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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 *bonâ 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 *bonâ 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provisions of the Western Lands Acts expire on the 30th June, 1943, except in cases where part of the land leased is withdrawn for the purpose of sale by auction, or to provide small holdings, in which case an extension of the term of lease of the remainder may be granted as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, 1910, and 1911, 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, Croajingolong, 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, 1911, and 1912, 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, 1911, and 1912. The Pastoral Act 1904 controls the pastoral occupation of lands, and the Irrigation and Reclaimed Land 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, (p p. 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 224 and 225 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.

**3. 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.

**4. 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 fails 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.

(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 1910 (section 59 B and 62) an alien cannot apply for any land in Queensland unless he obtain a certificate that he is able to read and write from dictation, words in such language as the Minister for Lands may direct. If he acquire a selection he must within five years of such acquisition become a naturalised subject.

(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.

**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 reservations under Land Act 1901	Free grants in trust Reservations under Land Act 1910 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 purchase leases Homestead selections	Agricultural allotments, residential or non-residential Grazing allotments, residential or non-residential Selection from grazing area, perpetual or auriferous leases Selection from pastoral leases Mallee agricultural licenses Murray settlements leases Selection purchase 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 reserve licenses	Grazing homesteads Grazing farms Occupation licenses Special leases Perpetual lease selections 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 Agricultural farms Unconditional selections
<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

**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 (The right to lease town and suburban lots are sold by auction)	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 Miscellaneous grazing and cul- tivation leases Irrigation and reclaimed land leases Special licenses Pastoral leases Leases with right of purchase	Pastoral leases Timber licenses Special leases Quarrying licenses	Grazing leases Miscellaneous leases Timber licenses and leases Occupation licenses Temporary licenses
<b>CLOSER SETTLEMENT SALES, LEASES, AND LICENSES.</b>		
Sales by auction Agreements to purchase Miscellaneous leases Irrigation and reclaimed 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. See § 7 of this section.

### § 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 shews the area for which free grants were issued and the areas permanently reserved or dedicated in each State during 1901, and from 1908 to 1912 inclusive:—

#### PARTICULARS OF FREE GRANTS, RESERVATIONS, AND DEDICATIONS, 1901 AND 1908-12.

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
1908 ...	1,575	169	463	38	265	110†	2,620
1909 ...	1,334	165	281	28	299	270†	2,377
1910 ...	2,039	108	186	300	280	288†	3,196
1911 ...	2,186	38,830	287	211	309	109†	41,932
1912 ...	3,305	358	283	173	2,663	3,054	10,336
RESERVATIONS AND DEDICATIONS.							
1901 ...	1,595	19,278	811,200	‡	189,856	4,231	1,026,160§
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
1912 ...	1,915	3,686	250,372	13,975	724,757	14,402	1,009,107

\* 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 1912-13, 10 free grants comprising a total area of 500 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, 1912-13.* During the financial year 1912-13, the total area for which free grants were prepared was 2256 acres, including grants of 1698 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 1370 acres were dedicated and permanently reserved, the number of separate dedications being 89.

On the 30th June, 1913, the total area temporarily reserved was 27,372,752 acres, of which 6,249,364 acres were for travelling stock, 6,714,370 acres for forest reserves, 2,897,188 acres for water, 1,263,939 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 1912 six free grants, comprising an area of 358 acres, were issued. During the same year reservations of both a permanent and temporary nature, comprising an area of 3686 acres, were made; of this area 392 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, 1912.* During the year 1912 there were sixty-two free grants issued for a total area of 283 acres. During the same period areas covering an area of 250,372 acres were reserved; 492,989 acres were reserved for timber, over and above areas cancelled, but the area of other reserves cancelled exceeded the area reserved by 242,617 acres, leaving a net area of 250,372 acres, and 44,198 acres for camping, water, and other purposes. The total area reserved up to the end of the year 1912 was 13,585,749 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.

(iii.) *Areas Granted and Reserved, 1912.* During the year 1912 there were 38 free grants issued for a total area of 173 acres. During the same year 106 reserves, comprising 13,975 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 1912, 634 free grants totalling 2663 acres were issued, while the area reserved was 724,757 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 1912 there were 9 free leases, comprising an area of 3054 acres issued. During the same period 14,402 acres were reserved, 3000 acres being reserved for marine board purposes, 11,170 acres for re-forestation purposes, 10 acres for recreation grounds, and 222 acres for other public reserves. The total area permanently reserved to the end of the year 1912 was 1,072,933 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, 1913, the area of Crown lands sold by auction and special sales for which grants were prepared amounted to 7658 acres, of which 3852 acres were sold by auction in 1331 lots; 1181 acres were sold by after-auction sales in 809 lots; 55 acres were sold as improvement purchases in 149 lots; and 2570 acres were sold as special purchases in 312 lots. The following table gives particulars of Crown lands alienated by auction and special sales during 1901 and for each year from 1908 to 1913:—

### NEW SOUTH WALES.—AUCTION AND SPECIAL SALES, 1901 and 1908-13.

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
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
1913 ...	3,764 <sup>6</sup>	53	2,739	6,556	58,552

1. Year ended 31st December. Subsequent years to 30th June. 2. Including land sold under the Centennial Park Sale Act. 3. Exclusive of 3423 feet frontage sold for £15,005 under the Centennial Park Sale Act. 4. Exclusive of 2347 feet frontage sold for £9175 under Centennial Park Sale Act. 5. Exclusive of 1882 feet frontage sold for £7554 under Centennial Park Sale Act. 6. Exclusive of 87 feet frontage sold for £391 under Centennial Park Sale Act.

Particulars of total areas alienated are given hereafter. (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  $12\frac{1}{2}$  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 1908 to 1912:—

VICTORIA.—AUCTION AND SPECIAL SALES, 1901 and 1908-12.

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Country lands ... ..	4,079	2,805	2,729	2,469	1,096	1,178
Town and suburban lands ... ..	2,127	1,630	2,062	1,789	1,263	1,412
Special sales ... ..	846	2,117	2,602	1,537	1,709	1,530
Total... ..	7,052	6,552	7,393	5,795	4,068	4,120

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 £3 per acre for town lands, £2 per acre for suburban lands, and 10s. per acre for country lands.

(i.) *After-auction Sales.* The notification of lands for sale by auction may declare 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 shows the areas sold at or after auction, and by special sales, during the year 1901 and from 1908 to 1912:—

## QUEENSLAND.—AUCTION AND SPECIAL SALES, 1901 and 1908-12.

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Town ... ..	334	472	227	464	764	646
Suburban ... ..	793	621	340	1,175	1,462	1,015
Country— Ordinary sales ... ..	52,132	7,585	12,844	8,939	7,897	4,733
Total ... ..	53,259	8,678	13,411	10,578	10,123	6,394

Particulars of total areas alienated are given hereafter. (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 1280 acres. A deed of grant may be obtained upon payment of the purchase money.

The following table shows the number and area of unconditional selections for which applications were accepted during the year 1901 and from 1908 to 1912:—

## QUEENSLAND.—UNCONDITIONAL SELECTIONS, 1901 and 1908-1912.

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
Number ... ..	151	126	131	98	76	51
Area ... .. Acres	24,322	22,770	27,395	15,930	12,968	14,578
Rent ... .. £	1,180	1,073	1,111	685	525	565

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 1908 to 1912. The total areas sold under all types of sale are shewn in a later part of this section. (See § 11.)

## SOUTH AUSTRALIA.—AUCTION AND SPECIAL SALES, 1901 and 1908-1912.

Year ... ..	1901.	1908.	1909.	1910.	1911.	1912.
Area in acres ... ..	11,314	78,557	128,529	386,977	470,003	277,665

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*.)

(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 1908 to 1913 :—

## WESTERN AUSTRALIA.—AUCTION SALES, 1901 and 1908-1913.

Year ... ..	1901.	1908. <sup>1</sup>	1909. <sup>1</sup>	1910. <sup>1</sup>	1911. <sup>1</sup>	1912. <sup>1</sup>	1913. <sup>1</sup>
Area sold ... Acres	856	2,258	2,160	1,643	1,848	1,359	1,087
Number of Allotments	1,366	1,090	879	783	778	705	530

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 1908 to 1912 :—

## TASMANIA.—AUCTION AND SPECIAL SALES, 1901 and 1908-1912.

Year ... ..	1901.	1908.	1909.	1910.	1911.	1912.
Area in acres ... ..	1,915	603	1,026	55	190	2,026

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.

A description of the conditions under which land may be taken up under this form of tenure is given in previous issues of the Year Book. (See No. 6, p. 277.)

During the year ended the 30th June, 1913, deeds of grant were prepared on the completion of conditional purchases for 406,019 acres, making the total number of conditional purchases in existence at the end of the financial year 92,183 for a total area of 17,305,305 acres. The following table gives particulars of conditional purchases in 1901 and from 1908 to 1913:—

### NEW SOUTH WALES.—CONDITIONAL PURCHASES, 1901 and 1908 to 1913.

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.
1901	2,277	Acres. 549,898	1,555	Acres. 360,910	500,554	Acres. 4,212,189
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
1913 <sup>1</sup>	783	103,844	839	105,167	406,019	15,638,374

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.)

During the year ended 30th June, 1913, there were 25 original and 40 additional homestead selections applied for, comprising an area of 19,595 acres. During the same period the total number of applications confirmed was 106, comprising 30,879 acres, and 4701 homestead selections and grants, comprising an area of 1,480,834 acres, were in existence on the 30th June, 1913. 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.

A description of the conditions under which land may be taken up under this form of tenure may be found in previous issues of the Year Book. (See No. 6, p. 278.)

With reference to Murray settlement leases, 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. No additional subdivision has been made during 1912.

The subjoined table gives particulars shewing the areas selected conditionally during the year 1901 and from 1908 to 1912. 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 1908 to 1912.**

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
With residence ... ..	466,155	184,942	214,999	210,331	172,599	97,766
Without residence ... ..	50,257	28,941	42,180	38,363	33,109	16,864
Total ... ..	516,412	213,883	257,179	248,694	205,708	114,630
No. of selectors ... ..	2,979	1,533	1,736	1,740	1,608	1,072

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; (iii.) prickly pear selections; and (iv.) free homesteads.

In previous issues of this book may be found the conditions under which land may be selected under this form of tenure. (See No. 6, p. 280.)

*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 1908 to 1912:—

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

1901 AND 1908 TO 1912.

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
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
1912 ...	1,717	614,269	18	3,771	544	628,614	2,279	1,246,654

During the year 1912, applications were accepted to select agricultural farms to the number of 1717 for 614,269 acres, an average area of 358 acres, at an average price of 19s. 1d. per acre. The number of selections and the total area selected were higher than the corresponding figures for the previous year by 329 and 100,464 acres, respectively. The average area is greater by 9 acres, and the average price lower by 1s. 9d. per acre.

