

This page was added on 03 December 2012 to included the Disclaimer below.  
No other amendments were made to this Product

#### DISCLAIMER

Users are warned that this historic issue of this publication series may contain language or views which, reflecting the authors' attitudes or that of the period in which the item was written, may be considered to be inappropriate or offensive today.

## 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 (now incorporated in the Crown Lands Consolidation Act 1913), were passed chiefly for the purpose of putting an end to speculative selection without *bona 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 Crown Lands Acts passed in the years 1895 to 1919, the Closer Settlement Acts 1904 to 1919, and the Closer Settlement Promotion Act 1910, now incorporated in Closer Settlement Amendment Act 1918, which offer *bona 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, and amendments in 1908, 1909, 1918, and 1919. 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 Land Act 1915 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, 1911 and 1912, and now included in the Closer Settlement Act 1915 (Discharged Soldiers' Settlement Act 1917). 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 Act and Closer Settlement Act respectively.

(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. About 4,500,000 acres are unalienated and available for occupation.

3. *Queensland.—Acts now in Force.* The Acts now in force are the Land Acts 1910 to 1920, the Closer Settlement Acts 1906–1917, and the Discharged Soldiers' Settlement Acts 1917 to 1920. The first-mentioned Acts substitute perpetual leasehold tenures for freeholding tenures in the case of all new selections and auction purchases, but conversion of existing holdings to the leasehold tenure is optional with the selector. The last-mentioned Acts provide for the settlement of discharged soldiers on Crown land, land acquired under the Closer Settlement Acts, or land specially acquired for soldier settlement.

4. *South Australia.—Acts now in Force.* The Crown Lands Act 1915 repealed and consolidated previous Acts, and also consolidated the Closer Settlement and Village Settlement Acts. The Pastoral Act 1904 controls the pastoral occupation of lands, and the Irrigation and Reclaimed Land Act of 1914 provides 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 Discharged Soldiers' Settlement Act 1918 provides for the settlement of discharged soldiers and sailors on the land. 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, the Closer Settlement Act 1913, and the Returned Soldiers' Settlement Act 1916 and amendments.

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 the ordinance and its amendments and regulations 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 and two other officers appointed by the Administrator.

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 Agents-General of the respective States in London, or from the Lands Departments of the various States in the Commonwealth. The administration and classification of Crown lands in each State were more fully dealt with in Year Book No. 2 (pp. 273-6).

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

1. *Introduction.*—Crown lands 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 161 and 162 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.

(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 ordinary 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.

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

New South Wales.	Victoria.	Queensland.
FREE GRANTS, RESERVATIONS, AND DEDICATIONS.		
Free grants in trust Reservations and dedications under Crown Lands Consolidation Act 1913 and Mining Act 1906	Free grants in trust and reservations under Land Act 1915	Free grants in trust Reservations under Land Act 1910 and under State Forests and National Parks Act 1906
SALES BY AUCTION AND SPECIAL SALES.		
Auction sales for cash or on credit After-auction sales Special sales Improvement purchases Purchases of suburban holdings, residential leases, week-end leases Returned Soldiers' special holdings	Auction sales for cash or on credit Special sales	* Auction sales for cash or on credit * After-auction sales * Special sales * Unconditional selections
CONDITIONAL PURCHASES.		
Residential or non-residential conditional purchases Conversion of conditional purchase leases, homestead selections, homestead farms, settlement leases, Crown leases, special leases, church and school lands 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 settlement leases Selection purchase leases	* Agricultural farms * Agricultural homesteads * Prickly pear selections * Free homesteads
LEASES AND LICENSES.		
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 Leases in Irrigation Areas Week-end leases Returned Soldiers' special holdings	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 Perpetual lease prickly pear selections Pastoral leases Preferential pastoral leases Auction perpetual leases (town, suburban, or country) After-auction ditto Non-competitive leases
CLOSER SETTLEMENT SALES, LEASES AND LICENSES.		
Sales by auction Settlement purchase Annual leases Labour settlements	Special sales	* Sales by auction * Agricultural farms * Unconditional selections Auction perpetual leases Perpetual lease selections
MINES DEPARTMENTS' LEASES AND LICENSES.		
Miners' rights Business licenses Authorities to prospect Leases	Mining leases Special licenses Miners' rights Business and residence licenses	Miners' rights Mining leases and licenses Miners' homestead leases

\* Since 1st January, 1917, no new sales or selections under these tenures have been made, nor may any further areas be offered under these tenures.

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

South Australia.	Western Australia.	Tasmania.
FREE GRANTS, RESERVATIONS, AND DEDICATIONS.		
Free grants in trust Reservations and dedications under Crown Lands Act 1915 Artesian leases	Free grants in trust and free leases Reservations under Lands Acts 1898 and 1906	Free leases Reservations under Crown Lands Act 1911
SALES BY AUCTION AND SPECIAL SALES.		
Auction sales for cash After-auction sales Sales for special purposes	Auction sales for cash (The right to purchase the freehold or to lease town and suburban lots is sold by auction)	Auction sales for cash or on credit After-auction sales Special sales of residence or business allotments
CONDITIONAL PURCHASES.		
Agreements to purchase Special agreements under Pin- naroo Railway Act	Conditional purchase, residential or non-residential Conditional purchase by direct payment Conditional purchase of small blocks Homestead farms Conditional auction sales Workmen's blocks	Selection of rural lands Homestead areas Selection in mining areas Conditional auction sales
LEASES AND LICENSES.		
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 Special leases Quarrying licenses	Grazing leases Miscellaneous leases Timber licenses and leases Residence licenses Occupation licenses Temporary licenses
CLOSER SETTLEMENT SALES, LEASES, AND LICENSES.		
Sales by auction Agreements to purchase Miscellaneous leases Irrigation and reclaimed area leases Village settlements Homestead blocks	Sales by auction Conditional purchases	Special sales Leases with right of purchase
MINES DEPARTMENTS' LEASES AND LICENSES.		
Miners' rights Mining leases Miscellaneous leases Business licenses Occupation licenses Mineral claims Search 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 and its amendments, the only form 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.

(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 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 partially 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, irrigation farms, and Crown leases.

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

These four tenures did not then carry any rights of conversion, but by subsequent enactments the first and last mentioned may now be converted into other tenures, and ultimately into freehold, and the holder of a suburban holding may under certain conditions be permitted to purchase same.

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

(i) *New South Wales.* Under the Crown Lands Consolidation Act 1913, an alien is not qualified to apply for an original homestead selection, original 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 lodges a declaration of his intention to become naturalized within five years. If he fails to become naturalized within that period, the land is forfeited. This residential limit of twelve months does not, however, apply to applicants for homestead farms, Crown leases, suburban holdings, and leases within irrigation areas, but any alien who becomes the holder of any of these tenures must become naturalized 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 Supreme Court Act 1915 (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 59b and 62) an alien cannot apply for any land in Queensland unless he obtains a certificate that he is able to read and write from dictation words in such language as the Minister for Lands may direct. If he acquire a selection he must within five years of such acquisition become a naturalized subject.

(iv) *South Australia.* In South Australia, Asiatics are disqualified from holding perpetual leases of lands in irrigation areas under section 19 of the Irrigation and Reclaimed Lands Act 1914.

(v) *Western Australia.* 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.* By the Aliens Act 1913 all restrictions on the holding of real estate by aliens are removed.

(vii) *Northern Territory.* Leases are not granted to aliens, but they may hold occupation licenses for twelve months, subject to renewal, provided the land is not required for other purposes. Under the Mining Act 1903 Asiatic aliens are disqualified from holding gold or mineral leases. Naturalized British subjects may hold leases.

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

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

The following table shews the area for which free grants were issued and the areas permanently reserved or dedicated in each State during 1901, and from 1915 to 1919 inclusive:—

#### PARTICULARS OF FREE GRANTS, RESERVATIONS, AND DEDICATIONS, 1901 AND 1915 TO 1919.

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
1915 ..	1,596	96	1,271	22	3	172	3,160
1916 ..	1,679	26	18	6,556	1	17	8,297
1917 ..	2,066	51	18	250	7	14‡	2,406
1918 ..	926	25	33	309	Nil	5	1,298
1919 ..	1,118	1,349	Nil	344	Nil	2	2,813
RESERVATIONS AND DEDICATIONS.							
1901 ..	1,595	19,278	811,200	§	189,856	4,231	1,026,160
1915 ..	512	2,280	103,494	46,738	173,155	27,066	353,245
1916 ..	2,426	6,482¶	8,251	21,390	157,601	1,602	197,752
1917 ..	779	7,637	906,008	10,312	154,110	6,717	1,085,563
1918 ..	501	1,581	-142,081**	12,780	274,391	10,453‡	299,706††
1919 ..	381	960	-68,647**	..	273,392	22,053	296,786††

\* Including both permanent and temporary reservations and dedications.

† Free leases.

‡ These are free leases for 99 years.

§ Not available.

|| Exclusive of South Australia.

¶ Including 222 acres reserved for recreation grounds.

\*\* The minus sign (—) indicates area of reserves cancelled in excess of areas set apart as reserves.

†† Omitting Queensland.

2. **New South Wales.**—Crown lands may be reserved or dedicated for certain charitable, educational, and public purposes specified. No 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. Volunteer Land Office Certificates ceased to be operative after the 31st January, 1912. All cases have now been dealt with.

(i) **Reservations.** In addition to the reservations referred to above, Crown lands may also be temporarily reserved as sites for cities, towns, or villages, and may be reserved for mining purposes. Crown lands within one mile of any made or projected railway may be temporarily reserved from sale, and any Crown lands may be reserved from sale for the preservation and growth of timber. Further, 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, 1919-20.* During the financial year 1919-20, the total area for which free grants were prepared was 641 acres, including grants of 633 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 693 acres were dedicated and permanently reserved, the number of separate dedications being 67.

On the 30th June, 1920, the total area temporarily reserved was 21,482,773 acres, of which 5,945,096 acres were for travelling stock, 3,598,757 acres for forest reserves, 866,215 acres for water, 1,329,423 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 1915, 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 1919 three free grants, comprising an area of 1,349 acres, were issued. During the same year reservations of both a permanent and temporary nature, comprising an area of 960 acres, were made; of this area 128 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, 1919.* During the year 1919 no free grants were issued. During the same period the area of reserves cancelled was 68,647 acres in excess of areas set apart as reserves. The total area reserved up to the end of the year 1919 was 14,244,059 acres.

5. *South Australia.*—Under section 7 (d) of the Crown Lands Act 1915, 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 (i) for the use of aborigines, (ii) for the purposes of military defence, (iii and iv) for forest or travelling stock reserves, (v) for public recreation grounds, (vi) for railways or tramways, (vii) for park lands, and (viii) for any other purposes he may think fit.

(ii) *Artesian Leases.* Under special circumstances free leases of pastoral lands may be granted to discoverers of artesian wells.

(iii) *Areas Granted and Reserved, 1919.* During the year 1919 there were 19 free grants issued for a total area of 344 acres. During the same year reserves comprising 220,463 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 1919, no free grants were issued, while the area reserved was 273,392 acres.

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 ending 31st December, 1919, there were 3 free leases, comprising an area of 2 acres, issued. During the same period 22,053 acres were reserved, 11,621 acres being reserved for scenic purposes, 2 acres for cemetery purposes, 25 acres for recreation purposes, 500 acres as a sanctuary for wild fowl, and 9,903 acres for other purposes. The total area reserved from sale and selection to the end of the year 1919 was 4,822,000 acres.

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

1. **Introduction.**—In all the States, except Queensland since 1916 (see paragraph 4 hereunder), 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, 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 10 per cent. on the purchase money must be paid at the sale, and the balance in ordinary circumstances within three months. The Minister may submit land to sale on deferred payments, in which case the balance is spread over a fixed period (not exceeding 10 years) and is payable in annual instalments with 5 per cent. interest.

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, 1920, the area of Crown lands sold by auction and special sales for which grants were prepared amounted to 8,627 acres, of which 5,889 acres were sold by auction in 602 lots; 673 acres were sold by after-auction sales in 433 lots; 133 acres were sold as improvement purchases in 76 lots; and 1,932 acres were sold as special purchases in 182 lots. The following table gives particulars of Crown lands alienated by auction and special sales during 1901 and for each year from 1915 to 1920 :—

#### NEW SOUTH WALES—AUCTION AND SPECIAL SALES, 1901 AND 1915 TO 1920.

Year.	Auction and After-auction Sales.	Improvement Purchases.	Special Sales.	Total.	
				Area.	Price.
	Acres.	Acres.	Acres.	Acres.	£
1901* ..	49,074	43	445	49,562	116,562
1915 ..	501†	49	1,897	2,447	36,411
1916 ..	492	66	2,707	3,265	35,614
1917 ..	900	39	1,120	2,059	39,967
1918 ..	10,115	55	1,791	11,961	103,796
1919 ..	11,228	32	2,215	13,475	81,532
1920 ..	6,699	28	1,640	8,367	43,764

\* Year ended 31st December. Subsequent years to 30th June. † Exclusive of frontages sold under the Centennial Park Sale Act.

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

3. **Victoria.**—Lands specially classed for sale by auction, and any land in any city, town, or borough, may be sold by auction in fee simple, not exceeding 100,000 acres in any one year, at an upset price of £1 an acre, or at any higher price determined. The purchaser must pay the survey charge at the time of the sale, together with a deposit of 12½ per cent. of the whole price; the residue is payable in equal half-yearly instalments, not exceeding forty in number, according to the amount, with interest at the rate of 4 per cent. per annum.

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

(ii) *Areas Sold at Auction and by Special Sales.* The following table gives particulars of auction sales and special sales for the year 1901 and from 1915 to 1919 :—

**VICTORIA—AUCTION AND SPECIAL SALES, 1901 AND 1915 TO 1919.**

Particulars.	1901.	1915.	1916.	1917.	1918.	1919.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Country lands .. ..	4,079	818	625	615	450	336
Town and suburban lands .. ..	2,127	1,276	622	617	739	368
Special sales .. ..	846	1,193	814	546	1,657	318
Total .. ..	7,052	3,287	2,061	1,778	2,846	1,022

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

4. **Queensland.**—Up to 31st December, 1916, the Minister might, with the approval of the Governor-in-Council, cause any Crown lands to be offered for sale by auction. Town or suburban lands might be under either freeholding or perpetual lease tenure. The notification specified the amount of deposit, and the term for payment of the balance of the money, which term might not exceed ten years. The upset price might not be less than £8 per acre for town lands, £2 per acre for suburban lands, and 10s. per acre for country lands. Since the close of the year 1916, however, the perpetual lease tenure only is available.

(i) *After-auction Sales.* The notification of lands for sale by auction might declare that any lands therein mentioned, which had been offered at auction but not sold or withdrawn, should be open to purchase at the upset price by the first applicant. The price might 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 might 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 proved that, owing to danger from flood or other reasons, it was unsafe to reside on his holding, he might 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. Perpetual leasehold is now an alternative tenure.

