,660	10,264,221
1908 <sup>1</sup> ...	3,850	734,125	2,961	580,209	1,395,648	11,659,869
1909 <sup>1</sup> ...	4,541	1,105,307	3,325	803,354	1,188,297	12,848,166
1910 <sup>1</sup> ...	2,264	342,367	1,984	294,897	1,079,887	13,928,053
1911 <sup>1</sup> ...	1,602	221,537	1,613	227,520	632,738	15,614,036
1912 <sup>1</sup> ...	1,258	190,969	1,099	175,004	671,564	15,232,355

1. Year ended 30th June. 2. Exclusive of exchanges under the Crown Lands Act 1895.

Further particulars as to the total areas alienated and in process of alienation are given hereinafter. (See § 11.)

(v.) *Homestead Selection.* Under the Act of 1895 suitable land may be classified for homestead selection. Good agricultural lands are divided into blocks, with maximum area of 1280 acres, and suitable lands for business people within easy access to towns may be provided. Conditions as to area of blocks, capital value, etc., are published in the *Gazette*. After five years' continuous residence a grant will be issued; thereafter a residence for at least seven months in the year will be necessary. The rent for the first six years will be  $1\frac{1}{2}$  per cent. of the capital value of the land, and thereafter  $2\frac{1}{2}$  per cent. of the capital value. Should an area granted under this tenure be found to be insufficient for the maintenance of a home, it may be increased to a home maintenance area by additional homestead selection. It is not intended to make any new areas available for homestead selection, a new form of tenure, viz., homestead farms, having been substituted (see page 287.)

During the year ended 30th June, 1912, there were 484 original and 53 additional homestead selections applied for, comprising an area of 119,278 acres. During the same period the total number of applications confirmed was 466, comprising 94,641 acres, and 4701 homestead selections and grants, comprising an area of 1,518,703 acres, were in existence on the 30th June, 1912. Further particulars for previous years are given in a later part of this section. (See § 11.)

3. *Victoria.*—The freehold of agricultural and grazing lands may be acquired by conditional purchase under the following tenures:—(i.) Agricultural allotments and grazing allotments; (ii.) Agricultural and grazing allotments by selection from grazing area or perpetual leases; (iii.) Mallee agricultural licenses; (iv.) Murray settlements leases; and (v.) swamp or reclaimed lands purchase leases. Numbers (i.), (ii.), and (iii.) may be either on residential or on non-residential conditions. It is proposed to make various important alterations at an early date in the land laws of Victoria.

(i.) *Agricultural Allotments and Grazing Allotments.* An agricultural allotment is an area not exceeding 200 acres of first-class lands or 320 acres of second-class lands, and a grazing allotment is an area not exceeding 640 acres of third-class lands, which may for 20s., 15s., and 10s. an acre for the first, second and third class lands respectively, be paid for in twenty or forty years. An applicant must be over 18 years of age, and must not already be in possession of a selection under the Land Acts.

Agricultural allotments and grazing allotments may be granted under either (a) residential or (b) non-residential licenses.

(a) *Residential Licenses* are granted for six years at a fee, according to the valuation of the land, of not less than sixpence per acre per annum. The licensee may not

transfer, assign, or sublet this allotment. The licenses are granted subject to conditions as to residence, improvements, fencing, and destruction of vermin. During the term of license improvements equal in value to the minimum price of the land must be effected. Upon satisfying the Board that all conditions of the license have been fulfilled, the licensee is entitled after six years to obtain a grant upon payment of the balance of the purchase-money; or otherwise he may obtain a lease of the allotment for a term of fourteen years at the same rental as the fee paid under license. During the currency of the lease a grant in fee of the lands leased may be obtained upon payment of the difference between the amount actually paid and the purchasing price of the land.

Residential licenses are also granted, subject to the same covenants and conditions as stated above, but varied with regard to the term and to the amount of the fee and rent reserved, being double the term at half the yearly payment.

(b) *Non-residential Licenses* for both agricultural and grazing allotments may be issued on conditions similar to the above, with the exception that the term of the lease granted after the license period must be on the fourteen years basis only.

(ii.) *Agricultural and Grazing Allotments by Selection from Grazing Areas and Perpetual Leases or Auriferous Lands Licenses.* The lessee of a grazing area may select thereout, under residential conditions (see 3 (i.) above), and if the residence and improvement conditions necessary under an agricultural or grazing allotment license have already been complied with, the license may be antedated any period, not exceeding 6 years, upon payment of the difference in the rent for such period, and a grant may, therefore, be obtained immediately. The lessee of a grazing area may, if preferred, select thereout under non-residential conditions (see 3 (i.) (b) above). Grazing area leases are more particularly referred to below, under the heading of *Leases*. (See § 7, 3 i.) Either residential or non-residential, agricultural or grazing allotments may also be selected under certain circumstances out of areas held under perpetual leases (see § 7, 3, ii.) or auriferous lands licenses. (See § 7, 3 iv.)

(iii.) *Mallee Agricultural Licenses.* These licenses are issued for first, second, and third-class Mallee lands, the maximum areas being 640, 1000 and 1280 acres of first, second and third-class land respectively. The licenses are for six years, and are issued subject to similar conditions (both residential and non-residential) as agricultural allotments. (See above.)

(iv.) *Murray Settlements Leases.* Under the Murray Settlements Act 1907, any Crown lands within the Mallee country or Mallee border may be subdivided into either (a) *Homestead Allotments* near the river Murray, each containing an area of not more than fifty acres, or (b) *Mallee farm allotments*, situated more or less remotely from the homestead allotments, and each containing an area not exceeding 640, 1000, 1280, or 1600 acres of first, second, third, or fourth class land respectively. Payment of the value of a holding, with interest at not less than  $4\frac{1}{2}$  per cent. per annum, must be made in sixty-three half-yearly instalments, and the prescribed improvements must be carried out. Part II. of the Act provides for the construction and maintenance of irrigation works and gives power to constitute irrigation areas. Two settlement areas have been laid out under the Act with due regard to irrigation conditions, viz., those at White Cliffs and Nyah, and at the former place a dry farm area has also been subdivided. At White Cliffs 6273 acres were subdivided as homestead allotments, and 50,345 acres as dry farm allotments, while at Nyah 1960 acres were subdivided as homestead allotments.

(v.) *Swamp or Reclaimed Lands Purchase Leases.* The special conditions attached to conditional purchase leases of swamp or reclaimed lands are referred to below. (See § 7, 3 v.)

(vi.) *Area Selected Conditionally and Area Sold.* The subjoined table gives particulars shewing the areas selected conditionally during the year 1901 and from 1907 to 1911. A large proportion of the areas shewn has reverted to the Crown in consequence of non-fulfilment of conditions.



**VICTORIA.—AREAS PURCHASED CONDITIONALLY, 1901 and 1907 to 1911.**

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
With residence ... ..	466,155	151,865	184,942	214,999	210,331	172,599
Without residence ... ..	50,257	39,367	28,941	42,180	38,363	33,109
Total ... ..	516,412	191,232	213,883	257,179	248,694	205,708
No. of selectors ... ..	2,979	1,518	1,533	1,736	1,740	1,608

Particulars as to total areas alienated and in process of alienation are given in a later part of this section. (See § 11.)

4. **Queensland**.—The several types of selection under which the freehold may be acquired by conditional purchase are as follows:—(i.) Agricultural farms; (ii.) agricultural homesteads; prickly pear selections; and (iv.) free homesteads.

Land is made available for selection by proclamation in the *Gazette*, specifying the modes in which the land may be selected, the area, rent, price and conditions.

The applicant must be over the age of sixteen years. Applications for selections must be made in the prescribed form and be lodged with the land agent for the district in which the land is situated, and must be accompanied by the prescribed deposit. In the case of a prickly pear selection the deposit must be the full amount of the survey fee, and in other cases, except free homesteads, a year's rent and one-fifth of the survey fee. In the case of a free homestead application the deposit consists of an application fee of £1 and one-fifth of the survey fee. If the land is open for selection in two or more modes, alternatively, and there are simultaneous applications to select it under different modes, priority among such applications is given to an application for the land as an agricultural homestead, as against an application for it as an agricultural farm, and to an application for it as an agricultural farm as against an application for it as an unconditional selection. In the case of simultaneous applications for the same land as an agricultural farm, priority is secured by an applicant who undertakes to personally reside on the land during the first five years of the lease. Provision is made in the Land Act 1910 for the conversion of one form of selection into another.

(i.) *Agricultural Farms*. The more accessible lands are usually set apart for agricultural selection up to the maximum area of 2560 acres allowed to each selector of an agricultural farm. The term is twenty years, and the price ranges from ten shillings per acre upwards. The annual rent is one-fortieth of the purchasing price, and the payments are credited as part of the price. Conditions relating to residence and improvements must be fulfilled. A selector who obtains a certificate that he has carried out such requirements upon payment of the balance of the purchase money, receives a deed of grant in fee-simple.

During the year 1911, applications were accepted to select agricultural farms to the number of 2046 for 714,733 acres, an average area of 349 acres, at an average price of 20s. 10d. per acre. The number of selections and the total area selected were higher than the corresponding figures for the previous year by 313 and 86,511 acres, respectively. The average area is less by 13 acres, and the average price lower by 1s. 3d. per acre.

(ii.) *Agricultural Homesteads*. The maximum area for an agricultural homestead must not exceed 320 acres. Upon fulfilment of the prescribed improvement conditions, a lease may be issued for a period of ten years, during which time the lessee must reside upon the holding. The annual rent will be 3d. per acre, and the purchasing price 2s. 6d. per acre, of which the annual rents are considered to be instalments.

Particulars of agricultural homesteads are given in par. (iv.)

(iii.) *Prickly Pear Selections*. Under the Land Act, 1910, the maximum area held under a prickly pear selection tenure by any one person, may not exceed 2560 acres. The term of the lease is fifteen years. All prickly pear must be destroyed during a

prescribed period, and the lease may contain a residential condition. The rent for the first prescribed period is nominal, and the purchasing price is published in the notification of sale. Upon fulfilment of all conditions and payment of the remainder of the purchasing price, the lessee is entitled to a deed of grant in fee-simple.

In the case of prickly pear (bonus) selection, the freehold of the land and a bonus in addition are granted for the complete eradication of the pear.

Particulars of prickly pear selections are given in the following paragraph.

(iv.) *Number and Area of Conditional Purchases.* The following table shews the number and area of conditional purchases for which applications were accepted in 1901 and from 1907 to 1911 :—

**QUEENSLAND.—CONDITIONAL PURCHASES (APPLICATIONS ACCEPTED).**

1901 AND 1907 TO 1911.

Year.	Agricultural Farms.		Agricultural Homesteads.		Prickly Pear Selections.		Total.	
	Number.	Area.	Number.	Area.	Number.	Area.	Number.	Area.
		Acres.		Acres.		Acres.		Acres.
1901 ...	661	160,804	669	155,512	19	48,450	1,349	364,766
1907 ...	1,948	689,916	267	68,464	439	524,956	2,654	1,283,336
1908 ...	1,608	607,164	229	55,152	714	870,849	2,551	1,533,165
1909 ...	1,433	541,293	162	39,654	496	665,614	2,091	1,246,561
1910 ...	1,733	628,222	67	14,778	920	1,308,170	2,720	1,951,170
1911 ...	2,046	714,733	30	5,814	806	1,020,615	2,882	1,741,162

The average area of agricultural farms selected during the year 1911 was 349 acres at an average price of 20s. 10d. per acre ; the average area of agricultural homesteads was 194 acres. The average price of the land selected as prickly pear selections during the year was 5s. 2½d. per acre.

Particulars as to total areas alienated and in process of alienation may be found hereinafter. (See § 11.)

(v.) *Free Homesteads.* The maximum area which may be selected in this manner is 160 acres. The term is five years, and during that period the selector must occupy the land by personally residing on it, and must enclose it with a fence or make improvements equal in value to that of a fence. During the year 1911 the number of acres of land opened for selection as free homesteads was 1595, and 14 applications, totalling 2217 acres, were accepted.

5. *South Australia.*—The types of conditional purchases under which land may be alienated in this State are as follows :—(i.) Agreement to purchase, and (ii.) Agreement under the Pinnaroo Railway Act 1903. A month's notice of lands open for application is given in the *Gazette*. Applicants must not be under 18 years of age. Preference is given to applicants who will reside on the land applied for. Interest at the rate of 5 per cent. is charged on arrears due under leases and agreements ; if over two months in arrears the Commissioner may recover the same in court. The unimproved value of any land held under any tenure, except under pastoral lease, must not exceed £5000. Exceptions are made in cases where the land to be included in the lease or agreement is suitable only for pastoral purposes, and the carrying capacity of which, together with all other lands held by the lessee or purchaser under any tenure, does not exceed 5000 sheep ; if the land is outside Goyder's line<sup>1</sup> the limitation may be increased to a carrying capacity of 10,000 sheep.

1. Goyder's line is not exactly based on rainfall, but on the evidence of vegetation ("salt-bush" and "blue-bush," etc.), and marked the northern limit of what was thought to be fit land for agricultural pursuits. The vegetation which was supposed incapable of flourishing in regions of regular rainfall afforded the indications for locating the line.

(i.) *Agreement to Purchase.*—Applications must be made in writing to the Commissioner, and must be accompanied by a deposit equal to the first half-yearly instalment of the purchase-money of the land and improvements. The purchase-money and interest for the land and improvements must be paid at not less than the rate of 2 per cent. per annum by sixty equal half-yearly instalments payable in advance. If the conditions relating to fencing, vermin destruction, and in some cases to residence, be fulfilled the purchase may be completed after a term of six years on payment of all principal and interest due.

(ii.) *Pinnaroo Railway Lands.* Under the Pinnaroo Railway Act 1903 provision was made for opening up about 1,500,000 acres of good agricultural country in the vicinity of a line from Pinnaroo adjoining the Victorian border to Tailem Bend, a distance of eighty-seven miles. These lands are now offered on agreement with covenant to purchase or on perpetual lease under the Crown Lands Act 1903. The railway has been paid for from the proceeds of the land already selected. The conditions of purchase are similar to those stated in par (i.) above.

The total area held on 30th June, 1912, was 506,439 acres; of this area 16,660 acres are held on perpetual and right of purchase leases, allotted before the Pinnaroo Railway Act was passed.

(iii.) *Particulars of Conditional Purchases.* The subjoined table gives particulars of the areas alienated by conditional purchase, on fulfilment of the conditions, at the end of 1901 and from 1907 to 1911:—

**SOUTH AUSTRALIA.—AREAS ALIENATED UNDER AGREEMENTS TO PURCHASE,  
1901 AND 1907 TO 1911.**

Year	...	...	...	1901.	1907.	1908.	1909.	1910.	1911.
Area in acres	...	...	...	57,460	57,890	68,977	128,656	160,668	153,594

Particulars as to the total areas alienated and in process of alienation are given in a later part of this section. (See § 11.)

6. **Western Australia.**—The various types of selections under which the freehold can be alienated by conditional purchase in this State are as follows:—(i.) Residential conditional purchase; (ii.) non-residential conditional purchase; (iii.) conditional purchase by direct payment; (iv.) conditional purchase of blocks for vineyards, orchards, or gardens; (v.) conditional purchase of grazing lands; and (vi.) free homestead farms.

A full description of the various conditions under which land may be held under this form of tenure may be found in the previous issues of the Year Book. (See Year Book No. 5, pp. 283 and 284.)

(i.) *Areas Alienated Absolutely under Forms of Conditional Purchase.* The following table shews the area of the selections for which grants were issued, the prescribed conditions having been fulfilled, during the year 1901 and from 1907 to 1912.

Particulars as to the total areas alienated absolutely, and in process of alienation, are given in a later part of this section. (See § 11.)

**WESTERN AUSTRALIA.—AREAS SELECTED CONDITIONALLY FOR WHICH CROWN  
GRANTS WERE ISSUED, 1901 and 1907-12.**

Particulars.	1901.	1907. <sup>1</sup>	1908. <sup>1</sup>	1909. <sup>1</sup>	1910. <sup>1</sup>	1911. <sup>1</sup>	1912. <sup>1</sup>
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Free homestead farms	147	12,765	16,122	18,482	35,334	93,444	83,686
Conditional purchases	5,234	38,116	138,812	61,272	64,957	92,986	97,286
Poison land leases ...	...	135,444	130,729	2,668	3,284	...	2,593
Village allotments ...	...	...	...	...	...	...	...
Total ...	5,381	186,325	285,663	82,422	103,575	186,430	183,565
Number of holdings	48	356	437	475	564	1,073	998

1. For financial year ended 30th June.

(ii.) *Area Conditionally Alienated.* The following table shews the areas conditionally alienated under various methods of selection during the year 1901 and from 1907 to 1912 :—

**WESTERN AUSTRALIA.—AREAS CONDITIONALLY ALIENATED, 1901 and 1907-12.**

Particulars.	1901.	1907.*	1908.*	1909.*	1910.*	1911.*	1912.*
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Conditional Purchase—</i>							
Deferred payments (with residence)	161,302	355,778	447,159	595,115	910,953	899,816	791,844
" (without residence)	46,498	284,953	199,584	265,561	475,860	574,805	391,397
Direct payments (without residence)	1,909	2,175	2,645	1,782	3,641	2,458	5,661
<i>Village Allotments</i> ...	...	9	3	...	...	...	...
<i>Free Homestead Farms</i> ...	63,623	109,090	189,086	257,528	238,102	201,172	203,791
<i>Under the Agric. Lands Purchase Acts</i>	4,295	11,674	8,201	35,599	23,787	49,983	8,375
<i>Homestead or Grazing Leases</i> ...	64,834	375	295,696	850,066	238,876	194,839	568,958
<i>Poison Land Leases</i> <sup>1</sup> ...	9,530	...	...	...	...	...	...
<i>Workingmen's Blocks</i> <sup>2</sup> ...	8	149	131	189	148	99	56
Total ...	351,999	764,203	1,142,505	2,005,820	1,891,367	1,923,172	1,970,082
Number of holdings ...	1,888	3,573	4,362	5,861	5,403	4,265	4,871

\* For year ended 30th June. 1. Provisions repealed by Act of 1906.

2. Closer settlement. (See § 8, 7.)

Particulars as to the total areas in process of alienation are given in a later part of this section. (See § 11.)

7. *Tasmania.*—The various types of conditional purchases in this State are as follows:—(i.) Selection of rural land; (ii.) homestead areas; (iii.) selection in mining areas; and (iv.) sales by auction on credit, either of town or rural lands. Upon all first-class lands purchased or selected under the Acts now in force habitual residence is necessary for five years, commencing to run two years after the date of purchase, and must be continuous; but on land within a mining area the necessary period of residence is reduced to three years. If purchased at auction on credit all lands (town or rural) must be improved to the value of a sum at least equal to the sale price of the land. No person may hold more than 200 acres of first-class, 300 acres of second-class, and 600 acres of third-class lands on credit at one time. The Lands Department advances four-fifths of the survey fee to the selector of first-class land, but for lands purchased by auction and for second and third-class lands, the survey fee must be paid in full. The amount of this fee ranges according to the class and area of land from £4 10s. to £20.

(i.) *Selection of Rural Lands.* From 15 to 600 acres according to the quality of the land may be selected. The cash price ranges from 5s. an acre upwards, payable with interest over terms of 14 to 18 years. The conditions as to residence on first-class land and as to improvements on all classes are as stated above.

(ii.) *Selection of Homestead Areas.* 50 acres of first-class land at the price of £1 an acre with one-third added for credit, may be selected as a homestead area. Provision is made for easy payments, extending over a term of 19 years. A grant will be issued upon fulfilment of the conditions pertaining to improvements and residence.

(iii.) *Selection in Mining Areas.* From 10 to 100 acres in a proclaimed "Mining Area" may be selected as first-class agricultural land. The terms as to payment of purchase-money are the same as in the case of selection of rural lands, mentioned above.

(iv.) *Conditional Sales on Credit.* Both town and rural lands may be sold on credit, either at auction or by private contract. In the case of sales of town lands on credit, improvements may be required to be effected. Such improvements are obligatory in the case of credit purchase of rural lands. Residence for five years is necessary in the case of a credit purchase of first-class rural land (except lands within a mining area). The purchase-money is payable over a term of fourteen years.