The average area of agricultural homesteads was 209½ acres. The average price of the land selected as prickly pear selections during the year was 4s. 6½d. per acre.

During the year 1912 the number of acres of land opened for selection as free homesteads was 479, and 3 applications, totalling 480 acres, were accepted.

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

**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.

(i.) *Agreement to Purchase.*—Surveyed Crown lands are available for agreement to purchase, as well as for perpetual lease under the Crown Lands Acts of 1903 to 1912, the purchase-money being fixed by the Land Board, and payable in sixty half-yearly payments, including interest at not less than 2 per cent. per annum. The condition as to payment of instalments for land offered under the provisions of Act of 1912 in newly surveyed mallee lands is that no payment is made for the first four years, for the fifth and sixth years interest only at the rate of 2 per cent. per annum on value of land is payable, the first instalment of purchase-money, including interest at the rate of 4 per cent. per annum, being payable at the commencement of the seventh year. All payments are made in advance, the term of agreement being thereby extended to thirty-six years. If the conditions relating to fencing, vermin destruction, and in some cases to residence, are fulfilled, the purchase may be completed after a term of six years from commencement of the agreement on payment of all principal and interest due. All minerals are reserved to the Crown, and the Crown may resume any part of the land for the purposes of roads, water conservation, mining, etc., compensation being payable to the purchaser for loss occasioned by resumption.

(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 Taillem 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, 1913, was 570,583 acres ; of this area 16,984 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 1908 to 1912 :—

**SOUTH AUSTRALIA.—AREAS ALIENATED UNDER AGREEMENTS TO PURCHASE,**

1901 AND 1908 TO 1912.

Year	...	...	...	1901	1908.	1909.	1910.	1911.	1912.
Area in acres	...	...	...	57,460	68,977	128,656	160,668	153,594	51,702



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 selection 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.) 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 1908 to 1913.

**WESTERN AUSTRALIA.—AREAS SELECTED CONDITIONALLY FOR WHICH CROWN GRANTS WERE ISSUED, 1901 and 1908-13.**

Particulars.	1901.	1908. <sup>1</sup>	1909. <sup>1</sup>	1910. <sup>1</sup>	1911. <sup>1</sup>	1912. <sup>1</sup>	1913. <sup>1</sup>
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Free homestead farms	147	16,122	18,482	35,334	93,444	83,686	96,435
Conditional purchases	5,234	138,812	61,272	64,957	92,986	97,286	113,885
Poison land leases ...	...	130,729	2,668	3,284	...	2,593	6,232
Total ...	5,381	285,663	82,422	103,575	186,430	183,565	216,552
Number of holdings	48	437	475	564	1,073	998	1,232

1. For financial year ended 30th June.

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

*Area Conditionally Alienated.* The following table shews the areas conditionally alienated under various methods of selection during the year 1901 and from 1908 to 1913:—

**WESTERN AUSTRALIA.—AREAS CONDITIONALLY ALIENATED, 1901 and 1908-13.**

Particulars.	1901.	1908.*	1909.*	1910.*	1911.*	1912.*	1913.*
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Conditional Purchase—</i>							
Deferred payments (with residence)	161,302	447,159	595,115	910,953	899,816	791,844	510,195
" (without residence)	46,498	199,584	265,561	475,860	574,805	391,397	149,648
Direct payments (without residence)	1,909	2,645	1,762	3,641	2,458	5,661	3,548
<i>Village Allotments</i> ...	...	3	...	...	...	...	...
<i>Free Homestead Farms</i> ...	63,623	189,086	257,528	238,102	201,172	203,791	151,985
<i>Under the Agric. Lands Purchase Acts</i>	4,295	8,201	35,599	23,787	49,983	8,375	10,835
<i>Homestead or Grazing Leases</i> ...	64,834	295,696	850,066	238,876	194,839	568,958	585,382
<i>Poison Land Leases</i> <sup>1</sup> ...	9,530	...	...	...	...	...	...
<i>Workmen's Blocks</i> <sup>2</sup> ...	8	131	189	148	99	56	4
Total ...	351,999	1,142,505	2,005,820	1,891,367	1,923,172	1,970,082	1,411,597
Number of holdings ...	1,888	4,362	5,861	5,403	4,265	4,871	3,771

\* 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. The conditions under which land may be selected under this form of tenure are given in previous issues of the Year Book. (See No. 6, p. 283.)

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 1908 to 1912:—

**TASMANIA.—CONDITIONAL PURCHASES, 1901 and 1908 to 1912.**

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
<i>Completion of Conditional Purchases</i> <sup>1</sup> ... ..	Acres. 23,781	Acres. 42,362	Acres. 41,942	Acres. 42,276	Acres. 33,055	Acres. 39,844
<i>Sold Conditionally—</i>						
Free Selections ... ..	40,004	120,420	183,237	145,651	211,447	91,513
Homestead Areas ... ..	9,108	2,037	971	364	274	199
Auction Sales on Credit ... ..	12,961	2,740	4,988	4,365	2,437	2,026
Other Sales (Town Lands) ... ..	636	1,632	2,400	2,380	1,493	1,915
Total... ..	62,709	126,829	191,596	152,760	215,651	96,653
<i>Applications—</i>						
Received ... ..	1,444	3,225	2,929	3,171	2,136	1,800
Confirmed ... ..	768	1,249	1,501	1,180	1,241	652

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.

A description in detail of the conditions which govern the issue of these various leases and licenses may be found in previous editions of the Year Book. (See Year Book No. 6, p. 285.)

On the 30th June, 1913, there were 60,242 leases and licenses current under the Lands Department and the Western Land Board, comprising 124,361,637 acres of Crown Lands. Of these leases there were 38,972, comprising 19,483,197 acres, in the Eastern Division; 18,254, comprising 28,379,049 acres, in the Central; and 3,016, comprising 76,499,391 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 1909-10, 1910-11, and 1911-12, and also the area and rental of leases current on the 30th June, 1913:—

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

1901 AND 1909-1913.

Leases and Licenses.	1901.	1909-10.	1910-11.	1911-12.	1912-13.	
					Area.	Rent.
	Acres.	Acres.	Acres.	Acres.	Acres.	£
Pastoral ... ..	44,805,221	1,137,095	1,137,095	1,137,095	1,137,095	734
Outgoing pastoral lessees ...	—	1,136,141	1,096,327	1,038,981	936,272	9,838
Western land leases & licenses	—	73,912,534	74,327,246	74,838,648	74,368,024 <sup>1</sup>	89,702
Occupation (i.) Ordinary	25,819,215	7,464,623	6,821,352	6,553,241	6,401,989	11,896
licenses (ii.) Preferential	12,985,651	2,529,454	2,177,318	2,046,163	1,703,260	9,960
Homestead leases ... ..	10,953,388	636,440	593,628	489,788	480,210	1,035
Condit'l. leases—(i.) Gazetted	13,014,055	15,581,163	15,227,269	15,670,320	15,987,366	195,921
(ii.) Not gazetted (under pro-						
visional rent)	966,887	741,802	1,073,586	490,507	202,155	1,785
Conditional purchase leases ...	—	669,795	675,961	632,515	611,152	17,687
Settlement leases ... ..	3,468,675	7,569,925	7,782,730	7,929,712	7,256,701	87,000
Improvement " ... ..	5,551,060	6,864,330	6,430,605	6,418,260	6,014,906	51,139
Annual " ... ..	6,755,942	5,405,694	4,095,280	4,262,930	4,237,898	29,872
Scrub " ... ..	1,535,415	79,582	2,234,314	2,255,758	2,211,334	8,752
Snow land " ... ..	—	71,730	63,864	60,104	60,104	451
Spectral " ... ..	124,877	496,759	563,378	598,179	620,447	32,820
Inferior land " ... ..	288,530	106,562	128,711	129,651	108,664	361
Artesian well " ... ..	358,071	92,160	92,160	71,680	71,680	143
Blockholders' " ... ..	—	1	1	1	1	6
Residential leases (on gold and						
mineral fields) ... ..	5,751	13,387	13,383	13,637	13,427	1,601
Church and school lands ...	97,207	25,188	14,014	9,720	6,855	457
Permissive occupancies <sup>2</sup> ...	118,634	979,667	919,652	949,941	1,002,794	7,461
Prickly pear leases ... ..	—	66,789	62,157	57,691	62,637	1,023
Crown lease ... ..	—	—	—	168,392	565,964	5,621
Homestead farms ... ..	—	—	—	27,815	241,221	9,829
Suburban holdings ... ..	—	—	—	1,085	9,731	1,146
<b>Total under Lands Dept.</b>						
<b>and Western Land Board</b>	126,921,161	127,755,783	125,551,465	125,827,179	124,361,737	576,240

1. Includes 831,100 acres held under Permissive Occupancy at a rental of £416.  
 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 £576,240, or an average of 1.112 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 1908 to 1912.

**VICTORIA.—OCCUPATIONS OF CROWN LANDS UNDER LEASE OR LICENSE,  
1901 AND 1908-12.**

Tenure.	Area in Acres.					
	1901.	1908.	1909.	1910.	1911.	1912.
Pastoral Leases ... ..	39,450	63,510	51,450	14,200	—	—
Grazing Area Leases... ..	2,338,649	3,183,800	3,087,173	3,006,998	2,950,226	2,869,095
Grazing Licenses—						
Land Acts 1890-91 ... ..	5,908,985	—	—	—	—	—
Land Acts 1901 (exclus. of Mallee)	—	6,469,855	6,774,794	5,763,489	5,328,249	5,777,386
Mallee Lands ... ..	—	4,467,218	4,970,042	5,273,592	5,413,216	5,016,456
Auriferous Lands (Licenses)... ..	377,427	106,040	103,996	101,623	99,008	92,373
Swamp Lands (Leases) ... ..	4,200	4,566	4,590	4,038	4,001	3,981
Perpetual Leases ... ..	8,137	31,952	32,354	22,159	9,950	7,899
Mallee Pastoral Leases ... ..	7,980,592	987,186	718,249	637,083	327,149	114,287
Mallee Allotment Leases ... ..	—	—	—	—	—	—
Perpetual Leases under Mallee Lands	—	—	—	—	—	—
Acts 1896-1901 ... ..	448,842	641,219	641,837	610,693	587,350	561,214
Wattles Act 1890 ... ..	4,427	—	—	—	—	—
Total ... ..	17,110,709	15,955,346	16,384,395	15,433,875	14,719,149	14,443,191

4. **Queensland.**—In this State Crown lands may be occupied under the following types of leases and licenses:—(i.) Grazing homesteads ; (ii.) grazing farms ; (iii.) occupation licenses ; (iv.) special leases ; (v.) perpetual lease selections ; and (vi.) pastoral leases. An applicant for a grazing homestead or grazing farm may not hold more than 6000 acres, and the term of the lease may not exceed 28 years. General conditions as to applications for selections have been mentioned above. (See § 6, 4.)