(iii) *Areas Sold at Auction, after Auction, and by Special Sales.* The following table shews the areas sold at or after auction, and by special sales, during the year 1901 and from 1915 to 1919 :—

### QUEENSLAND—AUCTION AND SPECIAL SALES, 1901 AND 1915 TO 1919.

(FREEHOLDING TENURES.)

Particulars.	1901.	1915.	1916.	1917.(a)	1918.(a)	1919.(a)
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Town .. ..	334	149	..	..	..	..
Suburban .. ..	793	541	..	..	..	..
Country—						
Ordinary sales .. ..	52,132	2,623	..	..	..	..
Special sales .. ..	55	79	108	..	..	..
<b>Total .. ..</b>	<b>53,314</b>	<b>3,392</b>	<b>108</b>	<b>..</b>	<b>..</b>	<b>..</b>

(a) Freeholding tenures not granted since 31st December, 1916.

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

During 1919 there were in Queensland auction sales, under perpetual lease, of 231 acres for town areas, 199 acres for suburban areas, and 607 acres for country areas—a total of 1,037 acres. Particulars for five years are shewn in the following table :—

### QUEENSLAND—SALES OF PERPETUAL LEASES AT AUCTION, 1915 TO 1919.

Year.	Number of Lots Sold.				Area Sold.			
	Town.	Suburban.	Country.	Total.	Town.	Suburban.	Country.	Total.
					Acres.	Acres.	Acres.	Acres.
1915 ..	384	87	..	471	158	749	..	907
1916 ..	690*	292	..	982	296	1,275	..	1,571
1917 ..	279	62	125	466	107	168	2,599	2,874
1918 ..	441	168	57	666	163	428	1,218	1,809
1919 ..	660	58	40	758	231	199	607	1,037
<b>Total ..</b>	<b>2,454</b>	<b>667</b>	<b>222</b>	<b>3,343</b>	<b>955</b>	<b>2,819</b>	<b>4,424</b>	<b>8,198</b>

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

The following table shews the number and area of unconditional selections for which applications were accepted during the year 1901 and from 1915 to 1919 :—

### QUEENSLAND—UNCONDITIONAL SELECTIONS, 1901 AND 1915 TO 1919.

Particulars.	1901.	1915.	1916.	1917.(a)	1918.(a)	1919.(a)
Number .. ..	151	35	8	..	..	..
Area .. .. acres	24,322	5,639	3,035	..	..	..
Rent .. .. £	1,180	213	103	..	..	..

(a) See note first table on this page.

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 or agreement to purchase, 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 two 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 or lease, 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 1915 to 1919. 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 1915 TO 1919.**

Year .. .. .	1901.	1915.	1916.	1917.	1918.	1919.
Area in acres .. .	11,314	29,081	30,799	36,964	29,921	38,507

6. Western Australia.—Surveyed town lots notified in the *Gazette* as open for sale, either to purchase outright, or to lease, are sold by public auction at a prescribed upset price. In the case of suburban lands, the purchaser must carry out certain improvements, which are more particularly referred to later. (See § 6, *Conditional Purchases.*)

*Areas Sold by Auction.* The following table shews the areas of town and suburban lands sold at auction during the year 1901 and from 1915 to 1920 :—

**WESTERN AUSTRALIA.—AUCTION SALES, 1901 AND 1915 TO 1920.**

Year.. .. .	1901.	1915.(a)	1916.(a)	1917.(a)	1918.(a)	1919.(a)	1920.(a)
Area sold .. Acres	856	1,396	419	543	964	277	496
Number of Allotments	1,366	353	102	144	278	137	140

(a) 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 1915 to 1919 :—

**TASMANIA—AUCTION AND SPECIAL SALES, 1901 AND 1915 TO 1919.**

Year .. .. .	1901.	1915.	1916.	1917.	1918.	1919.
Area in acres .. ..	1,915	339	170	133	310	120

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 certain holdings into 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, 1920, deeds of grant were prepared on the completion of conditional purchases for 686,385 acres, making the total number of conditional purchases in existence at the end of the financial year 82,938 for a total area of 19,365,856 acres. The following table gives particulars of conditional purchases in 1901 and from 1915 to 1920 :—

**NEW SOUTH WALES.—CONDITIONAL PURCHASES, 1901 AND 1915 TO 1920.**

Year.	Applications Made.		Applications Confirmed.		Areas for which Deeds have been issued.	
	Number.	Area.	Number.	Area.	During the Year (b).	To end of Year.
		Acres.		Acres.	Acres.	Acres.
1901 ..	2,277	549,898	1,555	360,910	500,554	4,212,189
1915 (a) ..	362	47,175	287	35,249	304,012	16,264,942
1916 (a) ..	216	22,495	183	23,552	307,016	16,571,958
1917 (a) ..	168	25,761	108	13,025	357,828	16,929,786
1918 (a) ..	271	32,085	121	16,211	388,338	17,318,124
1919 (a) ..	511	75,370	201	24,911	559,779	17,877,903
1920 (a) ..	773	126,179	257	35,612	686,385	18,564,288

(a) Year ended 30th June. (b) 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.)

\* Except Queensland since 1916. † Prior to 1st January, 1917.

During the year ended 30th June, 1920, there were 13 original and 10 additional homestead selections applied for, comprising an area of 15,365 acres. During the same period the total number of applications confirmed was 8, comprising 9,690 acres, and 2,937 homestead selections and grants, comprising an area of 912,573 acres, were in existence on the 30th June, 1920. This tenure is now practically superseded by the Homestead Farm tenure. 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, grazing and selection purchase allotments; (ii) agricultural and grazing allotments by selection from grazing area or perpetual leases; (iii) Mallee selection purchase leases; (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, on the Merbein and Mildura Irrigation Settlements the development has been maintained and extended in a very satisfactory manner. These are proving the most successful irrigation settlements in the State. An area, 1,275 acres, adjoining Merbein and Mildura, has been subdivided and allotted to 83 soldiers. The Nyah Settlement also is making good progress.

The subjoined table gives particulars shewing the areas selected conditionally during the year 1901 and from 1915 to 1919. 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 1915 TO 1919.**

(EXCLUSIVE OF SELECTION IN THE MALLEE COUNTRY.)

Particulars.	1901.	1915.	1916.	1917.	1918.	1919.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
With residence .. ..	466,155	112,144	117,180	69,210	61,884	76,003
Without residence .. ..	50,257	15,645	22,485	19,462	12,093	6,635
<b>Total</b> .. ..	<b>516,412</b>	<b>127,789</b>	<b>139,665</b>	<b>88,672</b>	<b>73,977</b>	<b>82,638</b>
No. of selectors .. ..	2,979	883	902	646	526	698

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 might, prior to 1917, have been 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 might be selected under this form of tenure. (See No. 6, p. 280.)

Since the close of the year 1916, no selections can be acquired on a freeholding basis, but existing selections are not affected, though they may be converted to perpetual leases if the selectors so desire.

*Number and Area of Conditional Purchases prior to 1917.* The following table shews the number and area of conditional purchases for which applications were accepted in 1901 and from 1914 to 1916 :—

**QUEENSLAND.—CONDITIONAL PURCHASES (APPLICATIONS ACCEPTED),  
1901 AND 1914 TO 1916.**

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
1914 ..	1,554	538,844	25	5,927	636	683,000	2,215	1,227,771
1915 ..	978	300,302	12	1,913	451	481,258	1,441	783,473
1916 ..	399	120,207	5	1,337	203	180,921	607	302,465

During the years 1917 to 1919, no land was opened for selection, nor was any selected, under tenures involving freehold.

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 1915, 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 1915 in newly surveyed mallee lands is that no payment is made for the first four years, from the fifth to end of the tenth year 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 eleventh year. All payments are made in advance, the term of agreement being thereby extended to forty 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, &c., 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 Tailem Bend, a distance of eighty-seven miles. These lands are now offered on agreement with covenant to purchase or on perpetual lease under the Crown Lands Act 1915. 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, 1920, was 1,100,240 acres; of this area purchase has been completed of 472,102 acres, and 16,179 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 1915 to 1919 :—

**SOUTH AUSTRALIA—AREAS ALIENATED UNDER AGREEMENTS TO PURCHASE, 1901 AND 1915 TO 1919.**

Year .. .. .	1901.	1915.	1916.	1917.	1918.	1919.
Area in acres .. ..	57,460	55,181	46,098	26,418	17,963	32,920

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; (vi) free homestead farms; and (vii) town and suburban lots.

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 1915 to 1920 :—

**WESTERN AUSTRALIA—AREAS SELECTED CONDITIONALLY FOR WHICH CROWN GRANTS WERE ISSUED, 1901 AND 1915 TO 1920.**

Particulars.	1901.	1915.(a)	1916.(a)	1917.(a)	1918.(a)	1919.(a)	1920.(a)
	Acres.	Acres	Acres.	Acres.	Acres.	Acres.	Acres.
Free homestead farms	147	62,520	61,395	69,816	45,770	42,888	113,630
Conditional purchases	5,234	144,684	50,845	80,096	126,642	100,237	129,207
Poison land leases..	..	4,001	5,034	..	3,977	..	..
Total ..	5,381	211,205	117,274	149,912	176,389	143,125	242,837
Number of holdings	48	859	724	897	946	872	1,416

(a) 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 1915 to 1920 :—

**WESTERN AUSTRALIA—AREAS CONDITIONALLY ALIENATED, 1901 AND 1915 TO 1920.**

Particulars.	1901.	1915.(a)	1916 (a)	1917.(a)	1918.(a)	1919.(a)	1920.(a)
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Conditional Purchase—</i>							
Deferred payments (with residence)	161,302	164,161	85,957	47,659	124,861	496,691(d)	1,143,240
" " (without residence)	46,498	43,203	31,137	20,426	43,951	49,766	114,094
Direct payments (without residence)	1,909	685	208	146	597	840	127
Free Homestead Farms ..	63,623	62,140	32,549	21,357	21,818	24,159	53,550
Under the <i>Agric. Lands Purchase Acts</i>	4,295	4,122	1,026	96	2,813	38,890	67,035
Grazing Leases ..	64,831	227,940	157,712	145,956	352,535	.. (d)	..
Poison Land Leases(b)	9,530	..	..	..	..	..	..
Workmen's Blocks(c)	8	..	..	..	..	..	5
Total ..	351,999	503,551	308,590	235,640	546,575	610,249	1,368,051
Number of holdings ..	1,888	1,511	861	637	973	1,136	2,621

(a) For year ended 30th June. (b) Provisions repealed by Act of 1906. (c) Closer settlement. (See § 8, 7.) (d) Deferred payments (with residence) are now combined with grazing leases.

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 shows the areas alienated absolutely under systems of conditional purchases and sales on credit, the conditions having been fulfilled, and also shows the areas sold conditionally and the applications for conditional purchases received and confirmed, during the year 1901 and from 1915 to 1919:—

**TASMANIA.—CONDITIONAL PURCHASES, 1901 AND 1915 TO 1919.**

Particulars.	1901.	1915.	1916.	1917.	1918.	1919.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Completion of Conditional Purchases(a)</i> ..	23,781	39,329	54,668	35,646	52,764	80,134
<i>Sold Conditionally—</i>						
Free Selections .. .. .	40,004	42,584	35,716	21,686	24,796	24,084
Homestead Areas .. .. .	9,108	100	99	90	90	40
Auction Sales on Credit .. .. .	12,961	3,202	2,235	2,782	859	769
Other Sales (Town Lands) .. .. .	636	740	479	515	675	412
<b>Total</b> .. .. .	<b>62,709</b>	<b>46,626</b>	<b>38,529</b>	<b>25,073</b>	<b>26,420</b>	<b>25,305</b>
<i>Applications—</i>						
Received .. .. .	1,444	1,610	842	913	1,499	1,212
Confirmed .. .. .	768	563	328	344	350	437

(a) 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 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; (xviii) week-end leases; (xix) leases of town lands; (xx) returned soldiers' special holdings.

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, 1920, there were 58,351 leases and licenses current under the Lands Department and the Western Land Board, comprising 115,631,338 acres of Crown lands. Of these leases 3,006, comprising 75,450,265 acres, are held under the Western Lands Acts.

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 1916-17 and following financial years, and also the area and rental of leases current on the 30th June, 1920 :—

**NEW SOUTH WALES.—AREAS OCCUPIED UNDER LEASES AND LICENSES,  
1901 AND 1917 TO 1920.**

Leases and Licenses.	1901.	1916-17.	1917-18.	1918-19.		1919-20.	
				Area,	Rent.	Area.	Rent.
	Acres.	Acres.	Acres.	Acres.	£	Acres.	£
Pastoral .. ..	44,805,221	1,136,475	1,136,475	677,221	6,097	627,833	5,504
Outgoing pastoral leases ..	..	802,941	725,312	..	..	..	..
Western land leases and licenses (a) ..	..	73,693,368	73,754,817	75,243,327	93,145	75,450,265	112,007
Occupation (i) Ordinary ..	25,812,215	5,163,417	5,085,034	4,111,467	8,222	3,825,750	7,502
licenses (ii) Preferential ..	12,985,651	1,184,341	1,159,345	966,613	4,240	806,755	3,124
Homestead leases ..	10,953,388	351,374	153,275	51,074	64	35,687	55
Condit <sup>n</sup> (i) Gazetted ..	13,014,055	15,226,444	14,831,535	14,468,840	190,214	14,340,048	191,352
leases (ii) Not gazetted (under provisional rent)	966,887	43,068	39,523	81,735	681	157,248	1,310
Conditional purchase leases ..	..	457,173	433,228	408,768	13,559	384,868	13,600
Settlement leases ..	3,468,675	4,730,130	4,571,864	4,479,135	52,908	4,248,826	55,716
Improvement ..	5,551,060	4,686,246	4,355,297	3,962,870	26,881	3,688,890	24,289
Annual ..	6,755,942	2,649,284	2,516,954	2,552,665	21,517	2,953,296	23,074
Scrub ..	1,535,415	1,812,694	1,689,956	1,658,675	6,496	1,537,704	6,138
Snow land ..	79,582	10,909	131,420	134,420	1,272	134,424	1,272
Special ..	124,877	650,384	664,935	663,919	37,016	703,673	37,929
Inferior land ..	288,530	75,451	73,711	71,710	271	69,710	254
Artesian well ..	358,071	61,440	51,200	..	..	..	..
Blockholders' ..	..	1	1	1	6	1	6
Residential leases (on gold and mineral fields) ..	5,751	13,365	13,675	13,511	1,663	13,327	1,695
Church and school lands ..	97,207	3,859	11	11	330	11	330
Permissive occupancies (b) ..	118,634	1,009,090	1,156,416	1,365,570	10,873	1,774,935	13,559
Prickly pear leases ..	..	45,433	42,558	41,148	495	37,692	431
Crown leases ..	..	2,134,446	2,449,587	2,694,879	31,303	3,092,904	34,521
Homestead farms ..	..	1,036,685	1,081,822	1,410,612	4,303	1,889,109	17,020
Suburban holdings ..	..	36,631	38,643	41,227	4,670	40,198	4,401
Week-end leases ..	..	55	87	240	66	281	66
Leases of town lands ..	..	16	17	17	62	19	47
Returned soldiers' special holdings ..	..	639	2,575	10,952	1,437	17,888	2,045
<b>Total under Lands Dept. &amp; Western Land Board</b>	<b>126,921,16</b>	<b>117,015,359</b>	<b>116,159,073</b>	<b>115,110,607</b>	<b>517,791</b>	<b>115,631,338</b>	<b>611,247</b>

(a) Includes permissive occupancy.