(v.) *Areas Sold Conditionally.* The following table shews the areas alienated absolutely under systems of conditional purchases and sales on credit, the conditions having been fulfilled, and also shews the areas sold conditionally and the applications for conditional purchases received and confirmed, during the year 1901 and from 1907 to 1911 :—

**TASMANIA.—CONDITIONAL PURCHASES, 1901 and 1907-1911.**

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Completion of Conditional Purchases</i> <sup>1</sup> ... ..	23,781	36,492	42,362	41,942	42,276	33,055
<i>Sold Conditionally—</i>						
Free Selections ... ..	40,004	121,186	120,420	183,237	145,651	211,447
Homestead Areas ... ..	9,108	1,148	2,037	971	364	274
Auction Sales on Credit ... ..	12,961	2,571	2,740	4,988	4,365	2,437
Other Sales (Town Lands) ... ..	636	2,093	1,632	2,400	2,390	1,493
Total... ..	62,709	126,998	126,829	191,596	152,760	215,651
<i>Applications—</i>						
Received ... ..	1,444	1,995	3,225	2,929	3,171	2,136
Confirmed ... ..	768	992	1,249	1,501	1,180	1,241

1. Including selections and sales on credit.

Particulars of total areas alienated and in process of alienation are given hereinafter. (See § 11.)

## § 7. Leases and Licenses.

1. **Introduction.**—Leases and licenses are issued in all the States and in the Northern Territory for various terms and upon various conditions. In Victoria, Queensland, South Australia, and the Northern Territory perpetual leases are issued for an indefinitely long period upon payment of an annual rent, while in all the States leases or licenses of comparatively large areas may be obtained for pastoral purposes. Provision has also been made in all the States for convenient forms of leases and licenses for various special purposes, and also for special classes of lands. The leases and licenses dealt with below are exclusive of those issued under Closer Settlement and kindred Acts, and also of those issued for mining and auxiliary purposes. (See §§ 8 and 9.)

**2. New South Wales.**—The following are the various types of leases and licenses issued in this State:—(i.) Conditional leases; (ii.) conditional purchase leases; (iii.) settlement leases; (iv.) improvement leases; (v.) annual leases; (vi.) residential leases; (vii.) special leases; (viii.) snow leases; (ix.) pastoral leases; (x.) scrub leases; (xi.) inferior lands leases; (xii.) occupation licenses; (xiii.) Western lands leases; (xiv.) Homestead farm leases; (xv.) Suburban holdings leases; (xvi.) Crown leases; (xvii.) Irrigation farm-leases.

(i.) *Conditional Leases.* Before applying for a conditional lease it is necessary to apply for a residential conditional purchase, in virtue of which such a lease may be held. The area of land conditionally leased may not be less than 40 acres, nor more than three times the area of the conditional purchase, nor must the area of the two together exceed, except by permission, 1280 acres in the Eastern, or 2560 acres in the Central division. The lease is for forty years, and the annual rent may, on application, be periodically determined by appraisalment. The whole or part of the lease may be converted into an additional conditional purchase.

The total area held under conditional leases on the 30th June, 1912, was 15,670,320 acres, the total rent therefrom being £189,546, as compared with an area of 15,227,269 acres at a rent of £182,402 on the 30th June, 1911.

(ii.) *Conditional Purchase Leases.* This is a form of tenure by which land is first held under a rental, and may continue to be so held during the term of the lease, which is 40 years, with a condition of 10 years' residence, similar to a Residential Conditional Purchase. There is a right of purchase, which may be exercised by converting the lease into a Conditional Purchase at any time after confirmation of the Conditional Purchase Lease application.

It may be mentioned that no lands are now being made available for settlement under this tenure.

The following statement gives particulars of conditional purchase leases applied for and confirmed during the year ended 30th June, 1912:—

### NEW SOUTH WALES.—CONDITIONAL PURCHASE LEASES,

YEAR ENDED 30TH JUNE, 1912.

Applications Received.		Applications Confirmed.			
Number.	Area.	Number.	Area.	Capital Value.	Annual Rent.
	Acres.		Acres.	£	£
32	11,457	23	7,911	7,758	182

The total area held under conditional purchase leases on 30th June, 1912, was 632,515 acres, compared with an area of 675,961 acres held on the same date in 1911.

(iii.) *Settlement Leases.* 1280 acres for agricultural, and up to 10,240 acres for grazing purposes, may be selected as settlement leases; these areas may be increased by the Local Land Board by additional settlement leases.

The lease is for a term of forty years. The annual rent for every period of fifteen years may be fixed by the Minister or on appeal by appraisalment. The holding must be the *bonâ-fide* residence of the lessee. Regulations as to fencing and the destruction of vermin must be complied with. 1,280 acres of the lease may be converted into a homestead grant. Settlement leases may be converted into original conditional purchases.

The following statement gives particulars of applications for settlement leases received and confirmed during the year ended 30th June, 1912:—

**NEW SOUTH WALES.—SETTLEMENT LEASES,  
YEAR ENDED 30TH JUNE, 1912.**

Applications Received.		Applications Confirmed.		
Number.	Area.	Number.	Area.	Rent.
	Acres.		Acres	£
126	384,505	102	316,284	2,193

The total area held under settlement leases on the 30th June, 1912, was 7,829,712 acres at an annual rent of £95,974, as against 7,782,720 acres at a rent of £96,769 on the same date in the preceding year.

(iv.) *Improvement Leases.* Scrub or inferior lands can be obtained in the Eastern or Central Divisions by auction or tender at a moderate annual rental for a lease term of twenty-eight years. 640 acres may be converted into a homestead selection. On the 30th June, 1912, an area of 6,418,260 acres was held under improvement leases, the total annual rent amounting to £47,807 or an average of 1½ pence per acre.

(v.) *Annual Leases.* Annual leases are renewable, and any number of leases, each of whose area may be 1920 acres, may be held by the lessee. The annual rent is notified in the *Gazette*. Security of tenure is not guaranteed. On the 30th June, 1912, there were current 8903 annual leases for 4,262,930 acres, producing a yearly rental of £30,272.

(vi.) *Residential Leases.* Only lands situated within proclaimed gold or mineral fields are available for holdings of this class. An applicant must be a holder of what is termed a "miner's right," or "mineral license," and must pay a deposit of £1, provisional rental of one shilling per acre applied for, and the survey fee. The maximum area that may be leased is twenty acres, and the term may not exceed twenty-eight years. Fences and buildings must be erected. On the 30th June, 1912, there were 924 leases current for 13,637 acres at a rental of £1630.

(vii.) *Special Leases.* These leases are issued chiefly for industrial or business purposes, for the erection of dams, tanks, irrigation works, mills, etc. The area may not exceed 320 acres, except in the case of leases under secs. 89 and 92 of the Act of 1884, for such purposes as wharves, jetties, tramways, and irrigation works, and the term of a special lease may not exceed twenty-eight years. Special leases may be obtained either by application, purchase at auction, or by tender. A special lease may, under the Crown Lands (Amendment) Act 1908, be converted into (a) a conditional purchase lease, (b) a conditional purchase, (c) a homestead selection, (d) a settlement lease, or (e) a conditional lease. On the 30th June, 1912, there were 5471 leases current, comprising an area of 596,179 acres, at a total rent of £32,006, as compared with 563,378 acres at a rent of £30,863 in the preceding year.

(viii.) *Snow Leases.* Lands not held under pastoral or other lease, which may be usually covered with snow for a part of each year, may be leased in areas of not less than 1280 acres, nor more than 10,240 acres. Such leases are sold by auction or let by tender or by after-auction tender for terms not exceeding ten years. On the 30th June, 1912, there were 19 leases current, covering an area of 60,104 acres, at a rental of £451 per annum.

(ix.) *Leases under Section 18, Act of 1903.* The only existing pastoral leases under the Crown Lands Act are situated in the Western district (see par. xiii. hereof). Under the provisions of the amending Act of 1903, Section 18, leases may, on the recommendation of the Local Land Board, be granted to the registered holder of any pastoral lease, occupation license, or preferential occupation license, for an area not exceeding one-third of the total area comprised within the lease, license, or lease and license, at the date of expiration of the pastoral lease. The term of the lease may not exceed twenty-eight years, and the lease is subject to such rent and conditions as may be determined. At the end of the year 1911-12, there were 154 leases current for 1,098,981 acres at a rental of £10,069 per annum.

(x.) *Scrub Leases.* Leases of land declared as "Scrub Land" may be sold by auction or tender for a maximum term of twenty-one to twenty-eight years. The total area held under scrub leases on the 30th June, 1912, was 2,273,123 acres at a total rent of £8712.

(xi.) *Inferior Land Leases.* Isolated or abandoned inferior lands may be leased by auction or tender for a maximum period of from twenty to twenty-eight years. At the close of the financial year 1911-12 there were current thirty-eight leases, covering 129,651 acres, at a rental of £388 per annum.

(xii.) *Occupation Licenses.* There are two forms of occupation licenses, viz., (a) preferential, consisting of the areas within expired pastoral leases, and (b) ordinary, which relate to the parts of holdings formerly known as resumed areas. Occupation licenses are granted annually by the Minister for Lands at rents determined by the Land Boards, and are terminable at notice. On the 30th June, 1912, there were 1249 occupation licenses current, embracing about 8,559,404 acres; on the same date there were in force 2129 permissive occupancies for an area of 949,942 acres, returning a revenue of £6291. These do not include eighty-eight permissive occupancies granted to the Commonwealth Government for rifle ranges, etc., the area of which is 9309 acres, and the rental £107.

(xiii.) *Western Lands Leases.* Subject to existing rights and to the extension of tenure to the 30th June, 1943, which might be granted to a lessee on bringing his lease within the provisions of the Western Lands Act 1901 (see § 2, 1 ii., above), all forms of alienation, other than by auction and leases, prescribed by the Crown Lands Act, ceased to operate within this division from the 1st January, 1902. Lands are declared open for lease by notice in the *Government Gazette*. The annual rent is determined by the Commissioners for periods not exceeding ten years. No rent or license fee may be less than 2s. 6d. per square mile, but it may not be fixed at a higher rate than sevenpence per sheep on the carrying capacity of the land as determined by the Commissioners. All lands leased must be fenced. Special leases may be granted to discoverers of artesian water.

(xiv.) *Homestead Farms.* Under the Crown Lands Act 1912, suitable Crown lands may be set apart for homestead farms.

Applications for such farms are dealt with by the local land board, but the area and capital value are fixed by the Minister. A condition of perpetual residence attaches, and after five years a lease in perpetuity may be granted. The annual rent is  $2\frac{1}{2}$  per cent. of the capital value, but the lessee may during the first five years expend in improvements an amount equal to the rent, in lieu of payment of such rent. After the expiration of the first 25 years of the perpetual lease, and after each subsequent period of twenty years, the capital value is again determined by the local land board on the same basis as it was fixed in the first instance, and exclusive of any improvements effected by the lessee, but inclusive of any improvements owned by the Crown.

On the 30th June, 1912, 27,815 acres were occupied as homestead farms, at an annual rental of £900.

(xv.) *Suburban Holdings.* Under the Crown Lands Act 1912, the Minister may set apart any Crown lands for disposal by way of suburban holdings. The area of a suburban holding is determined by the Minister, and the title is a lease in perpetuity.

A condition of perpetual residence attaches to each holding, and the annual rent is  $2\frac{1}{2}$  per cent. of the capital value. As in the case of homestead farms, after the first 25 years of the lease the unimproved value of the land is again determined, a similar re-appraisal taking place after each further period of twenty years.

On the 30th June, 1912, 1085 acres were occupied as suburban holdings, at an annual rental of £136.

(xvi.) *Crown Lease.* Under the Crown Lands Act 1912, the Minister may set apart any Crown land for disposal by way of "Crown lease," either for agriculture or for grazing, or for both.

The term of a Crown lease is 45 years, and the lessee must reside continuously on the land leased.



The annual rent is  $1\frac{1}{2}$  per cent. of the capital value, such value to be re-appraised by the local land board at the end of the fifteenth and thirtieth years of the lease.

During the last five years of a Crown lease, the holder thereof may convert as much of the lease as does not exceed a home maintenance area into a homestead farm.

On the 30th June, 1912, 168,392 acres were held under Crown lease, at an annual rental of £1588.

(xvii.) *Irrigation Farms.* Under the Crown Lands Act 1912, where public moneys have been expended in the irrigating of any Crown land, such land is divided into suitable blocks or farms by the Trust, by whom they are allotted and the capital value determined.

The title is a lease in perpetuity, continuous residence being one of the conditions. The annual rental is  $2\frac{1}{2}$  per cent. of the capital value, which, as in the case of homestead farms, is periodically re-determined by the Trust. (See "Irrigation Plants," section xiv., § 3.)

(xviii.) *Leases and Licenses Current.* On the 30th June, 1912, there were 60,153 leases and licenses current under the Lands Department and the Western Land Board, comprising 125,827,179 acres of Crown Lands. Of these leases there were 39,099, comprising 20,149,294 acres, in the Eastern Division; 18,036, comprising 28,758,095 acres, in the Central; and 3,018, comprising 76,919,790 acres, in the Western Division.

The following table shews the areas held under various descriptions of leases and licenses at the end of the year 1901, and at the end of the financial years 1908-9, 1909-10, and 1910-11, and also the area and rental of leases current on the 30th June, 1912:—

### NEW SOUTH WALES.—AREAS OCCUPIED UNDER LEASES AND LICENSES,

1901 AND 1908-1912.

Leases and Licenses.	1901.	1908-9.	1909-10.	1910-11.	1911-12.	
					Area.	Rent.
	Acres.	Acres.	Acres.	Acres.	Acres.	£
Pastoral ... ..	44,805,221	1,196,715	1,137,095	1,137,095	1,137,095	706
Outgoing pastoral lessees ...	—	1,142,409	1,136,141	1,096,327	1,098,981	10,069
Western land leases ...	—	73,711,644	73,912,534	74,327,246	74,838,646	91,387
Occupation (i.) Ordinary	25,812,215	8,087,161	7,464,823	6,821,352	6,553,241	12,609
licenses (ii.) Preferential	12,385,651	3,190,065	2,529,484	2,177,318	2,046,163	12,369
Homestead leases ...	10,963,388	807,206	636,440	593,628	489,788	1,054
Condit'l. leases—(i.) Gazetted	13,014,055	15,480,660	15,581,163	15,227,269	15,670,320	189,546
(ii.) Notgazetted (under pro-						
visional rent) ...	966,887	815,795	741,802	1,073,586	490,507	4,087
Conditional purchase leases...	—	534,499	669,795	675,961	632,515	18,320
Settlement leases ...	3,468,675	6,671,742	7,569,925	7,782,720	7,829,712	95,974
Improvement " ...	5,551,060	6,676,655	6,884,330	6,430,505	6,418,260	47,807
Annual " ...	6,755,942	5,885,768	5,405,694	4,096,280	4,262,930	30,272
Scrub " ...	1,535,415	2,253,952	2,234,314	2,255,758	2,273,123	8,712
Snow land " ...	79,582	76,930	71,730	63,864	60,104	451
Special " ...	124,877	419,469	496,759	563,378	596,179	32,006
Inferior land " ...	288,530	106,030	106,562	126,711	129,651	389
Artesian well " ...	358,071	102,400	92,160	92,160	71,680	144
Blockholders " ...	—	1	1	1	1	6
Residential leases (on gold and						
mineral fields) ...	5,751	12,640	13,387	13,383	13,637	1,630
Church and school lands ...	97,207	29,647	25,198	14,014	9,720	501
Permissive occupancies <sup>2</sup> ...	118,634	915,521	979,667	919,652	949,941	6,291
Prickly pear leases ...	—	62,138	66,789	62,157	57,691	980
Crown lease ...	—	—	—	—	168,392	1,588
Homestead farms ...	—	—	—	—	27,815	900
Suburban holdings ...	—	—	—	—	1,085	136
<b>Total under Lands Dept.</b>						
<b>and Western Land Board</b>	<b>126,921,161</b>	<b>128,179,127</b>	<b>127,755,783</b>	<b>125,551,465</b>	<b>125,827,179</b>	<b>567,934</b>

1. Includes 883,356 acres held under Permissive Occupancy at a rental of £386.

2. Permissive Occupancies in the Western Division not included.

The total annual rent derived from the leases and licenses issued by the Lands Department and the Western Lands Board amounted to £567,934, or an average of 1.083 pence per acre. Particulars regarding leases and licenses issued by the Mines Department are given in a later part of this section. (See § 9. *Occupation of Crown Lands for Mining Purposes.*)

3. **Victoria.**—The various types of leases and licenses (exclusive of Closer Settlement and Mines Department leases and licenses) which may be issued in this State are as follows:—(i.) Grazing area leases; (ii.) perpetual leases; (iii.) Mallee perpetual leases; (iv.) licenses of auriferous lands; (v.) swamp or reclaimed lands leases; (vi.) grazing licenses and pastoral leases; (vii.) leases and licenses for other than pastoral purposes; and (viii.) State forests and timber reserves licenses.

A description in detail of the conditions which govern the issue of these various leases and licenses may be found in the previous issues of the Year Book. (See Year Book No. 5, pp. 291-2.)

*Areas held under Leases and Licenses.* The following statement shews the areas of Crown lands occupied under leases and licenses at the end of the year 1901, and from 1907 to 1911.

### VICTORIA.—OCCUPATION OF CROWN LANDS UNDER LEASE OR LICENSE,

1901 and 1907-1911.

Tenure.	Area in Acres.					
	1901.	1907.	1908.	1909.	1910.	1911.
Pastoral Leases ... ..	39,450	59,510	63,510	51,450	14,200	—
Grazing Area Leases... ..	2,338,649	3,402,536	3,183,800	3,087,173	3,006,998	2,950,226
Grazing Licenses—						
Land Acts 1890-91 ... ..	5,908,985	—	—	—	—	—
Land Acts 1901 (exclus. of Mallee)	—	5,833,488	6,469,855	6,774,794	5,763,469	5,328,249
Mallee Lands ... ..	—	5,217,846	4,467,218	4,970,042	5,273,592	5,413,216
Auriferous Lands (Licenses)... ..	377,427	104,555	106,040	103,996	101,623	99,008
Swamp Lands (Leases) ... ..	4,200	4,513	4,566	4,500	4,038	4,001
Perpetual Leases ... ..	8,137	33,319	31,952	32,354	22,159	9,950
Mallee Pastoral Leases ... ..	—	—	—	—	—	—
Mallee Allotment Leases ... ..	7,980,592	1,305,914	987,186	718,249	637,083	327,149
Perpetual Leases under Mallee Lands	—	—	—	—	—	—
Acts 1896-1901 ... ..	448,842	604,236	641,219	641,837	610,693	587,350
Wattles Act 1890 ... ..	4,427	—	—	—	—	—
<b>Total</b> ... ..	<b>17,110,709</b>	<b>16,565,917</b>	<b>15,955,346</b>	<b>16,384,395</b>	<b>15,433,875</b>	<b>14,719,149</b>

4. **Queensland.**—In this State Crown lands may be occupied under the following types of leases and licenses:—(i.) Grazing farms; (ii.) grazing homesteads; (iii.) occupation licenses; (iv.) special leases; (v.) perpetual lease selections; (vi.) special licenses; and (vii.) pastoral leases. General conditions as to applications for selections have been mentioned above. (See § 6, 4.)

(i.) *Grazing Farms.* Under this form of tenure an applicant may not obtain more than 60,000 acres, and the term of the lease may not exceed twenty-eight years. In order to obtain priority of claim the applicant may tender an annual rent higher than the notified one, for the first seven years. As soon as the land is fenced the selector becomes entitled to a lease, and may thereafter mortgage the same. The lease is subject to the condition of occupation during the whole term. The Crown may resume the whole or part of the lease.

Particulars of grazing farms are given in paragraph (iii.) hereinafter.

(ii) *Grazing Homesteads.* Lands opened for grazing selections are available for fifty-six days as grazing homesteads only, at the same rental, and for the same term of lease as for grazing farms. Personal residence is necessary for the first 5 years; thereafter the lease is subject to the condition of occupation.

Particulars of grazing homesteads are given in the following paragraph.