(i.) *Grazing Homesteads.* Lands opened for grazing selections are available for fifty-six days as grazing homesteads only. Personal residence is necessary for the first 5 years, and prior to the expiration of such period or the earlier death of the lessee, a grazing homestead can not be assigned or transferred. Without the special permission of the Minister it may not be mortgaged during the five years except to the Agricultural Bank ; thereafter the lease is subject to the condition of occupation.

(ii.) *Grazing Farms.* 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 and 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 1908 to 1912 :—

**QUEENSLAND.—GRAZING FARMS, HOMESTEAD AND SCRUB SELECTIONS,  
1901 AND 1908-12.**

Year.	Grazing Farms.		Grazing Homesteads		Scrub Selections.		Total.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.
		Acres.		Acres.		Acres.		Acres.
1901 ...	247	1,371,233	47	290,785	19	48,450	313	1,710,518
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	1,406,037	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
1912 ...	223	1,834,920	348	3,860,887	...	...	571	5,695,807

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

The average rent in 1912 was  $1\frac{1}{8}$ d. per acre for grazing farms and  $1\frac{1}{2}$ d. 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 1912 was 1985, comprising an area of 66,352 square miles, the total rent being £44,170. 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 1912 there were 88 leases for special purposes granted, comprising an area of 9968 acres, the total annual rent being £598, and there were extant at the end of the year 542 such leases, reserving rents amounting to £3160 per annum. In addition, 31 leases of reserves, aggregating 11,176 acres, were granted at rentals amounting to £142 per annum; the total number of these leases of reserves in force at the end of the year being 156, reserving rents amounting to £644. 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 pastoral lease may be leased for a period not exceeding thirty years. The annual rent, per square mile, for the first ten years must be as notified in the *Gazette*, or in case of competition, bid at auction. If the value of the holding become enhanced by the development of public works in the neighbourhood, or by the occurrence of minerals on or near 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 1908 to 1912, inclusive:—

QUEENSLAND.—PASTORAL LEASES OCCUPIED UNDER VARIOUS ACTS,  
1901 AND 1908-1912.

Particulars.	Area in Square Miles.					
	1901.	1908.	1909.	1910.	1911.	1912.
Pastoral Leases Act 1869 ... ..	39,307	1,513	1,379	890	...	...
Crown Lands Act 1884 ... ..	243,586	26,842	18,733	11,710	...	...
Land Act 1897 ... ..	15,046	3,636	1,307	86	...	...
Pastoral Leases Act 1900 ... ..	50,076	24,061	24,061	21,759	...	...
Pastoral Holdings New Leases Act 1901 ... ..	—	349	347	500	...	...
Land Act 1902 ... ..	—	258,975	280,960	305,924	...	...
Land Act 1910 ... ..	—	—	—	—	346,637	354,843
Total ... ..	348,015	315,426	326,787	340,849	346,637	354,843

The gross area held at the end of the year 1912 for purely pastoral purposes (under *Occupation Licenses and Pastoral Leases*) was 421,195 square miles, at rentals aggregating £346,973 per annum. The area was 6622 square miles greater than that for the previous year, and the rental was £9372 greater. The average rent was 16s. 5½d. per square mile, as against 16s. 3½d. 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.) miscellaneous grazing and cultivation leases; (iv.) irrigation and reclaimed swamp leases; (v.) licenses for special purposes; (vi.) leases under the Pastoral Act 1904; and (vii.) leases with right of purchase.

(i.) *Perpetual Leases.* Surveyed Crown lands are available for perpetual leases as well as for agreements to purchase under Crown Lands Acts of 1903 to 1912. Under the Crown Lands Act of 1888 perpetual leases were granted in perpetuity, and the rent determined for each period of fourteen years, at least twelve months before the expiration of each such period. Under the Crown Lands Act of 1893 the revaluation section was repealed and the rent was fixed in perpetuity, generally at rates varying from 2 per cent. to 4 per cent. per annum on the value of the land as fixed by the Land Board. The condition as to payment of rent of land offered under provisions of the Act of 1912 in newly surveyed mallee lands is that no rent is charged for the first four years, for the fifth and sixth years payment is made at the rate of 2 per cent. per annum, the full rate at 4 per cent. becoming due at the commencement of the seventh year. All minerals are reserved to the Crown, and the Crown may reserve any part of the land for the purposes of roads, water conservation, mining, etc., compensation being payable to the lessee for loss occasioned by resumption.

The conditions under which the other 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 1908 to 1912:—

**SOUTH AUSTRALIA.—AREA UNDER LEASES AND LICENSES, 1901 and 1908 to 1912.**

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases ...	5,639,519	4,424,814	4,232,009	3,697,423	3,150,533	2,836,346
Perpetual Leases ...	7,115,782	13,269,290	14,088,223	14,789,305	15,020,544	15,070,607
Pastoral Leases ...	68,916,125	83,009,650	87,038,450	91,434,450	91,546,770	96,356,850
Other Leases ...	3,905,729	1,812,959	1,513,032	1,394,964	1,283,663	1,273,350
Total held under Lease ...	85,577,155	102,516,713	106,871,714	111,316,142	111,001,510	115,537,153

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 1908 to 1913:—

## WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED, 1901 and 1908 to 1913.

Particulars.	1901.	1908 <sup>1</sup>	1909. <sup>1</sup>	1910 <sup>1</sup>	1911. <sup>1</sup>	1912. <sup>1</sup>	1913. <sup>1</sup>
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral Leases ... ..	19,909,251	16,161,172	9,767,020	10,130,358	9,057,002	11,245,635	18,135,488
Special Leases ... ..	149	71,900	12,498	6,212	3,112	6,760	3,993
Leases in Reserves ... ..	324	152,050	31,376	327,020	174,107	188,444	2,901,238
Timber Leases and Permits <sup>2</sup>	109,630	30,433	38,500	236,970	68,430	119,000	129,317
Residential Lots ... ..	221	1	3	6	4	18	2
Total ... ..	20,019,575	16,415,556	9,869,397	10,700,566	9,302,655	11,560,117	21,170,038
Number Issued ... ..	1,466	870	480	505	396	487	1,918

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; (iv.) occupation licenses; (v.) temporary licenses; and (vi.) timber leases.

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 shows the areas of Crown lands occupied under leases and licenses at the end of the year 1901 and from 1908 to 1912:—

## TASMANIA.—LEASES AND LICENSES, 1901 and 1908-1912.

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Ordinary Leased Land ... ..	1,280,688	1,235,823	1,173,823	1,176,900	1,242,400	1,245,400
Islands ... ..	149,165	103,130	90,100	87,100	62,000	135,025
Land Leased for Timber ... ..	40,768	91,372	100,098	108,889	134,516	136,471
Total ... ..	1,470,621	1,430,925	1,364,021	1,372,889	1,438,916	1,516,896

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.

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). The permit system was discontinued at the end of 1911.

*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 1908 to 1912:—

**NORTHERN TERRITORY.—AREA HELD UNDER LEASE, LICENSE OR PERMIT,  
1901 AND 1908-1912.**

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases ...	1,067	2,931	5,224	667	667	667
Pastoral Leases <sup>1</sup> ...	111,476,240	102,123,040	95,559,840	98,729,120	92,045,540	94,329,600
Other Leases <sup>1</sup> ...	1,176,981	1,293,457	512,650	445,236	1,698,754	1,696,171
<b>Total Leased ...</b>	<b>112,654,288</b>	<b>103,419,428</b>	<b>96,077,714</b>	<b>99,175,023</b>	<b>93,744,961</b>	<b>96,026,438</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 1912, and included in the previous table under the heads of "pastoral leases" and "other leases."

"Pastoral leases" include:—

Pastoral leases ...	...	...	69,483,520 acres
Pastoral permits ...	...	...	24,219,520 "
Annual pastoral leases ...	...	...	378,240 "
Grazing Licenses (under Crown Lands Ordinance, 1912) ...	...	...	248,320 "
<b>Total "Pastoral leases" ...</b>	...	...	<b>94,329,600 acres</b>

"Other Leases" include:—

Agricultural leases ...	...	...	8,317 acres
Leases for special purposes ...	...	...	10 "
Mineral leases ...	...	...	1,290 "
Gold leases ...	...	...	762 "
Occupation and special licenses ...	...	...	52 "
Tin-dredging permits ...	...	...	400 "
Coal and oil permits ...	...	...	1,664,060 "
Mixed farming permits ...	...	...	1,280 "
Approved applications under Tropical Products Act 1904 ...	...	...	20,000 "
<b>Total "Other leases" ...</b>	...	...	<b>1,696,171 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, 1913.**

Particulars.	N.S.W.	Victoria.	Qld.	S. Aust.	W. Aust.	Tas.	Cwltth.
Area acquired ... acres	676,439	563,554	664,363	619,568	144,333	49,206	2,717,463
Purchasing price ... £	2,525,056	4,184,447	1,713,165	1,890,424	144,526	135,857	10,593,475
Farms, etc., allotted { No.	1,554	3,906	2,423	1,705	16	197	9,801
acres	724,924	433,321	525,168	482,011	10,835	42,549	2,223,808

The following table shows the areas of private lands acquired in each State for the financial year 1901, and for each year from 1908 to 1913:—

**CLOSER SETTLEMENT.—AREAS OF PRIVATE LANDS ACQUIRED, 1901 and 1908 to 1913.**

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 ...	...	23,553	132,760	...	46,624	...	207,937
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
1913 ...	676,439	563,554	664,363	619,568	144,333	49,206§	2,717,463

\* 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 township 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 Subdivision.* An important feature of the amending Act of 1909 is the power which is given to owners for private subdivision of lands which have been notified by proclamation for resumption. Upon the owner entering into an agreement with the Minister to subdivide 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.

The following table shews the number and area of farms allotted since the passing of the Act:—

**NEW SOUTH WALES.—CLOSER SETTLEMENT PROMOTION ACT 1910.**

Year.	Farms Allotted—		
	Number.	Area.	Amount Advanced.
1910-11	26	Acres. 10,785	£ 54,131
1911-12	209	84,279	418,941
1912-13	274	107,791	599,145
Total	509	202,855	1,072,217

(vi.) *Areas Acquired and Disposed of.* Up to the 30th June, 1913, 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 1909 to 1913:—

**NEW SOUTH WALES.—CLOSER SETTLEMENT AREAS, 1909 to 1913.**

Year Ended 30th June.	Areas.			Capital Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Acquired Lands.	Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
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	2,823,312
1913	676,439	87,759	764,198	2,667,203	159,973	2,827,176

The total area thus set apart has been divided into 1608 farms comprising 738,876 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, 1909 to 1913 :—

**NEW SOUTH WALES.—CLOSER SETTLEMENT ALLOTMENTS, 1909 to 1913.**

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.
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
1912-13 ...	1,554	724,924	2,767,370	363,425	1,568

(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.