(b) 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 £611,247, or an average of 1.27 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) selection purchase leases ; (iii) perpetual leases ; (iv) Mallee perpetual leases ; (v) licenses of auriferous lands ; (vi) swamp or reclaimed lands leases ; (vii) grazing licenses ; (viii) leases and licenses for other than pastoral purposes ; and (ix) 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 shows the areas of Crown lands occupied under leases and licenses at the end of the year 1901 and from 1915 to 1919:—

**VICTORIA.—OCCUPATION OF CROWN LANDS UNDER LEASE OR LICENSE, 1901 AND 1915 TO 1919.**

Tenure.	Area in Acres.					
	1901.	1915.	1916.	1917.	1918.	1919.
Pastoral Leases .. ..	39,450					
Grazing Area Leases .. ..	2,338,649	2,575,480	2,502,556	2,573,143	2,503,197	2,408,481
Grazing Licenses—						
Land Acts 1890-91 .. ..	5,908,985					
Land Acts 1901 (excl. of Mallee) .. ..		5,254,997	4,647,510	4,493,453	5,069,740	5,971,069
Mallee Lands .. ..		4,868,746	4,971,132	5,028,808	2,796,686	4,931,503
Auriferous Lands (Licenses) .. ..	377,427	79,618	77,393	74,032	71,400	68,453
Swamp Lands (Leases) .. ..	4,200	3,824	3,825	3,670	3,412	1,759
Perpetual Leases .. ..	8,137	8,182	7,629	7,761	7,559	7,559
Mallee Pastoral Leases .. ..						
Mallee Allotment Leases .. ..	7,980,592					
Perpetual Leases under Mallee .. ..						
Land Acts 1896-1901 .. ..	448,812	244,765	220,914	202,943	197,253	139,653
Wattles Act 1890 .. ..	4,427					
Total .. ..	17,110,709	13,035,612	12,433,959	12,383,810	10,649,247	13,531,476

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; (vi) perpetual lease prickly-pear selections; (vii) pastoral leases; (viii) preferential pastoral leases; (ix) auction perpetual leases (town, suburban, and country); (x) non-competitive leases. An applicant for a grazing homestead or grazing farm may not hold more than 60,000 acres, and the term of the lease may not exceed 28 years. The rents of grazing selections are redetermined by the Land Court for each period of seven years, and those of pastoral holdings for each period of ten years.

(i) *Grazing Homesteads.* Lands opened for grazing selections are available for fifty-six days as grazing homesteads only. In the case of land selected up to 31st December, 1916, personal residence was necessary for the first five years, and prior to the expiration of such period or the earlier death of the lessee, a grazing homestead could not be assigned or transferred. Without the special permission of the Minister it could not be mortgaged during the five years except to the Agricultural Bank; thereafter the lease was subject to the condition of occupation. Since 1st January, 1917, grazing homesteads are subject to personal residence by the selector during the whole term of the lease, but the restrictions on assignment or transfer still operate only during the first five years.

(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 transfer or 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 the selection of grazing farms and grazing homesteads are given in the following paragraph.

(iii) *Grazing Farms, Homesteads, and Scrub Selections.* The following table shows the number of grazing farms, grazing homesteads, and scrub selections, for which applications were accepted in 1901 and from 1915 to 1919:—

**QUEENSLAND.—GRAZING FARMS, HOMESTEAD, AND SCRUB SELECTIONS, 1901 AND 1915 TO 1919.**

Year.	Grazing Farms.		Grazing Homesteads.		Scrub Selections.		Total.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.
		Acres.		Acres.		Acres.		Acres.
1901 ..	247	1,371,283	47	290,785	19	48,450	313	1,710,518
1915 ..	222	2,461,836	275	3,984,517	..	..	497	6,446,353
1916 ..	112	1,412,652	247	3,065,096	..	..	359	4,477,748
1917 ..	129	1,925,059	197	2,243,218	..	..	326	4,168,277
1918 ..	175	3,111,716	210	2,597,571	..	..	385	5,709,287
1919 ..	292	4,437,564	196	2,094,413	..	..	488	6,531,977

The average rent in 1919 was .71d. per acre for grazing farms and 1.21d. 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 1919 was 2,780, comprising an area of 57,173 square miles, the total rent being £52,863. 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 Crown 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 1919 there were 135 leases for special purposes granted, comprising an area of 7,478 acres, the total annual rent being £919, and there were extant at the end of the year 847 such leases, comprising an area of 61,400 acres and reserving rents amounting to £4,556 per annum. In addition, 63 leases of reserves, aggregating 15,249 acres, were granted at rentals amounting to £372 per annum, the total number of these leases of reserves in force at the end of the year being 415, comprising an area of 148,801 acres and reserving rents amounting to £1,869. Particulars of special leases for previous years are given in a later part of this section. (See § 11.)

(vi) *Perpetual Lease Selections.* Up to 31st December, 1916, land proclaimed to be open for agricultural farm selection (see § 6, 4) might also be opened for perpetual lease selection, and the latter mode might be conceded priority of application over the former. The rent for the first period of ten years of the lease was  $1\frac{1}{2}$  per cent. on the proclaimed purchase price of the land for agricultural farm selection. The rent for each succeeding period of ten years was determined by the Land Court. Similar conditions of occupation and improvement as were prescribed for agricultural farms were attached to perpetual lease selections. From 1st January, 1917, land opened for agricultural selection may be opened only for perpetual lease selection, and land opened for prickly-pear selection may be opened only for perpetual lease prickly-pear selection. In the case of perpetual lease selections, the rent for the first period of 15 years is  $1\frac{1}{2}$  per cent. of the notified capital value of the land, and for each succeeding period of 15 years may be determined by the Land Court. In the case of perpetual lease prickly-pear selections, no rent is payable during the pear-clearing period, but thereafter rents are paid in the same manner as for perpetual lease selections. The conditions of selection are similar to those for the previous tenures of agricultural farms and prickly-pear selections.

#### QUEENSLAND.—PERPETUAL LEASE SELECTIONS, 1915 TO 1919.

Particulars.			1915.	1916.	1917.	1918.	1919.
Number	..	..	175	294	605	898	1,285
Area	..	.. acres	59,760	114,011	207,531	305,873	609,483
Rent	..	.. £	973	1,806	3,141	4,596	8,055

Particulars of perpetual lease prickly-pear selections taken up, 1917 to 1919, were as follows :—

#### QUEENSLAND.—PERPETUAL LEASE PRICKLY-PEAR SELECTIONS, 1917 TO 1919.

Particulars.			1917.	1918.	1919.
Number	..	..	180	178	460
Area	..	.. acres	141,336	153,151	514,064

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

(viii) *Pastoral Leases.* Up to 31st December, 1916, existing pastoral leases were deemed to be held under the Land Act 1910. Lands open for pastoral lease might 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 became enhanced by the development of public works in the neighbourhood, or by the occurrence of minerals on or near the holding, the rent might be redetermined. A new pastoral tenure, as from 1st January, 1917, was introduced by the amending Act of 1916, viz., preferential pastoral lease. Holdings under this tenure are confined to persons with no interests or limited interests in pastoral leases, and priority of application may be obtained by an applicant undertaking to reside on the holding personally during the first seven years.

The following table shews the total areas of pastoral leases occupied under the various Acts at the end of the year 1901 and from 1915 to 1919 inclusive :—

**QUEENSLAND (a).—PASTORAL LEASES OCCUPIED UNDER VARIOUS ACTS,  
1901 AND 1915 TO 1919.**

Particulars.	Area in Square Miles.					
	1901.	1915.	1916.	1917.	1918.	1919.
Pastoral Leases Act 1869 .. ..	39,307	..	..	..	..	..
Crown Lands Act 1884 .. ..	243,586	..	..	..	..	..
Land Act 1897 .. ..	15,046	..	..	..	..	..
Pastoral Leases Act 1900 .. ..	50,076	..	..	..	..	..
Pastoral Holdings New Leases Act 1901 .. ..	..	..	..	..	..	..
Land Act 1902 .. ..	..	..	..	..	..	..
Land Act 1910 .. ..	..	349,838	337,423	330,596	331,937	325,709
Land Act Amendment Act 1916 (preferential) .. ..	..	..	..	636	1,935	4,026
Total .. ..	348,015	349,838	337,423	331,232	333,872	329,735

(a) Up to the year 1910, resumed parts of pastoral holdings were included in these figures, but since that year they are held under occupation license, and are included in the figures under that head.

The gross area held at the end of the year 1919 for purely pastoral purposes (under *Occupation Licenses and Pastoral Leases*) was 386,908 square miles, at rentals aggregating £375,807 per annum. The area was 10,549 square miles less than that for the previous year, and the rental was £9,204 more. The average rent was 19s. 5½d. per square mile, as against 18s. 5½d. for the previous year.

Eight non-competitive perpetual leases were issued during 1919, the total area being 224 acres, and the annual rent £14.

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 the Crown Lands Act of 1915. 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 1915 in newly surveyed mallee lands is that no rent is charged for the first four years, and from the fifth to the end of the tenth year 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 eleventh 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, &c., 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 previous issues of the Year Book. (See Year Book No. 5, pp. 294 and 295).

(ii) *Areas held under Lease.* The following table shews the areas held under leases and licenses at the end of the year 1901 and from 1915 to 1919 :—

**SOUTH AUSTRALIA.—AREAS UNDER LEASES AND LICENSES, 1901 AND 1915 TO 1919.**

Particulars.	1901.	1915.	1916.	1917.	1918.	1919.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases	5,639,519	2,574,640	2,504,143	2,440,731	2,402,355	2,329,100
Perpetual Leases ..	7,115,782	14,943,771	14,851,173	14,810,026	14,625,839	14,650,223
Pastoral Leases ..	68,916,125	95,756,850	95,016,370	100,889,010	95,264,050	96,358,450
Other Leases ..	3,905,729	1,144,683	1,128,630	1,049,522	617,654	806,029
Total held under Lease	85,577,155	114,419,944	113,500,316	119,189,289	112,909,898	114,143,802

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 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 areas of leases and licenses issued during the year 1901 and from 1915 to 1920 :—

**WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED, 1901 AND 1915 TO 1920.**

Particulars.	1901.	1915.(a)	1916.(a)	1917.(a)	1918.(a)	1919.(a)	1920.(a)
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral Leases ..	19,909,251	7,630,023	7,489,683	9,436,159	20,287,672	39,016,706	18,961,478
Special Leases ..	149	5,571	1,707	626	8,097	16,845	1,509
Leases in Reserves ..	324	196,340	434,455	128,402	87,712	539,041	215,134
Timber Leases and Permits(b)	109,630	38,000	219,088	329,370	84,770	93,171	..
Residential Lots ..	221	..	..	..	..	..	..
Total ..	20,019,575	7,869,934	8,144,933	9,894,557	20,468,251	39,665,763	19,178,121
Number issued ..	1,466	1,410	1,105	510	508	1,014	545

(a) For financial year ended the 30th June. (b) No timber leases granted since 1903. Timber leases and permits are now under the control of the Forests Department.

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 previous issues of the Year Book. (See Year Book No. 5, p. 297.)

*Areas held under Leases and Licenses.* The following table shews the areas of Crown lands occupied under leases and licenses at the end of the year 1901 and from 1915 to 1919 :—

**TASMANIA.—LEASES AND LICENSES ISSUED, 1901 AND 1915 TO 1919.**

Particulars.	1901.	1915.	1916.	1917.	1918.	1919.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Ordinary Leased Land ..	1,280,688	1,452,068	1,434,113	1,193,169	1,201,169	1,341,000
Islands ..	149,165	204,630	207,630	197,406	197,918	151,000
Land Leased for Timber ..	40,768	120,832	146,881	155,889	183,804	218,784
Total ..	1,470,621	1,777,530	1,788,624	1,546,464	1,582,891	1,710,784

8. *Northern Territory.*—The system of land settlement in the Northern Territory has been 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 and two other officers appointed by the Administrator. The classified land is leased in blocks, the maximum areas for agricultural lands being 1,280 acres in class 1, and 2,560 acres in class 2; for mixed farming and grazing, 12,800 acres in class 1, and 38,400 acres in class 2; for pastoral purposes, 300 square miles in class 1, 600 square miles in class 2, and 1,500 square miles in class 3. Before offering any land for leasing, the Board fixes the annual rental, but every lease is subject to reappraisalment of rent at specified periods, viz., every fourteen years in the case of town lands, and every 21 years in the case of agricultural and pastoral lands.

Leases under this Ordinance are in perpetuity except as regards pastoral and miscellaneous leases, the maximum term of which is fixed by the Classification Board when advertising lands for lease, but does not exceed 21 years for miscellaneous lease and first class pastoral lands, or 42 years for second and third class pastoral land.

In order to promote settlement in the Territory, the first 5,000 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 lessee must make a home on the land within two years after the date of the lease and thereafter reside on the land for a period of six months in each year in the case of land for cultivation, and four months in the year in the case of mixed farming and grazing; he must also fence, improve, and stock his land in accordance with the terms of the lease.

Amending Ordinances have been passed from time to time, and regulations have been made modifying improvement conditions on leases, also allowing for the issue of licenses to graze stock on Crown lands. In November, 1918, an important amendment to the principal Ordinance was passed, amending Section 48, by providing that no resumptions should be made from pastoral leases held under that Ordinance, in class 1 during the first ten years of the lease, and in classes 2 and 3 during the first fourteen years of the lease, and at no time within 5 miles of the Head Station during the whole term of the lease, except for public purposes such as railways, tramways, &c., as specified in sub-section 2 of that section.

The various types of leases, licenses, and permits current are as follows:—(i) Agricultural leases; (ii) pastoral leases; (iii) special leases; (iv) town leases; (v) miscellaneous leases; (vi) leases with right of purchase; (vii) tropical products leases; (viii) leases for horsebreeding stations; (ix) licenses (grazing, occupation, &c.); and (x) pastoral and other permits. (See § 2, 7.) The permit system, and the granting of leases with right of purchase, tropical provident leases, and leases for horsebreeding purposes, were discontinued in 1911. Those issued before that year have, to a great extent, expired and been cancelled, and the land otherwise brought under the Ordinance.