(iii.) *Grazing Farms, Homestead and Scrub Selections.* The following table shews the number of grazing farms, grazing homesteads, and scrub selections, for which applications were accepted in 1901 and from 1907 to 1911 :—

**QUEENSLAND.—GRAZING FARMS, HOMESTEAD AND SCRUB SELECTIONS,  
1901 and 1907-1911.**

Year.	Grazing Farms.		Grazing Homesteads		Scrub Selections.		Total.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.
		Acres.		Acres.		Acres.		Acres.
1901 ...	247	1,371,283	47	290,785	19	48,450	313	1,710,518
1907 ...	374	3,028,696	54	315,444	8	58,954	436	3,408,094
1908 ...	314	2,459,653	91	870,325	4	16,401	409	3,346,379
1909 ...	304	3,114,593	116	1,509,210	2	8,489	422	4,632,292
1910 ...	182	1,406,087	243	2,477,743	1 <sup>1</sup>	5,324	426	3,889,154
1911 ...	161	1,762,406	253	2,726,306	...	...	414	4,488,712

<sup>1</sup> The Land Act 1910, makes no provision for the further selection of land as scrub selections.

The average rent in 1911 was  $\frac{3}{4}$ d. per acre for grazing farms and 1d. per acre for grazing homesteads.

Particulars of total areas held under leases and licenses are given in a later part of this section. (See § 11.)

(iv.) *Occupation Licenses.* Annual licenses are granted to occupy Crown lands which have been declared open for such occupation by notification in the *Gazette*. The rent is as specified by the notification or as bid by the licensee, but the Minister may by notice before the 1st September in any year increase the rent. The total number of licenses in force at the end of the year 1911 was 1861 comprising an area of 67,936 square miles, the total rent being £39,992. Particulars of the area held under license for previous years are given in a later part of this section. (See § 11.)

(v.) *Special Leases.* Leases of any portion of land may be issued for a term not exceeding thirty years to any person for any manufacturing, industrial, business or recreation purposes. Leases for a similar term may be issued for any country lands reserved for public purposes and which are infested with noxious weeds.

During the year 1911 there were 111 leases for special purposes granted, comprising an area of 4614 acres, the total annual rent being £588, and there were extant at the end of the year 525 such leases, reserving rents amounting to £3098 per annum. In addition, 29 leases of reserves, aggregating 9559 acres, were granted at rentals amounting to £114 per annum; the total number of these leases of reserves in force at the end of the year being

127, reserving rents amounting to £552. Particulars of special leases for previous years are given in a later part of this section. (See § 11.)

(vi.) *Perpetual Lease Selections.* Land proclaimed to be open for agricultural farm selection (see § 6, 4) may also be opened for perpetual lease selection, and the latter mode may be conceded priority of application over the former. The rent for the first period of ten years of the lease is  $1\frac{1}{2}$  per cent. on the proclaimed purchase price of the land for agricultural farm selection. The rent for each succeeding period of ten years is determined by the Land Court. Similar conditions of occupation and improvement as are prescribed for agricultural farms are attached to perpetual lease selections.

(vii.) *Special Licenses.* Licenses to cut timber or to dig for any stone, gravel, earth, shells, or guano, may be issued.

(viii.) *Pastoral Leases.* Existing pastoral leases are now deemed to be held under the Land Act 1910. Lands open for selection as pastoral leases may be leased for a period not exceeding thirty years. The annual rent, per square mile, for the first ten years must be notified. If the value of the holding become enhanced by the development of public works in the neighbourhood, or by the occurrence of minerals on the holding, the rent may be redetermined.

The following table shews the total areas of pastoral leases (including resumed parts) occupied under the various Acts at the end of the year 1901 and from 1907 to 1911, inclusive:—

**QUEENSLAND.—PASTORAL LEASES OCCUPIED UNDER VARIOUS ACTS,  
1901 and 1907-1911.**

Particulars.	Area in Square Miles.					
	1901.	1907.	1908.	1909.	1910.	1911.
Pastoral Leases Act 1869 ... ..	39,307	3,524	1,513	1,379	890	...
Crown Lands Act 1884 ... ..	243,586	31,802	26,842	18,733	11,710	...
Land Act 1897 ... ..	15,046	3,686	3,686	1,307	86	...
Pastoral Leases Act 1900 ... ..	50,076	27,130	24,061	24,061	21,739	...
Pastoral Holdings New Leases Act 1901 ...	—	339	349	347	500	...
Land Act 1902 ... ..	—	235,597	258,975	280,960	305,924	...
Land Act 1910 ... ..	—	—	—	—	—	346,637
<b>Total</b> ... ..	<b>348,015</b>	<b>302,078</b>	<b>315,426</b>	<b>326,787</b>	<b>340,849</b>	<b>346,637</b>

The gross area held at the end of the year 1911 for purely pastoral purposes (under *Occupation Licenses and Pastoral Leases*) was 414,573 square miles, at rentals aggregating £337,601 per annum. The area was 14,608 square miles greater than that for the previous year, and the rental was £15,915 greater. The average rent was 16s.  $3\frac{1}{2}$ d. per square mile, as against 16s. 1d. for the previous year.

**5. South Australia.**—The following are the various types of leases and licenses which are issued in this State:—(i.) Perpetual leases; (ii.) miscellaneous leases; (iii.) grazing and cultivation leases; (iv.) reclaimed swamp leases; (v.) licenses for special purposes; (vi.) leases under the Pastoral Act 1904; and (vii.) leases with right of

purchase. The conditions under which these various leases and licenses are issued will be found in detail in the previous issues of the Year Book. (See Year Book, No. 5, pp. 294 and 295.)

*Area held under Lease.* The following table shews the area held under leases and licenses at the end of the year 1901, and from 1907 to 1911 :—

**SOUTH AUSTRALIA.—AREA UNDER LEASES AND LICENSES, 1901 and 1907-1911.**

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases ...	5,639,519	4,579,418	4,424,814	4,232,009	3,697,423	3,150,533
Perpetual Leases ...	7,115,782	12,568,576	13,269,290	14,088,223	14,789,305	15,020,544
Pastoral Leases ...	68,916,125	79,388,240	53,009,650	87,038,450	91,434,450	91,546,770
Other Leases ...	3,905,729	1,985,866	1,812,959	1,513,032	1,394,964	1,283,663
Total held under Lease ...	85,577,155	98,522,100	102,516,713	106,871,714	111,316,142	111,001,510

6. **Western Australia.**—The following are the various types of leases and licenses issued in this State :—(i.) Pastoral leases; (ii.) permits and licenses to cut timber; (iii.) special leases; and (iv.) licenses for quarrying.

The conditions of tenure with respect to these leases and licenses may be found in the previous issues of the Year Book. (See Year Book No. 5, pp. 296-7.)

*Areas Held under Leases and Licenses.* The following table shews the number and area of leases and licenses issued during the year 1901, and from 1907 to 1912 :—

**WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED, 1901 and 1907-1912.**

Particulars.	1901.	1907. <sup>1</sup>	1908. <sup>1</sup>	1909. <sup>1</sup>	1910. <sup>1</sup>	1911. <sup>1</sup>	1912. <sup>1</sup>
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral Leases ...	19,909,251	26,367,463	16,161,172	9,787,020	10,130,358	9,057,602	11,245,895
Special Leases ...	149	13,727	71,900	12,498	6,212	3,112	6,760
Leases in Reserves ...	324	75,640	152,050	31,376	327,020	174,107	188,444
Timber Leases and Permits <sup>2</sup>	109,630	19,300	30,433	38,500	236,970	68,430	119,000
Residential Lots ...	221	21	1	3	6	4	18
Total ...	20,019,575	26,476,151	16,415,556	9,869,397	10,700,566	9,302,655	11,560,117
Number Issued ...	1,466	873	870	480	505	396	487

1. For financial year ended the 30th June. 2. No timber leases granted since 1903.

Particulars as to the total area occupied under leases and licenses are given in a later part of this section. (See § 11.)

7. **Tasmania.**—The several forms of leases and licenses in this State are as follows :—(i.) Grazing leases; (ii.) miscellaneous leases; (iii.) timber licenses; and (iv.) occupation licenses.

The conditions which govern the issue of these leases and licenses are more fully dealt with in the previous issues of the Year Book. (See Year Book No. 5, p. 297.)

*Area held under Leases and Licenses.* The following table shews the areas of Crown lands occupied under leases and licenses at the end of the year 1901 and from 1907 to 1911:—

**TASMANIA.—LEASES AND LICENSES, 1901 and 1907-1911.**

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Ordinary Leased Land ... ..	1,280,688	1,145,823	1,235,823	1,173,823	1,176,900	1,242,400
Islands ... ..	149,165	109,531	103,130	90,100	87,100	62,000
Land Leased for Timber ... ..	40,768	88,035	91,972	100,098	108,889	134,516
Total ... ..	1,470,621	1,343,389	1,430,925	1,364,021	1,372,889	1,438,916

**8. Northern Territory.**—The system of land settlement in the Northern Territory is being reorganised by the Commonwealth Government. A new Lands Ordinance was passed in December, 1912, known as the Crown Lands Ordinance 1912, and future disposal of land in the Territory will be made in accordance with this Ordinance, which provides for a leasehold system only, and no further alienation of Crown lands will be permitted, unless such alienation is in pursuance of existing agreements. Under this Ordinance, the classification and control of Crown lands is in the hands of a Board, consisting of the Director of Lands, the Director of Agriculture, and the Chief Surveyor. The classified land is leased in blocks, the maximum area ranging from 300 square miles of first-class pastoral to 1280 acres of first-class agricultural land. Before offering any land for leasing, the Board fixes the annual rental, but every lease is subject to reappraisal of rent at specified periods, viz., every fourteen years in the case of town lands, and every twenty-one years in the case of agricultural and pastoral lands.

Leases under this ordinance are in perpetuity, except as regards pastoral and miscellaneous leases, the term of which is 21 or 42 years, according to the quality of the land leased.

The lessee must reside on the land leased for a certain period every year, must fence, stock, and cultivate it to the extent prescribed, and must, within two years of the commencement of the lease, establish a home on it. In order to promote settlement in the Territory, the first five thousand blocks of agricultural land taken up on perpetual lease under this ordinance will be rent free during the life of the applicant, or for 21 years from the commencement of the lease, whichever period is longer.

Twenty-six such farms have already been surveyed on the Daly river, varying in size from 290 to 620 acres. These farms have been advertised for selection, and it is intended to arrange for transport facilities at low rates by means of Government steamers, which will ply between Darwin and the settlement, a distance of 150 miles. The Government will also provide fencing, building materials, implements, and stock at cost price, and on long terms, or will advance the money required for their purchase. The classification board is dealing also with an area of land in the vicinity of Pine Creek railway, about 70 miles from Darwin, with a view of establishing settlements there, under similar conditions, for mixed farming and grazing.

The various types of leases, licenses, and permits current are as follows:—(i.) Agricultural leases; (ii.) pastoral leases; (iii.) special leases; (iv.) leases with right of purchase; (v.) tropical products leases; (vi.) leases for horsebreeding stations; (vii.) licenses; and (viii.) pastoral and other permits. (See § 2, 7.)

(i.) *Area held under Lease, License, and Permit.* The following table shews the total area held under lease, license, and permit at the end of the year 1901 and 1907 to 1911:—

**NORTHERN TERRITORY.—AREA HELD UNDER LEASE, LICENSE, AND PERMIT  
1901 and 1907-1911.**

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases ...	1,067	2,771	2,931	5,224	667	667
Pastoral Leases <sup>1</sup> ...	111,476,240	105,918,880	102,123,040	95,559,840	98,729,120	92,045,540
Other Leases <sup>1</sup> ...	1,176,981	1,347,858	1,293,457	512,650	445,236	1,698,754
<b>Total Leased ...</b>	<b>112,654,288</b>	<b>107,269,509</b>	<b>103,419,428</b>	<b>96,077,714</b>	<b>99,175,023</b>	<b>93,744,961</b>

1. See Table given below.

The following statement gives particulars of the areas held under the various types of lease and license as at the end of the year 1911, and included in the previous table under the heads of "pastoral leases" and "other leases."

"Pastoral leases" include :—

Pastoral leases ...	...	...	...	69,150,720 acres
Pastoral permits ...	...	...	...	22,516,580 "
Annual pastoral leases ...	...	...	...	378,240 "
<b>Total "Pastoral leases" ...</b>	<b>...</b>	<b>...</b>	<b>...</b>	<b>92,045,540 acres</b>

"Other Leases" include :—

Agricultural leases ...	...	...	...	8,417 acres
Leases for special purposes ...	...	...	...	10 "
Mineral leases ...	...	...	...	1,290 "
Gold leases ...	...	...	...	745 "
Occupation licenses ...	...	...	...	16 "
Special licenses ...	...	...	...	36 "
Tin-dredging permit ...	...	...	...	400 "
Coal and oil permits ...	...	...	...	1,666,560 "
Mixed farming permits ...	...	...	...	1,280 "
Approved applications under Tropical Products Act 1904 ...	...	...	...	20,000 "
<b>Total "Other leases" ...</b>	<b>...</b>	<b>...</b>	<b>...</b>	<b>1,698,754 acres</b>

## § 8. Closer Settlement.

1. **Introduction.**—In all the States, Acts have been passed authorising the Governments to repurchase alienated lands for the purpose of cutting them up into blocks of suitable size and throwing them open to settlement on easy terms and conditions. Special Acts have also been passed in several of the States authorising the establishment on particular lines of co-operative communities, village settlements, and labour colonies. Lands may be acquired either compulsorily or voluntarily in New South Wales, Victoria, Queensland, and Tasmania, but only voluntarily in South Australia and Western Australia.

The following table gives particulars up to the latest available date of operations under the Closer Settlement Acts for each State and the whole Commonwealth :—

**CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED UP TO  
30th JUNE, 1912.**

Particulars.	N.S.W.	Victoria.	Qld.*	S. Aust.	W. Aust.	Tas.	C'wlth.
Area acquired ... acres	676,438	515,604	664,363	619,469	303,469	45,731	2,825,074
Purchasing price ... £	2,535,796	3,721,485	1,713,165	1,889,444	270,622	118,531	10,249,043
Farms, etc., allotted { No.	1,485	3,354	2,357	1,744	†	180	†9,120
acres	673,610	478,573	570,499	529,014	264,884	38,972	2,555,552

\* To 31st December, 1911.

† Not available.

‡ Exclusive of Western Australia.

The following table shews the areas of private lands acquired in each State for the financial year 1901, and for each year from 1907 to 1912 :—

**CLOSER SETTLEMENT.—AREAS OF PRIVATE LANDS ACQUIRED, 1901 and  
1907-1912.**

Year ended 30th June.	N.S.W.	Victoria.	Q'land.*	S. Aust.*	W. Aust.	Tasmania.	C'wealth.*
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 ...	...	28,553	132,760	...	46,624	...	207,937
1907 ...	142,403	207,775	409,563	326,576	170,881	13,397	1,270,595
1908 ...	142,403	211,140	456,742	354,454	170,881	25,177	1,360,797
1909 ...	321,209	237,400	497,095	500,464	215,822	33,079§	1,805,069
1910 ...	461,723	343,829	497,095†	527,501‡	249,522	34,441§	2,114,111
1911 ...	676,278	455,954	537,449†	592,972‡	297,391	34,448§	2,594,492
1912 ...	676,438	515,604	664,363†	619,469	303,469	45,731§	2,825,074

\* Particulars are for calendar years.

† To the preceding 31st December.

‡ To 30th June. § Including 4581 acres of Crown lands.

**2. Government Loans to Settlers.**—For the purpose of promoting pastoral, agricultural, and similar pursuits, and with the object of assisting settlers in erecting buildings and carrying out improvements on their holdings, general systems have been established in all the States, under which financial aid is rendered to settlers by the State Governments. These general systems are more particularly referred to in the section in this book dealing with "Agriculture." In many of the Closer Settlement and similar Acts, however, special provisions have been inserted with the object of lending money to settlers taking up land under these Acts, with which to build homes or effect improvements. The principal features of these provisions are referred to below.

**3. New South Wales.**—Under the Closer Settlement Act of 1901 provision was made for the acquisition of private lands or of Crown lands held under lease, for the purpose of closer settlement. No power of compulsory resumption was conferred by the Act, which was consequently practically inoperative. Under the Closer Settlement Act of 1904, as amended in 1906, 1907, and 1909, and the Closer Settlement Promotion Act 1910, the Government is empowered to resume private lands, either by agreement or by compulsory purchase, and to alienate them on favourable terms to persons who desire to settle and make homes for themselves and their families on the soil. The administration of the Closer Settlement Acts is in the hands of a Board. Land acquired under the Acts is subdivided into blocks or farms, and by notification in the *Government Gazette* is declared to be a settlement purchase area available for application. The *Gazette* notice also gives all necessary information as to the class and character of the land, and the capital value, area, etc., of each block or farm.

(i.) *Closer Settlement Purchase.* Under this tenure a settler may acquire the freehold of the land under a system of deferred payments. A deposit of 5 per cent. of the notified value of the settlement purchase must be lodged with the application, and a



similar amount by way of instalment, paid annually until the purchase-money, together with interest at the rate of 4 per cent., is paid off. Under this system the balance due to the Crown will be paid off in thirty-eight years, the holding then becoming a freehold. A condition of residence for ten years attaches to every settlement purchase. Under the amending Act of 1909 postponement of the payment of instalments may be granted by the Minister, subject to the conditions (a) that additional improvements to the value of the amount postponed be made on the land within twelve months, and (b) that interest at 4 per cent. per annum be paid on the amount postponed.

(ii.) *Closer Settlement Annual Leases.* Leases for areas not exceeding 320 acres may be obtained under the Closer Settlement Acts at a rent fixed by the Board. They may be renewed from year to year on payment of the yearly rent in advance. The land held under this form of lease may be applied for by the lessee as a settlement purchase.

(iii.) *Sales by Auction.* Areas within closer settlement districts necessary for town-ship settlement may be set apart by notification in the *Gazette*. Allotments, each of which may not exceed half an acre in extent, within such areas may be sold by auction.

(iv.) *Private Sub-division.* An important feature of the amending Act of 1909 is the power which is given to owners for private sub-division of lands which have been notified by proclamation for resumption. Upon the owner entering into an agreement with the Minister to sub-divide the land and to sell or lease in such areas and subject to such terms as may be agreed upon, the Minister is empowered to suspend the power of resumption for a period not exceeding two years.

(v.) *The Closer Settlement Promotion Act 1910.* Under this Act any three or more persons who are qualified to hold settlement purchases and who desire to purchase from the same owner any private lands may, upon entering into an agreement with the owner and subject to valuation by the Advisory Board and the Savings Bank Commissioners, acquire such lands through the Minister on Closer Settlement conditions. The maximum sum which may be advanced for the purposes of this Act may not exceed £1,000,000 in any financial year.

(vi.) *Areas Acquired and Disposed of.* Up to the 30th June, 1912, ten areas had been opened for settlement under the Closer Settlement Acts.

The following statement gives particulars of the aggregate areas opened up to the 30th June, in each year from 1906 to 1912:—

#### NEW SOUTH WALES.—CLOSER SETTLEMENT AREAS, 1906 to 1912.

Year Ended 30th June.	Areas.			Capital Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Acquired Lands.	Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1906 ...	53,523	13,166	66,689	137,795	24,589	162,384
1907 ...	142,403	25,712	168,115	438,490	37,178	475,668
1908 ...	142,403	25,719	168,122	438,362	37,192	475,554
1909 ...	321,209	28,064	349,273	1,246,508	42,878	1,289,386
1910 ...	461,723	83,045	544,768	1,624,858	147,977	1,772,835
1911 ...	591,861	86,127	677,988	2,293,399	148,696	2,442,095
1912 ...	676,438	87,760	764,198	2,666,516	156,796	2,823,313

The total area thus set apart has been divided into 1535 farms comprising 717,121 acres, the remaining area being reserved for recreation areas, roads, stock routes, schools, etc.

The following table gives particulars as to the disposal of the farms by closer settlement purchase for each year ended the 30th June, 1906 to 1912:—

## NEW SOUTH WALES.—CLOSER SETTLEMENT ALLOTMENTS, 1906 to 1912.

Year.	Farms Allotted by Board to Date.			Total Amount received in respect of Settlement Purchases.	Total Number of Applications received.
	Number.	Area.	Value.		
	No.	Acres.	£	£	No.
1905-6 ...	98	48,567	120,445	6,560	120
1906-7 ...	320	154,922	470,787	24,698	551
1907-8 ...	326	157,649	475,554	31,793	558
1908-9 ...	683	312,075	1,192,283	73,133	953
1909-10 ...	941	471,639	1,731,480	147,945	1,209
1910-11 ...	1,316	604,319	2,420,035	220,720	1,328
1911-12 ...	1,485	673,610	2,722,564	274,440	1,555

(vii.) *Labour Settlements.* These settlements were founded by the Labour Settlements Acts 1893 and 1894, which have now been amended and repealed by the Labour Settlements Act 1902. Land may be set apart for lease for a period of 28 years as a labour settlement under the superintendence of a Board of Control. The functions of the Board of Control are to enrol members of the settlement; to make regulations concerning the work to be done; to apportion the work among the members; and to distribute the wages and profits. The Minister is empowered to grant financial assistance to the Board of Control.