*Settlements Established.* Only two settlements had been established under the Act up to the 30th June, 1913. Particulars are given in the following statement :—

**NEW SOUTH WALES.—PARTICULARS OF LABOUR SETTLEMENTS, 30th JUNE, 1913.**

Settlement.	Date of Establishment.	Area.	Population.				Value of Improvements.	Loans Advanced by the Government.
			Men Enrolled.	Women.	Children.	Total.		
		Acres.					£	£
Bega ...	1893	1,360	26	29	95	150	3,110	2,420
Wilberforce ...	1893	435	10	9	22	41	1,450	2,479
Total ...	—	1,795	36	38	117	191	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 £250 in value, and (c) agricultural labourers' allotments not exceeding £350 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 4½ 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 shows 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 1908 to 1913 :—

VICTORIA.—CLOSER SETTLEMENT, 1901 and 1908-1913.

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	—	—
1908	211,140	1,471,300	186,971	473	917	724	1,708	1,470	245,095	85,501	10,549
1909	237,400	1,579,958	193,015	228	660	610	2,242	1,645	337,903	121,247	5,789
1910	343,829*	2,390,738	237,670	243	1,659	617	2,242	1,980	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	515,604	3,721,485	474,410	512	3,651	—	—	3,354	765,076	318,338	71,367
1913	563,554	4,315,305	498,701	512	3,658	3,564	6,334	3,306	922,842	397,603	64,550

\* 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 1908 to 1913 :—

**VICTORIA.—CLOSER SETTLEMENT. AREAS ALIENATED AND IN PROCESS OF ALIENATION, 1901 and 1908-1913.**

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.	1913.
	Acres	Acres.	Acres.	Acres	Acres.	Acres.	Acres.
<i>Alienated Absolutely—</i>							
Conditional Purchases completed ...	...	2,504	4,924	8,705	9,770	9,804	12,560
Sold for cash, etc. ...	183	268	1,307	1,320	1,382	1,450	8,674
Total ...	183	2,772	6,231	10,025	11,152	11,254	21,254
<i>In Process of Alienation ...</i>	...	174,812	190,784	221,565	303,024	397,402	425,761

(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 three years. The total amount of monetary aid advanced up to the 30th June, 1912, was £67,379, of which sum the amount repaid to date was £40,300. 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, 1913, there were 928 settlers actually residing, and 109 not residing, but improving, making a total of 1037 in occupation. Including wives and children the total number in residence was 4310. At the same date the area under cultivation was 11,257 acres; the value of live stock £56,596, and of improvements, £166,217.

(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. Previously, in the various districts the average size of farms varied from 400 to 600 acres, while under irrigation from 20 to 80 acres will now 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 offered to buy suitable land in any district having a reliable and ample water supply at a price fixed by impartial expert valuers, and has now purchased about 111,000 acres for this purpose. This land is sold to settlers on 31½ years' terms 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 an additional 1½ per cent., or six per cent. in all, 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 to 20 years to pay for it, will prepare a part of his area for irrigation and allow payments to be extended over 10 years. The cash payments required are as follows :—On houses costing less than £100, £10; from £100 to £150, £15; while on houses costing more the cash payment.

varies from 12 to 30 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 four years 914 irrigated blocks, averaging 62 acres, have been taken by settlers, of whom 335 were from oversea, chiefly from Great Britain, and 579 were Australian. At Shepparton, one of the oldest of these settlements, there are now 100 families living where there were originally six. In Koyuga there are now 46 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. Under three years ago there were 27 houses in the Rochester district, now there are over 230. In Tongala there are now 180 houses where two years ago there were 30.

Similar progress has been made in the other settlements. Houses now being erected 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 following table gives particulars of the operations under the above Acts at the end of the year 1901 and of each year from 1908 to 1912:—

**QUEENSLAND.—CLOSER SETTLEMENT, 1901 and 1908-1912.**

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
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>
1912 ... ..	29	664,363	1,713,165	525,168

1. In addition there were at the end of the year 1912, 11,750 acres sold at auction and 3136 acres retained by the Government for experimental farms and other sales.

The total area opened for selection up to the end of the year 1912 was 597,782 acres, of which 525,168 acres had been selected by 2077 selectors. There remained 72,614 acres unselected or reserved. The total amount of rent paid up to the same date was £878,855, the amount in arrear being £7320. At the end of the year 1912 there were 2077 selectors holding 2177 agricultural farms, 244 unconditional selections, and two prickly pear infested selections. In addition, land and improvements to the value of £76,726 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 1912 numbered 906, and comprised a gross area of 557,346 acres. Up to the end of that year 678 portions, comprising 397,738 acres, valued at £233,914, 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 shews 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 for the years 1902 and 1908 to 1912:—

**SOUTH AUSTRALIA.—CLOSER SETTLEMENT, 1902 and 1908 to 1912.**

Year.	Area of Lands Repurchased to 31st Dec.	Agreements with Covenants to Purchase.		Total Area Leased as Homestead Blocks.		Perpetual Leases.	Miscellaneous Leases.	Sold.	Remainder Unoccupied (including Roads).
		Acres.	Acres.	Right of Purchase.	Perpetual Lease.				
1902	156,481	—	2,717	3,073	90,126	309	403	59,851	
1908	354,454	261,457	1,590	1,353	74,651	281	9,142	5,380	
1909	500,464	296,013	1,351	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	
1912	624,122	436,038	894	1,386	49,857	40,101	57,884	38,408	

During the financial year 1912-13 one property of 80 acres was repurchased. The total area repurchased at 30th June, 1913, was 624,220 acres, the purchase money being £1,918,441. Of that area 544,508 acres had been allotted to 2337 persons, the average area to each being 228 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 under 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 money 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 Settlement.* 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 of 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, 1913, was £40,802, of which £38,322 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, 1912, was 1998, comprising 30,238 acres, at a purchase price of £71,112, or an average of £2 7s. 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 1908 to 1913 in the subjoined table:—

**WESTERN AUSTRALIA.—CLOSER SETTLEMENT, 1901 and 1908-9 to 1912-13.\***

Year.	Total Area Acquired.	Total Purchase-money.	Roads, Reserves, etc.	Total Area made available for Selection.	Area Selected during the Year.	Total Area occupied to Date.	Balance of Area available for Selection.	Total Revenue received to Date.
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	£
1901 ...	46,624	52,764	1,459	45,165	4,265	37,235	7,929	14,451
1908-9 ...	215,822	131,373	11,142	204,680	30,950	189,620	15,531	94,438
1909-10	249,522	158,041	10,757	228,823	25,134	213,416	15,407	111,125
1910-11	297,381	262,302	14,876	282,515	50,032	261,942	20,573	129,386
1911-12	303,469	270,622	14,506	282,385	8,375	264,685	18,000	151,110
1912-13	446,804	421,333	12,789	290,670	10,335	270,645	19,724	175,245

\* The figures for 1901 are up to 31st December. For 1908-9 and subsequent years they are given as up to 30th June.

On the 30th June, 1913, the total expenditure, exclusive of purchase-money but including interest, was £88,460, which left a balance of £86,785. At the same date the amount invested as sinking fund was £86,426. During the year 1912-13 two properties, viz., Henty and Yandanooha, having a total area of 144,526 acres, were purchased, but have 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 shows 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 1908 to 1913:—

**WESTERN AUSTRALIA.—PARTICULARS OF WORKING MEN'S BLOCKS,  
1901 and 1908 to 1913.**

Year ...	...	1901.	1908. <sup>1</sup>	1909. <sup>1</sup>	1910. <sup>1</sup>	1911. <sup>1</sup>	1912. <sup>1</sup>	1913. <sup>1</sup>
NUMBER AND AREA OF ACCEPTED APPLICATIONS DURING YEAR.								
Number		2	91	88	122	53	28	1
Area in Acres		6	131	189	148	99	56	4
NUMBER AND AREA OF BLOCKS OCCUPIED AT END OF YEAR.								
Number		7	387	408	440	388	327	230
Area in Acres		31	537	667	719	722	688	617

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 2½ 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 *bonâ 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, 1913, ten areas, viz., Cheshunt, Mount Pleasant, Forester No. 1 and No. 2, Isandula, Brinktop, Frogmore, Woolmers, Branxholm and Hillhome had been opened up for closer settlement. Particulars are given in the following statement:—

#### TASMANIA.—CLOSER SETTLEMENT, 1907 to 1913.

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
1913 ... ..	18	21	5,652	1,134	3,745
Total ... ..	213	204	44,074	5,750	49,476

The total purchase-money paid by the Government up to the 30th June, 1913, was £135,857.

### § 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.* 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 1908 to 1912 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  
1908 to 1912.**

Particulars.	N.S.W.	Victoria. <sup>1</sup>	Qld. <sup>2</sup>	S. Aust. <sup>3</sup>	W. Aust.	Tas.	Cwlth.
<b>AREAS FOR WHICH LEASES AND LICENSES ISSUED.</b>							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 ... ..	50,349	...	55,698	93,985	37,593	18,125	255,750
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
1912 ... ..	15,548	34,047	50,783	259,381	64,939	13,920	438,618
<b>TOTAL AREA OCCUPIED AT END OF YEAR.</b>							
		Not available					
1901 ... ..	134,209		124,182	14,140	66,682	50,362	389,575
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	136,710	164,737	197,714	164,963	57,908	957,267
1911 ... ..	233,030	116,420	171,078	89,077	158,946	58,038	826,589
1912 ... ..	228,526	123,228	203,059	292,320	144,846	49,239	1,041,218

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, 1911 and 1912.

**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.

A description of the conditions under which these licenses and leases are granted may be found in previous issues of the Year Book. (See Year Book No. 6, p. 307.)