*Areas held under Lease, License, and Permit.* The following table shews the total areas held under lease, license, and permit at the end of the years 1901 and 1915 to 1920:—

**NORTHERN TERRITORY.—AREA HELD UNDER LEASE, LICENSE, OR PERMIT,  
1901 AND 1915 TO 1920.**

Particulars.	1901.	1915.	1916.	1917.	1918.	1919.	1920.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases	1,067	436	436	436	436	436	356
Pastoral Leases and Grazing Licenses	111,476,240	113,813,329	110,560,129	103,993,600	114,264,320	117,420,160	133,444,160
Other Leases and Licenses	1,176,981	112,862	109,353	108,387	199,362	5,297,610	9,829,555
Total ..	112,654,288	113,926,627	110,669,918	104,102,423	114,464,118	122,718,206	143,274,071

On 31st December, 1920, the areas held under other leases and licenses were:—Pastoral permits, 4,471,040 acres; annual pastoral leases, 63,360 acres; gold mining leases, 994 acres; mineral leases, 2,299 acres; perpetual leases, 233 acres; agricultural leases, 24,095 acres; miscellaneous leases (including water leases), 1,380,426 acres; coal permits, 3,886,720 acres; tin-dredging leases, 200 acres; and special (garden, occupation, &c.) leases, 188 acres.



## § 8. Closer Settlement and Soldier 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. A scheme of soldier settlement, for those who took part in the European war of 1914–1918, was inaugurated in connexion with repatriation activities, and has been very largely availed of. Particulars of the operation of the scheme will be found in Section XXVIII, § 9 *infra*. In some cases, areas acquired for Closer and Soldier Settlement have been transferred to other uses. The bulk of the land set apart under these projects has been specially acquired from private owners.

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 AT 30th JUNE, 1920.

Particulars.	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tas.	C'wealth.
Area acquired .. acres	1,215,187	573,730	785,311	768,138	446,804	77,084	3,866,254
Purchasing price £	5,146,010	4,269,050	1,955,060	2,569,350	421,373	296,897	14,657,740
Farms, &c., { No.	2,801	3,060	2,870	2,774	79(a)	300	11,884(a)
allotted { acres	1,196,392	471,239	730,070	666,830	40,653(a)	72,049	3,177,233(a)

(a) Complete figures for Western Australia not available.

The following table shews the areas of private lands acquired in each State in the financial year 1900–01, and at the end of each year from 1915 to 1920:—

### CLOSER SETTLEMENT.—AREAS OF PRIVATE LANDS ACQUIRED, 1901 AND 1915 TO 1920.

Year ended 30th June.	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tasmania.	C'wealth.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 .. ..	..	28,553	132,760	..	46,624	..	207,937
1915 .. ..	685,156	564,520	664,363	611,402	446,804	73,162 (a)	3,045,407
1916 .. ..	745,883	564,600	785,311	661,117	446,804	73,320 (a)	3,277,035
1917 .. ..	747,204	567,943	785,311	685,217	446,804	75,259 (a)	3,307,738
1918 .. ..	759,526	565,442	785,311	685,611	446,804	75,259 (a)	3,317,953
1919 .. ..	823,899	566,725	785,311	691,109	446,804	75,259 (a)	3,389,107
1920 .. ..	1,215,187	569,808	785,311	710,559	446,804	76,073 (a)	3,803,742

(a) Including 10,382 acres of Crown lands.

### SOLDIER SETTLEMENT.—AREAS ACQUIRED AND ALLOTTED AT 30th JUNE, 1920.

—	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tas.	C'wealth.
Area acquired or set apart .. .. acres	569,803	1,168,779	568,907 (c)	619,087	220,038	217,084	3,363,698 c
Purchase price .. £	2,865,458	7,641,526	192,192(a)	2,013,620	424,351	1,038,910	(b)
Farms, &c., allotted { No.	1,337	3,825	2,052	769	273	1,422	9,673
acres	569,803	937,350	571,722	438,750	118,280	217,084	2,852,989
Area of private land acquired to date acres	569,803	985,293	30,339	(b)	220,038	217,084	(b)

(a) The price of a considerable area resumed has not yet been determined.

(b) Not available.

(c) Incomplete.

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 and in the Northern Territory 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 in consequence practically inoperative. Under the Closer Settlement Act of 1904 and subsequent amendments, and the Promotion Section of the Closer Settlement Acts, 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. Land acquired under the Closer Settlement 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, &c., 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 6½ per cent. of the notified value of the settlement purchase must be lodged with the application, except in the case of discharged soldiers or sailors, who are not required to pay any deposit, and a similar amount by way of instalment, paid annually until the purchase-money, together with interest at the rate of 5½ per cent., is paid off. Prior to 1st September, 1917, the deposit and annual instalments ranged from 5 per cent. to 6 per cent., and the interest from 4 per cent. to 5 per cent. Under this system the balance due to the Crown will be paid off in thirty-one years, the holding then becoming a freehold. A condition of residence for five years attaches to every settlement purchase. Under the amending Act of 1918, interest only may be paid in lieu of such instalments for such periods, and subject to such conditions as the Minister may determine. The Minister may also postpone payment conditionally or unconditionally of such interest, or one or more instalments of purchase money, if satisfied of the inability of the holder to pay, provided that the amount owing to the Crown does not exceed the original capital value plus 80 per cent. of the value of improvements effected on the settlement purchase since commencement of title.

(ii) *Closer Settlement Permissive Occupancies.* The Minister may grant permits to occupy any lands within a settlement purchase area which remain undisposed of, subject to certain terms and conditions.

(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) *The Promotion Section of the Closer Settlement Acts.* Under this Section any three or more persons or any one or more discharged soldiers within the meaning of the Returned Soldiers' (Amendment) Act 1917, each of whom is 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 number of farms allotted since the passing of the Act to date (1910–11 to 1918–19) was 1,149, the area 471,104 acres, and the amount advanced £2,439,229.

(v) *Areas Acquired and Disposed of.* Up to the 30th June, 1920, 753 estates 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 1915 to 1920 :—

**NEW SOUTH WALES—CLOSER SETTLEMENT AREAS, 1915 TO 1920.**

Year ended 30th June.	Areas.			Capital Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Acquired Lands.	Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1915 .. ..	685,156	89,540	774,696	2,685,660	163,254	2,848,914
1916 .. ..	745,883	91,987	837,870	2,870,116	167,962	3,038,078
1917 .. ..	747,204	91,996	839,200	2,895,638	168,175	3,063,813
1918 .. ..	759,526	91,996	851,522	2,947,221	170,259	3,117,480
1919 .. ..	801,366	94,254	895,620	3,173,885	175,331	3,349,216
1920 .. ..	993,318	94,254	1,087,572	4,218,713	175,331	4,394,044

The total area thus set apart has been divided into 2,405 farms, comprising 1,011,224 acres, the remaining area being reserved for recreation areas, roads, stock routes, schools, &c.

The following table gives particulars as to the disposal of the farms by closer settlement purchase for the years ended the 30th June, 1915 to 1920 :—

**NEW SOUTH WALES.—CLOSER SETTLEMENT ALLOTMENTS, 1915 TO 1920.**

Year.	Farms Allotted by Board to Date.			Total Amount received in respect of Settlement Purchases.	Total Number of Applications received.
	Number.	Area.	Value.		
		Acres.	£	£	
1914-15 ..	1,588	742,610	2,834,792	506,073	1,591
1915-16 ..	1,609(a)	748,573(a)	2,860,636(a)	718,660	1,612
1916-17 ..	1,622	759,753	2,905,550	834,485	1,625
1917-18 ..	1,624	760,083	2,907,055	985,863	1,625
1918-19 ..	1,736	786,942	3,105,214	1,139,176	1,740
1919-20 ..	2,326	1,007,000	4,263,001	1,349,393	2,330

(a) Including 45 Settlement Purchase Farms of 24,714 acres, with a capital value of £107,716, since converted into Homestead Farms.

(vi) *Labour Settlements.* These settlements were founded by the Labour Settlements Acts 1893 and 1894, which were amended and repealed by the Labour Settlements Act 1902. Land might 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 were 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 was empowered to grant financial assistance to the Board of Control. Only two settlements, those at Bega and Wilberforce, were established under the Act. The Labour Settlements Act 1902 was repealed by the Bega and Wilberforce Labour Settlements Act 1917, which dissolves the Boards of Control, and provides for the settlers applying for the blocks they occupy as Homestead Farms under the Crown Lands Consolidation Act 1913.

The Murrumbidgee Irrigation Act 1910 provides for the acquisition of 1,668,000 acres near Narrandera, in Riverina, for irrigation and other purposes in connexion with the Burrinjuck Irrigation Scheme. Part of this area has since been made available.

4. *Victoria.*—(i) *Closer Settlement Act 1915.* The Closer Settlement Act in Victoria is administered by a Board consisting of three persons appointed by the Governor in Council, and entrusted 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 £2,500 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, recreation reserves, or other public purposes.

The Board may approve of an agreement between an owner and one or more persons to purchase a farm or farms, not exceeding £2,500 in value. On the property being acquired by the Board, the applicant obtains a lease under Closer Settlement conditions.

(a) *Closer Settlement Leases.* Every conditional purchase lease is for such a term of years as may be agreed upon by the lessee and the Board, and payment must be made with interest at  $4\frac{1}{2}$  per cent. per annum by sixty-three half-yearly instalments, or such lesser number as may be agreed upon. Under the Act, 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. In the case of workmen's homes and agricultural labourers' allotments, the lessee may at any time transfer, assign or sublet with the consent of the Board.

(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 £500 for any one allotment. Any sum so expended is repayable, with interest added, by instalments extending over a prescribed period, not greater than twenty years. Provision has also been made for deferring payments in case 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.* Loans may be made out of the Closer Settlements Fund for the purpose of carrying out any road-making or other public works within the boundaries of an estate.

(d) *Areas acquired and made available for Closer Settlement.* The following statement shews the operations which have taken place in Victoria under the provisions of the Closer Settlement Acts 1898 to 1915, up to the 30th June, 1901 and 1915 to 1920:—

### VICTORIA.—CLOSER SETTLEMENT, 1901 AND 1915 TO 1920.

(INCLUDING IRRIGATED AREAS.)

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	..	..	..
1915a	567,993	4,230,055	509,454	782	5,111	26,163	..	4,227	1,432,187	528,960	56,525	..
1916	568,073	4,230,779	513,281	778	5,547	27,193	..	4,321	1,661,427	569,445	51,878	..
1917	571,953	4,277,356	517,467	781	4,720	27,546	4,201	4,509	1,670,959	608,728	43,017	..
1918	569,334	4,239,956	502,475	783	4,622	29,577	4,210	4,594	1,974,744	655,380	30,610	..
1919	570,617	4,252,543	501,537	785	4,586	30,244	5,037	4,476	2,300,705	729,493	28,689	..
1920	573,730	4,269,050	528,502	784	4,470	34,400	4,499	4,469	2,690,934	851,888	21,069	..

(a) During 1915, areas previously classed as Workmen's Homes and Agricultural Allotments were transferred to Farm Allotments.

Up to 30th June, 1920, there were also acquired under the Discharged Soldiers' Settlement Act 1917 (including Crown Lands and Closer Settlement Areas taken over), 1,168,779 acres, at a cost of £7,641,526. Applications granted numbered 3,825; and 972,990 acres were made available for farm allotments.

(ii) *The Small Improved Holdings Act 1906.* Under this Act, which has been repealed, 2,822 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 rights of lessees of land in Village Communities are now provided for in the Land Act 1915. 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, 1919, was £67,379, of which sum the amount repaid to date was £44,768. After three years a lease may be obtained.

On the 30th June, 1919, there were 346 settlers actually residing, and 146 not residing, but improving, making a total of 492 in occupation. Including wives and children the total number in residence was 1,360.

(iv) *Closer Settlement in the Irrigation Districts.* The movement for closer settlement in the irrigation districts started about eleven years ago, when the State adopted the policy of purchasing large areas of land commanded by irrigation schemes, and subdividing them for intensive culture. The management and supervision of these areas were formerly vested in two bodies—the Closer Settlement Board and the State Rivers and Water Supply Commission, but in order to do away with this dual control, the Amending Closer Settlement Act of 1912 (now incorporated in the Closer Settlement Act 1915) was passed, transferring to the Water Supply Commission the entire management, leasing, and general supervision of all such areas within irrigation districts. 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, less than half the available water was being used, owing to lack of settlers 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 about 12 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 purchased 180,300 acres for this purpose, and now administers also the irrigated closer settlements established on Crown lands at Merbein and Nyah, which contain respectively about 8,000 acres and 3,500 acres. This land is sold to settlers on 31½ years' terms with 4½ per cent. interest on deferred payments, under what are known as closer settlement conditions, which, while providing for the liberal terms and advances referred to in this paragraph, require, on the part of the settler or his successor, residence on the block for at least eight months in each year. These payments are calculated on the Crédit Foncier basis and are equalised through the whole period. As a result, the settlers by paying an additional 1½ per cent., or 6 per cent. in all, in 31½ years pay off both principal and interest. In the early stages of irrigated closer settlement the State undertook, where desired by settlers, to prepare portions of their holdings for irrigation by grading, seeding, check-banking, and constructing distributory channels, settlers being allowed to pay the cost of such works by instalments extending over ten years. The development of these settlements has, however, now reached such a stage that this is no longer necessary. Contract labour is available to new settlers, and there are facilities for the carrying-out of this work locally, but financial assistance to the same extent is still available. To further help the settler of limited means, the State will build a house and allow twenty years to pay for it. The cash payments required are as follows:—On houses costing less than £100, £10; on houses costing more, the cash payment varies from 12½ to 30 per cent. of the estimated cost. The State also makes loans to settlers equal to 60 per cent. of the value of permanent improvements, these loans to be repaid in twenty years. Five per cent. interest is charged on all advances—whether for houses, preparing land, or money furnished the

settler. In the case of discharged soldiers, the cash deposits on both land and houses are dispensed with, and further concessions can be made in the form of suspension of payment of instalments during the first one, two, or three years of occupation. Last year 540 blocks were granted to new settlers, 529 of whom were discharged soldiers. During the past ten years 129,000 acres have been settled in farms averaging fifty-three acres each—which are now the homes of 2,436 new settlers. There are also 153 allotments comprising 6,800 acres ready for immediate occupation, and a further 20,000 acres being prepared for settlers. At Shepparton, one of the oldest of these settlements, there are now 309 settlers living where there were originally twenty-six. At Cohuna, another early settlement, some settlers made such satisfactory progress, that they paid in full their land and other instalments, when their leases, which were for 31½ years, were only some seven years old. In Koyuga there are fifty settlers 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. There are now fifteen settlers' homes for every one that existed on these areas when repurchased by the State. One thousand of the settlers are discharged soldiers.