(a) *Settlements Established.* Only two settlements had been established under the Act up to the 30th June, 1912. Particulars are given in the following statement:—

## NEW SOUTH WALES.—PARTICULARS OF LABOUR SETTLEMENTS, 30th JUNE, 1912.

Settlement.	Date of Establishment.	Area.	Population.				Value of Improvements.	Loans Advanced by the Government.
			Men Enrolled.	Women.	Children.	Total.		
		Acres.					£	£
Bega ...	1893	1,360	25	30	90	145	3,110	2,420
Wilberforce ...	1893	435	10	9	22	41	1,450	2,479
Total ...	—	1,795	35	39	112	186	4,560	4,899

The Murrumbidgee Irrigation Act 1910 provides for the acquisition of 1,668,000 acres near Narrandera, in Riverina, for irrigation and other purposes in connection with the Burrinjuck Irrigation Scheme. Part of this area has since been made available. (See *Water Conservation*, Section XVI., § 3.)

4. *Victoria.*—(i.) *Closer Settlement Acts, 1904 to 1909.* The Closer Settlement Acts (§ 2, p. 266) are administered by a Board consisting of three persons appointed by the Governor-in-Council, and intrusted with power to acquire, either compulsorily or by agreement, private lands in any part of the State for the purpose of Closer Settlement. The Board may dispose of all lands acquired, either Crown lands or repurchased lands, on conditional purchase leases either as (a) farm allotments not exceeding £2500 in value, (b) workmen's homes allotments not exceeding £100 in value, and (c) agricultural labourers' allotments not exceeding £200 in value. The price of the land must cover the cost of the original purchase and the cost of all improvements. Land acquired by the Board may also be sold in small areas in fee simple as sites for churches, public halls, butter factories, creameries, or recreation reserves.

The Board may approve of an agreement between an owner and one or more persons to purchase a farm or farms, not exceeding £2500 in value. On the property being acquired by the Board, the applicant obtains a lease under Closer Settlement conditions.

- (a) *Closer Settlement Leases.* Every conditional purchase lease is for such a term of years as may be agreed upon by the lessee and the Board, and payment must be made with interest at  $4\frac{1}{2}$  per cent. per annum by sixty-three half-yearly instalments, or such lesser number as may be agreed upon. Under the amending Act of 1906 postponement of payment of instalments may be granted by the Board up to 60 per cent. of the value of improvements. The lessee must personally reside during eight months in each year on his allotment, and for six years he must carry out prescribed improvements. Thereafter he may, with permission, transfer, assign, mortgage or sublet his allotment. After twelve years, if all conditions have been fulfilled, a Crown grant, with the same residence condition as that contained in the lease, will be issued. In the case of workmen's homes allotments the land must be fenced within one year, and a dwelling-house to the value of at least £50 must be erected within the same time; within two years further improvements must be made to the value of at least £25. As regards agricultural labourers' allotments, a dwelling-house to the value of at least £30 must be erected within one year, and within two years the allotment must be fenced.
- (b) *Advances to Settlers.* The Board may make advances for the purpose of fencing and building dwelling-houses, and is empowered to erect dwelling-houses, outbuildings, or improvements on any allotment at a cost not exceeding £250 for any one allotment. Any sum so expended is repayable by instalments extending over a prescribed period, not greater than twenty years. Provision has also been made for deferring payments in cases of hardship, as well as for advances (to the extent of 60 per cent. of the value of the improvements) to enable work to be carried on. Special advances may also be granted to purchase wire netting in rabbit-infested districts.
- (c) *Loans to Municipalities.* Under the Amendment Act of 1907 loans may be made out of the Closer Settlements Fund for the purpose of carrying out any road-making or other public works within the boundaries of an estate.
- (d) *Areas acquired and made available for Closer Settlement.* The following statement shews the operations which have taken place in Victoria under the provisions of the Closer Settlement Acts, 1898 to 1910, up to the 30th June, 1901 and 1907 to 1912:—

**VICTORIA.—CLOSER SETTLEMENT, 1901 and 1907-1912.**

Year ended 30th June.	Total Area Acquired by Government to Date.	Total Cost to Date.	How Made Available for Settlement.						Number of Applications Granted to Date.	Total Receipts to Date.	Repayments of Principal to Date.	Area Available for Settlement.
			Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments.	Roads and Reserves.					
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.	
1901	28,553	151,566	28,461	69	—	44	240	193	7,529	—	—	
1907	207,775	1,349,661	156,358	428½	1,108	308½	827½	1,212	163,203	60,224	2,429	
1908	211,140	1,471,300	186,971	473	917	724	1,708	1,470	245,065	85,501	10,549	
1909	237,400	1,579,958	193,015	228	660	610	2,242	1,645	337,803	121,247	5,789	
1910	343,829*	2,390,738	237,670	243	1,659	617	2,242	1,880	391,746	153,890	9,302	
1911	455,954	3,177,831	363,676	571	2,761	—	—	2,708	606,558	234,038	54,214	
1912	515,804	3,721,485	474,410	512	3,651	—	—	3,354	765,076	318,338	71,367	

\* Includes eight estates (97,315 acres) not yet made available for settlement.

- (e) *Areas Alienated and in Process of Alienation.* The following table shews, so far as available, particulars of areas alienated absolutely and in process of alienation on the 30th June, 1901, and from 1907 to 1912 :—

**VICTORIA.—CLOSER SETTLEMENT. AREAS ALIENATED AND IN PROCESS OF ALIENATION, 1901 and 1907-1912.**

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.	1912.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Alienated Absolutely—</i>							
Conditional Purchases completed	...	1,700	2,504	4,924	8,705	9,770	9,804
Sold for cash, etc. ...	183	239	268	1,307	1,320	1,382	1,450
Total ...	183	1,939	2,772	6,231	10,025	11,152	11,254
<i>In Process of Alienation</i> ...	...	164,561	174,812	190,784	221,565	303,024	468,769

(ii.) *The Small Improved Holdings Act 1906.* Under this Act, which has been repealed, 2822 acres at a cost of £53,568 allotted to 260 settlers were purchased close to towns where industrial employment could be obtained by the settlers.

These settlements are now under the control of the Closer Settlement Board.

(iii.) *Village Communities.* The settlement of land by Village Communities is now provided for in the Land Act 1901, but is not availed of to any extent. Certain unalienated Crown lands were surveyed into allotments of one to twenty acres. The price is not less than twenty shillings an acre. Additional areas may be acquired by conditional purchase. The rent is a nominal one for 3 years. The total amount of monetary aid advanced up to the 30th June, 1911, was £67,379, of which sum the amount repaid to date was £38,883. After three years a lease may be obtained.

Particulars of areas in process of cultivation under the Act are given hereinafter. (See § 11, 3).

On the 30th June, 1912, there were 1039 settlers actually residing, and 141 not residing, but improving, making a total of 1180 in occupation. Including wives and children the total number in residence was 4963. At the same date the area under cultivation was 13,725 acres; the value of live stock £48,766, and of improvement, £182,006.

(iv.) *Closer Settlement in the Irrigated Districts.* The movement for closer settlement in the irrigated districts started about four years ago. The State had expended between three and four million pounds on irrigation works, which were not being used to their full extent. Under the Goulburn Scheme, the largest of the State works, more than half the available water was being wasted. The reason was lack of people to cultivate the land as irrigation requires. In the various districts the average size of farms varied from 400 to 600 acres, while under irrigation from 20 to 80 acres will give employment to a good-sized family and furnish them a comfortable living. The large farms of the irrigation districts could not be properly cultivated by their owners, and the only way to make irrigation a success was to subdivide these holdings and bring in farmers to cultivate the smaller areas. To this end the State has offered to buy suitable land in any district having a reliable and ample water supply at a price fixed by impartial expert valuers, and in the past three years has purchased about 80,000 acres for this purpose. This land is sold to settlers on 31½ years' time with 4½% interest on deferred payments. These payments are calculated on the Credit Foncier basis and are equalised through the whole period. As a result, the settlers by paying six per cent. on the cost for 31½ years pay off both principal and interest. To help the settler of small capital, the State will build him a house and give 15 years to pay for it, will prepare a part of his area for irrigation and allow payments to be extended over 10 years. No cash payment is required on houses costing less than £150, but on houses costing more the cash payment

varies from 20 to 40 per cent. of the estimated cost. A cash payment of one-fifth the estimated cost of preparing land for irrigation is required. The State also makes loans to settlers equal to 60 per cent. of the value of permanent improvements, these loans to be repaid in 20 years. Five per cent. interest is charged on all advances—whether for houses, preparing land, or money furnished the settler. In the past 2½ years 856 irrigated blocks, averaging 65 acres, have been taken by settlers, of whom 353 were from oversea, chiefly from Great Britain, and 503 were Victorian. At Shepparton, the oldest of these settlements, there are now 100 families living where there were originally six. In Koyuga there are now 43 families with good houses, many young orchards, fine crops of lucerne and vegetables, where in November 1910 there was not a house, a family, or an acre of cultivated land. Eighteen months ago there were 27 houses in the Rochester district, now there are 232. In Tongala there are now 132 houses where fifteen months ago there were 30.

Similar progress has been made in the other settlements. The State has now in hand 30 additional houses which are of a better type than the original ones. This has been made possible because the settlers now applying have as a rule more capital than the earlier ones and desire better homes.

5. **Queensland.**—Under the provisions of the Closer Settlement Act of 1906 private lands may be re-purchased by the Crown, either by agreement or compulsorily.

(i.) *Compulsory Acquisition.* The owner of an estate in possession, the whole of which is proposed to be taken compulsorily, has the right to retain in one block, land of the value of £10,000 to £20,000 according to the value of the whole estate. The maximum sum which may be expended on the acquisition of land for the purpose of closer settlement is £500,000 in any one year.

(ii.) *Disposal of Land.* A sufficient part of the land acquired must be set apart for roads, public reserves, and townships, and the remainder is proclaimed open for selection as agricultural farms under the Land Act 1910, which repealed the Land Acts 1897 to 1909; the term of the lease is 25 years. The rent to be paid for the first year is equal to £10 for every £100 of the purchasing price; and (no payment being required during the second, third, or fourth years) an annual payment of £8 2s. 7d. for every £100, continued from the fifth to the twenty-fifth year will, at the end of the term, have paid off the principal sum together with interest.

(iii.) *Areas Acquired and Selected.*—The operations under the Closer Settlement Acts resulted up to the end of the year 1911 in the acquisition by the Government of twenty-nine estates, of a total area of 644,385 acres, at a total cost of £1,670,330. The following table gives particulars of the operations under the above Acts at the end of the year 1901 and of each year from 1907 to 1911.

#### QUEENSLAND.—CLOSER SETTLEMENT, 1901 and 1907-1911.

Year.			Number of Estates Acquired.	Total Area Acquired to Date.	Total Amount of Purchase Money.	Total Area Selected to Date.
				Acres.	£	Acres.
1901	...	...	15	132,760	335,056	124,710
1907	...	...	26	409,563	1,057,463	340,405
1908	...	...	27	456,742	1,208,013	364,334
1909	...	...	27	497,095	1,349,251	409,381
1910	...	...	27	537,449	1,490,489	437,496
1911	...	...	29	644,385	1,670,330	498,315 <sup>1</sup>

1. In addition there were at the end of the year 1911, 10,986 acres sold at auction and 3134 acres retained by the Government for experimental farms and other sales.

The total area opened for selection up to the end of the year 1911 was 563,970 acres, of which 498,315 acres had been selected by 1957 selectors. There remained 65,655 acres unselected or reserved. The total amount of rent paid up to the same date was £795,548, the amount in arrear being £9,841. At the end of the year 1911 there were 1957 selectors holding 2176 agricultural farms, 259 unconditional selections, and two prickly pear infested selections. In addition, land and improvements to the value of £79,982 had been sold at auction.

(iv.) *The Special Agricultural Selections Acts 1901 to 1905.* These Acts were partly repealed by the Amending Act of 1909, which was in its turn repealed by the Land Act 1910. Under the last Act land may be set apart for members of bodies of selectors who desire to settle in the same locality. The terms and conditions are similar to those in force for single selectors. Every group selection shall be subject to the condition of personal residence during the first five years of the term.

The Special Agricultural Selections Act 1905 provides that financial aid may be granted to all or any of the members of a body of selectors of agricultural homesteads. Advances may also be made to each selector for a value not exceeding £80 for the purpose of buying tools, rations, stock and poultry.

The portions opened for "group settlement" in 1911 numbered 1692, and comprised a gross area of 1,226,455 acres. Up to the end of that year 1816 portions, comprising 977,621 acres, valued at £600,358, had been applied for by members of the bodies of settlers for whom they were opened. The greater part of the remaining lots have since been selected.

**6. South Australia.**—Under the provisions of the Crown Lands Acts the Commissioner may repurchase land for the purposes of closer settlement at a cost not exceeding £600,000 in any two years.

Reference has already been made to the provisions of the Irrigation and Reclaimed Lands Acts 1908, regarding the settlement of reclaimed lands. (See § 7, 5 iv.)

(i.) *Disposal of Land.* The Crown Lands Act Further Amendment Act 1910 enlarges the value of the blocks into which estates may be subdivided for closer settlement purposes from £2000 to £5000 unimproved value. The purchase money with interest thereon at 4 per cent. per annum is payable in seventy half-yearly instalments, the first ten payments being interest only.

For the first five years, improvements to the value of £3 for every £100 of the purchase money must be yearly effected.

(ii.) *Areas Acquired and Selected.* The following table shows the area of land acquired by the Government in South Australia for the purposes of closer settlement, and the manner in which the same has been disposed of under the provisions of the Crown Lands Acts:—

#### SOUTH AUSTRALIA.—CLOSER SETTLEMENT, 1902 to 1911.

Year.	Area of Lands Repurchased to 31st Dec.	Agreements with Covenantants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Miscellaneous Leases.	Sold.	Remainder Un-occupied (including Roads).
			Right of Purchase.	Perpetual Lease.				
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1902	156,481	—	2,717	3,073	90,128	309	403	59,851
1903	156,481	60,331	2,487	2,895	89,378	274	566	550
1904	174,963	81,556	2,368	2,795	86,881	295	626	542
1905	214,752	116,854	2,057	2,907	82,431	295	736	9,472
1906	280,355	168,930	1,930	2,482	78,642	295	1,987	6,089
1907	326,576	235,673	1,758	2,306	77,017	211	4,808	4,803
1908	354,454	261,457	1,590	1,953	74,651	281	9,142	5,380
1909	500,464	296,013	1,381	1,779	75,045	50,056	24,641	51,549
1910	527,501	357,480	1,241	1,510	62,386	40,077	35,266	29,541
1911	622,422	411,370	1,077	1,414	55,121	40,082	43,969	69,389

During the financial year 1911-12 five properties aggregating 26,459 acres were repurchased. The total area repurchased at the 30th June, 1912, was 621,121 acres, the purchase money being £1,917,460. Of that area 589,461 acres had been allotted to 2401 persons, the average area to each being 246 acres.

(iii.) *Irrigation Areas.* Under the Irrigation and Reclaimed Lands Act 1908, 1909 and 1910, special provisions are made for granting perpetual leases of reclaimed lands. The maximum area of irrigable or reclaimed land one person may hold in any irrigation area is 50 acres. Each block is offered on perpetual lease, at a rent not less than a sum equivalent to 4 per cent. on the unimproved value of the land, plus the cost of reclaiming. For the first year only one-quarter of the fixed rent is payable, for the second year one-half, and for the third year three-quarters.

(a) *Irrigation Boards.* Irrigation Boards, to whom advances of money may be made by the Commissioner for Crown Lands, may be constituted in irrigation areas.

(b) *Government Loans to Settlers.* Under Part V. of the Act a fund is to be constituted, to be called the Lessees of Reclaimed Lands Loan Fund, consisting of moneys provided by Parliament, to be advanced to assist lessees to make improvements on their lands. The total amount owing by any lessee may not exceed £300. In cases of hardship the time may be extended by the Commissioner, the deferred payments carrying interest at 5 per cent.

During 1910 the Waikerie and Berri Irrigation Areas were gazetted. No irrigation areas were gazetted in 1911, but Rameo Village District has been added to the Waikerie Irrigation Area.

(iv.) *Village Settlements.* Out of the reserved lands the Commissioner is directed to set apart for the purpose of village settlement such land as he shall consider fit (a) for horticultural purposes, to be termed "horticultural land;" (b) for agricultural purposes, to be termed "commonage land;" and (c) land whereon any irrigation works are situated. Land so set apart is to be divided as follows:—Horticultural lands into blocks of as nearly as practicable equal unimproved value, and of about ten acres in extent; and the commonage lands into one or more blocks of such area as the Commissioner may determine, and the lands so set apart in each case form the district of the association. No person may hold more than two blocks. Commonage lands may only be leased to the association on perpetual lease, and all unleased horticultural blocks are under the control of the association. Every member of each association must provide or contribute towards the maintenance and regulation of irrigation works and the care and cultivation of the commonage lands.

As the Waikerie district was proclaimed an irrigation area under the Irrigation and Reclaimed Lands Acts 1908 and 1909, and the settlers at Kingston have applied to be dealt with under the same Acts, this would leave only the Lyrup Village Settlement, which is in a better position, both financially and as regards population, than the others.

(v.) *Homestead Blocks.* Aboriginal reservations, except those at Point McLeay or Point Pearce, and other suitable lands may be offered as homestead blocks on perpetual lease or lease with a right of purchase. Each block must not exceed £100 in value, and residence by a member of the family for at least nine months of every year is compulsory.

There is now hardly any demand for homestead blocks, persons generally preferring small blocks of repurchased or Crown lands on ordinary conditions. The system appears to be of value only in centres of population where work can be obtained, and within a reasonable distance of a school.

- (a) *Advances to Blockholders.* Advances up to £50 may be made by the Commissioner to any homestead blockholder who has complied with the conditions of his lease or agreement, to assist in erecting permanent buildings on the blocks, or other improvements. Advances must be repaid, with interest at 4 per cent. per annum, by twenty equal instalments, commencing twelve months from the date of advance. The Commissioner may, in case of hardship, extend the time of repayment, deferred payments bearing interest at 5 per cent. per annum. The total amount advanced up to the 30th June, 1912, was £40,606, of which £37,876 had been repaid.
- (b) *Particulars of Homestead Blocks.* The total number of leases and agreements of which purchase had been completed to the 31st December, 1911, was 1847, comprising 28,082 acres, at a purchase price of £64,414, or an average of £2 5s. 10d. per acre, the average of each holding of which purchase was completed being 15 acres.

7. **Western Australia.**—Under the Agricultural Lands Purchase Act, 1909, which repealed and consolidated the Agricultural Lands Purchase Acts 1896 to 1904, sums not exceeding in the aggregate £400,000 may be expended on the repurchase of Crown lands near the railways, suitable for immediate cultivation.

(i.) *Acquisition of Land by the Government.* For the purpose of carrying out the provisions of the Acts, a Land Purchase Board has been constituted. Advised by the report of the Board, the Minister, with the approval of the Governor, may make a contract for the acquisition of the land by surrender at the price fixed by the Board, or at any lesser price.

(ii.) *Sale of Repurchased Land.* After reservation of part of the repurchased land for public purposes, the remainder is thrown open for selection. The maximum quantity held by one person must not exceed 1000 acres; in special cases 2000 acres.

(iii.) *Conditions of Sale to Selectors.* The maximum selling price of any repurchased land is equal to 105 per cent. of the actual cost of the land plus the cost of any improvements made upon it. A lease for twenty years is issued at a rent, the half-yearly instalments of which are to be at the rate of £3 17s. 9d. for each £100 of the selling price. Improvements must be made to the value of one-fifth of the purchase-money every two years of the first ten years of the lease. One-half of the land must be fenced within the first five years and the whole within ten years. Loans may be granted to selectors under the provisions of the Agricultural Bank Acts.