(i.) *Particulars of Leases and Licenses Issued, 1912.* The following table gives particulars of leases and licenses of Crown lands issued by the Mines Department during the year 1912:—

**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 1906 ... ..	To mine for—	Acres.
	" " ... ..	Gold ... ..	1,566
	" " ... ..	Minerals other than coal ... ..	6,851
	" " ... ..	Coal ... ..	4,820
	" " ... ..	Leases (mining purposes) ... ..	110
<i>Other forms of occupancy—</i>	Mining Act 1906 (Dredging) ... ..	Gold ... ..	2,018
	" " ... ..	Minerals other than gold ... ..	
<i>Other forms of occupancy—</i>	Mining Act 1906 ... ..	Authorities to prospect ... ..	183
Total ... ..	—	—	15,548

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

(ii.) *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 1908 to 1912 inclusive:—

**NEW SOUTH WALES.—LEASES AND LICENSES.**

ISSUED BY MINES DEPARTMENT, 1901 AND 1908-1912.

Purposes for which Issued or Occupied.	1901.	1908.	1909.	1910.	1911.	1912.
<b>LEASES AND LICENSES ISSUED.</b>						
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ... ..	2,272	4,131	5,243	6,412	3,708	3,584
Mining for other minerals ... ..	47,990	37,237	41,008	16,493	27,347	11,671
Authorities to prospect ... ..	...	38,890	25,481	8,107	11,569	183
For other purposes ... ..	87	1,160	964	662	241	110
Total ... ..	50,349	81,418	72,696	31,674	42,865	15,548
<b>TOTAL AREAS OCCUPIED.</b>						
Gold mining ... ..	6,942	11,456	16,079	18,917	15,455	15,581
Mining for other minerals ... ..	126,885	192,178	190,153	199,497	213,209	208,286
Authorities to prospect ... ..	...	13,239	28,287	12,441	...	139
For other purposes ... ..	382	2,058	1,746	4,380	4,366	4,570
Total ... ..	134,209	218,931	236,265	235,235	233,030	228,526

3. **Victoria.**—The occupations of Crown lands for mining and auxiliary purposes in this State is regulated by the Mines Act 1890-1907. The Department of Mines and Forests is authorised to issue mining leases (gold-mining, mineral, and dredging), and special license (searching, tailings, and water-right), while the issue of miners' rights, business licenses and residence areas is restricted to the Treasury Department. A description of the conditions governing the issue of these leases and licenses will be found in previous editions of the Year Book. (See Year Book No. 6, p. 308.)

Licenses of auriferous lands not for mining purposes may be issued by the Lands Department. (§ 7, 3 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 1912 the number of mining leases, licenses, etc., issued was 552, covering an area of 34,047 acres; the rent, fees, etc., received amounted to £2590. No particulars are available as to the total area of either Crown or private land 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, and the Mining for Coal and Mineral Oil Act 1912. Under these Acts the Department of Mines is authorised to issue:— (i.) Miners' rights; (ii.) mining leases; (iii.) mining leases and licenses for coal and mineral oil; and (iv.) miners' homestead leases.

The conditions which govern the issue of miners' rights, mining leases, and miners' homestead leases are described in previous issues of the Year Book. (See Year Book No. 6, p. 309.)

Mineral leases for coal and mineral oil may be granted for a term of twenty-one years at an annual rent of sixpence an acre, together with a royalty according to the distance the lease is from a seaport or other place of delivery of twopence to threepence per ton of coal raised during the first five years of the lease and of fourpence to sixpence per ton during the remainder of the term. A lease for mineral oil with a maximum area of 30 acres may be granted for a term of 21 years at an annual rental of 6d. per acre, with a royalty of 5% of the value of all crude oil produced. Licenses to occupy not more than 2560 acres may be granted to any person desiring to prospect Crown lands for coal and mineral oil upon payment of one penny for every acre comprised in the application.

The "Mining on Private Land Act 1909," authorizes the granting of leases, etc. on and under private land, under conditions as to compensation, etc.

(i.) *Particulars of Leases and Licenses Issued, 1912.* The subjoined table gives particulars of the leases and licenses of Crown lands issued for mining purposes during the year 1912:—

### QUEENSLAND.—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT DURING YEAR 1912.

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			
Area in acres...	918	3,172	...	26	6,092	40,575	*24,000

\* Approximate.

(ii.) *Particulars of Areas Occupied.* The following table shows 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 1908 to 1912 inclusive:—

The particulars given are exclusive of miners' rights.



(ii.) *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 1908 to 1912 inclusive:—

### SOUTH AUSTRALIA.—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT, 1901 AND 1908 TO 1912.

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
<b>LEASES AND LICENSES ISSUED.*</b>						
Gold mining ... ..	Acres. 1,377	Acres 306	Acres. 334	Acres. 145	Acres. 340	Acres. 480
Mining for other minerals ... ..	92,587	68,896	48,799	216,128	59,578	258,901
For other purposes ... ..	21	...	2	...	...	...
<b>Total ... ..</b>	<b>93,985</b>	<b>69,202</b>	<b>49,135</b>	<b>216,273</b>	<b>59,918</b>	<b>259,381</b>
<b>TOTAL AREAS OCCUPIED.*</b>						
Gold mining ... ..	14,140	2,490	2,374	1,353	1,512	1,536
Mining for other minerals ... ..	...	97,780	81,811	196,256	87,459	290,667
For other purposes ... ..	...	117	108	105	106	117
<b>Total ... ..</b>	<b>14,140</b>	<b>100,387</b>	<b>84,293</b>	<b>197,714</b>	<b>89,077</b>	<b>292,320</b>

\* Exclusive of miners' rights.

The following table shews the total area occupied (exclusive of miners' rights) at the end of the year 1912, classified according to the nature of the holding:—

### SOUTH AUSTRALIA.—TOTAL AREA UNDER MINING ACTS, 1912.

Nature of Holding.	Number.	Area.	Nature of Holding.	Number.	Area.
Mineral leases ... ..	252	Acres. 12,101	Search licenses ... ..	130	Acres. 240,000
Gold leases ... ..	76	1,424	Coal and oil claims ... ..	5	3,200
Gold dredging leases ... ..	1	100	Gold claims ... ..	5	12
Miscellaneous leases ... ..	57	15,369			
Mineral claims ... ..	531	19,997			
Occupation licenses ... ..	234	117	<b>Total ... ..</b>	<b>1,291</b>	<b>292,320</b>

**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.

The conditions governing the issue of these leases and licenses are described in previous issues of the Year Book. (See Year Book No. 6, p. 312.)



(i.) *Particulars of Leases and Licenses Issued, 1912.* The following table gives particulars of mining leases and licenses of Crown lands issued during 1912:—

**WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT, 1912.**

Particulars.	Gold-Mining.	Minerals other than Gold.	Miners' Homesteads.	Miscellaneous.	Total.
	Acres.	Acres.	Acres.	Acres.	Acres.
Leases ...	10,207	2,775	8,120	52	21,154
Licenses ...	13,078	30,543	...	164	43,785

\* Exclusive of miners' rights.

(ii.) *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 1908 to 1912 inclusive:—

**WESTERN AUSTRALIA.—LEASES AND LICENSES.**

ISSUED BY MINES DEPARTMENT, 1901 AND 1908-1912.

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
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**LEASES AND LICENSES ISSUED DURING YEAR.\***

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	17,454	26,898	32,092	32,365	47,885	23,285
Mining for other minerals ...	19,281	22,293	14,843	51,008	40,085	33,318
For other purposes ...	858	7,902	8,193	4 056	7,883	8,336
Total ...	37,593	57,093	55,133	87,429	94,853	64,939

\* Exclusive of miners' rights.

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

	40,525	40,591	41,521	44,157	44,163	33,737
Gold mining ...	40,525	40,591	41,521	44,157	44,163	33,737
Mining for other minerals ...	14,091	55,244	45,229	78,838	70,944	62,998
For other purposes ...	12,066	35,135	41,379	41,968	43,839	48,111
Total ...	66,682	130,970	128,129	164,963	158,946	144,846

\* 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.)

A description of the conditions under which these leases and licenses are issued may be found in previous editions of the Year Book. (See Year Book No. 6, p. 314.)

(i.) *Particulars of Leases and Licenses Issued, 1912.* The following table shows particulars of leases and licenses of Crown lands, exclusive of prospectors' licenses and miners' rights, issued by the Mines Department during the year 1912 :—

### TASMANIA.—LEASES AND LICENSES.

ISSUED BY THE MINES DEPARTMENT DURING 1912.<sup>1</sup>

Mineral.	No. of Applications.	Area.	Mineral.	No. of Applications.	Area.
		Acres.			Acres.
Asbestos ...	6	398	Silver ...	6	629
Clay ...	1	10	Tin ...	215	5,711
Coal ...	6	1,504	Wolfram ...	3	11
Copper ...	18	762	Dredging claims ...	18	279
Gold ...	37	477	Machinery sites ...	4	21
Guano ...	1	3	Mining easements ...	13	114
Iron ...	2	96	Water rights ...	78	579
Limestone ...	2	325			
Minerals ...	58	3,001	Total ...	468	13,920

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.

(ii.) *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 1908 to 1912 inclusive :—

### TASMANIA.—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT, 1901 AND 1908 TO 1912.\*

Particulars.	1901.	1908.	1909.	1910.	1911.	1912.
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#### LEASES AND LICENSES ISSUED.\*

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	1,067	946	998	448	737	477
Mining for other minerals ...	17,058	19,137	19,114	23,669	25,316	12,729
For other purposes ...	—	463	302	56	401	714
Total ...	18,125	20,546	20,414	24,173	26,454	13,920

#### TOTAL AREAS OCCUPIED.\*

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	3,394	1,344	1,265	1,159	1,220	1,344
Mining for other minerals ...	46,968	52,844	52,939	55,050	55,007	45,500
For other purposes ...	—	2,505	1,615	1,699	1,811	2,395
Total ...	50,362	56,693	55,819	57,908	58,038	49,239

\* 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 § 1, 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 re-purchased for public works are the Railways Commissioners Act 1887, the Water Conservation 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.* The procedure for resuming land when required for road purposes is as follows :—

When provision is made by Parliament for a Public Works vote for any road, or when amount is available from other sources, such as under the Crown Lands Act (under which a proportion of the amount paid as purchase money is set aside for road purposes), application is made to the owner of the property through which the road is to pass. In most cases either land is given free or a price is agreed on between the owner and the officers of the Department. The purchase-money, with cost of necessary survey, is charged against the provision as referred to above, the land is surveyed and proclaimed under the provisions of the Lands Vesting Act. In case of it being impossible to settle the matter by arrangement with the owner, the land can be acquired by arbitration under the Lands Clauses Act, which is incorporated with the Public Works and Crown Lands

Acts, but since the passing of the Lands Resumption Act it is possible to acquire in a compulsory way without waiting for the usual formalities. Under this Act a notification is given to the owner, the land is surveyed, and then resumed by notification in the Gazette, on the publication of which the fee simple of the land vests at once in the Crown absolutely. The owner is then called upon to submit his claim, and the amount can be settled either by arbitration or by a court of competent jurisdiction in accordance with the provisions of the Lands Resumption Act. This procedure, that is, under the Lands Resumption Act, is now becoming much more general in cases where the land cannot be acquired by arrangement, and it is expected that the effect of the operation of the Act will be to the advantage of the Government and consequently to the public, in enabling land to be acquired more economically than under the former practice. The local bodies, that is, the municipalities, have also power to acquire land under the provisions of the Local Government Act, but in practice it has been found most convenient for the procedure to be carried out by the Public Works Department on behalf of the local bodies, and this insures the title being vested in the Crown, which gives uniformity of practice, and has also the effect that inquiry made as to title at the Government office shows at once the land that has been acquired.