The progress of settlers in the various irrigation districts continues to be most satisfactory. The prices being obtained for their products have enabled a very large number to improve their position, while the high values now placed on and being obtained for irrigation lands is convincing evidence of the great advance made during the last few years.

The volume of production from the irrigated districts is increasing at a most rapid rate. At the Shepparton co-operative cannery it is expected that, during the coming season, 3,000 tons of fruit will be processed. To cope with the further great expansion of output in sight, the Government has advanced to this company a further large amount for the installation of the most modern canning machinery. The cannery has proved a great boon to the district, and a large number of applications for fruit-processing plants have been received from other centres.

In other districts, such as Cohuna, Rochester, Swan Hill, and Tongala, there is also a gratifying change in the settlers' position, the splendid returns from dairying being responsible in a marked degree for the improvement; while at Werribee, which is fast becoming a great lucerne-producing centre, the returns received by the settlers last year from the sale of that fodder were most encouraging.

The Murray River Settlements, both at Nyah and Merbein, are each year becoming more prosperous. Already 200 qualified soldier settlers have been allotted irrigable blocks, but the demand for orchard lands in this part of the State has become so keen, that, with a view to fully meeting all requirements, the Commission acquired the large estate of 30,000 acres known as Red Cliffs, adjacent to Mildura Settlement. It contains irrigable land sufficient to provide holdings for about 1,000 soldiers.

The first portion of this estate between the Murray River and the Mildura Railway, now being prepared for settlement, will provide 300 irrigable holdings. Surveys are well forward, and other preparatory work, such as clearing, is providing employment for the soldiers pending the actual allocation of the blocks. In the meantime, another portion of the estate is being used as a nursery, in which some 2,000,000 vines are being propagated so that an adequate supply of rooted plants will be available for the ensuing season.

This settlement will be supplied with water from the Murray River by means of a powerful pumping plant, which will deliver the water through a concrete rising main into distributary channels lined with concrete to prevent seepage troubles.

It is anticipated that the new settlers on these areas will in a very few years be sharing in the general prosperity of this district.

**5. Queensland.**—(i) *Closer Settlement.* Under the provisions of the Act of 1906, private lands for closer settlement may be repurchased by the Crown, either by agreement or compulsorily.

(a) *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 in any one year on the acquisition of land for the purpose of closer settlement is £500,000.

(b) *Disposal of Land.* A sufficient part of the land acquired must be set apart for roads, public reserves, and townships, and, up to the end of 1916, the remainder was proclaimed open for selection as agricultural farms under the Land Act 1910, which repealed the Land Acts 1897 to 1909, and under the Closer Settlement Act Amendment

Act of 1913, the term of the lease was 40 years. The rent to be paid for the first year was 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 £6 6s. 0d. for every £100, which continued from the fifth to the fortieth year, would, at the end of the term, have paid off the principal sum together with interest. From 1st January, 1917, the opening of land for agricultural farm selection has not been allowed. Under the present law, the remainder of the land (after provision for roads, reserves, &c.) is opened for selection as perpetual lease selections at an annual rent fixed by the Minister, but at a rate per cent. of the capital value not more than the rate of interest paid by the Government on the purchase money of the estate of which the land forms part. The deposit of 10 per cent. is abolished, but so also is the provision that no rent need be paid during the second, third, and fourth years of the term. The rent may be reappraised for each period of fifteen years.

(c) *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 1915 to 1919:—

QUEENSLAND.—CLOSER SETTLEMENT, 1901 AND 1915 TO 1919.

Year.	Number of Estates Acquired.	Total Area Acquired to Date.	Total Amount of Purchase Money.	Total Area Selected to Date. (a)
		Acres.	£	Acres.
1901 .. .. .	15	132,760	335,056	124,710
1915 .. .. .	29	664,363	1,713,165	582,788
1916 .. .. .	29	785,311	1,955,060	589,047
1917 .. .. .	30	785,311	1,955,060	587,724
1918 .. .. .	30	785,311	1,955,060	595,719
1919 .. .. .	30	785,311	1,955,060	692,153

(a) In addition, at the end of the year 1919 there were 12,320 acres sold at auction and 3,411 acres retained by the Government for experimental farms and for other sales.

The total area opened for selection up to the end of the year 1919 was 755,823 acres, of which 692,153 acres had been selected by 2,351 selectors. There remained 63,670 acres unselected or reserved. The total amount of rent paid up to the same date was £1,372,793, the amount in arrear being £53,245. At the end of the year 1919 there were 2,351 selectors holding 2,310 agricultural farms, 252 unconditional selections, 236 perpetual lease selections, five prickly-pear selections, and one perpetual lease prickly-pear selection. In addition, land and improvements to the value of £88,024 had been sold at auction.

(ii) *Group Settlement.* The Special Agricultural Selections Acts 1901 to 1905 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 is 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 1919 numbered 585, and comprised a gross area of 260,994 acres. Up to the end of that year 490 portions, comprising 204,306 acres, valued at £276,930, had been applied for by members of the bodies of settlers for whom they were opened. This part of the Land Act is operated almost exclusively in the settlement of returned soldiers.

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 is made on the next page to the provisions of the Irrigation and Reclaimed Lands Act 1908, as consolidated by the Act of 1914, regarding the settlement of reclaimed lands.

(i) *Disposal of Land.* The Crown Lands Act Further Amendment Acts enlarge the value of the blocks into which estates may be subdivided for closer settlement purposes from £2,000 to £4,000 unimproved value, or if the land is suitable for pastoral purposes only, to £5,000. The purchase-money, with interest thereon at a rate per annum as fixed, is payable in 128 half-yearly instalments.

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 1915 to 1919 :—

SOUTH AUSTRALIA.—CLOSER SETTLEMENT, 1902 AND 1915 TO 1919.

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 Un-occupied (including Roads).
			Right of Purchase.	Perpetual Lease.				
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1902	156,481		2,717	3,073	90,128	309	403	59,851
1915	666,299	487,853	753	1,579	51,588	164	65,484	58,878
1916	729,963	487,355	733	1,513	52,138	164	66,607	121,453
1917	743,191	501,439	703	1,531	71,896	144	112,642	54,836
1918	743,191	497,032	703	1,531	54,826	144	124,728	64,227
1919	748,689	508,720	609	1,477	54,116	144	133,460	50,163

During the financial year 1919–20, one property of 19,449 acres was repurchased. The total area repurchased at 30th June, 1920, was 768,138 acres. Of this area 61,853 acres have been transferred to the Forestry Department and the Repatriation Department. The purchase-money was £2,569,350. Of the total area 666,830 acres had been allotted to 2,774 persons, the average area to each being 240 acres.

(iii) *Irrigation Areas.* Under the Irrigation and Reclaimed Lands Act 1914, 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, but in the case of partnerships 50 acres may be held by each partner up to a maximum of 150 acres. Land above the irrigating channels is also offered to lessees of irrigable blocks for dry farming, grazing, &c. 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. In the case of swamp lands in the reclaimed lands, a drainage rate of from 5s. to 7s. 6d. per acre per annum is payable. On the irrigable land the water rate has been fixed at 30s. per acre per annum for the first four years, after which an amount will be charged sufficient to cover actual cost of supplying water, and the interest on pumping plants, channels, &c. A sliding scale covers both the rent and water rates for the first four years.

Under Part V. of the Act a fund has been constituted called the Lessees of Reclaimed Lands Loan Fund, consisting of money provided by Parliament to be expended by the Department in assisting settlers on the irrigation areas by fencing, clearing and grading their blocks, and constructing irrigation channels and drains and concrete tanks thereon. Such improvements will be undertaken up to a value not exceeding £15 per acre of the irrigable area in each lessee's block, but before the work can be commenced a deposit must be paid equal to 15 per cent. of the Department's estimated value of such improvements.

The total cost of the work, less amount of deposit paid, will be treated as a loan to the lessee, and will be repayable in twenty equal annual instalments, after the expiration of five years, or at any shorter period if so desired by the lessee, current rate of interest being charged.

Any lessee will be permitted to accept the contract for carrying out his own improvements, according to the specifications and estimate of the Department, up to the maximum amount per acre, as mentioned above.



(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 and Kingston districts were proclaimed irrigation areas under the Irrigation and Reclaimed Lands Acts 1908 and 1909, 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 agreement to 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, such deferred payments bearing interest at 5 per cent. per annum. The total amount advanced up to the 30th June, 1920, was £41,411, of which £40,013 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, 1919, was 2,454, comprising 36,967 acres, at a purchase price of £90,635, or an average of £2 9s. 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 1,000 acres, or in special cases 2,000 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 to thirty 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 1915 to 1920 in the subjoined table :—

WESTERN AUSTRALIA.—CLOSER SETTLEMENT, 1901 AND 1915 TO 1920.

(a) Year.	Total Area Acquired.	Total Purchase- money.	Roads, Reserves, &c.	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	4,295	37,235	7,930	14,451
1914-15	446,804	421,373	15,825	430,979	4,122	272,100	158,789	239,409
1915-16	446,804	421,373	15,825	430,979	342	271,242	159,737	268,232
1916-17	446,804	421,373	15,825	430,979	77	269,648	161,331	295,740
1917-18	446,804	421,373	15,825	430,979	2,813	267,008	163,971	319,759
1918-19	446,804	421,373	15,825	430,979	38,890	304,937	126,002	343,767
1919-20	446,804	421,373	15,825	430,979	40,653	336,707	94,272	363,814

(a) The figures for 1901 are up to 31st December. For subsequent years they are given as up to 30th June.

On the 30th June, 1919, the total expenditure, exclusive of purchase-money but including interest, was £192,901, which left a balance of £150,866. At the same date the amount invested as sinking fund was £143,028.

(v) *Workingmen'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 workingmen'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 workingman's block is allowed to select another, except under very special circumstances.

The following table shews the number and area of accepted applications for workingmen'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 1915 to 1920 :—

WESTERN AUSTRALIA.—PARTICULARS OF WORKINGMEN'S BLOCKS,  
1901 AND 1915 TO 1920.

Year ..	1901.	1915.(a)	1916.(a)	1917.(a)	1918.(a)	1919.(a)	1920.(a)
---------	-------	----------	----------	----------	----------	----------	----------

NUMBER AND AREA OF ACCEPTED APPLICATIONS DURING YEAR.

Number ..	2	Nil	1	Nil	Nil	Nil	1
Area in Acres	6	Nil	1	Nil	Nil	Nil	5

NUMBER AND AREA OF BLOCKS OCCUPIED AT END OF YEAR.

Number ..	7	189(b)	176	134	108	83	68
Area in Acres	31	584	565	510	482	451	425

(a) For financial year ended 30th June. (b) Increase due to cancelled leases being reinstated.

During the years 1907 to 1911 residential blocks on the goldfields were made available as workingmen's blocks, instead of under residential lease.

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 1911, and consolidated in 1913, power is given to the Minister for Lands, on the recommendation of the Closer Settlement Board, to purchase compulsorily or 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 £4,000 in value—and are disposed of by way of lease for 99 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. The Minister has power to dispose of the fee simple of such land in any estate which is considered unsuitable for closer settlement.

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. Provision is made for reserving a proportion of the allotments thrown open, and leasing the same, under special terms and conditions, to *bona 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 pound for pound of the sum expended by him in building and other improvements. Such advances must be repaid, together with interest at 5 per cent., in equal half-yearly instalments within a period not exceeding 21 years.

(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, 1920, twenty-seven areas had been opened up for closer settlement. Particulars for ten years are given in the following statement:—

TASMANIA.—CLOSER SETTLEMENT, 1911 TO 1920.

Year.	Number of Farms made Available.	Number of Farms Allotted.	Area of Farms Allotted.	Rental of Farms Allotted.	Total Area Purchased.
			Acres.	£	Acres.
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
1914 .. ..	24	17	8,975	1,959	10,756
1915 .. ..	36	53	15,153	4,393	12,930
1916 .. ..	5	11	1,729	476	157
1917 .. ..	5	15	3,900	993	1,939
1918 .. ..	..	8	2,366	205	Nil
1919 .. ..	..	..	..	Nil	Nil
1920 .. ..	5	5	756	492	1,647

The total purchase money paid by the Government up to the 30th June, 1920, was £296,897.

9. *Northern Territory.*—In the Northern Territory, a Board is constituted to deal with assistance to settlers. In view of the unsuccessful attempts to establish Tropical Agricultural Settlement, the Board at present only grants assistance in exceptional cases. Preference is given to returned soldier applicants for pastoral lands, other things being equal. No other concession is granted by the Classification Board, but the Repatriation Department renders assistance for the purchase of stock, &c.

### § 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, &c., 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 1915 to 1919 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 1915 TO 1919.

Particulars.	N.S.W.	Victoria(a)	Q'land.(b)	S. Aust.(c)	W.Aust.(c)	Tas.(c)	C'wealth.
--------------	--------	-------------	------------	-------------	------------	---------	-----------

##### AREAS FOR WHICH LEASES AND LICENSES ISSUED.

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 .. ..	50,349	..	55,698	93,085	37,593	18,125	(d)255,750
1915 .. ..	14,219	10,103	56,513	965,596	37,989	13,919	1,098,344
1916 .. ..	40,616	7,173	31,106	557,911	23,448	9,306	669,560
1917 .. ..	72,334	7,618	15,842	268,749	28,160	7,515	400,218
1918 .. ..	13,329	6,451	18,888	132,623	26,070	5,773	203,134
1919 .. ..	17,959	7,032	24,371	58,796	69,950	7,685	185,793

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

	134,209	..	124,182	14,140	66,682	50,362	(d)389,575
1901 .. ..	134,209	..	124,182	14,140	66,682	50,362	(d)389,575
1915 .. ..	224,621	108,773	242,196	1,012,427	145,920	53,060	1,786,997
1916 .. ..	224,593	97,532	218,312	670,890	138,157	53,462	1,402,946
1917 .. ..	231,981	88,599	221,647	274,003	113,656	54,391	984,277
1918 .. ..	225,134	69,165	259,395	171,170	114,377	46,600	885,841
1919 .. ..	229,884	48,561	313,833	144,347	145,307	46,491	928,423

(a) Including private lands, leases, and water right licenses only. (b) Exclusive of lands held under miners' rights only. (c) Exclusive of miners' rights. (d) Excluding Victoria.

**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, 1919.* The following table gives particulars of leases and licenses of Crown lands issued by the Mines Department during the year 1919 :—

NEW SOUTH WALES.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT DURING YEAR 1919.

Particulars.	Act under which Issued.	Purpose for which Issued.	Area. 1919.
<i>Leases—</i>	Mining Act 1906 .. ..	To mine for—	Acres.
	" " .. ..	Gold .. ..	1,325
	" " .. ..	Minerals other than coal .. ..	10,183
	" " .. ..	Coal .. ..	2,664
	Mining Act 1906 (Dredging) .. ..	Leases (mining purposes) .. ..	408
	" " .. ..	Gold .. ..	2,201
	" " .. ..	Minerals other than gold .. ..	
<i>Other forms of occupancy—</i>	Mining Act 1906 .. ..	Authorities to prospect .. ..	1,148
Total ..	..	..	17,959

(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 1915 to 1919 inclusive :—

NEW SOUTH WALES.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT, 1901 AND 1915 TO 1919.