(iv.) *Areas Acquired and Selected.* The transactions conducted under the provisions of the Agricultural Lands Purchase Acts are shewn for 1901 and for each year from 1907 to 1912 in the subjoined table:—

**WESTERN AUSTRALIA.—CLOSER SETTLEMENT, 1901, and 1907-8 to 1911-12.\***

Year.	Total Area Acquired.	Total Purchase- money.	Roads, Reserves, etc.	Total Area made available for Selection.	Area Se- lected during the Year.	Total Area oc- cupied to Date.	Balance of Area available for Selection.	Total Re- venue received to Date.
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	£
1901 ...	46,624	52,764	1,459	45,165	4,235	37,235	7,929	14,451
1907-8 ...	170,881	109,373	8,652	162,229	8,201	155,436	6,793	82,030
1908-9 ...	215,822	131,373	11,142	204,680	30,950	189,520	15,531	94,438
1909-10 ...	249,522	158,041	10,757	228,823	25,134	213,416	15,407	111,125
1910-11 ...	297,391	262,302	14,876	282,515	50,032	261,942	20,573	129,386
1911-12 ...	303,469	270,622	14,506	282,985	8,375	264,885	18,000	151,110

\* The figures for 1901 are up to 31st December. For 1907-8 and subsequent years they are given as up to 30th June.



On the 30th June, 1912, the total expenditure, exclusive of purchase-money but including interest, was £69,140, which left a balance of £81,970. At the same date the amount invested as sinking fund was £82,285. During the year 1911-12 one property, viz., that of Jelcobine, having a total area of 6078 acres, was purchased, but has not yet been made available for selection.

(v.) *Working Men's Blocks.* Any person not already holding land within the State is entitled to obtain a lease of lands which have been surveyed and thrown open for selection as working men's blocks. The maximum area that may be selected by one person is, if within any town or goldfield, half an acre, or five acres elsewhere. The price is not less than twenty shillings per acre, payable in ten years by half-yearly instalments. Residence and improvement conditions must be fulfilled. At the expiration of the lease, or at any time after five years from the date of the commencement of the lease, upon compliance with all conditions and upon payment of the full purchase-money and fee, a Crown grant will be issued. No person who has once held a working-man's block is allowed to select another, except under very special circumstances.

The following table shews the number and area of accepted applications for working men's blocks during each year, as well as the total number and area in existence at the end of the year 1901 and for each year from 1907 to 1912:—

**WESTERN AUSTRALIA.—PARTICULARS OF WORKING MEN'S BLOCKS,  
1901 and 1907-12.**

Year ...	...	1901.	1907. <sup>1</sup>	1908. <sup>1</sup>	1909. <sup>1</sup>	1910. <sup>1</sup>	1911. <sup>1</sup>	1912. <sup>1</sup>
<b>NUMBER AND AREA OF ACCEPTED APPLICATIONS DURING YEAR.</b>								
Number	2	201	91	88	122	53	28	
Area in Acres	6	149	131	189	148	99	56	
<b>NUMBER AND AREA OF BLOCKS OCCUPIED AT END OF YEAR.</b>								
Number	7	401	387	408	440	388	327	
Area in Acres	31	489	537	667	719	722	688	

1. For financial year ended 30th June.

During the years 1907 to 1911 residential blocks on the goldfields were made available as workingmen's blocks, instead of under residential lease, as before, and since 19th October, 1911, the system of leasehold has been reverted to.

8. *Tasmania.*—The principles of closer settlement were not introduced into Tasmania until the Closer Settlement Act of 1906 was passed. Under this Act, which was amended in 1908, and again in 1911, power is given to the Minister for Lands, on the recommendation of the Closer Settlement Board, to purchase by agreement private land in any part of Tasmania for the purpose of closer settlement, and also to deal with and dispose of any unoccupied Crown land for the same purpose.

(i.) *Disposal of Land.* Lands so brought under the Act are subdivided into farm allotments of a suitable size—not exceeding £1500 in value—and are disposed of by way of lease for ninety-nine years. The rental is determined by the Board at a rate not exceeding 5 per cent. per annum on the capital value of the land. Any lessee who has fulfilled the conditions under the Act may, after the expiration of ten years of the term of the lease, purchase the land leased to him. Under the Amendment Act of 1908 the Minister is authorised to lease any allotment of land exceeding £1500, but not exceeding £4000 in value, exclusive of buildings.

A lessee must improve his holding to a value equal to  $2\frac{1}{2}$  per cent. on the capital value of the land in each of the first ten years of the term of his lease, and he must, within two years of the date of the lease, personally reside on his allotment during at least eight months of each of the following nine years.

Under the Amendment Act of 1911, provision is made for reserving a proportion of the allotments thrown open, and leasing the same, under special terms and conditions, to *bond fide* immigrants.

(ii.) *Advances to Settlers.* The total advance by the Government in aid of the cost of effecting improvements to any one lessee must not exceed one-fifth of the capital value of such lessee allotment, and must not exceed pound for pound the sum expended by him in fencing and building. Such advances must be repaid, together with interest at 5 per cent., in equal half-yearly instalments.

(iii.) *Special Sales.* The fee-simple of land acquired may be disposed of by sale on the recommendation of the Board as sites for churches, public halls, dairy factories, fruit-preserving factories, mills, or creameries. The area sold may not exceed one acre in the case of a church or public hall, or five acres in other cases.

(iv.) *Areas Acquired and Selected.* Up to the 30th June, 1912, eight areas, viz., Gheshunt, Mount Pleasant, Forester, No. 1 and No. 2, Isandula, Brinktop, Frogmore and Woolmers had been opened up for closer settlement. Particulars are given in the following statement :—

#### TASMANIA.—CLOSER SETTLEMENT, 1907 to 1912.

Year.		Number of Farms made Available.	Number of Farms Allotted.	Area of Farms Allotted.	Rental of Farms Allotted.	Total Area Purchased.
				Acres.	£	Acres.
1907	...	61	54	10,365	1,923	13,397
1908	...	28	26	8,191	634	11,780
1909	...	49	45	9,117	789	7,902
1910	...	9	15	1,872	539	1,362
1911	...	37	36	4,965	168	5,143
1912	...	11	7	3,912	563	6,147
Total	...	195	183	38,422	4,616	45,731

The total purchase-money paid by the Government up to the 30th June, 1912, was £118,511.

### § 9. Occupation of Crown Lands under Leases and Licenses Issued by Mines Departments.

1. *Introduction.*—Leases and licenses for the occupation of Crown lands for mining and other purposes are issued by the Mines Departments in all the States. Such leases and licenses may be issued with respect to all Crown lands, whether otherwise unoccupied or whether occupied also under leases and licenses issued by the Lands Departments. Certain Crown lands, such as reserves, etc., are, however, subject to special conditions.

(i.) *Mining on Private Lands.* Certain of the Crown lands of the several States have been alienated from time to time, subject to various reservations in respect of gold and other minerals which might afterwards be found therein. Other lands have been alienated without such reservation, but as the mineral gold does not pass from the Crown unless by express conveyance, it has remained the property of the State on all alienated lands. All lands alienated or in process of alienation are open to mining for gold; but to mining for other minerals, those lands only are open in respect of which the rights are reserved in the grants. There are, however, generally certain reservations, such as those with reference to town or village lands and lands which have been built on or are used for special purposes. The working of minerals on private lands is regulated in the several States either by special Acts or by special provisions of the Acts relating to mining.

(ii.) *Leases and Licenses Issued and Total Areas of Crown Lands Occupied, 1901 to 1911.* The following tables shew the total areas of Crown lands for which leases and licenses for mining purposes were issued in each State during 1901 and for each year from 1907 to 1911 inclusive, and also the total areas of Crown lands occupied for mining purposes at the end of each year during the same period:—

**CROWN LANDS, LEASES AND LICENSES FOR MINING PURPOSES, 1901 and  
1907 to 1911.**

Particulars.	N.S.W.	Victoria. <sup>1</sup>	Qld. <sup>2</sup>	S. Aust. <sup>3</sup>	W. Aust.	Tas.	Cwlth.
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**AREAS FOR WHICH LEASES AND LICENSES ISSUED.**

		Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901	...	50,349	...	55,698	93,985	37,593	18,125	255,750
1907	...	96,159	67,048	25,333	136,312	51,514	31,255	407,621
1908	...	81,418	42,716	35,834	69,202	57,093	20,546	306,809
1909	...	72,696	36,114	43,591	49,135	55,133	20,414	277,083
1910	...	31,674	38,655	41,687	216,273	87,429	24,173	439,891
1911	...	42,865	25,353	40,642	59,918	94,853	26,454	290,085

**TOTAL AREA OCCUPIED AT END OF YEAR.**

1901	...	134,209	Not available	124,182	14,140	66,682	50,362	389,575
1907	...	183,916		123,321	170,204	117,361	79,163	673,965
1908	...	218,931		140,735	100,387	130,970	56,693	647,716
1909	...	236,265		147,010	84,293	128,129	55,819	651,516
1910	...	235,235		164,737	197,714	164,963	57,908	957,267
1911	...	233,030		180,663	89,077	158,946	58,038	836,174

1. Including private lands, leases, and water right licenses only. 2. Exclusive of lands held under miners' rights only, amounting in 1908 to approximately 27,500 acres. 3. Exclusive of miners' rights. 4. Excluding Victoria, except for 1910 and 1911.

The increase in the area held during 1908 is due to the unusually large number of search licenses issued in South Australia during the year, no less than 466 being registered with areas varying from 640 to 3200 acres each.

2. **New South Wales.** Under the provisions of the Mining Act 1906 and the regulations made thereunder, Crown lands may be occupied for mining or other purposes by virtue of (i.) miners' rights; (ii.) business licenses; (iii.) authorities to prospect; or (iv.) leases.

(i.) *Miners' Rights.* A miner's right may be issued for any term not less than six months and not exceeding twenty years from the date of issue, at a fee calculated at the rate of two shillings and sixpence for every half-year of the term. The holder is entitled to take possession of and exclusively occupy for mining purposes Crown lands not expressly exempted from such occupation. Areas so occupied are styled tenements, which are divided into nine classes, viz. :—(a) prospecting areas; (b) dams or reservoirs; (c) roads; (d) claims; (e) races; (f) machinery areas; (g) tramways; (h) water rights; and (i) tunnel sites. Any holder of a miner's right may occupy one tenement of any or each of the foregoing classes, but for every additional tenement of the same class he must hold an additional miner's right. The holder of a miner's right may, in addition to the above, occupy a residence area not exceeding one-quarter acre within the boundaries of a town or village, or two acres outside such boundaries.

(ii.) *Business Licenses.* A business license may be issued for any term not less than six months and not exceeding twenty years at a fee calculated at the rate of ten shillings for every half-year of the term. It entitles the holder to occupy as a business area not more than one-quarter acre within the boundaries of a town or village, or one acre outside such boundaries.

(iii.) *Authorities to Prospect.* Under the Mining Act 1906, the Minister for Mines may grant to the holder of a miner's right an authority to prospect upon any area of Crown lands, whether exempted from ordinary occupation under a miner's right or not. These authorities are protective titles during prospecting operations only, and do not authorise mining.

(iv.) *Leases.* The Governor may grant leases of Crown lands for (a) mining, (b) mining purposes, or (c) dredging.

(a) *Mining Leases.* These leases may be either *gold-mining leases*, for which the rental is at the rate of five shillings per acre per annum, the maximum area which may be demised being twenty-five acres; *mineral leases* (other than coal or shale), for which the rental is at the rate of five shillings per acre per annum, the maximum area being eighty acres; *coal or shale leases*, for which the rental is at the rate of one shilling per acre per annum, with a royalty of sixpence per ton on all shale or large coal, and threepence per ton on all small coal raised, the maximum area being 640 acres. *Special leases* may be granted for gold or minerals, other than shale or coal, if by reason of unusual circumstances the Minister is of the opinion that it is necessary that an area in excess of the limit prescribed for ordinary leases should be leased.

(b) *Leases for Mining Purposes* are granted for the surface of the land and to a limited depth below the surface. Such leases do not authorise mining on the land, but are for such purposes as the construction of dams and reservoirs, tramways, buildings, and machinery.

(c) *Dredging Leases* may be granted for the purpose of mining for gold or any other mineral by dredging, pumping, sluicing, etc., on any Crown lands forming the bed of any river or other suitable land. The rent is two shillings and sixpence per acre per annum, and a royalty of 1 per cent. on the value of all gold and other minerals won must be paid to the Crown. Labour and capital expenditure conditions are attached to dredging leases.

(v.) *Particulars of Leases and Licenses Issued, 1911.* The following table gives particulars of leases and licenses of Crown lands issued by the Mines Department during the year 1911:—

**NEW SOUTH WALES.—LEASES AND LICENSES.**  
**ISSUED BY MINES DEPARTMENT DURING YEAR 1911.**

Particulars.	Act under which Issued.	Purpose for which Issued.	Area.
<i>Leases—</i>	Mining Act 1874 & amending Acts	To mine for—	Acres.
	Mining Act 1906 ... " ... "	Minerals other than coal ...	...
	" " ... " ... "	Coal ...	2,793
	" " ... " ... "	Gold ...	3,060
	" " ... " ... "	Minerals other than coal ...	6,896
	" " ... " ... "	Coal ...	16,784
	Gold & Mineral Dredging Act 1899	Leases (mining purposes) ...	241
	" " ... " ... "	Gold ...	...
	Mining Act 1906 (Dredging) ...	Minerals other than gold ...	648
	" " ... " ... "	Gold ...	874
<i>Licenses—</i>	Mining Act 1874 (section 28)	Coal and shale ...	...
<i>Other forms of occupancy—</i>	Mining Act 1874 & amending Acts	Sites for dams, machinery, etc.	...
	Mining Act 1906 ...	Authorities to prospect ...	11,569
Total ...	—	—	42,865

It may be remarked that the Mining Act 1874 has now been repealed, so that no further authorities will be issued under that Act.

(vi.) *Leases and Licenses Issued and Areas Occupied.* The following table gives particulars of the areas of Crown lands for which leases and licenses were issued by the Mines Department during each year, and of the total areas of Crown lands occupied under such leases and licenses at the end of the year 1901 and from 1907 to 1911, inclusive:—

**NEW SOUTH WALES.—LEASES AND LICENSES.**  
**ISSUED BY MINES DEPARTMENT, 1901 AND 1907-1911.**

Purposes for which Issued or Occupied.	1901.	1907.	1908.	1909.	1910.	1911.
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**LEASES AND LICENSES ISSUED.**

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	2,272	1,463	4,131	5,243	6,412	3,708
Mining for other minerals ...	47,990	93,796	37,237	41,008	16,493	27,347
Authorities to prospect ...	...	...	38,890	25,481	8,107	11,569
For other purposes ...	87	900	1,160	964	662	241
Total ...	50,349	96,159	81,418	72,696	31,674	42,865

**TOTAL AREAS OCCUPIED.**

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	6,942	5,669	11,456	16,079	18,917	15,455
Mining for other minerals ...	126,885	176,558	192,178	190,153	199,497	213,209
Authorities to prospect ...	...	...	13,239	28,287	12,441	...
For other purposes ...	382	1,689	2,058	1,746	4,380	4,366
Total ...	134,209	183,916	218,931	236,265	235,235	233,030

3. **Victoria.**—Leases of Crown lands for mining and auxiliary purposes in this State are issued by the department of Mines and Forests under the Mines Act 1890 to 1907. Miners' rights are issued by the Treasury under the authority of the same Acts.

(i.) *Mining Leases.* These are of three kinds—(a) Gold-mining leases; (b) mineral leases; and (c) dredging leases. (a) *Gold-mining Leases* are granted for a term of fifteen years in such areas as the Minister may recommend. The annual rent is two shillings

and sixpence an acre. (b) *Mineral Leases* are granted for a term of 15 years, the maximum area being 640 acres. The annual rent varies from one shilling to £1 per acre. (c) *Dredging Leases* are issued upon the recommendation of the Sludge Abatement Board and on the approval of the Minister. The annual rent is five shillings an acre.

(ii.) *Special Licenses*. Special licenses are also granted by the Department of Mines and Forests. (a) *Searching Licenses* are granted to search for minerals over Crown lands for a term of three months at a minimum rent of £1. (b) *Tailings Licenses* are issued over tailings, which have become the property of the Crown, for a term of five years at a rent of one penny per 100 cubic yards, the minimum rent being ten shillings. (c) *Water-right Licenses* are issued, to divert water by cutting races, etc., over Crown lands, for a term of fifteen years, at a rent fixed according to the length of race, the quantity of water diverted, and the size of the reservoir.

(iii.) *Miners' Rights, Business Licenses, and Residence Areas*. Miners' rights are issued by the Treasury Department upon payment of a fee of two shillings and sixpence, and are available for a period of twelve months. The holder is entitled to take possession for mining purposes of Crown lands, not otherwise exempted, in any mining district. Upon registration and payment of the prescribed fees, the holder of a miner's right may occupy not more than one acre of Crown lands on any goldfield as a business or residence area.

Licenses of auriferous lands not for mining purposes may be issued by the Lands Department. (§ 7, 3 iv.)

(iv.) *Leases and Licenses Issued and Areas Occupied for Mining*. Particulars of leases and licenses for mining purposes of Crown lands alone are not available, the official returns including also private lands. During the year 1911 the number of mining leases, licenses, etc., issued was 508, covering an area of 25,353 acres; the rent, fees, etc., received amounted to £2268. No particulars are available as to the total area of either Crown or private lands occupied for mining purposes.

4. **Queensland.**—The occupation of the Crown lands for mining purposes in this State is regulated by the Mining Acts 1898 to 1902. Under these Acts the Department of Mines is authorised to issue—(i.) Miners' rights; (ii.) mining leases; (iii.) coal-mining leases and licenses; and (iv.) miners' homestead leases.

(i.) *Miners' Rights*. The foundation of title under a miner's right is prior appropriation, and the permanency of any such title depends upon compliance by the occupier with certain prescribed conditions of use and working. The ground occupied under a miner's right is known as a "claim," which term may include an area taken up for purposes auxiliary to the actual operation of mining, such as machine areas. Water rights and residence areas do not come within the definition of "claims," being licenses which may be granted or refused. The forfeiture of a claim on account of non-compliance with the prescribed conditions may be decreed by the Warden on the application of any holder of a miner's right. The forfeiture of water rights or of residence areas may be declared only by the Crown, who alone can challenge the title of the occupier.

(ii.) *Mining Leases*. These leases are divided into two classes—(a) Gold-mining leases, and (b) mineral leases. Both classes contain certain covenants as to rent, the employment of labour and other matters. Special leases may be granted for auxiliary purposes, such as constructing tramways, erecting buildings, cutting water-races, etc. (a) *Gold-mining Leases*. The maximum area is fifty acres, the term twenty-one years, renewable for a further term of like duration, and the annual rent is £1 an acre. (b) *Mineral Leases*. The maximum area is 160 acres (except for coal, as mentioned hereinafter), the term being twenty-one years, renewable for a like period, and the annual rent ten shillings an acre.

(iii.) *Coal-mining Leases and Licenses*. Mineral leases for coal may be granted for a term of twenty-one years at an annual rent of sixpence an acre, together with a royalty-

of threepence per ton of coal raised during the first ten years of the lease and of sixpence per ton during the remainder of the term. Special concessions may be granted to discoverers of payable seams of coal. Licenses to occupy not more than 640 acres may be granted to any person desiring to prospect Crown lands for coal upon payment of sixpence for every acre comprised in the application.

(iv). *Miners' Homestead Leases.* These leases are issued to holders of miners' rights who reside on gold or mineral fields, for the purpose of residence or carrying on business, and range in area from one to eighty acres, in accordance with the proximity to a proclaimed township. The rent ranges from sixpence to five shillings an acre. In the case of homesteads situated outside the limits of a township, after thirty years' rent has been paid the rent ceases to be payable, and in lieu thereof the rent shall be one shilling, if demanded.

(v). *Particulars of Leases and Licenses Issued, 1911.* The subjoined table gives particulars of the leases and licenses of Crown lands issued for mining purposes during the year 1911:—

### QUEENSLAND.—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT DURING YEAR 1911.

Lease or License.	Mining Leases				Miners' Homestead Leases.	Coal Prospecting Licenses.	Miscellaneous Rights & Licenses.
Purpose for which issued	To mine for gold	To mine for minerals other than gold	Tramways	Buildings and machinery	Residence, business, etc.	To prospect for coal	Mining, residence, etc.
Area in acres...	532	2,692	...	23	6,360	31,057	*25,000

\* Approximate.