2. **Areas Resumed.**—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 1901 and 1908-12:—

#### AREAS OF PRIVATE LANDS RESUMED BY THE CROWN

(EXCLUSIVE OF RESUMPTIONS FOR CLOSER SETTLEMENT), 1901 AND 1908-12.

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
1908 ...	6,041	†	1,346	†	2,457	16	†
1909 ...	3,020	†	122	†	†	212	†
1910 ...	3,878	†	92	†	†	544	†
1911 ...	2,169	†	...	†	†	690	†
1912 ...	2,021	†	123	†	†	†	†

\* 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, 1913, 39,584,685 acres, or nearly one-fifth, were alienated absolutely; 18,233,338 acres, or over one-eleventh were in process of alienation; 124,590,163 acres, or about three-fifths, were occupied under Lands Department, Western Land Board, or Mines Department leases and licenses; and the remaining 15,648,234 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 1909-10 to 1912-13.

During the year 1912-13, a total area of 1,839,837 acres became available for homestead selection, and settlement lease, Crown leases, homestead farms and suburban and additional holdings. Of this area, 28,693 acres were made available for irrigation farms, 765 acres for settlement purchase, and 107,791 acres were acquired under the Closer Settlement Promotion Act.

**NEW SOUTH WALES.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 and 1909-1913.\***

Particulars. ..	Area in Acres.				
	1901.	1909-10.	1910-11.	1911-12.	1912-13.
<b>1. Alienated.</b>					
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 ... ..	14,638,868	14,897,415	14,903,655	14,909,311	14,912,708
Conditionally sold, 1862 to date ... ..	4,212,189	13,928,059	14,560,791	15,232,355	15,638,374
Granted under Volunteer Land Regulations, 1867 to date ... ..	168,545	170,114	170,650	171,498	171,998
Granted for public and religious purposes ... ..	241,968	228,712	230,907	232,822	234,192
Homestead grants ... ..	35,388	1,628,176	1,729,154	1,518,703	1,480,834
<b>Total area alienated ... ..</b>	<b>26,443,554</b>	<b>†37,999,049</b>	<b>‡38,741,736</b>	<b>39,211,268</b>	<b>39,584,685</b>
<b>2. In Process of Alienation.</b>					
Under system of deferred payments ... ..	20,044,703	14,362,463	15,614,036	16,529,008	17,305,305
Under system of homestead selections (including leases converted, but excluding grants issued) ... ..	1,550,985	622,903	§	§	§
Closer settlement purchases ... ..	...	475,553	596,149	812,426	928,033
<b>Total area in process of alienation ... ..</b>	<b>21,595,688</b>	<b>15,460,919</b>	<b>16,210,185</b>	<b>17,341,434</b>	<b>18,233,338</b>
<b>3. Held under Leases and Licenses.</b>					
Total under Lands Department and Western Land Board ... ..	126,921,161	125,491,878	122,998,519	125,827,179	124,361,637
Mineral and auriferous leases and licenses (Mines Department) ... ..	134,209	‡241,752	‡225,040	236,852	228,526
<b>Total leases under all Government Departments ... ..</b>	<b>127,055,370</b>	<b>125,733,630</b>	<b>123,223,559</b>	<b>126,064,031</b>	<b>124,590,163</b>
<b>4. Unoccupied ... ..</b>	<b>23,543,468</b>	<b>19,444,482</b>	<b>20,462,600</b>	<b>15,437,687</b>	<b>15,646,234</b>

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 23,856,389 acres, or about three-eighths, had been alienated absolutely up to the end of the year 1912; 7,198,531 acres, or about one-eighth, were in process of alienation under deferred payments; and 14,443,191 acres were occupied under leases and licenses, while the remaining 10,747,649 acres were unoccupied. The following table shows 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 1908 to 1912 :—

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

Particulars.	Area in Acres					
	1901.	1908.	1909.	1910.	1911.	1912.
1. <i>Alienated</i> ... ..	20,066,875	23,074,634	23,107,613	23,568,070	23,727,962	23,856,389
2. <i>In Process of Alienation</i> —						
Exclusive of Mallee, etc. ... ..	3,587,668	1,941,474	2,017,219	*2,079,977	1,953,268	1,932,189
Mallee Lands ... ..	87,606	2,728,695	3,077,067	3,493,952	4,076,792	4,838,883
Under Closer Settlement Acts ... ..	...	174,812	190,784	221,565	303,024	397,402
Village Settlements ... ..	55,077	45,140	42,645	39,278	31,911	30,057
Total ... ..	3,730,351	4,890,021	5,327,715	5,834,772	6,364,995	7,198,531
3. <i>Leases and Licenses Held</i> —						
Under Lands Department ... ..	17,110,709	15,955,346	16,384,395	15,433,875	14,719,149	14,443,191
Under Mines Department† ... ..	...	...	...	...	...	...
4. <i>Unoccupied Crown Lands</i> ... ..	15,337,825	12,325,759	11,426,037	11,409,043	11,433,654	10,747,649

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, 1,708,824 acres; water reserves, 315,748 acres; agricultural colleges, etc., 85,107 acres; State forests and timber reserves (now under Forests Act 1907), 3,825,946 acres; State forests and timber reserves under Land Acts, 268,480 acres; reserves in the Mallee, 397,881 acres; unsold land in towns, etc., 1,754,255 acres; and other reserves, 299,300 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, 1912, 15,874,202 acres, or about one-twenty-seventh, were alienated absolutely; 9,577,037 acres, or about one-forty-fifth, were in process of alienation; 317,615,144, or nearly three-quarters, were occupied under leases and licenses; roads, reserves, etc., occupied 15,471,446 acres, the remaining 70,682,171 acres being unoccupied. From 1901 to 1912 the area alienated absolutely increased by 2,340,734 acres or 17½ per cent., and the area in process of alienation by 6,785,373 acres or 243 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 1908 to 1912 :—

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

Particulars.	Area in Acres.					
	1901.	1908.	1909.	1910.	1911.	1912.
<b>1. Alienated Absolutely—</b>						
By Purchase ... ..	13,462,304	15,026,180	15,214,148	15,377,626	15,626,173	15,790,907
Without Payment ... ..	71,164	83,259	82,540	82,726	83,013	83,295
<b>Total ... ..</b>	<b>13,533,468</b>	<b>15,108,439</b>	<b>15,296,688</b>	<b>15,460,352</b>	<b>15,709,186</b>	<b>15,874,202</b>
<b>2. In Process of Alienation ... ..</b>	<b>2,791,664</b>	<b>6,200,960</b>	<b>6,806,467</b>	<b>7,971,342</b>	<b>9,025,049</b>	<b>9,577,037</b>
<b>3. Occupied under Leases and Licenses—</b>						
Runs Settled Districts ... ..	176,000	201,872,640	209,143,600	218,142,640	222,158,880	227,410,480
.. Unsettled Districts ... ..	222,553,760					
Occupation Licenses ... ..	35,103,600	40,039,040	38,062,240	37,834,960	43,478,880	42,465,360
Grazing Farms and Homesteads	21,793,242	30,888,705	35,250,197	38,460,439	42,130,631	47,179,483
Scrub Selections ... ..	272,946	258,208	273,102	235,150	234,435	233,436
Leases Special Purposes ... ..	249	8,037	32,722	57,782	45,000	88,147
Under Mines Department ... ..	124,182	140,735	147,010	187,158	140,021	208,059
Perpetual Lease Selections ... ..	...	...	...	...	18,089	35,179
<b>Total ... ..</b>	<b>280,023,979</b>	<b>273,207,365</b>	<b>282,908,871</b>	<b>294,918,129</b>	<b>308,205,936</b>	<b>317,615,144</b>
<b>4. Roads and Reserves ... ..</b>	...	...	...	...	14,828,256	15,371,446
<b>5. Unoccupied ... ..</b>	<b>132,770,889</b>	<b>134,603,266</b>	<b>124,107,974</b>	<b>110,870,177</b>	<b>81,351,573</b>	<b>70,682,171</b>

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 1912 was 6,583,732 acres, and the area opened during the year was 10,885,397 acres, while the area withdrawn was 1,687,448 acres. The area selected was 6,976,745 acres, and the area remaining open at the end of the year was 8,804,936 acres. The number of grazing selections was 571 as against 414 in the previous year, and their gross area 4,695,807 acres, as against 4,488,712 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 1912, there were 10,252,746 acres, or about one twenty-fourth, alienated absolutely; 1,782,451 acres, or about one one-hundred and thirty-sixth, were in process of alienation; 115,829,476 acres, or about one-half were occupied under leases and licenses; while the remaining 115,380,127 acres were unoccupied. From 1901 to the end of 1911, the area of land absolutely alienated has increased by upwards of three million acres, or over 36 per cent., while, during the same period, the area of land in process of alienation has increased by upwards of two million acres, or over 220 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 1908-1912.**

Particulars.	Area in Acres.					
	1901.	1908.	1909.	1910.	1911.	1912.
<b>1. Alienated—</b>						
Sold ... ..	7,413,510	8,341,566	8,598,751	9,146,396	9,769,993	10,129,969
Granted for Public Purposes ...	121,613	122,065	72,123	122,393	122,604	122,777
<b>Total ... ..</b>	<b>7,535,123</b>	<b>8,463,631</b>	<b>8,670,874</b>	<b>9,268,789</b>	<b>9,892,597</b>	<b>10,252,746</b>
<b>2. In Process of Alienation—</b>	553,774	1,195,550	1,297,277	1,463,038	1,761,442	1,782,451
<b>3. Held under Lease and License—</b>						
Right of Purchase ... ..	5,639,519	4,424,814	4,232,009	3,697,423	3,150,533	2,836,346
Perpetual ... ..	7,115,782	13,269,290	14,068,723	14,789,305	15,020,544	15,070,607
Pastoral ... ..	68,916,125	83,009,650	87,038,450	91,434,450	91,546,770	96,356,850
Other Leases and Licenses ...	3,905,729	1,612,959	1,513,032	1,394,964	1,283,663	1,273,350
*Mining " " ... ..	14,140	100,367	84,293	197,714	89,077	292,323
<b>Total ... ..</b>	<b>85,591,295</b>	<b>102,617,100</b>	<b>106,956,007</b>	<b>111,513,856</b>	<b>111,090,587</b>	<b>115,829,476</b>
<b>4. Total Occupied ... ..</b>	<b>93,680,192</b>	<b>112,276,281</b>	<b>116,924,158</b>	<b>122,245,683</b>	<b>122,744,626</b>	<b>127,864,673</b>
<b>5. Area Unoccupied ... ..</b>	<b>149,564,606</b>	<b>130,968,519</b>	<b>126,320,642</b>	<b>120,999,117</b>	<b>120,500,174</b>	<b>115,380,127</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, 1913, 7,606,759 acres, or about a one-eighty-fifth part, were alienated absolutely; 13,755,787 acres, or about one-forty-seventh part, were in process of alienation; while 188,547,418 acres, a little more than a quarter, were occupied under leases and licenses issued either by the Lands or the Mines Departments. The remaining 414,678,836 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, 1909 to 1913:—