Purposes for which Issued or Occupied.	1901.	1915.	1916.	1917.	1918.	1919.
--	-------	-------	-------	-------	-------	-------

LEASES AND LICENSES ISSUED.

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining .. ..	2,272	3,657	2,558	1,310	2,418	3,526
Mining for other minerals .. ..	47,990	9,741	13,509	12,839	9,676	12,877
Authorities to prospect .. ..	..	439	24,036	57,978	1,076	1,148
Other purposes .. ..	87	382	513	207	159	408
Total .. ..	50,349	14,219	40,616	72,334	13,329	17,959

TOTAL AREAS OCCUPIED.

	6,942	11,098	10,767	9,422	9,356	9,262
Gold mining .. ..	6,942	11,098	10,767	9,422	9,356	9,262
Mining for other minerals .. ..	126,885	207,812	207,595	216,399	209,577	214,301
Authorities to prospect .. ..	..	15	218	40	10	706
Other purposes .. ..	382	5,696	6,013	6,120	6,191	5,615
Total .. ..	134,209	224,621	224,593	231,981	225,134	229,884

3. *Victoria.*—The occupation of Crown lands for mining and auxiliary purposes in this State is regulated by the Mines Act 1915. The Department of Mines is authorised to issue mining leases (gold-mining, mineral, and dredging), also licenses (searching, tailings, and water-right), while miners' rights and business licenses are issued by the Treasury Department, and claims and residence areas are registered by local mining registrars. 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.

*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 1920 the number of mining leases, licenses, &c., issued was 168, covering an area of 7,032 acres; the rent, fees, &c., received thereon amounted to £742. No particulars are available as to the total area of either Crown or private land occupied for mining purposes.

4. *Queensland.*—The occupation of Crown lands for mining purposes in this State is regulated by the Mining Acts 1898 to 1920, the Mining for Coal and Mineral Oil Act, The Petroleum Act, and the Miners' Homestead Perpetual Leases Act. 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 perpetual leases.

The conditions which govern the issue of miners' rights and mining leases are described in previous issues of the Year Book. (See Year Book No. 6, p. 309.) The Act under which Miners' Homestead Leases were granted has been amended, and the title is now "Miners' Homestead Perpetual Leases." Most of the old provisions remain, but rent is now perpetual, and is based on the value of the land:—If sold by auction 3 per cent. of the purchase price, otherwise  $1\frac{1}{2}$  per cent. of the capital value of the land. Rental is also subject to re-appraisal every ten years.

Mineral leases for coal may be granted for a term of 21 years at an annual rent of one shilling an acre, together with a royalty, according to the distance the lease is from a seaport or other place of delivery, of fourpence to sixpence per ton of coal raised during the first five years of the lease, and of eightpence to one shilling per ton during the remainder of the term. A lease for mineral oil with a maximum area of 320 acres may be granted for a term of 21 years at an annual rental of one shilling per acre, with a royalty of 5 per cent. of the value of all crude oil produced. Licenses to occupy not more than 2,560 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.

Licenses to prospect for petroleum may be granted for areas up to 2,000 acres at a rental of one penny per acre, for a period of five years, and the licensee may during the currency of his license take portion of the area (60 acres) as a mineral lease at a peppercorn rental and a royalty of  $12\frac{1}{2}$  per cent. of the gross value of all petroleum obtained from such lease, and he is also entitled while he is occupying and working his lease to  $2\frac{1}{2}$  per cent. of the value of all petroleum which may be obtained from the balance of the land comprised in his original license.

Mineral leases up to 30 acres may be granted to mine for petroleum at a peppercorn rental and royalty of  $12\frac{1}{2}$  per cent. of gross value of oil obtained.

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

(i) *Particulars of Leases and Licenses Issued, 1919.* The subjoined table gives particulars of the leases and licenses of Crown lands issued for mining purposes during the year 1919:—

**QUEENSLAND.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT  
DURING YEAR 1919.**

Lease or License.	Mining Leases.				Miners' Homestead Leases.	Coal Prospecting Licenses.	Miscellaneous Holdings.
	Purpose for which issued.	To mine for gold.	To mine for minerals other than gold.	Tramways.	Buildings and machinery.	Residence, business, &c.	To prospect for coal.
Area in acres		46	864	..	..	15,211	8,250
							(a) 8,000

(a) Approximate.

(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 1915 to 1919 inclusive.

QUEENSLAND.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT,  
1901 AND 1915 TO 1919.

Particulars.	1901.	1915.	1916.	1917.	1918.	1919.
--------------	-------	-------	-------	-------	-------	-------

LEASES AND LICENSES ISSUED DURING YEAR.(a)

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining .. ..	3,581	581	102	479	254	46
Mining for other minerals .. ..	7,142	9,391	2,087	1,372	1,710	864
Other purposes .. ..	44,975	46,546	28,917	13,991	16,924	23,461
Total .. ..	55,698	56,518	31,106	15,842	18,888	24,371

TOTAL AREA OCCUPIED AT END OF YEAR.(a)

Gold mining .. ..	11,296	4,736	3,508	2,882	2,726	2,136
Mining for other minerals .. ..	23,113	43,389	39,799	39,754	42,193	32,860
Other purposes .. ..	89,773	194,071	175,005	179,011	214,476	278,837
Total .. ..	124,182	242,196	218,312	221,647	259,395	313,833

(a) Exclusive of lands held under miners' rights only.

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

The conditions which govern the issue of these various leases and licenses have been described in previous issues of the Year Book. (See Year Book No. 6, p. 311.)

(i) *Particulars of Leases and Licenses.* The following table gives particulars of leases and licenses of Crown lands issued by the Mines Department during the years 1919 and 1920 :—

SOUTH AUSTRALIA.—LEASES AND LICENSES ISSUED BY THE MINES  
DEPARTMENT DURING YEARS 1919 AND 1920.

Particulars.	Act under which Issued.	Purpose for which Issued.	Area. .	
			1919.	1920.
<i>Leases</i> ..	Mining Act 1893 ..	To mine for—	Acres.	Acres.
<i>Mineral claims</i> ..		Gold and other metals and minerals	6,333	19,892
<i>Licenses</i> ..	Mining Act Amendment Act 1900 .. ..	" " " "	12,778	176,758
		To search for precious stones, mineral phosphates, oil, rare metals, minerals, and earths, the mining for which has not proved payable in any portion of the State ..	39,680	381,440
<i>Occupation licenses</i> ..	Mining Act 1893 ..	Occupation by miners ..	2	4
Total ..			58,793	578,094

(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 1915 to 1920 inclusive :—

**SOUTH AUSTRALIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT, 1901 AND 1915 TO 1920.**

Particulars.	1901.	1915.	1916.	1917.	1918.	1919.	1920.
<b>LEASES AND LICENSES ISSUED. (a)</b>							
Gold mining ..	Acres. 1,377	Acres. 356	Acres. 83	Acres. 215	Acres. 54	Acres. 180	Acres. 37
Mining for other minerals ..	92,587	965,226	557,819	268,527	132,562	58,614½	578,053½
Other purposes ..	21	14	9	7	7	2	3½
Total ..	93,985	965,596	557,911	268,749	132,623	58,796½	578,093½

<b>TOTAL AREAS OCCUPIED. (a)</b>							
Gold mining ..	14,140	1,840	1,505	1,509	1,240	967	758
Mining for other minerals ..	..	1,010,474	669,281	272,385	169,827	143,278½	602,438
Other purposes ..	..	113	104	109	103	101½	101½
Total ..	14,140	1,012,427	670,890	274,003	171,170	144,346½	603,297½

(a) Exclusive of miners' rights.

The following table shews the total area occupied (exclusive of miners' rights) at the end of the years 1919 and 1920, classified according to the nature of the holding :—

**SOUTH AUSTRALIA.—TOTAL AREA UNDER MINING ACTS, 1919 and 1920.**

Nature of Holding.	1919.		1920.	
	Number.	Area.	Number.	Area.
		Acres.		
Mineral leases .. ..	319	14,507	294	13,545
Gold leases .. ..	50	957	41	748
Gold dredging leases .. ..	..	..	..	..
Miscellaneous leases .. ..	97	22,173	105	22,692
Mineral claims .. ..	251	9,955	401	15,796
Occupation licences .. ..	203	101½	203	101½
Search licences .. ..	47	81,920	192	381,440
Coal and oil claims .. ..	23	14,720	238	152,320
Gold claims .. ..	3	10	3	10
Coal and oil leases .. ..	..	..	26	16,640
Precious stones claims .. ..	7	3¼	11	5
Total .. ..	1,000	144,346½	1,514	603,297½

**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, 1920.* The following table gives particulars of mining leases and licenses of Crown lands issued during 1920 :—

**WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT, 1920. (a)**

Particulars.	Gold Mining.	Minerals other than Gold.	Miners' Homesteads.	Miscellaneous.	Total.
	Acres.	Acres.	Acres.	Acres.	Acres.
Leases ..	20,953	1,883	954	..	23,790
Licenses ..	15,114	35,716	..	79	50,909

(a) Exclusive of miners' rights.

(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 1915 to 1920 inclusive :—

**WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT, 1901 AND 1915 TO 1920.**

Particulars.	1901.	1915.	1916.	1917.	1918.	1919.	1920.
--------------	-------	-------	-------	-------	-------	-------	-------

**LEASES AND LICENSES ISSUED DURING YEAR. (a)**

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ..	17,454	26,162	14,954	12,489	12,362	16,790	36,067
Mining for other minerals ..	19,281	9,389	6,647	14,819	12,981	52,661	37,599
Other purposes ..	858	2,438	1,847	852	727	499	1,033
Total ..	37,593	37,989	23,448	28,160	26,070	69,950	74,699

**TOTAL AREA OCCUPIED AT END OF YEAR. (a)**

Gold mining ..	40,525	30,532	24,391	22,569	19,184	22,487	36,070
Mining for other minerals ..	14,091	70,146	69,405	48,778	49,952	84,381	96,036
Other purposes ..	12,066	45,242	44,361	42,309	45,241	38,439	38,485
Total ..	66,682	145,920	138,157	113,656	114,377	145,307	170,591

(a) Exclusive of miners' rights.

7. *Tasmania.*—Under the provisions of the Mining Act 1917, 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.

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, 1920.* The following table shews particulars of leases and licenses of Crown lands, exclusive of prospectors' licenses and miners' rights, issued by the Mines Department during the year 1920 :—

**TASMANIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT  
DURING 1920. (a)**

Mineral.	1920.		Mineral.	1920.	
	No.	Area.		No.	Area.
		Acres.			Acres.
Asbestos .. ..	..	..	Scheelite .. ..	1	218
Barytes .. ..	2	120	Slate .. ..	4	642
Clay .. ..	1	19	Silver-lead .. ..	10	414
Coal .. ..	6	1,160	Tin .. ..	158	1,765
Copper .. ..	1	42	Wolfram .. ..	5	174
Gold .. ..	49	1,195	Dredging claims .. ..	5	38
Iron .. ..	1	80	Machinery sites .. ..	4	4
Limestone .. ..	..	..	Mining easements .. ..	13	87
Molybdenite .. ..	2	120	Water rights .. ..	69	47
Minerals, other .. ..	37	3,563	Zinc-lead .. ..	2	77
Ochre .. ..	1	5			
Osmiridium .. ..	1	10			
Pyrites .. ..	1	10	Total .. ..	373	9,790

(a) 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 table gives 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 1915 to 1920 inclusive :—

**TASMANIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT,  
1901 AND 1915 TO 1920. (a)**

Particulars.	1901.	1915.	1916.	1917.	1918.	1919.	1920.
<b>LEASES AND LICENSES ISSUED. (a)</b>							
Gold mining ..	Acres. 1,067	Acres. 520	Acres. 684	Acres. 784	Acres. 294	Acres. 205	Acres. 1,195
Mining for other minerals ..	17,058	13,211	8,203	6,630	5,459	7,380	8,419
Other purposes ..	..	188	419	101	20	100	176
Total ..	18,125	13,919	9,306	7,515	5,773	7,685	9,790

<b>TOTAL AREAS OCCUPIED. (a)</b>							
Gold mining ..	3,394	2,026	1,692	1,761	657	537	1,403
Mining for other minerals ..	46,968	48,330	48,637	49,742	43,063	43,050	42,120
Other purposes ..	..	2,704	3,133	2,888	2,880	2,904	2,857
Total ..	50,362	53,060	53,462	54,391	46,600	46,491	46,380

(a) See note to preceding table.

8. *Northern Territory.*—The granting of leases and licenses for mining purposes in the Northern Territory is under the control of the Administrator. The area of land held under Mining Regulations in the Northern Territory has been previously referred to in § 7 of this chapter (page 180).

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

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

(a) *Commonwealth Territory.* Lands may be resumed under the Lands Acquisition Act 1906–18.

(b) *New South Wales.* Alienated lands may be recovered by the Crown for authorized works and certain public purposes under the provisions of the Public Works Act 1912, 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 25 of the Crown Lands Consolidation Act 1913, 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 195 of the Crown Lands Consolidation Act 1913.

(c) *Victoria.* In Victoria, lands may be resumed in accordance with the provisions of the Lands Compensation Act 1915, the Public Works Act 1915, the Railways Lands Acquisition Act 1915–1918, the Land Act 1915, the Local Government Act 1915, the Water Act 1915, and the Forests Act 1915.

(d) *Queensland.* In this State, alienated lands may be resumed under the provisions of the Public Works Land Resumption Acts 1906 to 1917 for any of the purposes specified in section 4 of that Act.

(e) *South Australia.* In this State the principal Acts under which land is repurchased for public works are the Railway Commissioners Act 1887, the Water Conservation Acts 1886, 1889, and 1900, the Waterworks Act 1882, the Sewers Act 1878, Land for Public Purposes Act 1914, and the Lands Clauses Consolidation Act 1847 to 1918.

(f) *Western Australia.* In Western Australia private lands may be resumed under the provisions of the Land Act 1898, the Roads Act 1911, Agricultural Lands Purchase Act, and the Public Works Act 1902.

(g) *Tasmania.* Alienated lands in Tasmania may be resumed under the provisions of the Land Vesting Act 1894, by agreement; under the Public Works and Crown Lands Acts, by arbitration; and under the Lands Resumption Act 1910, compulsorily.

(h) *Northern Territory.* The Lands Acquisition Ordinance 1911 provides for resumption.

2. **Areas Resumed.**—Particulars of land resumed by the States for public works, &c., are not available.