(vi). *Particulars of Areas Occupied.* The following table shews the areas for which leases and licenses of Crown lands were issued during each year, and the total area occupied at the end of the year 1901 and from 1907 to 1911 inclusive.

The particulars given are exclusive of miners' rights.

### QUEENSLAND.—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT, 1901 AND 1907-1911.

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
* LEASES AND LICENSES ISSUED DURING YEAR.						
Gold mining ... ..	Acres. 3,581	Acres. 2,333	Acres. 1,800	Acres. 1,668	Acres. 1,306	Acres. 532
Mining for other minerals ... ..	7,142	7,598	5,004	2,878	3,105	2,715
For other purposes ... ..	44,975	15,402	29,030	39,045	37,276	37,417
Total ... ..	55,698	25,333	35,834	43,591	41,687	40,664
* TOTAL AREA OCCUPIED AT END OF YEAR.						
Gold mining ... ..	11,296	10,562	8,860	8,590	8,082	7,820
Mining for other minerals ... ..	23,113	33,021	27,691	20,292	25,188	24,895
For other purposes ... ..	89,773	79,738	104,184	118,128	131,467	138,363
Total ... ..	124,182	123,321	140,735	147,010	164,737	171,078

\* Exclusive of lands held under miners' rights only.

5. **South Australia.**—In this State leases and licenses for mining purposes are issued by the Department of Mines under the authority of the Mining Act 1893, as amended in 1900. Under these Acts mining and prospecting are permitted in virtue of (i.) miners' rights; (ii.) mining leases; (iii.) coal or oil leases; and (iv.) miscellaneous leases, and in addition occupation of Crown lands is permitted by virtue of (v.) business claims, and (vi.) occupation licenses.

(i.) *Miners' Rights.* These rights are issued for a period of one year upon payment of five shillings. The holder is authorised to prospect for any mineral or oil, and to peg out a claim in the prescribed manner on any Crown lands. Under the Amendment Act of 1900, special licenses to search, on specific mineral lands not exceeding five square miles in extent, may be granted for (a) precious stones; (b) mineral phosphates; (c) oil; and (d) rare metals, minerals, and earths, the mining for which has not proved payable in any portion of the State.

(ii.) *Mining Leases.* These leases are of two classes—(a) Gold leases and (b) mineral leases. (a) *Gold Leases* may be issued for a term not exceeding forty-two years to holders of miners' rights at an annual rent of one shilling an acre. The maximum area which may be so leased is twenty acres. (b) *Mineral Leases* may be issued to holders of miners' rights for lands not comprised in a goldfield. The area leased may not exceed forty acres, nor the term forty-two years. The annual rent is one shilling an acre, together with a royalty of sixpence in the pound on the net profits.

(iii.) *Coal or Oil Leases.* These leases are issued to holders of miners' rights for Crown lands not comprised in goldfields. The maximum area is 640 acres, and the maximum term forty-two years. The rent and conditions are as prescribed. In addition to the rent a royalty of sixpence in the pound on the net profits must be paid.

(iv.) *Miscellaneous Leases.* Leases for any term not exceeding forty-two years may be granted to holders of miners' rights on the prescribed terms and conditions (a) for manufacturing or obtaining salt or gypsum; (b) as sites for smelting or mining works. The maximum area, if the land leased is on a water frontage, is twenty-one acres. A royalty of sixpence in the pound on the net profits must be paid.

(v.) *Business Claims.* Business licenses are granted on payment at the rate of ten shillings for six months, entitling the holder to peg out and occupy for business and residential purposes a claim not exceeding a quarter of an acre in extent, if within a township, or one acre on other lands.

(vi.) *Occupation Licenses.* Licenses are granted authorising the holder to occupy, for purposes of residence and cultivation, any Crown lands not exceeding half an acre in extent for a term of fourteen years at an annual rent not exceeding two shillings an acre.

(vii.) *Particulars of Leases and Licenses, 1911.* The following table gives particulars of leases and licenses of Crown lands issued by the Mines Department during the year 1911:—

### SOUTH AUSTRALIA.—LEASES AND LICENSES.

ISSUED BY THE MINES DEPARTMENT DURING YEAR 1911.

Particulars.	Act under which Issued.	Purpose for which Issued.	Area.
			Acres.
<i>Leases ...</i>	Mining Act 1893 ... ..	To mine for—	
<i>Mineral claims</i>		Gold and other metals and miner's	1,968
<i>Licenses</i>	Mining Act Amendment Act 1900	To "search for" precious stones, mineral phosphates, oil, rare metals, minerals, and earths, the mining for which has not proved payable in any portion of the State	5,470
<i>Other forms of occupancy</i>	Mining Act 1893 ... ..	—	51,840
			640
<b>Total</b>	—	—	59,918



(viii.) *Leases and Licenses Issued and Areas Occupied.* The following table gives particulars of the areas of Crown lands for which leases and licenses were issued by the Mines Department during each year, and of the total area of Crown lands occupied under such leases and licenses at the end of the year 1901 and from 1907 to 1911 inclusive:—

### SOUTH AUSTRALIA.—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT, 1901 AND 1907 TO 1911.

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
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#### LEASES AND LICENSES ISSUED.\*

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	1,377	370	306	334	145	340
Mining for other minerals ...	92,587	135,897	68,896	48,799	216,128	59,578
For other purposes ...	21	45	...	2	...	...
Total ...	93,985	136,312	69,202	49,135	216,273	59,918

#### TOTAL AREAS OCCUPIED.\*

	14,140	7,952	2,490	2,374	1,353	1,512
Gold mining ...	14,140	7,952	2,490	2,374	1,353	1,512
Mining for other minerals ...	...	162,113	97,780	81,811	196,256	87,459
For other purposes ...	...	139	117	108	105	106
Total ...	14,140	170,204	100,387	84,293	197,714	89,077

\* Exclusive of miners' rights.

The following table shews the total area occupied (exclusive of miners' rights) at the end of the year 1911, classified according to the nature of the holding:—

### SOUTH AUSTRALIA.—TOTAL AREA HELD UNDER MINING ACTS, 1911.

Nature of Holding.	Number.	Area.	Nature of Holding.	Number.	Area.
		Acres.			Acres.
Mineral leases ...	258	13,139	Search licenses ...	50	52,620
Gold leases ...	80	1,500	Coal and oil claims ...	5	3,200
Gold dredging leases ...	...	...	Gold claims ...	5	12
Miscellaneous leases ...	41	8,000			
Mineral claims ...	320	10,500			
Occupation licenses ...	212	106	Total ...	971	89,077

6. *Western Australia.*—The issue of leases and licenses by the Mines Department is regulated by the Mining Act 1904. Under this Act Crown lands may be occupied by virtue of (i.) Miners' rights; (ii.) mining leases; and (iii.) miners' homestead leases.

(i.) *Miners' Rights.* Any holder of a miner's right may take up and occupy ground, subject to the approval of the Warden, for the following purposes:—Prospecting for any minerals, claims, water rights, residence and business areas, and machinery, tailings,

washing, or market garden areas. Lands may be occupied by the holder of a miner's right for the purpose of mining for alluvial gold without registration, the only restriction being that the occupier must peg out his holding according to the prescribed regulations.

(ii.) *Mining Leases.* These leases are granted for mining and auxiliary purposes, and are of three descriptions, viz.:—(a) Gold-mining leases; (b) mineral leases; and (c) coal leases. (a) *Gold-mining Leases.* The maximum area is twenty-four acres, except in the case of a mine which has already been worked and abandoned, is excessively wet, or requires costly appliances, when the maximum area is forty-eight acres. (b) *Mineral Leases.* The maximum area is forty-eight acres, except under the special circumstances referred to in the case of gold-mining leases, when the maximum area is ninety-six acres. (c) *Coal Leases.* The maximum area is 320 acres, but special leases of larger areas may be granted to the discoverer of a payable seam.

(iii.) *Miners' Homestead Leases.* These leases are granted for agricultural purposes on land within goldfields. The area is restricted to twenty acres, if within two miles of a township, and if beyond that distance to 500 acres. Improvement conditions are imposed.

(iv.) *Particulars of Leases and Licenses Issued, 1911.* The following table gives particulars of mining leases and licenses of Crown lands issued during 1911 :—

#### WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT,

1911.\*

Particulars.	Gold-Mining.	Minerals other than Gold.	Miners' Homesteads.	Miscellaneous.	Total.
	Acres.	Acres.	Acres.	Acres.	Acres.
Leases ...	32,143	1,002	7,147	90	40,382
Licenses ...	15,242	39,083	...	146	54,471

\* Exclusive of miners' rights.

(v.) *Particulars of Areas Occupied.* The following table shews the areas for which leases and licenses of Crown lands were issued during each year, and the total area occupied at the end of the year 1901, and from 1907 to 1911 inclusive :—

#### WESTERN AUSTRALIA.—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT, 1901 AND 1907-1911.

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
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#### LEASES AND LICENSES ISSUED DURING YEAR.\*

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	17,454	28,050	26,898	32,092	32,365	47,385
Mining for other minerals ...	19,281	15,985	22,293	14,843	51,008	40,085
For other purposes ...	858	7,479	7,902	8,198	4,056	7,383
Total ...	37,593	51,514	57,093	55,133	87,429	94,853

\* Exclusive of miners' rights.

## WESTERN AUSTRALIA.—LEASES AND LICENSES—(Continued.)

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
TOTAL AREA OCCUPIED AT END OF YEAR.*						
Gold mining ... ..	40,525	46,374	40,591	41,521	44,157	44,163
Mining for other minerals ... ..	14,091	41,470	55,244	45,229	78,838	70,944
For other purposes ... ..	12,066	29,517	35,135	41,379	41,968	43,839
Total ... ..	66,682	117,361	130,970	128,129	164,963	158,946

\* Exclusive of miners' rights.

7. **Tasmania.**—Under the provisions of the Mining Act 1905, Crown lands in this State may be occupied for mining and auxiliary purposes by virtue of (i.) prospectors' licenses; (ii.) miners' rights; (iii.) mining leases; and (iv.) miscellaneous licenses. Business and residence licenses within mining areas may be issued by the Lands Department. (See § 7, 8 iv.)

(i.) *Prospectors' Licenses.* These licenses are granted for the calendar year in which they are applied for, upon payment of the sum of ten shillings if applied for before the 30th June, or five shillings if after that date. They confer the right to prospect upon prescribed Crown lands, and any discoveries made may be protected in the prescribed manner.

(ii.) *Miners' Rights.* These rights are also issued each year upon payment of five shillings if applied for before the 30th June, or of two shillings and sixpence if after that date. They confer the right to occupy specified Crown lands and to mine thereon.

(iii.) *Mining Leases.* Mining leases are of three kinds—(a) gold-mining leases; (b) mineral leases; and (c) miscellaneous leases. (a) *Gold-mining Leases* are granted for a term not exceeding twenty-one years at an annual rent of £1 an acre. The maximum area which may be so leased is forty acres. The lessee has the exclusive right to mine for gold and other minerals on the land demised. (b) *Mineral Leases* are issued for mining for minerals other than gold on areas not exceeding eighty acres for a term of not more than twenty-one years, at an annual rent of five shillings an acre. Leases to mine for coal, shale, slate, freestone, or limestone may be issued for areas not exceeding 320 acres at an annual rent of two shillings and sixpence an acre. (c) *Miscellaneous Leases.* The Minister may grant leases for mining purposes, for a term not exceeding ten years, of the bed or banks of any river flowing through Crown lands, at a rent of five shillings an acre. The area leased may not exceed forty chains in length by five chains on either side from the centre of the river. Special leases may be granted by the Governor upon resolutions assenting thereto passed by both Houses of Parliament.

(iv.) *Miscellaneous Licenses.* Licenses granting easements for various purposes may be issued, for a term not exceeding twenty-one years, to persons holding mining leases or miners' rights, for the more advantageous working of the land occupied.

(v.) *Particulars of Leases and Licenses Issued, 1911.* The following table shews particulars of leases and licenses of Crown lands, exclusive of prospectors' licenses and miners' rights, issued by the Mines Department during the year 1911 :—

## TASMANIA.—LEASES AND LICENSES.

ISSUED BY THE MINES DEPARTMENT DURING 1911.<sup>1</sup>

Particulars.	Act under which Issued.	Purpose for which Issued.	Area.
<i>Leases—</i>		To mine for—	Acres.
1 ...	The Mining Act 1905 ...	Barite ...	10
8 ...	" " ...	Coal ...	2,107
29 ...	" " ...	Copper ...	1,041
60 ...	" " ...	Gold ...	737
1 ...	" " ...	Guano ...	2
2 ...	" " ...	Iron ...	76
3 ...	" " ...	Limestone ...	314
99 ...	" " ...	Minerals ...	6,735
1 ...	" " ...	Ochre ...	80
1 ...	" " ...	Pyrites ...	20
18 ...	" " ...	Silver lead ...	761
39 ...	" " ...	Shale ...	7,489
189 ...	" " ...	Tin ...	5,940
9 ...	" " ...	Wolfram ...	372
<i>Licenses—</i>			
7 ...	" " ...	Machinery sites... ..	29
9 ...	" " ...	Mining easements ...	40
23 ...	" " ...	Dredging claims ...	369
70 ...	" " ...	Dam sites and water rights	332
Total 569 ...	—	—	26,454

1. Exclusive of prospectors' licenses and miners' rights, which are issued by officers in different districts throughout the State, and as to which particulars are not available.

(vi.) *Leases and Licenses Issued and Areas Occupied.* The following tables give particulars of the areas of Crown lands for which leases and licenses (exclusive of prospectors' licenses and miners' rights) were issued during each year, and of the total area of Crown lands occupied under such leases and licenses at the end of the year 1901 and from 1907 to 1911 inclusive :—

## TASMANIA.—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT, 1901 AND 1907 TO 1911.\*

Particulars.	1901.	1907.	1908.	1909.	1910.	1911.
LEASES AND LICENSES ISSUED.*						
Gold mining ... ..	Acres. 1,067	Acres. 1,056	Acres. 946	Acres. 998	Acres. 448	Acres. 737
Mining for other minerals ... ..	17,058	29,188	19,137	19,114	23,669	25,316
For other purposes ... ..	—	1,011	463	302	56	401
Total ... ..	18,125	31,255	20,546	20,414	24,173	26,454
TOTAL AREAS OCCUPIED.*						
Gold mining ... ..	3,394	2,671	1,344	1,265	1,159	1,220
Mining for other minerals ... ..	46,968	73,009	52,844	52,939	55,050	55,007
For other purposes ... ..	—	3,483	2,505	1,615	1,699	1,811
Total ....	50,362	79,163	56,693	55,819	57,908	58,038

\* See note to preceding table.

## § 10. Resumption by Crown of Alienated Lands.

1. **General.**—Under various Acts, alienated lands may be compulsorily resumed by the Crown in the several States for certain purposes, generally connected with works of a public nature. Resumptions for closer settlement purposes have already been referred to (see § 8, above). In most of the States there are Lands Clauses or similar Acts providing the machinery, and indicating the procedure to be adopted in assessing the compensation to be paid by the Crown to private owners in cases where the parties have failed to agree as to the amount to be paid. The provisions of these Acts are generally incorporated in the special Acts specifying the purposes for which alienated lands may be resumed. Lands leased for pastoral purposes may generally be resumed by the Crown on short notice. The lessee is ordinarily entitled to compensation for land resumed, for loss or depreciation in value of the lease caused by such resumption, and for improvements.

(a) *New South Wales.* Alienated lands may be recovered by the Crown for authorised works and certain public purposes under the provisions of the Public Works Act 1900, and in other cases may be acquired by the Crown by purchase, gift, or surrender under Executive authority. Alienated lands required for public roads may be resumed under the Public Roads Act 1902, and if containing gold may be resumed for mining under Section 72 of the Mining Act 1906. Lands dedicated or granted by the Crown for public purposes may be resumed under Section 105 of the Crown Lands Act 1884, Section 41 of the Crown Lands Act 1889, and Section 1 of the Public Trusts Act 1897. Surrender and exchange of lands alienated or in process of alienation may be carried out under Section 47 of the Crown Lands Act 1895.

(b) *Victoria.* In Victoria lands may be resumed in accordance with the provisions of the Lands Compensation Act 1890, the Public Works Act 1890, the Railways Acts, the Land Act 1901, the Local Government Act 1903, the Water Act 1905, the Vacant Unclaimed Lands Act 1906, and the Forests Act 1907.

(c) *Queensland.* In this State alienated lands may be resumed under the provisions of the Public Works Land Resumption Act 1906, for any of the purposes specified in section 4 of that Act.

(d) *South Australia.* In this State the principal Acts under which land is repurchased for public works are the Railways Commissioners Act 1887, the Water Conservations Acts 1886, 1889, and 1900, the Waterworks Act 1882, and the Sewers Act 1878.

(e) *Western Australia.* In Western Australia private lands may be resumed under the provisions of the Land Act 1898, the Roads Act 1902, and the Public Works Act 1902.

(f) *Tasmania.* In the greatest number of cases private lands have been resumed in this State for the purpose of roads by agreement under the Lands Vesting Act 1894 and the Roads Acts, which were to a large extent repealed and consolidated by the Local Government Act 1906. In case of the owners failing to agree as to price, the land is acquired under the Lands Clauses Act 1857, incorporated in the Public Works and the Crown Land Acts. The Lands Resumption Acts 1891 and 1892 provide for the compulsory acquisition of land without waiting for the usual formalities. Under that Act a notification may be given to the owner that the land is required; after the expiration of thirty days the land may be resumed by notification in the *Gazette*, the amount of purchase-money being afterwards decided by arbitration, as provided by the Lands Clauses Act. A Bill amending and consolidating the Land for Public Purposes Act 1884, and the Lands Resumption Acts 1891 and 1892, was passed by the House of Assembly in August, 1910.

2. **Areas Resumed, 1901 to 1911.**—The subjoined table shews, so far as particulars are available, the areas of private lands resumed, exclusive of resumptions for closer settlement purposes, in each State during each year from 1901 to 1911 inclusive:—

### AREAS OF PRIVATE LANDS RESUMED BY THE CROWN

(EXCLUSIVE OF RESUMPTIONS FOR CLOSER SETTLEMENT), 1901 TO 1911.

Year.	N.S.W.	Victoria.*	Q'land.	S. Aust.	W. Aust.	Tasmania.	C'wealth.†
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 ...	7,864	52	26	†	91	120	8,153
1902 ...	8,392	18	2	†	30	150	8,592
1903 ...	10,275	2,787	...	†	...	160	13,222
1904 ...	6,591	3,337	...	†	...	210	10,138
1905 ...	6,173	2,653	...	†	...	184	9,010
1906 ...	20,875	665	...	†	...	200	21,740
1907 ...	10,511	1,980	76	†	...	252	12,769
1908 ...	6,041	†	1,346	†	2,457	16	†
1909 ...	3,020	†	122	†	†	212	†
1910 ...	3,878	†	92	†	†	544	†
1911 ...	2,169	†	...	†	†	690	†

\* Exclusive of resumptions for railway purposes, which for the years 1901 to 1906, inclusive amounted to 13,081 acres. † Not available. ‡ Exclusive of South Australia.

## § 11. Alienation and Occupation of Crown Lands in the Several States.

1. **Introduction.**—The tables given in the previous parts of this section shew separately the areas alienated, in process of alienation, and occupied under various tenures in the several States. The tables given below shew collectively the general condition of the public estate in each State, having regard to (a) the area alienated absolutely, which includes free grants, sales, and conditional purchases for which grants have been issued, the conditions having been complied with; (b) the area in process of alienation, comprising holdings for which the fee-simple has not yet been alienated, but which are in process of sale under systems of deferred payments; (c) the area occupied under all descriptions of leases and licenses; and (d) the area unoccupied, which, ordinarily, includes roads, permanent reserves, forests, etc. In some cases, however, lands which are permanently reserved from alienation are occupied under leases and licenses, so that in such cases the areas reserved are comprised in class (c) and not in class (d). Particulars of leases and licenses of reserved areas, as distinguished from leases and licenses of other lands, are not available. It should be observed that in many cases lands occupied under leases or licenses for pastoral purposes are held on short tenures only, and could thus be made available for settlement practically whenever required.