**WESTERN AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 and 1909-1913.**

Particulars.	Area in Acres.					
	1901.	1908-9.*	1909-10.*	1910-11.*	1911-12.*	1912-13.*
<b>1. Absolutely Alienated ... ..</b>	<b>3,468,878</b>	<b>4,343,808</b>	<b>4,449,329</b>	<b>7,202,696</b>	<b>7,387,929</b>	<b>7,606,759</b>
<b>2. In Process of Alienation—</b>						
Midland Railway Concessions ...	2,768,810	2,686,521	2,686,521	121,800	121,800	121,800
Free Homestead Farms ... ..	283,455	1,208,023	1,366,066	1,454,275	1,531,424	1,547,817
Conditional Purchases... ..	1,349,534	4,855,747	6,067,901	7,305,932	8,285,058	8,294,524
Selections from the late W.A. Company ... ..	75,213	43,247	38,628	33,259	16,413	12,716
Selections under the Agricultural Lands Purchase Act ...	37,235	180,313	202,059	250,646	253,588	261,517
Special Occupation Leases and Licenses ... ..	8,867	3,353	2,805	2,404	2,110	2,010
Homestead or Grazing Leases ...	286,425	2,278,714	2,433,341	2,592,043	3,115,727	3,442,557
Poison Land Leases or Licenses ...	1,306,270	85,303	82,019	82,919	78,426	72,194
Immigrants' Grants ... ..	400	100	100	100	100	...
Village Allotments ... ..	6	36	36	36	35	35
Working-men's Blocks... ..	31	667	719	722	688	617
<b>Total in Process of Alienation</b>	<b>6,116,266</b>	<b>11,342,024</b>	<b>12,680,195</b>	<b>11,843,236</b>	<b>13,405,369</b>	<b>13,755,787</b>



WESTERN AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 and 1909-1913.—Continued.

Particulars.	Area in Acres.					
	1901.	1908-9.*	1909-10.*	1910-11.*	1911-12.*	1912-13.*
<b>3. Leases and Licenses in Force—</b>						
(i.) <i>Issued by Lands Department</i>						
Pastoral Leases ... ..	96,508,549	162,277,805	165,463,185	167,933,347	173,431,848	183,477,495
Special Leases ... ..	448	31,300	24,780	26,710	33,157	34,442
Leases of Reserves ... ..	5,296	219,582	475,901	572,400	630,127	3,402,605
Selections in Goldfields ... ..	3,955	100	100	100	100	100
Timber Leases and Licenses ... ..	865,180	916,386	1,143,572	1,304,282	1,423,282	775,769
Timber Permits ... ..	...	...	...	...	...	761,790
Residential Lots ... ..	550	599	534	468	405	318
(ii.) <i>Issued by Mines Department</i>						
Gold Mining Leases... ..	34,066					
Mineral Leases ... ..	6,576					
Other Leases ... ..	8,623	†130,970	†128,129	†100,337	158,946	94,899
Licenses ... ..	17,397					
<b>Total under Leases and Licenses</b>	<b>97,450,660</b>	<b>163,576,742</b>	<b>167,236,201</b>	<b>169,937,644</b>	<b>175,677,865</b>	<b>188,547,418</b>
<b>4. Area Unoccupied ... ..</b>	<b>517,552,996</b>	<b>445,326,226</b>	<b>440,023,075</b>	<b>435,605,224</b>	<b>248,117,637</b>	<b>414,678,836</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 1912, 5,005,175 acres, or about three-tenths, alienated absolutely; 1,310,728 acres, or about one-thirteenth, were in process of alienation; 1,642,352 acres, or about one-tenth, were occupied under leases and licenses for either pastoral, agricultural, timber, or mining purposes; the remaining 8,819,345 acres, or about one-half, 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 1908 to 1912:—

TASMANIA.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 and 1908 to 1912.

Particulars.	Area in Acres.					
	1901.	1908.	1909.	1910.	1911.	1912.
<b>1. Alienated Absolutely ... ..</b>	<b>4,621,585</b>	<b>4,848,058</b>	<b>4,890,000</b>	<b>4,932,276</b>	<b>4,965,331</b>	<b>5,005,175</b>
<b>2. In Process of Alienation ... ..</b>	<b>272,376</b>	<b>870,088</b>	<b>1,006,642</b>	<b>1,104,379</b>	<b>1,274,947</b>	<b>1,310,728</b>
<b>3. Leases or Licenses</b>						
(i.) <i>Issued by Lands Department—</i>						
Islands ... ..	149,165	103,130	90,100	87,100	62,000	135,025
Ordinary Leased Land ... ..	1,280,688	1,235,823	1,173,823	1,176,900	1,242,400	1,245,400
Land Leased for Timber ... ..	40,768	91,972	100,098	108,889	134,516	136,471
Closer Settlement ... ..	—	18,156	27,657	29,726	34,841	46,217
(ii.) <i>Issued by Mines Department</i>						
... ..	50,362	56,693	55,819	57,908	44,953	79,239
<b>Total ... ..</b>	<b>1,520,963</b>	<b>1,505,774</b>	<b>1,447,497</b>	<b>1,460,523</b>	<b>1,518,710</b>	<b>1,642,352</b>
<b>4. Total Area Occupied ... ..</b>	<b>6,414,944</b>	<b>7,223,920</b>	<b>7,344,139</b>	<b>7,497,178</b>	<b>7,758,988</b>	<b>7,958,255</b>
<b>5. Area Unoccupied ... ..</b>	<b>10,362,656</b>	<b>9,553,680</b>	<b>9,433,461</b>	<b>9,280,422</b>	<b>9,018,612</b>	<b>8,819,345</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 1912, there were 473,990 acres, or only about one seven-hundred-and-seventh part alienated absolutely; 96,026,438 acres, or nearly two-sevenths, were held under leases and licenses; while the remaining 238,616,372 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 1908-1912.**

Particulars.	Area in Acres.					
	1901.	1908.	1909.	1910.	1911.	1912.
<b>1. Alienated—</b>						
Sold ... ..	473,230	473,761	473,761	473,942	474,147	473,942
Granted for Public Purposes ... ..	48	48	48	48	48	48
<b>Total Alienated</b> ... ..	<b>473,278</b>	<b>473,809</b>	<b>473,809</b>	<b>473,990</b>	<b>474,195</b>	<b>473,990</b>
<b>2. Leased—</b>						
Right of Purchase ... ..	1,067	2,931	5,224	667	667	667
Pastoral ... ..	111,476,240	102,123,040	95,559,840	98,729,120	100,522,240	94,329,600
Other Leases ... ..	1,176,981	1,293,457	512,650	445,236	385,277	1,696,171
<b>Total Leased</b> ... ..	<b>112,654,288</b>	<b>103,419,428</b>	<b>96,077,714</b>	<b>99,175,023</b>	<b>100,908,184</b>	<b>96,026,438</b>
<b>3. Total Occupied</b> ... ..	<b>113,127,566</b>	<b>103,893,237</b>	<b>96,551,523</b>	<b>99,649,013</b>	<b>101,382,379</b>	<b>96,500,428</b>
<b>4. Remainder Unoccupied</b> ... ..	<b>221,969,234</b>	<b>231,223,563</b>	<b>238,565,277</b>	<b>235,467,787</b>	<b>233,734,421</b>	<b>238,616,372</b>

Total area of Northern Territory—335,116,800 acres.

## § 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 1912-13:—

CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1912-13.

Size of Holdings.	N.S.W.	Victoria.	S. Aust.	W. Aust.	Tasmania.	Federal Territory	Total.
NUMBER.							
Acres.							
1 to 50 ... ..	38,641	18,757	6,909	3,656	4,752	36	72,751
51 " 100 ... ..	8,955	7,356	1,724	609	2,378	32	21,054
101 " 500 ... ..	26,251	24,735	5,691	3,320	5,161	90	65,248
501 " 1,000 ... ..	8,616	10,181	3,590	3,465	705	30	26,587
1,001 " 5,000 ... ..	7,287	5,364	3,075	3,545	634	43	19,948
5,001 " 10,000 ... ..	852	267	109	213	123	2	1,567
10,001 " 20,000 ... ..	379	116	48	82	62	2	689
20,001 " 50,000 ... ..	245	34	22	28	28	4	361
50,001 and over ... ..	56	1	...	7	1	...	95
Total... ..	91,313	66,811	21,168	14,925	13,844	239	208,300

AREA.

Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1 to 50 ... ..	504,364	356,959	113,122	42,754	75,114	591	1,993,524
51 " 100 ... ..	707,449	558,534	132,583	52,613	162,506	2,481	1,616,166
101 " 500 ... ..	6,682,999	6,359,230	1,617,961	916,900	1,043,191	22,585	16,642,866
501 " 1,000 ... ..	6,020,172	7,123,402	2,547,345	2,804,467	477,210	22,460	18,995,056
1,001 " 5,000 ... ..	14,410,615	9,552,404	5,196,631	6,959,833	1,325,074	78,675	37,523,232
5,001 " 10,000 ... ..	5,859,049	1,825,862	746,397	1,456,456	851,102	15,790	10,754,656
10,001 " 20,000 ... ..	5,206,019	1,609,045	656,659	1,155,013	852,499	35,534	9,514,769
20,001 " 50,000 ... ..	7,103,057	992,521	642,254	822,823	731,539	116,213	10,408,407
50,001 and over ... ..	7,501,515	51,400	...	606,495	258,898	...	8,418,308
Total... ..	53,995,859	28,429,357	11,652,952	14,817,354	5,777,133	294,329	114,966,984

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, 1913, the corresponding number was 91,313, shewing an increase of about 30 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 1908 to 1913:—

NEW SOUTH WALES.—NUMBER OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION, 1901 and 1908-1913.