### § 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, &c. 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 198,036,500 acres, of which on the 30th June, 1920, 41,885,762 acres, or about one-fifth, were alienated absolutely; 20,876,424 acres, or about one-tenth, were in process of alienation; 115,861,222 acres, or upwards of three-fifths, were occupied under Lands Department, Western Land Board, or Mines Department leases and licenses. The next table shews the areas alienated, in process of alienation, held under leases and licenses, and unoccupied, in 1901 and from 1915-16 to 1919-1920.

During the year 1919-20, a total area of 671,327 acres became available for Crown leases, homestead farms, suburban holdings, additional holdings, &c. Of this area, 1,524 acres were made available for irrigation farms and allotments, and 23,454 acres were acquired under the Closer Settlement Promotion Act. In addition, 1,422,625 acres were made available for soldiers' settlement.

**NEW SOUTH WALES.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 AND 1916 TO 1920.(a)**

Particulars.	Area in Acres.					
	1901.	1915-16.	1916-17.	1917-18.	1918-19.	1919-20.
<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	7,146,579
Sold by auction and other sales, 1862 to date ..	14,638,888	14,916,901	14,917,287	14,922,516	14,933,719	14,849,209
Conditionally sold, 1862 to date ..	4,212,189	10,571,958	10,929,786	17,318,124	17,887,903	18,564,283
Granted under Volunteer Land Regulations, 1867 to date ..	168,545	172,198	172,198	172,198	172,198	172,198
Granted for public and religious purposes ..	241,968	238,560	239,339	239,840	240,222	240,915
Homestead selections and grants	35,385	1,317,120	1,256,036	1,055,915	985,914	912,573
<b>Total area alienated ..</b>	<b>26,443,554</b>	<b>40,363,316</b>	<b>40,661,225</b>	<b>40,855,172</b>	<b>41,366,535</b>	<b>41,885,762</b>
<b>2. In Process of Alienation.</b>						
Under system of deferred payments ..	20,044,703	18,315,181	18,693,915	19,225,824	19,435,807	19,365,856
Under system of homestead selections (including leases converted, but excluding grants issued) ..	1,550,985	(b)	(b)	(b)	(b)	(b)
Closer settlement purchases ..	..	1,094,475	1,153,822	1,244,203	1,288,407	1,510,568
<b>Total area in process of alienation ..</b>	<b>21,595,688</b>	<b>19,409,656</b>	<b>19,847,737</b>	<b>20,470,027</b>	<b>20,724,214</b>	<b>20,876,424</b>
<b>3. Held under Leases and Licenses.</b>						
Total under Lands Department and Western Land Board ..	126,921,161	118,641,247	117,015,359	116,159,073	115,110,607	115,631,338
Mineral and auriferous leases and licenses (Mines Department)	134,209	224,621	224,593	231,981	225,134	229,884
<b>Total leases under all Government Departments ..</b>	<b>127,055,370</b>	<b>118,865,868</b>	<b>117,239,952</b>	<b>116,391,054</b>	<b>115,335,741</b>	<b>115,861,222</b>
<b>4. Unoccupied ..</b>	<b>23,543,465</b>	<b>19,397,660</b>	<b>20,287,586</b>	<b>20,320,247</b>	<b>20,610,010</b>	<b>19,413,092</b>

Area of State (exclusive of Commonwealth Territory)—198,036,500 acres.

(a) The figures for 1901 are up to the 31st December, while for the other years given they are up to the 30th June. (b) Now included under Homestead grants.

3. *Victoria*.—The total area of the State of Victoria is 56,245,760 acres, of which 24,605,825 acres, or about three-eighths, had been alienated absolutely up to the end of the year 1919; 8,811,478 acres were in process of alienation under deferred payments and Closer Settlement Schemes; and 10,944,854 acres were occupied under leases and licenses (exclusive of leases and licenses held under the Mines Department). The following table shews the areas alienated and in process of alienation, together with the areas reserved, leased, and available for occupation at the end of the year 1901 and from 1915 to 1919 :—

VICTORIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 AND 1915 TO 1919.

Particulars.	Area in Acres.					
	1901.	1915.	1916.	1917.	1918.	1919.
1. <i>Alienated</i> .. ..	20,066,875	24,256,222	24,345,425	24,427,467	24,503,531	24,605,825
2. <i>In Process of Alienation</i> —						
Exclusive of Mallee, &c. ..	3,587,668	2,025,172	2,069,321	2,059,101	2,051,422	2,022,373
Mallee Lands ..	87,606	5,534,655	5,682,094	5,500,708	5,511,340	6,259,742
Under Closer Settlement Acts ..	..	494,965	507,500	518,068	527,237	514,128
Village Settlements ..	55,077	20,861	19,989	18,175	16,888	15,235
Total .. ..	3,730,351	8,075,653	8,278,904	8,096,052	8,106,887	8,811,478
3. <i>Leases and Licenses Held</i> —						
Under Lands Department ..	17,110,709	13,035,612	12,433,959	12,383,810	10,649,247	10,944,854
Under Mines Department(a)	..	..	..	..	..	..
4. <i>Unoccupied Crown Lands</i> (b) ..	15,337,825	10,878,273	11,187,472	11,338,431	12,986,095	11,883,603

Total area of State—56,245,760 acres.

(a) Not available. (b) Including leases and licenses held under the Mines Department, which are not available.

Crown lands in Victoria include roads, 1,751,757 acres; water reserves, 313,702 acres; agricultural colleges, &c., 85,882 acres; State forests and timber reserves (under Forest Act), 4,129,000 acres; State forests and timber reserves under Land Acts, 330,600 acres; reserves in the Mallee, 397,881 acres; unsold land in towns, &c., 1,936,645 acres; and other reserves, 303,000 acres.

4. *Queensland*.—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1919, 16,893,719 acres, or about one twenty-fifth, were alienated absolutely; 9,064,089 acres, or about one forty-seventh, were in process of alienation; 326,783,036 acres, or about three-quarters, were occupied under leases and licenses; roads, reserves, &c., occupied 16,858,444 acres, the remaining 59,520,712 acres being unoccupied. From 1901 to 1919 the area alienated absolutely increased by 3,360,251 acres, or 24.8 per cent., and the area in process of alienation by 6,272,425 acres, or 225 per cent.

The following table shews the areas alienated absolutely, the areas in process of alienation, and the areas held under various forms of lease and license at the end of the year 1901 and from 1915 to 1919 :—

**QUEENSLAND.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 AND 1915 TO 1919.**

Particulars.	Area in Acres.					
	1901.	1915.	1916.	1917.	1918.	1919.
<b>1. Alienated Absolutely.</b>						
By Purchase .. ..	13,462,304	16,360,715	16,483,906	16,583,135	16,684,981	16,806,983
Without Payment .. ..	71,164	86,667	86,684	86,702	86,736	86,736
<b>Total .. ..</b>	<b>13,533,468</b>	<b>16,447,382</b>	<b>16,570,590</b>	<b>16,669,837</b>	<b>16,771,717</b>	<b>16,893,719</b>
<b>2. In Process of Alienation</b>	<b>2,791,664</b>	<b>10,776,793</b>	<b>10,566,829</b>	<b>10,215,839</b>	<b>9,763,261</b>	<b>9,064,089</b>
<b>3. Occupied under Leases and Licenses.</b>						
Runs in Settled Districts ..	176,000	223,896,160	215,950,840	211,581,200	212,439,720	211,030,440
„ Unsettled Districts ..	222,553,760					
Occupation Licenses ..	35,103,600	45,609,280	44,619,240	40,929,360	40,694,600	36,590,960
Grazing Farms and Homesteads	21,793,242	62,568,511	64,773,601	67,292,732	71,091,155	76,437,422
Scrub Selections ..	272,946	213,648	206,155	206,154	206,153	166,899
Leases Special Purposes ..	249	158,045	173,200	186,592	202,364	210,201
Under Mines Department ..	124,182	267,195	238,311	241,647	279,396	333,834
Perpetual Lease Selections ..	..	112,065	228,876	527,133	954,623	2,005,337
Auction Perpetual Leases ..	..	..	2,479	5,278	7,041	7,943
<b>Total .. ..</b>	<b>230,023,979</b>	<b>332,824,904</b>	<b>326,192,702</b>	<b>320,970,096</b>	<b>325,875,052</b>	<b>326,783,036</b>
<b>4. Roads and Reserves</b> ..	<b>..</b>	<b>15,793,438</b>	<b>15,857,492</b>	<b>16,827,711</b>	<b>16,780,386</b>	<b>16,858,444</b>
<b>5. Unoccupied</b> .. ..	<b>132,770,889</b>	<b>53,277,483</b>	<b>59,932,387</b>	<b>64,436,517</b>	<b>59,929,584</b>	<b>59,520,712</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 1919 was 16,434,004 acres, and the area opened during the year was 5,316,683 acres, while the area withdrawn was 1,198,063 acres. The area selected was 7,764,507 acres, and the area remaining open at the end of the year was 12,788,117 acres. The number of grazing selections was 488 as against 385 in the previous year, and their gross area 6,531,977 acres, as against 5,709,287 acres.

**5. South Australia.**—The area of the State of South Australia is 243,244,800 acres. In this State, at the end of the year 1919, there were 10,857,816 acres, or about one twenty-fourth, alienated absolutely; 3,038,084 acres, or about one-eightieth, were in process of alienation; 114,288,149 acres, or about one-half, were occupied under leases and licenses; while the remaining 115,060,751 acres were unoccupied. The subjoined table shews for South Australia the areas 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 1915 TO 1919.**

Particulars.	Area in Acres.					
	1901.	1915.	1916.	1917.	1918.	1919.
<b>1. Alienated—</b>						
Sold .. ..	7,413,510	10,467,883	10,544,779	10,808,162	10,655,953	10,727,484
Granted for Public purposes ..	121,613	122,873	129,429	129,679	129,988	130,332
<b>Total .. ..</b>	<b>7,535,123</b>	<b>10,590,756</b>	<b>10,674,208</b>	<b>10,737,841</b>	<b>10,785,941</b>	<b>10,857,816</b>

SOUTH AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 AND 1915 TO 1919—*continued.*

Particulars.	Area in Acres.					
	1901.	1915.	1916.	1917.	1918.	1919.
2. <i>In Process of Alienation</i>	553,774	2,943,395	3,039,292	3,104,763	3,025,166	3,038,084
3. <i>Held under Lease and License—</i>						
Right of Purchase ..	5,639,519	2,574,640	2,504,143	2,440,731	2,402,355	2,329,100
Perpetual ..	7,115,782	14,943,771	14,851,173	14,810,026	14,625,839	14,650,223
Pastoral ..	68,916,125	95,756,850	95,016,370	100,889,010	95,264,050	96,358,450
Other Leases and Licenses	3,905,729	1,144,683	1,128,630	1,049,522	617,654	806,029
Mining Leases and Licenses (a) ..	14,140	976,489	670,890	247,933	171,170	144,347
Total ..	85,591,295	115,396,433	114,171,206	119,437,222	118,081,068	114,288,149
4. <i>Total Occupied</i> ..	93,680,192	128,930,584	127,884,706	133,279,826	126,892,175	128,184,049
5. <i>Area Unoccupied</i> ..	149,564,608	114,314,216	115,360,094	109,964,974	116,352,625	115,060,751

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

(a) Exclusive of miners' rights.

6. *Western Australia.*—The total area of Western Australia is 624,588,800 acres, of which on the 30th June, 1919, 8,605,479 acres, or about one seventy-fourth part, were alienated absolutely; 13,237,947 acres, or about one forty-eighth part, were in process of alienation; while 245,449,497 acres, or nearly two-fifths, were occupied under leases and licenses issued either by the Lands or the Mines Departments. The remaining 357,295,877 acres, or nearly three-fifths, were unoccupied.

The following table shews the areas alienated absolutely and conditionally, and the areas held under leases and licenses at the end of the year 1901 and on 30th June, 1916, to 1920 :—

WESTERN AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 AND 1915 TO 1920.

Particulars.	Area in Acres.					
	1901.	1915-16.(a)	1916-17.(a)	1917-18.(a)	1918-19.(a)	1919-20.(a)
1. <i>Absolutely Alienated</i> ..	3,468,878	8,125,629	8,276,084	8,462,085	8,605,479	(b)
2. <i>In Process of Alienation—</i>						
Midland Railway Concessions ..	2,768,810	54,800	54,800	54,800	54,800	54,800
Free Homestead Farms ..	283,455	1,404,237	1,351,461	1,288,866	1,228,844	1,186,436
Conditional Purchases ..	1,349,554	7,911,998	7,673,356	11,467,291	11,626,805	12,543,135
Selections from the late W.A. Company ..	75,213	3,728	3,088	2,289	2,193	2,193
Selections under the Agricultural Lands Purchase Act ..	37,235	259,055	255,305	247,196	280,250	427,470
Special Occupation Leases and Licenses ..	8,867	1,398	1,398	1,398	1,298	1,298
Homestead or Grazing Leases ..	286,425	3,901,011	3,897,471	..	..	..
Poison Land Leases or Licenses ..	1,306,270	47,252	47,252	43,275	43,275	42,274
Immigrants' Grants ..	400	..	..	..	..	..
Village Allotments ..	6	32	32	31	30	29
Working-men's Blocks ..	31	565	558	482	452	425
Total in Process of Alienation ..	6,116,266	13,584,076	13,284,721	13,105,628	13,237,947	14,258,060

(a) Figures are now given up to 30th June. (b) Not available.

WESTERN AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,  
1901 AND 1916 TO 1920—*continued*.

Particulars.	Area in Acres.					
	1901.	1915-16.(a)	1916-17.(a)	1917-18.(a)	1918-19.(a)	1919-20.(a)
<b>3. Leases and Licenses in Force—</b>						
(i) <i>Issued by Lands Department</i>						
Pastoral Leases ..	96,508,549	193,023,620	189,574,945	204,820,869	241,697,020	253,436,308
Special Leases ..	448	37,559	33,516	38,285	53,584	54,711
Leases of Reserves ..	5,296	2,301,587	1,582,174	1,629,115	2,139,541	2,399,237
Selections on Goldfields ..	3,955					
Timber Leases and Licenses	865,180	(b) 654,550	(b) 249,144	(b) 627,160	(b) 625,186	(c)
Timber Permits ..		(b) 608,594	(b) 908,850	(b) 823,269	(b) 819,520	(c)
Residential Lots ..	550	268	274	269	269	284
(ii) <i>Issued by Mines Department</i>						
Gold Mining Leases ..	34,086	(b) 145,920	(b) 386,350	(b) 113,656	(b) 114,377	145,307
Mineral Leases ..	6,576					
Other Leases ..	8,623					
Licenses ..	17,397					
<b>Total under Leases and Licenses</b>	<b>97,450,660</b>	<b>196,772,098</b>	<b>192,735,253</b>	<b>208,052,623</b>	<b>245,449,497</b>	<b>(c)</b>
<b>4. Area Unoccupied ..</b>	<b>517,552,998</b>	<b>406,106,907</b>	<b>410,292,742</b>	<b>394,968,464</b>	<b>357,295,877</b>	<b>(c)</b>

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

(a) Figures are now given as up to the 30th June.