2. **New South Wales.**—The total area of the State of New South Wales (exclusive of Commonwealth Territory) is 198,054,420 acres, of which on the 30th June, 1912, 39,211,268 acres, or nearly one-fifth were alienated absolutely; 17,341,434 acres, or over one-eleventh were in process of alienation; 126,064,031 acres, or about three-fifths, were occupied under Lands Department, Western Land Board, or Mines Department leases and licenses; and the remaining 15,437,687 acres, or about one-eleventh, were unoccupied. The next table shews the areas alienated, in process of alienation, held under leases and licenses, and unoccupied, in 1901 and from 1908-9 to 1911-12.

During the year 1911-12, a total area of 1,527,114 acres became available for homestead selection, and settlement lease, crown leases, homestead farms and suburban and additional holdings. Of this area, 345,057 acres were made available for additional holdings only, so as to enable selectors with insufficient areas to increase their holdings, and 85,442 acres were made available for closer settlement purchase.

### NEW SOUTH WALES.—ALIENATION AND OCCUPATION OF CROWN LANDS,

1901 and 1908-1912.\*

Particulars.	Area in Acres.				
	1901.	1908-9.	1909-10.	1910-11.	1911-12.
<i>1. Alienated.</i>					
Granted and sold by private tender and public auction, at prices ranging from five to twenty shillings per acre, prior to 1862 ...	7,146,579	7,146,579	7,146,579	7,146,579	7,146,579
Sold by auction and other sales, 1862 to date ...	14,638,888	14,889,219	14,897,415	14,903,655	14,909,311
Conditionally sold, 1862 to date ...	4,212,189	12,848,166	13,928,053	14,560,791	15,232,355
Granted under Volunteer Land Regulations, 1867 to date ...	168,545	169,764	170,114	170,650	171,498
Granted for public and religious purposes ...	241,968	228,275	228,712	230,907	232,822
Homestead grants ...	35,385	1,501,738	1,628,176	1,729,154	1,518,703
Total area alienated ...	26,443,554	36,783,741	+37,999,049	138,741,736	39,211,268
<i>2. In Process of Alienation.</i>					
Under system of deferred payments ...	20,044,703	14,163,478	14,362,463	15,614,036	16,529,008
Under system of homestead selections (including leases converted, but excluding grants issued) ...	1,550,985	742,338	622,903	§	§
Closer settlement purchases ...	...	312,075	475,553	596,149	812,426
Total area in process of alienation ...	21,595,688	15,217,891	15,460,919	16,210,185	17,341,434
<i>3. Held under Leases and Licenses.</i>					
Total under Lands Department and Western Land Board ...	126,921,161	128,179,127	125,491,876	122,998,519	125,827,179
Mineral and auriferous leases and licenses (Mines Department) ...	134,209	211,741	241,752	225,040	236,852
Total leases under all Government Departments ...	127,055,370	128,390,868	125,733,630	123,223,559	126,064,031
<i>4. Unoccupied</i> ...	23,543,468	18,245,580	19,444,482	20,462,600	15,437,687

Area of State (exclusive of Commonwealth Territory)—198,054,420 acres.

\* The figures for 1901 are up to the 31st December, while for the other years given they are up to the 30th June. † Includes 495,052 acres acquired for closer settlement. ‡ Inclusive of alienated area within the Commonwealth Territory, and acquisitions under Closer Settlement Acts. § Now included under Homestead grants. || Up to 31st December.

3. **Victoria.**—The total area of the State of Victoria is 56,245,760 acres, of which 23,727,962 acres, or about three-eighths, had been alienated absolutely up to the end of the year 1911; 6,364,995 acres, or about one-ninth, were in process of alienation under deferred payments; and 14,719,149 acres were occupied under leases and licenses, while the remaining 11,336,654 acres were unoccupied. The following table shews the areas alienated and in process of alienation, together with the areas reserved, leased, and available for occupation at the end of the year 1901 and from 1907 to 1911 :—

**VICTORIA.—ALIENATIONS AND OCCUPATION OF CROWN LANDS,  
1901 and 1907-1911.**

Particulars.	Area in Acres					
	1901.	1907.	1908.	1909.	1910.	1911.
1. <i>Alienated</i> ... ..	20,066,875	22,940,143	23,074,634	23,107,613	23,568,070	23,727,962
2. <i>In Process of Alienation—</i>						
Exclusive of Mallee, etc. ... ..	3,587,668	1,897,796	1,941,474	2,017,219	*2,079,977	1,953,268
Mallee Lands ... ..	87,606	2,373,316	2,728,595	3,077,067	3,493,952	4,076,792
Under Closer Settlement Acts ... ..		164,561	174,812	190,784	221,565	303,024
Village Settlements ... ..	55,077	52,673	45,140	42,645	39,278	31,911
Total ... ..	3,730,351	4,488,346	4,890,021	5,327,715	5,834,772	6,364,995
3. <i>Leases and Licenses Held—</i>						
Under Lands Department ... ..	17,110,709	16,565,917	15,955,346	16,384,395	15,433,875	14,719,149
Under Mines Department† ... ..	...	...	...	...	...	...
4. <i>Unoccupied Crown Lands</i> ... ..	15,337,825	12,251,354	12,325,759	11,426,037	11,409,043	11,433,654

Total area of State—56,245,760 acres.

\* Including 187,778 acres which, having reverted to the Crown in March, 1911, are now included in Mallee Lands. † Not available.

Crown lands in Victoria include roads, 1,702,843 acres; water reserves, 315,917 acres; agricultural colleges, etc., 84,932 acres; State forests and timber reserves (now under Forests Act 1907), 3,902,520 acres; State forests and timber reserves under Land Acts, 268,591 acres; reserves in the Mallee, 397,881 acres; unsold land in towns, etc., 2,114,595 acres; and other reserves, 296,270 acres. The Crown Lands Reserve Act was passed in 1910; it revokes permanent reserves for public purposes, in order that the areas totalling 1,591,500 acres may be dealt with as unoccupied Crown lands. Of these lands 1,195,000 acres are mallee country situated in the county of Millewa, while the remainder, 396,500 acres, are situated in the counties of Dargo and Croajingolong in the eastern part of the State.

4. **Queensland.**—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1911, 15,709,186 acres, or about one-twenty-seventh, were alienated absolutely; 9,025,049 acres, or about one-forty-eighth, were in process of alienation; 308,205,936, or nearly three-quarters, were occupied under leases and licenses; roads, reserves, etc., occupied 14,828,256 acres, the remaining 81,351,573 acres being unoccupied. From 1901 to 1911 the area alienated absolutely increased by 2,175,718 acres or 16 per cent., and the area in process of alienation by 6,233,385 acres or 223½ per cent.

The following table shows the area alienated absolutely, the area in process of alienation, and the area held under various forms of lease and license at the end of the year 1901 and from 1907 to 1911:—



**QUEENSLAND.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 and 1907-1911.**

Particulars.	Area in Acres.					
	1901.	1907.	1908.	1909.	1910.	1911.
<i>1. Alienated Absolutely—</i>						
By Purchase ... ..	13,462,304	14,842,621	15,026,180	15,214,148	15,377,626	15,626,173
Without Payment ... ..	71,164	81,796	82,259	82,540	82,726	83,013
<b>Total ... ..</b>	<b>13,533,468</b>	<b>14,924,417</b>	<b>15,108,439</b>	<b>15,296,688</b>	<b>15,460,352</b>	<b>15,709,186</b>
<i>2. In Process of Alienation</i> ... ..	2,791,664	4,778,908	6,200,960	6,806,467	7,971,342	9,025,049
<i>3. Occupied under Leases and Licenses—</i>						
Runs Settled Districts ... ..	176,000	192,346,480	201,872,640	209,143,600	218,142,640	222,158,880
„ Unsettled Districts ... ..	222,553,760	43,138,000	40,039,040	38,062,240	37,834,960	43,478,880
Occupation Licenses ... ..	35,103,600	28,232,332	30,888,705	35,250,197	38,460,439	42,130,631
Grazing Farms and Homesteads	21,793,242	272,946	258,208	273,102	235,150	234,435
Scrub Selections ... ..	249	11,446	8,037	32,722	57,782	45,000
Leases Special Purposes ... ..	124,182	123,321	140,735	147,010	187,158	140,021
Under Mines Department ... ..	...	...	...	...	...	18,089
Perpetual Lease Selections ... ..	...	...	...	...	...	...
<b>Total ... ..</b>	<b>280,023,979</b>	<b>264,127,200</b>	<b>273,207,365</b>	<b>282,908,871</b>	<b>294,018,129</b>	<b>308,205,936</b>
<i>4. Roads and Reserves</i> ... ..	...	...	...	...	...	14,828,256
<i>5. Unoccupied</i> ... ..	132,770,889	145,289,475	134,603,266	124,107,974	110,870,177	81,351,573

Total area of State—429,120,000 acres.

The area open for selection (as distinguished from occupation for purely pastoral or special purposes) under every mode at the beginning of the year 1911 was 6,261,719 acres, and the area opened during the year was 7,708,977 acres, while the area withdrawn was 1,035,011 acres. The area selected was 6,325,890 acres, and the area remaining open at the end of the year was 6,583,732 acres. The number of grazing selections was 425 as against 414 in the previous year, and their gross area 4,488,712 acres, as against 3,883,830 acres.

**5. South Australia.**—The area of the State of South Australia is 243,244,800 acres. In South Australia, at the end of the year 1911, there were 9,892,597 acres, or about one twenty-fifth, alienated absolutely; 1,761,442 acres, or about one one-hundred and thirty-eighth, were in process of alienation; 111,090,587 acres, or about three-sevenths, were occupied under leases and licenses; while the remaining 120,500,174 acres were unoccupied. From 1901 to the end of 1911, the area of land absolutely alienated has increased by more than two million acres, or over 30 per cent., while, during the same period, the area of land in process of alienation has increased by more than a million acres, or over 200 per cent. The subjoined table shews for South Australia the area of land alienated absolutely, and in process of alienation under deferred payments, and the area held under different forms of leases:—

**SOUTH AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 and 1907-1911.**

Particulars.	Area in Acres.					
	1901.	1907.	1908.	1909.	1910.	1911.
<b>1. Alienated—</b>						
Sold ... ..	7,413,510	8,194,032	8,341,566	8,598,751	9,146,396	9,769,993
Granted for Public Purposes ... ..	121,613	122,027	122,065	72,123	122,393	122,604
<b>Total ... ..</b>	<b>7,535,123</b>	<b>8,316,059</b>	<b>8,463,631</b>	<b>8,670,874</b>	<b>9,268,789</b>	<b>9,892,597</b>
<b>2. In Process of Alienation—</b>	<b>553,774</b>	<b>1,134,424</b>	<b>1,195,550</b>	<b>1,297,277</b>	<b>1,463,038</b>	<b>1,761,442</b>
<b>3. Held under Lease and License—</b>						
Right of Purchase ... ..	5,639,519	4,579,418	4,424,814	4,232,009	3,697,423	3,150,533
Perpetual ... ..	7,115,782	12,568,576	13,269,290	14,088,223	14,789,305	15,020,544
Pastoral ... ..	68,916,125	79,388,240	83,009,650	87,038,450	91,434,450	91,546,770
Other Leases and Licenses ... ..	3,905,729	1,985,866	1,812,959	1,513,032	1,394,964	1,283,663
*Mining .. ..	14,140	170,204	100,387	84,293	197,714	89,077
<b>Total ... ..</b>	<b>85,591,295</b>	<b>98,692,304</b>	<b>102,617,100</b>	<b>106,956,007</b>	<b>111,513,856</b>	<b>111,090,587</b>
<b>4. Total Occupied ... ..</b>	<b>93,680,192</b>	<b>108,142,787</b>	<b>112,276,281</b>	<b>116,924,158</b>	<b>122,245,683</b>	<b>122,744,626</b>
<b>5. Area Unoccupied ... ..</b>	<b>149,564,608</b>	<b>135,102,013</b>	<b>130,968,519</b>	<b>126,320,642</b>	<b>120,999,117</b>	<b>120,500,174</b>

Total area of State.—243,244,800 acres.

\* Exclusive of miners' rights.

**6. Western Australia.**—The total area of Western Australia is 624,588,800 acres, of which on the 30th June, 1912, 7,387,929 acres, or about a one-eighty-fifth part, were alienated absolutely; 13,405,369 acres, or about one-forty-seventh part, were in process of alienation; while 175,677,865 acres, a little more than a quarter, were occupied under leases and licenses issued either by the Lands or the Mines Departments. The remaining 428,117,637 acres, or about two-thirds, were unoccupied.

The following table shews the area alienated absolutely and conditionally, and the areas held under leases and licenses at the end of the years 1901 and on 30th June, 1908 to 1912:—

**WESTERN AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 and 1908-1912.**

Particulars.	Area in Acres.					
	1901.	1907-8.*	1908-9.*	1909-10.*	1910-11.*	1911-12.*
<b>1. Absolutely Alienated ... ..</b>	<b>3,468,878</b>	<b>4,258,190</b>	<b>4,343,808</b>	<b>4,449,329</b>	<b>7,202,696</b>	<b>7,387,929</b>
<b>2. In Process of Alienation—</b>						
Midland Railway Concessions ... ..	2,768,810	2,686,521	2,686,521	2,686,521	121,800	121,800
Free Homestead Farms ... ..	283,455	1,060,153	1,208,023	1,366,066	1,454,275	1,531,424
Conditional Purchases... ..	1,349,554	4,195,287	4,855,747	6,067,901	7,305,932	8,285,058
Selections from the late W.A. Company ... ..	75,213	48,966	43,247	38,628	33,259	16,413
Selections under the Agricultural Lands Purchase Act ... ..	37,235	146,770	180,313	202,059	250,646	253,588
Special Occupation Leases and Licenses ... ..	8,867	4,320	3,353	2,805	2,404	2,110
Homestead or Grazing Leases ... ..	286,425	1,516,755	2,278,714	2,433,341	2,592,043	3,115,737
Poison Land Leases or Licenses ... ..	1,306,270	85,303	85,303	82,019	82,019	78,426
Immigrants' Grants ... ..	400	100	100	100	100	100
Village Allotments ... ..	6	36	36	36	36	35
Working-men's Blocks... ..	31	537	667	719	722	688
<b>Total in Process of Alienation</b>	<b>6,116,266</b>	<b>9,744,748</b>	<b>11,342,024</b>	<b>12,880,195</b>	<b>11,843,236</b>	<b>13,405,369</b>

**WESTERN AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN  
LANDS, 1901 and 1908-1912.—Continued.**

Particulars.	Area in Acres.					
	1901.	1907-8.	1908-9*	1909-10.*	1910-11.*	1911-12.*
<b>3. Leases and Licenses in Force—</b>						
(i.) <i>Issued by Lands Department</i>						
Pastoral Leases ... ..	96,508,549	159,929,858	162,277,805	165,463,185	167,933,347	173,431,848
Special Leases ... ..	448	83,568	31,300	24,780	26,710	33,157
Leases of Reserves ... ..	5,236	207,571	219,582	475,901	572,400	630,127
Selections in Goldfields ... ..	3,955	100	100	100	100	100
Timber Leases and Licenses ... ..	865,180	903,154	916,386	1,143,572	1,304,282	1,423,282
Residential Lots ... ..	550	676	599	534	468	405
(ii.) <i>Issued by Mines Department</i>						
Gold Mining Leases... ..	34,066	†130,970	†130,970	†128,129	†100,337	158,946
Mineral Leases ... ..	6,576					
Other Leases ... ..	8,623					
Licenses ... ..	17,397					
<b>Total under Leases and Licenses</b>	<b>97,450,660</b>	<b>161,255,897</b>	<b>163,576,742</b>	<b>167,236,201</b>	<b>169,937,644</b>	<b>175,677,865</b>
<b>4. Area Unoccupied ...</b>	<b>517,552,996</b>	<b>449,329,965</b>	<b>445,326,226</b>	<b>440,023,075</b>	<b>435,605,224</b>	<b>248,117,637</b>

Total area of State—624,588,800 acres.

\* Figures are now given as up to the 30th June, instead of as up to 31st December. Figures for previous years may be obtained from the Statistical Registers of Western Australia. † On the 31st December, 1908. ‡ On the 31st December.

7. **Tasmania.**—Of the total area of Tasmania, namely, 16,777,600 acres, there were at the end of the year 1911, 4,965,331 acres, or about three-tenths, alienated absolutely; 1,274,947 acres, or about one-fourteenth, were in process of alienation; 1,518,710 acres, or about one-eleventh, were occupied under leases and licenses for either pastoral, agricultural, timber, or mining purposes; the remaining 9,018,612 acres, or about eleven-twentieths, being unoccupied. The following table shews the areas alienated, in process of alienation, and held under lease or license, and the area unoccupied at the end of the year 1901 and from 1907 to 1911:—

**TASMANIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 and 1907 to 1911.**

Particulars.	Area in Acres.					
	1901.	1907.	1908.	1909.	1910	1911.
<b>1. Alienated Absolutely ...</b>	<b>4,621,585</b>	<b>4,805,697</b>	<b>4,848,058</b>	<b>4,880,000</b>	<b>4,932,276</b>	<b>4,965,331</b>
<b>2. In Process of Alienation ...</b>	<b>272,376</b>	<b>796,725</b>	<b>870,088</b>	<b>1,006,642</b>	<b>1,104,379</b>	<b>1,274,947</b>
<b>3. Leases or Licenses</b>						
(i.) <i>Issued by Lands Department—</i>						
Islands ... ..	149,165	109,531	103,190	90,100	87,100	62,000
Ordinary Leased Land ... ..	1,280,688	1,145,823	1,235,823	1,173,823	1,176,900	1,242,400
Land Leased for Timber ... ..	40,768	88,035	91,972	100,098	108,889	134,516
Closer Settlement ... ..	—	10,365	18,156	27,657	29,726	34,841
(ii.) <i>Issued by Mines Department</i>						
... ..	50,362	79,163	56,693	55,819	57,908	44,953
<b>Total ... ..</b>	<b>1,520,983</b>	<b>1,432,917</b>	<b>1,505,774</b>	<b>1,447,497</b>	<b>1,460,523</b>	<b>1,518,710</b>
<b>4. Total Area Occupied ...</b>	<b>6,414,944</b>	<b>7,035,339</b>	<b>7,223,920</b>	<b>7,344,139</b>	<b>7,497,178</b>	<b>7,758,988</b>
<b>5. Area Unoccupied ...</b>	<b>10,362,656</b>	<b>9,742,261</b>	<b>9,553,680</b>	<b>9,433,461</b>	<b>9,280,422</b>	<b>9,018,612</b>

Total area of State—16,777,600 acres.

8. **Northern Territory.**—On the 1st January, 1911, the Northern Territory was taken over by the Commonwealth. In the Northern Territory at the end of the year 1911, there

were 473,990 acres, or only about one seven-hundred-and-seventh part alienated absolutely; 93,744,961 acres, or nearly two-sevenths, were held under leases and licenses; while the remaining 240,897,849 acres, or about five-sevenths, were unoccupied. The following table shews the area of land alienated absolutely, and also the area under lease:—

**NORTHERN TERRITORY.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 and 1907-1911.**

Particulars.	Area in Acres.					
	1901.	1907.	1908.	1909.	1910.	1911.
<b>1. Alienated—</b>						
Sold ... ..	473,230	473,232	473,761	473,761	473,942	473,942
Granted for Public Purposes ... ..	48	48	48	48	48	48
<b>Total Alienated ... ..</b>	<b>473,278</b>	<b>473,280</b>	<b>473,809</b>	<b>473,809</b>	<b>473,990</b>	<b>473,990</b>
<b>2. Leased—</b>						
Right of Purchase ... ..	1,067	2,771	2,931	5,224	667	667
Pastoral ... ..	111,476,240	105,918,880	102,123,040	95,559,840	98,729,120	92,045,540
Other Leases ... ..	1,176,981	1,347,858	1,293,457	512,650	445,236	1,698,754
<b>Total Leased ... ..</b>	<b>112,654,288</b>	<b>107,269,509</b>	<b>103,419,428</b>	<b>96,077,714</b>	<b>99,175,023</b>	<b>93,744,961</b>
<b>3. Total Occupied ... ..</b>	<b>113,127,566</b>	<b>107,742,789</b>	<b>103,803,237</b>	<b>96,551,523</b>	<b>99,649,013</b>	<b>94,218,951</b>
<b>4. Remainder Unoccupied ... ..</b>	<b>221,969,234</b>	<b>227,374,011</b>	<b>231,223,563</b>	<b>238,565,277</b>	<b>235,467,787</b>	<b>240,897,849</b>
<b>Total area of Northern Territory—335,116,800 acres.</b>						

## § 12. Classification of Holdings according to Size.

**1. General.**—The classification of holdings according to their area is of interest chiefly in relation to the efforts made by the several States in recent years to promote settlement on the land on blocks of suitable size, especially by means of the Closer Settlement Acts. Returns shewing such a classification are not available for Queensland and the Northern Territory.