Size of Holdings.	1901.	1908.	1909.	1910.	1911.	1912.	1913.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50 ... ..	28,155	34,833	35,345	36,288	37,272	38,211	38,641
51 " 100 ... ..	8,929	9,136	9,105	9,173	9,159	9,027	8,955
101 " 500 ... ..	20,504	23,652	24,069	24,672	25,322	25,964	26,251
501 " 1,000 ... ..	6,105	7,203	7,321	7,632	7,911	8,329	8,616
1,001 " 5,000 ... ..	4,464	5,542	5,736	5,991	6,395	6,934	7,287
5,001 " 10,000 ... ..	579	368	691	711	735	825	853
10,001 " 20,000 ... ..	352	368	358	348	344	371	379
20,001 " 50,000 ... ..	202	256	257	264	267	247	245
50,001 and over ... ..	149	104	103	99	85	84	86
Total ... ..	69,439	81,732	83,045	85,178	87,503	89,992	91,313

3. **Victoria.**—Lands alienated absolutely and in process of alienation in this State were classified according to size in 1906, 1908, 1910, and 1912. The following table shews the number and area of holdings of such lands on the 1st March of those years:—

**VICTORIA.—NUMBER OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION, 1906-1912.**

Size of Holdings.				1906.	1908.	1910.	1912.
Acres.				Number.	Number.	Number.	Number.
1 to	50	...	...	13,309	14,692	16,609	18,757
51 "	100	...	...	5,864	6,223	6,696	7,356
101 "	500	...	...	21,628	22,510	23,397	24,735
501 "	1,000	...	...	7,688	7,817	8,216	10,181
1,001 "	5,000	...	...	4,083	4,409	4,908	5,364
5,001 "	10,000	...	...	220	231	239	267
10,001 "	20,000	...	...	116	118	131	116
20,001 "	50,000	...	...	73	61	42	34
50,001 and over		...	...	6	4	2	1
Total				52,987	56,065	60,240	66,811

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, 1911-12 and 1912-13:—

**SOUTH AUSTRALIA.—NUMBER OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION, 1910-11, 1911-12 and 1912-13.**

Size of Holdings.				1910-11.	1911-12.	1912-13.
Acres.				Number.	Number.	Number.
1 to	50	...	...	6,745	6,823	6,909
51 "	100	...	...	1,646	1,728	1,724
101 "	500	...	...	5,542	5,729	5,691
501 "	1,000	...	...	3,370	3,538	3,590
1,001 "	5,000	...	...	2,540	2,844	3,075
5,001 "	10,000	...	...	110	118	109
10,001 "	20,000	...	...	53	52	48
20,001 "	50,000	...	...	23	21	22
50,001 and over		...	...	1	1	...
Total				20,030	20,854	21,168

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 14,925 for the season 1911-12, shewing an increase of 7926, or about 150 per cent. The subjoined table shews the number of holdings of land alienated, and in process of alienation, for 1901 and 1909-1913:—

**WESTERN AUSTRALIA.—NUMBER OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION, 1901 and 1909-13.**

Size of Holdings.	1900-1.	1908-9.	1909-10.	1910-11.	1911-12.	1912-13.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50 ...	1,728	3,061	3,078	3,135	3,274	3,656
51 ,, 100 ...	198	510	517	549	571	609
101 ,, 500 ...	2,302	3,314	3,318	3,212	3,171	3,320
501 ,, 1,000 ...	717	2,038	2,320	2,777	3,024	3,465
1,001 ,, 5,000 ...	607	1,848	2,200	2,616	2,967	3,545
5,001 ,, 10,000 ...	73	158	170	189	200	213
10,001 ,, 20,000 ...	38	71	88	79	77	82
20,001 ,, 50,000 ...	36*	25	29	24	26	28
50,001 and over ...	...	6	6	7	6	7
<b>Total ...</b>	<b>5,699</b>	<b>11,031</b>	<b>11,726</b>	<b>12,588</b>	<b>13,316</b>	<b>14,925</b>

\* 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 1912-13 :—

**TASMANIA.—NUMBER OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION, 1908-9 to 1912-13.**

Size of Holdings.	1908-9.	1909-10.	1910-11.	1911-12.	1912-13.
Acres.	Number.	Number.	Number.	Number.	Number.
1 to 50 ...	4,301	4,526	4,596	4,624	4,752
51 ,, 100 ...	2,277	2,341	2,334	2,413	2,378
101 ,, 500 ...	4,486	4,784	4,957	5,036	5,161
501 ,, 1,000 ...	585	624	675	669	705
1,001 ,, 5,000 ...	572	588	589	621	634
5,001 ,, 10,000 ...	108	116	119	117	123
10,001 ,, 20,000 ...	57	61	51	60	62
20,001 ,, 50,000 ...	24	26	26	31	28
50,001 and over ...	3	2	2	2	1
<b>Total ...</b>	<b>12,413</b>	<b>13,068</b>	<b>13,349</b>	<b>13,573</b>	<b>13,844</b>

**§ 13. The Progress of Land Settlement, 1901 to 1912.**

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 1901 and of each year from 1908 to 1912 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 1912 the area alienated absolutely in the whole Commonwealth increased by 26,603,938 acres, or 35 per cent.; the area in process of alienation increased by 16,917,332 acres, or 48 per cent.; the area leased by 137,524,801 acres, or 19 per cent.; while the area unoccupied decreased by 181,046,071 acres, or 20 per cent.

### TOTAL AREA 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 1908-12.

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
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
1913‡	39,584,685	19.98	18,233,338	9.21	124,590,163	62.91	15,646,234	7.90
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
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
1912	23,856,389	42.41	7,198,531	12.79	14,443,191	25.67	10,747,649	19.13
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
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
1912	15,874,202	3.69	9,577,037	2.23	317,615,144	74.01	86,053,617	20.07
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
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
1912	10,252,746	4.22	1,782,451	0.73	115,829,476	47.62	115,380,127	47.43

\* Including roads and reserves. † To 31st December; subsequent years to 30th June.

‡ Exclusive of Commonwealth Territory.

## 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
1908'	4,258,190	0.68	9,744,748	1.56	161,255,897	25.82	449,329,965	71.94
1909'	4,343,808	0.70	11,342,024	1.81	163,576,742	26.19	445,326,226	71.90
1910'	4,449,329	0.71	12,880,195	2.06	167,236,201	26.78	440,023,075	70.45
1911'	7,202,696	1.15	11,843,236	1.90	169,937,644	27.21	435,605,224	69.74
1912'	7,387,929	1.18	13,405,369	2.16	175,677,865	28.13	428,117,637	68.53
1913'	7,606,759	1.21	13,755,787	2.20	188,547,418	30.18	414,678,836	66.41

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
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
1912	5,005,175	29.83	1,310,728	7.82	1,642,352	9.78	8,819,345	52.57

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

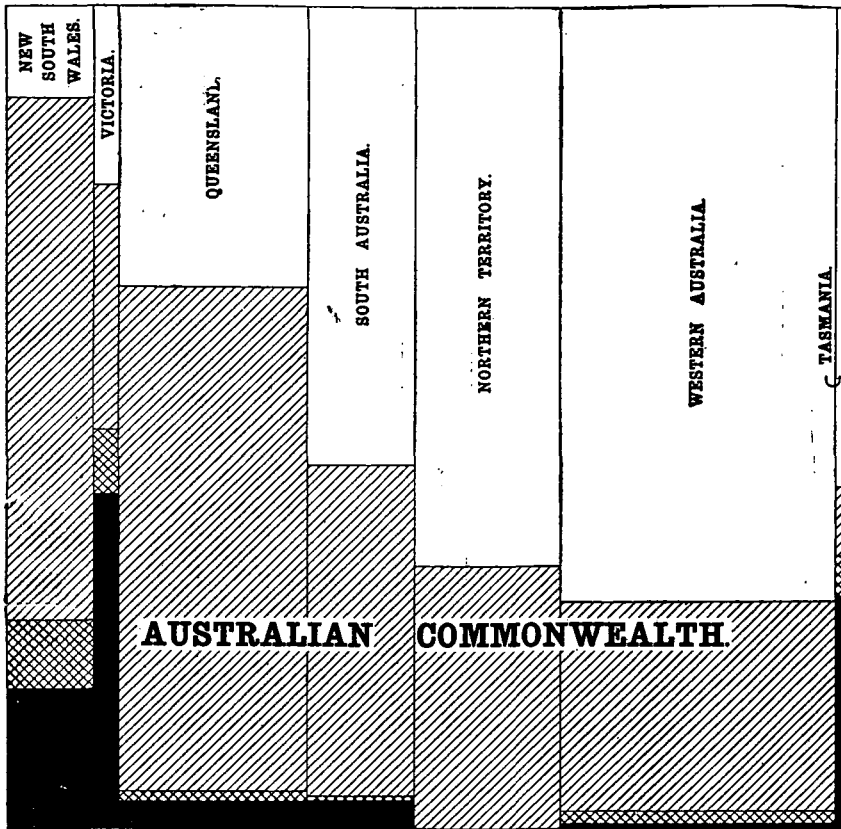
1901	473,278	0.14	...	...	112,654,288	33.62	221,939,234	66.24
1908	473,809	0.14	...	...	103,419,428	30.86	231,223,563	69.00
1909	473,809	0.14	...	...	96,077,714	28.67	238,565,277	71.19
1910	473,990	0.14	...	...	99,175,023	29.60	235,467,787	70.26
1911	474,195	0.14	...	...	100,908,184	30.11	233,734,421	69.75
1912	473,990	0.14	...	...	96,026,438	28.66	238,616,372†	71.20

## 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
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
1912	102,746,699	5.40	51,977,451	2.73	853,932,085	45.11	890,075,605	46.76

\* Including roads and reserves. † Including aboriginal reserves and mission stations.  
 ‡ Including Federal Capital Territory.

2. **Diagram shewing Condition of Public Estate.**—The following diagram shows the condition of the public estate in the Commonwealth at the end of the year 1912. 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 1913. The figures are approximate:—

**FEDERAL CAPITAL TERRITORY, TENURES OF LAND, 1913.**

Area of acquired lands	...	...	...	{ Leased	37,871 acres	Acres.
			...	{ Unoccupied	62,284 "	100,155
Lands alienated	...	...	...	...	...	92,753
In process of alienation— (Conditional purchases and conditional leases)	...	...	...	...	...	119,579
Held under lease issued by the State	...	...	...	...	...	200,032
Unoccupied lands (roads, reserves, etc.)	...	...	...	...	...	71,141
Total Area of Territory						583,660