A table shewing the movement of land consequent on the operation of the Commonwealth Land Tax Act of 1910, can be found in the section dealing with Commonwealth Finance.

The following table gives particulars of the number and aggregate area of holdings of lands alienated and in process of alienation in area series, as returned to the collectors of agricultural statistics, for all the States excepting Queensland and the Northern Territory for the season 1911-12:—

### CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1911-12

Size of Holdings.	N.S.W.	Victoria.	S. Aust.	W. Aust.	Tasmania.	Total.
<b>NUMBER.</b>						
Acres.						
1 to 50 ... ..	38,211	16,609	6,823	3,274	4,624	69,541
51 " 100 ... ..	9,027	6,696	1,728	571	2,413	20,435
101 " 500 ... ..	25,964	23,397	5,729	3,171	5,036	63,297
501 " 1,000 ... ..	8,329	8,216	3,538	3,024	669	23,776
1,001 " 5,000 ... ..	6,934	4,908	2,844	2,967	621	18,274
5,001 " 10,000 ... ..	825	239	118	200	117	1,499
10,001 " 20,000 ... ..	371	131	52	77	60	691
20,001 " 50,000 ... ..	247	42	21	26	31	367
50,001 and over ... ..	84	2	1	6	2	95
<b>Total... ..</b>	<b>89,992</b>	<b>60,240</b>	<b>20,854</b>	<b>13,316</b>	<b>13,573</b>	<b>197,975</b>

**CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1911-12.—Continued.**

Size of Holding.	N.S.W.	Victoria.	S. Aust.	W. Aust.	Tasmania.	Total.
<b>AREA.</b>						
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1 to 50 ...	503,060	322,297	103,845	38,876	71,992	1,040,070
51 " 100 ...	714,310	514,529	125,950	50,472	160,802	1,566,063
101 " 500 ...	6,578,002	6,049,267	1,587,365	877,741	1,015,176	16,107,551
501 " 1,000 ...	5,822,517	5,814,331	2,375,344	2,393,733	449,415	16,855,390
1,001 " 5,000 ...	13,743,189	8,750,188	4,780,887	5,788,524	1,298,172	34,360,960
5,001 " 10,000 ...	5,715,461	1,651,979	770,691	1,373,029	818,148	10,329,308
10,001 " 20,000 ...	5,174,155	1,881,282	734,441	1,078,746	771,420	9,640,044
20,001 " 50,000 ...	7,249,093	1,300,459	610,898	1,020,552	808,460	10,989,462
50,001 and over ...	7,611,345	116,486	89,309	393,393	258,898	8,469,431
Total... ..	53,111,132	26,400,818	11,178,730	13,015,116	5,652,483	109,356,279

**2. New South Wales.**—The total number of holdings of one acre and over in area in this State on the 31st March, 1901, was 69,439. On the 31st March, 1912, the corresponding number was 89,992, shewing an increase of 20,553, or about 29.4 per cent. The following table shews the number of holdings of land alienated and in process of alienation, on the 31st March, 1901, and from 1907 to 1912:—

**NEW SOUTH WALES.—NUMBER OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION, 1901 and 1907-1912.**

Size of Holdings.	1901.	1907.	1908.	1909.	1910.	1911.	1912.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50 ...	28,155	33,184	34,833	35,345	36,288	37,272	38,211
51 " 100 ...	8,929	9,185	9,136	9,105	9,173	9,159	9,027
101 " 500 ...	20,504	22,986	23,652	24,069	24,672	25,322	25,964
501 " 1,000 ...	6,105	6,944	7,203	7,321	7,632	7,911	8,329
1,001 " 5,000 ...	4,464	5,373	5,542	5,796	5,991	6,395	6,934
5,001 " 10,000 ...	579	625	638	691	711	738	825
10,001 " 20,000 ...	352	364	368	358	348	344	371
20,001 " 50,000 ...	202	259	256	257	264	267	247
50,001 and over ...	149	106	104	103	99	95	84
Total ... ..	69,439	79,02	81,732	83,045	85,178	87,503	89,992

**3. Victoria.**—Lands alienated absolutely and in process of alienation in this State were classified according to size in March, 1906, 1908, and 1910. The following table shews the number and area of holdings of such lands on the 1st March, 1906, 1908 and 1910:—

**VICTORIA.—NUMBER OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION, 1906-1910.**

Size of Holdings.	1906.	1908.	1910.
Acres.	Number.	Number.	Number.
1 to 50 ...	13,309	14,692	16,609
51 " 100 ...	5,864	6,223	6,696
101 " 500 ...	21,628	22,510	23,397
501 " 1,000 ...	7,688	7,817	8,216
1,001 " 5,000 ...	4,083	4,409	4,908
5,001 " 10,000 ...	220	231	239
10,001 " 20,000 ...	116	118	131
20,001 " 50,000 ...	73	61	42
50,001 and over ...	6	4	2
Total ... ..	52,987	56,065	60,240

4. **South Australia.**—In the State of South Australia the number of holdings of alienated lands, and lands in process of alienation, was available for the first time in 1910-11. The following table shews the number and area of such holdings for 1910-11 and 1911-12:—

**SOUTH AUSTRALIA.—NUMBER OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION, 1910-11 and 1911-12.**

Size of Holdings.				1910-11.		1911-12.	
				Number.	Area.	Number.	Area.
Acres.					Acres.		Acres.
1 to	50	...	...	6,745	102,259	6,823	103,845
51 "	100	...	...	1,646	123,576	1,728	125,950
101 "	500	...	...	5,542	1,563,156	5,729	1,587,365
501 "	1,000	...	...	3,370	2,389,368	3,538	2,375,344
1,001 "	5,000	...	...	2,540	4,395,217	2,844	4,780,887
5,001 "	10,000	...	...	110	691,501	118	770,691
10,001 "	20,000	...	...	53	638,253	52	734,441
20,001 "	50,000	...	...	23	631,353	21	610,898
50,001 and over		...	...	1	67,715	1	89,309
Total ...				20,030	10,602,398	20,854	11,178,730

5. **Western Australia.**—In this State the number of holdings of one acre and over in area was 5699 for the season 1900-1 (see Year Book No. 1), and 13,316 for the season 1910-11, shewing an increase of 7617, or about 134 per cent. The subjoined table shews the number of holdings of land alienated, and in process of alienation, for 1901 and 1907-1911:—

**WESTERN AUSTRALIA.—NUMBER OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION, 1901 and 1907-1912.**

Size of Holdings.				1900-1.	1907-8.	1908-9.	1909-10.	1910-11.	1911-12.
Acres.				Number.	Number.	Number.	Number.	Number.	Number.
1 to	50	...	...	1,728	2,933	3,061	3,078	3,135	3,274
51 "	100	...	...	198	509	510	517	549	571
101 "	500	...	...	2,302	3,067	3,314	3,318	3,212	3,171
501 "	1,000	...	...	717	1,731	2,038	2,320	2,777	3,024
1,001 "	5,000	...	...	607	1,685	1,848	2,200	2,616	2,967
5,001 "	10,000	...	...	73	145	158	170	189	200
10,001 "	20,000	...	...	38	66	71	88	79	77
20,001 "	50,000	...	...	36*	24	25	29	24	26
50,001 and over		...	...	...	7	6	6	7	6
Total ...				5,699	10,167	11,031	11,726	12,588	13,316

\* Including all holdings of 20,001 acres and upwards.

6. **Tasmania.**—In Tasmania the total number of holdings of land alienated and in process of alienation on the 1st March, 1909, was 12,413. Particulars for previous years are not available. The following table shews the classification of such holdings in area series for each year from 1908-9 to 1911-12 :—

**TASMANIA.—NUMBER OF HOLDINGS ALIENATED AND IN PROCESS OF  
ALIENATION, 1908-9 to 1911-12.**

Size of Holdings.	1908-9.		1909-10.		1910-11.		1911-12.	
	Number.	Number.	Number.	Area.	Number.	Area.	Number.	Area.
Acres.				Acres.		Acres.		
1 to 50	4,301	4,526	4,596	71,890	4,624	71,992		
51 „ 100	2,277	2,341	2,334	157,892	2,413	160,802		
101 „ 500	4,486	4,784	4,957	992,020	5,036	1,015,176		
501 „ 1,000	585	624	675	453,485	669	449,415		
1,001 „ 5,000	572	588	589	1,226,455	621	1,298,172		
5,001 „ 10,000	108	116	119	825,422	117	818,148		
10,001 „ 20,000	57	61	51	687,913	60	771,420		
20,001 „ 50,000	24	26	26	706,996	31	808,460		
50,001 and over	3	2	2	258,898	2	258,898		
Total ...	12,413	13,068	13,349	5,380,971	13,573	5,652,483		

### § 13. The Progress of Land Settlement, 1901 to 1911.

1. **Recent Progress.**—The progress of settlement and the growth of land alienation in the States of the Commonwealth under recent legislation is seen in the subjoined statement, which shews concisely the condition of the public estate in each State and in the Commonwealth at the end of each year from 1901 to 1911, inclusive. The effect of the land laws during that period has been generally to diminish the number of large holdings, at the same time decreasing the area held under lease, while both the area alienated and the area in process of alienation have increased. As leases of large areas fall in or are otherwise terminated they are in many cases not renewed, but the land leased is cut up for the purpose of settlement under systems of deferred payment; the State Governments, also, have in many cases acquired by repurchase considerable areas under the provisions of the various Closer Settlement Acts. Further, greater facilities have been granted to the working classes to acquire possession of the soil, and special inducements have been offered to *bona fide* settlers by the introduction of new forms of tenure on easy terms and conditions.

From 1901 to 1911 the area alienated absolutely in the whole Commonwealth increased by 24,570,737 acres, or 32 per cent.; the area in process of alienation increased by 11,419,735 acres, or 31 per cent.; the area leased by 101,033,262 acres, or 14 per cent.; while the area unoccupied decreased by 137,023,734 acres, or 14 per cent.

# **TOTAL AREAS ALIENATED, IN PROCESS OF ALIENATION, HELD UNDER LEASE OR LICENSE, AND UNOCCUPIED.**

EXPRESSED ABSOLUTELY AND AS PERCENTAGES OF AREA OF ENTIRE STATE  
FOR THE YEARS 1901 AND 1907-11.

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Occupied by the Crown or Unoccupied.*	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.

## NEW SOUTH WALES.—AREA, 198,054,420 ACRES.

1901	26,443,554	13.32	21,595,688	10.87	127,055,370	63.96	23,543,468	11.85
1907	33,921,508	17.08	16,720,147	8.42	126,081,293	63.47	21,915,132	11.03
1908	35,467,021	17.85	15,798,047	7.95	129,150,578	65.02	18,222,434	9.18
1909	36,783,741	18.52	15,217,891	7.66	128,390,868	64.63	18,245,580	9.19
1910	37,999,049	19.13	15,460,919	7.78	125,733,630	63.30	19,444,482	9.79
1911	38,741,736	19.50	16,210,185	8.16	123,223,559	62.04	20,462,600	10.30
1912†	39,211,268	19.75	17,341,434	8.75	126,064,031	63.65	15,437,687	7.85

\* To 31st December; subsequent years to 30th June. † Exclusive of Commonwealth Territory

## VICTORIA.—AREA, 56,245,760 ACRES.

1901	20,066,875	35.67	3,730,351	6.63	17,110,709	30.42	15,337,825	27.28
1907	22,940,143	40.79	4,488,346	7.98	16,565,917	29.45	12,251,354	21.78
1908	23,074,634	41.03	4,890,021	8.69	15,955,346	28.36	12,325,759	21.92
1909	23,107,613	41.08	5,358,496	9.53	16,384,395	29.13	11,395,256	20.26
1910	23,568,070	41.90	5,869,185	10.43	15,433,875	27.45	11,374,630	20.22
1911	23,727,962	42.18	6,364,995	11.31	14,719,149	26.34	11,433,654	20.17

## QUEENSLAND.—AREA, 429,120,000 ACRES.

1901	13,533,468	3.15	2,791,664	0.65	280,023,979	65.26	132,770,889	30.94
1907	14,924,417	3.48	4,778,908	1.11	264,219,200	61.57	145,197,475	33.84
1908	15,108,439	3.52	6,200,930	1.45	273,307,365	63.69	134,503,266	31.34
1909	15,296,688	3.56	6,806,467	1.59	283,023,871	65.95	123,992,974	28.90
1910	15,460,352	3.60	7,971,342	1.86	295,385,129	68.84	110,303,177	25.70
1911	15,709,186	3.66	9,025,049	2.10	308,205,936	71.82	96,179,829	22.42

## SOUTH AUSTRALIA.—AREA, 243,244,800 ACRES.

1901	7,535,123	3.10	553,774	0.23	85,591,295	35.18	149,564,608	61.49
1907	8,316,059	3.42	1,134,424	0.47	98,692,304	40.57	135,102,013	55.54
1908	8,463,631	3.48	1,195,550	0.49	102,617,100	42.20	130,968,519	53.83
1909	8,670,874	3.56	1,297,277	0.53	106,956,007	43.97	126,320,642	51.94
1910	9,268,789	3.81	1,463,038	0.60	111,513,856	45.80	120,999,117	49.79
1911	9,892,597	4.07	1,761,442	0.72	111,090,587	45.67	120,500,174	49.54

\* Including roads and reserves.



## TOTAL AREAS ALIENATED, IN PROCESS OF ALIENATION, ETC.—Continued.

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Occupied by the Crown or Unoccupied.*	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.
WESTERN AUSTRALIA.—AREA, 624,588,800 ACRES.								
1901	3,468,878	0.56	6,116,266	0.98	97,450,660	15.60	517,552,996	82.86
1907 <sup>1</sup>	3,969,965	0.63	9,100,041	1.46	160,205,944	25.65	451,312,850	72.26
1908 <sup>1</sup>	4,258,190	0.68	9,744,748	1.56	161,255,897	25.82	449,329,965	71.94
1909 <sup>1</sup>	4,343,808	0.70	11,342,024	1.81	163,576,742	26.19	445,326,226	71.30
1910 <sup>1</sup>	4,449,329	0.71	12,880,195	2.06	167,236,201	26.78	440,023,075	70.45
1911 <sup>1</sup>	7,202,696	1.15	11,843,236	1.90	169,937,644	27.21	435,605,224	69.74
1912 <sup>1</sup>	7,387,929	1.18	13,405,369	2.16	175,677,865	28.13	428,117,637	68.53

1. To 30th June.

## TASMANIA.—AREA, 16,777,600 ACRES.

1901	4,621,585	27.54	272,376	1.62	1,520,983	9.06	10,362,656	61.78
1907	4,805,697	28.64	796,725	4.75	1,432,917	8.54	9,742,261	58.07
1908	4,848,058	28.90	870,088	5.19	1,505,774	8.97	9,553,680	56.94
1909	4,890,000	29.15	1,006,642	6.00	1,457,497	8.68	9,423,461	56.17
1910	4,932,276	29.40	1,104,379	6.58	1,460,523	8.71	9,280,422	55.31
1911	4,965,331	29.60	1,274,947	7.60	1,518,710	9.05	9,018,612	53.75

## NORTHERN TERRITORY.—AREA, 335,116,800 ACRES.

1901	473,278	0.14	...	...	112,654,288	33.62	221,989,234	66.24
1907	473,280	0.14	...	...	107,269,509	32.01	227,374,011	67.85
1908	473,809	0.14	...	...	103,419,428	30.86	231,223,563	69.00
1909	473,809	0.14	...	...	96,077,714	28.67	238,565,277	71.19
1910	473,990	0.14	...	...	99,175,023	29.60	235,467,787	70.26
1911	473,990	0.14	...	...	93,744,961	27.97	240,897,849	71.89

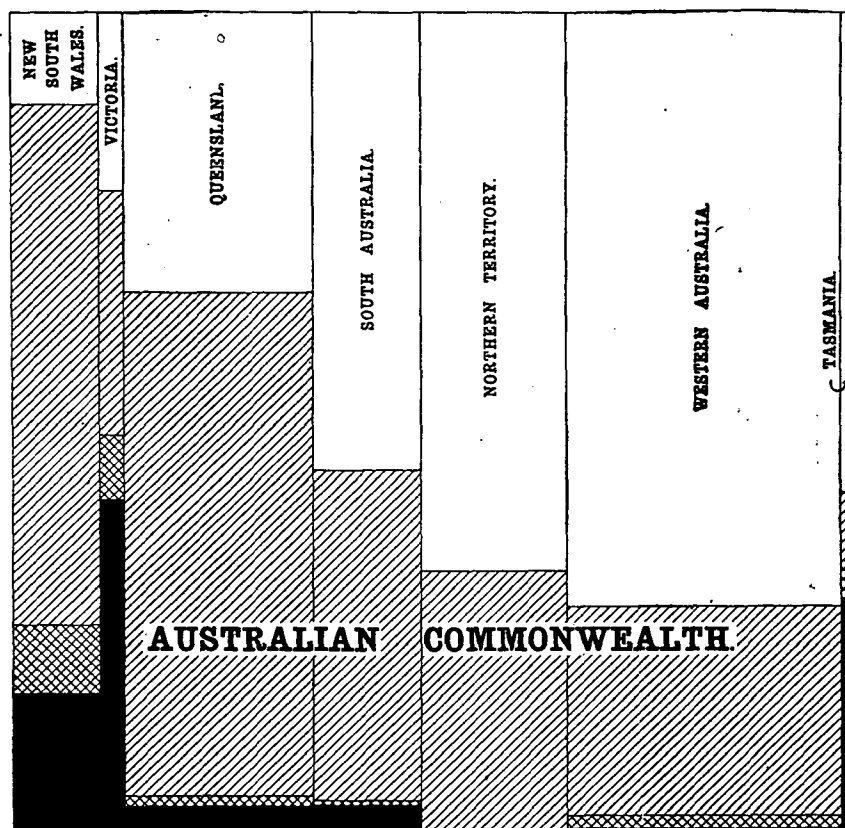
## THE COMMONWEALTH.—AREA, 1,903,731,840 ACRES.

1901	76,142,761	4.00	35,060,119	1.84	721,407,284	37.89	1,071,121,676	56.27
1907	89,351,069	4.69	37,018,591	1.95	774,467,084	40.68	1,002,895,096	52.68
1908	91,693,782	4.82	38,699,384	2.02	787,211,488	41.36	986,127,186	51.80
1909	93,566,533	4.91	41,028,797	2.15	795,877,094	41.81	973,259,416	51.13
1910	96,151,855	5.05	44,749,058	2.35	815,938,237	42.85	946,892,690	49.75
1911	100,713,498	5.29	46,479,854	2.45	822,440,546	43.20	934,097,942	49.06

\* Including roads and reserves.

2. **Diagram shewing Condition of Public Estate.**—The following diagram shews the condition of the public estate in the Commonwealth at the end of the year 1911. The square itself represents the total area of the Commonwealth, while the relative areas

of individual States are shewn by the vertical rectangles. The areas alienated absolutely, in process of alienation under systems of deferred payments, and the areas held under leases or licenses, are designated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded:—



Area alienated absolutely



Area held under lease, etc.



Area in process of alienation



Area unoccupied



3. **Federal Territory.** The following particulars relate to the tenures of land within the Federal Capital Territory at the end of the year 1912. The figures are approximate:—

#### FEDERAL CAPITAL TERRITORY, TENURES OF LAND, 1912.

Alienated.	In Process of Alienation.	Leases.	Occupied by the Crown or unoccupied.	Total.
Acres. 95,539	Acres. 81,239	Acres. 336,099*	Acres. 70,783	Acres. 583,660

\*Including 87,732 acres resumed by the Crown in 1912.