(b) On the previous 31st December.

(c) Not available.

7. **Tasmania.**—Of the total area of Tasmania, namely, 16,777,600 acres, there were at the end of the year 1919, 5,241,292 acres, or about three-tenths, alienated absolutely; 1,054,111 acres, or about one-sixteenth, were in process of alienation; 2,003,661 acres, or about one-eighth, were occupied under leases and licenses for either pastoral, agricultural, timber, or mining purposes; or for closer or soldier settlement; or occupied or reserved by the Crown; the remaining 8,478,536 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 1915 to 1919. Closer Settlement leased areas are in the latter two years not included in the area alienated absolutely, although the settlers have begun to exercise their right of purchase, which right becomes operative ten years after date of lease:—

TASMANIA.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 AND  
1915 TO 1919.

Particulars.	Area in Acres.					
	1901.	1915.	1916.	1917.	1918.	1919.
<b>1. Alienated Absolutely ..</b>	<b>4,621,585</b>	<b>5,125,197</b>	<b>5,179,865</b>	<b>5,155,511</b>	<b>5,197,283</b>	<b>5,241,292</b>
<b>2. In Process of Alienation ..</b>	<b>272,376</b>	<b>1,225,924</b>	<b>1,244,014</b>	<b>1,184,061</b>	<b>1,122,797</b>	<b>1,054,111</b>
<b>3. Leases or Licenses—</b>						
(i) <i>Issued by Lands Department</i>						
Islands ..	149,165	204,630	207,630	197,406	197,918	151,000
Ordinary Leased Land ..	1,280,688	1,452,068	1,434,113	1,193,169	1,201,169	1,341,000
Land Leased for Timber ..	40,768	120,832	146,881	155,889	183,804	218,784
Closer Settlement ..		(a) 66,307	(a) 65,781	69,087	68,163	68,163
Soldier Settlement ..				3,430	17,556	60,223
(ii) <i>Issued by Mines Department</i>	50,362	53,060	53,462	54,391	46,600	46,491
(iii) <i>Occupied by Commonwealth and State Departments</i>		14,315	16,026	17,150	17,206	18,000
(iv) <i>Reserved for Public Purposes</i>		95,000	96,473	99,500	100,000	100,000
<b>Total ..</b>	<b>1,520,983</b>	<b>1,939,905</b>	<b>1,954,585</b>	<b>1,790,022</b>	<b>1,832,416</b>	<b>2,003,661</b>
<b>4. Total Area Occupied ..</b>	<b>6,414,944</b>	<b>8,291,026</b>	<b>8,378,464</b>	<b>8,129,594</b>	<b>8,152,496</b>	<b>8,299,064</b>
<b>5. Area Unoccupied ..</b>	<b>10,362,656</b>	<b>8,486,574</b>	<b>8,399,136</b>	<b>8,648,006</b>	<b>8,625,104</b>	<b>8,478,536</b>

Total area of State—16,777,600 acres.

(a) Included in 1. Alienated Land.



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 1920, there were 476,556 acres, or only about one seven-hundred-and-fourth part, alienated absolutely; 143,274,151 acres, or more than two-fifths, were held under leases and licenses; while the remaining 191,366,093, or nearly three-fifths, 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 1916 TO 1920.**

Particulars.	Area in Acres..					
	1901.	1916.	1917.	1918.	1919.	1920.
1. <i>Alienated</i> —						
Sold ..	473,230	475,494	475,494	476,428	476,428	476,508
Granted for Public Purposes ..	48	48	48	48	48	48
Total Alienated ..	473,278	475,542	475,542	476,476	476,476	476,556
2. <i>Leased</i> —						
Right of Purchase ..	1,067	436	436	436	436	356
Pastoral ..	111,476,240	110,560,129	103,993,600	64,964,864	93,669,760	106,503,680
Other Leases ..	1,176,981	109,353	108,387	41,365,975	29,048,010	36,770,115
Total Leases ..	112,654,288	110,669,918	104,102,423	106,331,275	122,718,206	143,274,151
3. <i>Total Occupied</i> ..	113,127,566	111,145,460	104,577,965	106,807,751	123,194,682	143,750,707
4. <i>Remainder Unoccupied</i> (a) ..	221,989,234	223,971,340	230,538,835	228,309,049	211,922,118	191,366,093

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

(a) Including Aboriginal and other reserves, and Mission stations.

## § 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.

The following table gives particulars of the number of holdings in area series, as returned to the collectors of agricultural and pastoral statistics, for all the States excepting Queensland, and for the Federal Capital Territory, to the latest available date:—

### CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES.

Size of Holdings.	N.S.W. 1919-20. (b)	Victoria. 1918-19.	S. Aust. 1919-20.	W. Aust. 1919.	Tasmania. 1919-20.	Federal Territory. 1919-20. (b)
NUMBER.						
Acres.						
1 and under 50 ..	22,404	20,866	7,120	3,670	4,546	4
50 " 100 ..	8,251	8,036	1,822	635	2,428	5
100 " 500 ..	26,323	26,246	6,024	2,952	5,237	27
500 " 1,000 ..	10,362	11,224	4,081	3,170	771	17
1,000 " 5,000 ..	9,105	5,865	3,991	4,187	731	16
5,000 " 10,000 ..	1,045	290	121	285	130	5
10,000 " 20,000 ..	485	117	46	83	62	..
20,000 " 50,000 ..	220	35	16	32	31	1
50,000 and over ..	75	..	..	4	6	..
Total ..	78,279	72,679	23,221	15,028	13,942	75

(b) See note (a) on next page.

**CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES—continued.**

Size of Holdings.	N.S.W. 1919-20. (a)	Victoria. 1918-19.	S. Aust. 1919-20.	W. Aust. 1919.	Tasmania. 1919-20	Federal Territory. 1919-20. (a)
<b>AREA.</b>						
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1 and under 50 ..	445,367	370,426	114,710	45,315	78,727	128
50 " 100 ..	645,308	572,349	139,551	53,163	167,847	395
100 " 500 ..	6,813,150	6,517,118	1,728,995	755,654	1,070,054	7,196
500 " 1,000 ..	7,258,039	7,763,815	2,925,089	2,598,159	522,912	12,609
1,000 " 5,000 ..	18,121,820	10,117,530	6,929,046	8,339,596	1,523,491	30,344
5,000 " 10,000 ..	7,149,492	1,996,606	829,240	1,967,041	905,046	34,309
10,000 " 20,000 ..	6,617,494	1,621,460	648,820	1,266,734	803,483	..
20,000 " 50,000 ..	6,645,589	1,016,847	475,913	846,600	812,815	21,850
50,000 and over ..	6,578,334	..	..	304,000	598,378	..
Total ..	60,304,593	29,976,151	13,791,364	16,206,342	6,482,753	106,831

(a) In New South Wales, including Federal Capital Territory, an alteration was made in 1919-20 regarding the smaller holdings included in the classification. In previous years, many holdings (nearly all from 1 to 5 acres in extent), which were not used for agricultural or pastoral purposes, were included. In 1919-20, there were included only holdings on which improvements had been effected and upon which agricultural or pastoral activities were conducted.

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, 1920, the corresponding number was 78,279. The following table shews the number of holdings for which returns were received for 1900-1 and the years 1913-14 to 1919-20, except 1916-17 and 1917-18, figures for which are not available :—

**NEW SOUTH WALES.—CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1901 AND 1914 TO 1920.**

Size of Holdings.	1900-01.	1913-14.	1914-15.	1915-16.	1918-19.	1919-20.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50 ..	28,155	39,268	39,602	40,033	41,732	22,404
51 " 100 ..	8,929	8,923	8,771	8,586	8,291	8,251
101 " 500 ..	20,504	26,493	26,576	26,405	25,978	26,323
501 " 1,000 ..	6,105	8,842	9,068	9,326	9,932	10,362
1,001 " 5,000 ..	4,464	7,529	7,777	7,971	8,723	9,105
5,001 " 10,000 ..	579	889	928	942	1,014	1,045
10,001 " 20,000 ..	352	394	389	411	455	485
20,001 " 50,000 ..	202	235	231	233	233	229
50,001 and over ..	149	82	78	76	72	75
Total ..	69,439	92,655	93,420	93,983	96,480	78,279

3. **Victoria.**—The following table shews the number and area of holdings on the 1st March of those years for which figures are available :—

**VICTORIA.—CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1906 TO 1919.**

Size of Holdings.	1906.	1908.	1910.	1912.	1919.
Acres.	Number.	Number.	Number.	Number.	Number.
1 to 50 ..	13,309	14,692	16,609	18,757	20,866
51 " 100 ..	5,864	6,223	6,696	7,356	8,036
101 " 500 ..	21,628	22,510	23,397	24,735	26,246
501 " 1,000 ..	7,688	7,817	8,216	10,181	11,224
1,001 " 5,000 ..	4,083	4,409	4,908	5,364	5,865
5,001 " 10,000 ..	220	231	239	267	290
10,001 " 20,000 ..	116	118	131	116	117
20,001 " 50,000 ..	73	61	42	34	35
50,001 and over ..	6	4	2	1	..
Total ..	52,987	56,065	60,240	66,811	72,679

4. **South Australia.**—In the State of South Australia the classification of holdings was available for the first time in 1910-11. The following table shews the number and area of such holdings for that and some later years, for which returns are available :—

**SOUTH AUSTRALIA.—CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER)  
IN AREA SERIES, 1910-11 TO 1919-20.**

Size of Holdings.	1910-11.	1914-15.	1915-16.	1916-17.	1918-19.	1919-20.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50 ..	6,745	7,013	7,195	7,272	7,204	7,120
51 „ 100 ..	1,646	1,778	1,793	1,867	1,840	1,822
101 „ 500 ..	5,542	5,801	6,033	6,016	5,953	6,024
501 „ 1,000 ..	3,370	3,835	3,977	4,057	4,050	4,081
1,001 „ 5,000 ..	2,540	3,417	3,794	4,006	4,132	3,991
5,001 „ 10,000 ..	110	114	125	127	114	121
10,001 „ 20,000 ..	53	41	42	43	49	46
20,001 „ 50,000 ..	23	23	24	24	23	16
50,001 and over ..	1	1	..	..	..	..
Total ..	20,030	22,023	22,983	23,412	23,365	23,221

5. **Western Australia.**—In this State the number of holdings of one acre and over in area was 5,699 for the season 1900-1 (see Year Book No. 1), and 15,028 for the year 1919. The subjoined table shews the classification of holdings for which agricultural and pastoral returns were received for 1901 and 1914-1919 :—

**WESTERN AUSTRALIA.—CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER)  
IN AREA SERIES, 1901 AND 1914 TO 1919.**

Size of Holdings.	1900-1.	1914.	1915.	1916.	1917.	1918.	1919.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50 ..	1,728	4,031	3,898	3,813	3,696	3,533	3,670
51 „ 100 ..	198	645	640	620	643	607	635
101 „ 500 ..	2,302	3,349	3,370	3,267	3,064	2,965	2,952
501 „ 1,000 ..	717	3,676	3,687	3,605	3,462	3,310	3,170
1,001 „ 5,000 ..	607	4,025	4,229	4,146	4,080	4,154	4,187
5,001 „ 10,000 ..	73	235	254	268	249	263	285
10,001 „ 20,000 ..	38	93	82	82	103	95	93
20,001 „ 50,000 ..	36(a)	25	27	28	24	27	32
50,001 and over ..	..	7	7	4	3	4	4
Total ..	5,699	16,086	16,194	15,833	15,324	14,958	15,028

(a) Including all holdings of 20,001 acres and upwards.

6. *Tasmania*.—In Tasmania the total number of holdings for which returns were received as on the 1st March, 1909, was 12,413. Particulars for previous years are not available. The following table shows the classification of such holdings in area series for 1913-14 and subsequent years :—

**TASMANIA.—CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1913-14 TO 1919-20.**

Size of Holdings.	1913-14.	1914-15.	1915-16.	1916-17.	1917-18.	1918-19.	1919-20.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50 ..	4,402	4,416	4,403	4,392	4,606	4,636	4,546
51 „ 100 ..	2,271	2,306	2,299	2,293	2,348	2,363	2,428
101 „ 500 ..	5,088	5,165	5,148	5,134	5,163	5,196	5,237
501 „ 1,000 ..	721	731	729	727	788	793	771
1,001 „ 5,000 ..	667	676	674	672	723	728	731
5,001 „ 10,000 ..	116	168	167	167	125	126	130
10,001 „ 20,000 ..	69	70	69	69	56	57	62
20,001 „ 50,000 ..	34	35	35	35	33	33	31
50,001 and over ..	3	3	3	3	5	5	6
Total ..	13,371	13,570	13,527	13,492	13,847	13,937	13,942

### § 13. The Progress of Land Settlement, 1901 to 1919.

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 1915 to 1919 inclusive. The effect of the land laws during that period has been generally to diminish the number of large holdings, at the same time restricting 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 is then 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 1919 the area alienated absolutely in the whole Commonwealth increased by 31,945,650 acres, or more than 40 per cent.; the area in process of alienation increased by 20,948,928 acres, or nearly 60 per cent; the area leased by 216,268,246 acres, or nearly 30 per cent; while the area unoccupied decreased by 269,162,824 acres, or 25 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 1915 TO 1919.

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Occupied by the Crown or Unoccupied. <sup>a</sup>	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.

NEW SOUTH WALES.—AREA, 198,036,500 ACRES.<sup>c</sup>

1901 <sup>b</sup>	26,443,554	13.32	21,595,688	10.87	127,055,370	63.96	23,543,468	11.85
1915 <sup>c</sup>	40,100,492	20.25	19,064,618	9.63	121,796,091	61.50	17,075,299	8.62
1916 <sup>c</sup>	40,363,316	20.38	19,409,656	9.80	118,865,868	60.02	19,397,660	9.80
1917 <sup>c</sup>	40,661,225	20.53	19,847,737	10.02	117,239,952	59.20	20,287,586	10.25
1918 <sup>c</sup>	40,855,172	20.63	20,470,027	10.34	116,391,054	58.77	20,320,247	10.26
1919 <sup>c</sup>	41,366,535	20.89	20,724,214	10.46	115,335,741	58.24	20,610,010	10.41

## VICTORIA.—AREA, 56,245,760 ACRES.

1901	20,066,875	35.67	3,730,351	6.63	17,110,709	30.42	d15,337,825	d27.28
1915	24,256,222	43.12	8,075,653	14.36	13,035,612	23.18	d10,878,273	d19.34
1916	24,345,425	43.28	8,278,904	14.72	12,433,959	22.11	d11,187,472	d19.89
1917	24,427,467	43.43	8,096,052	14.39	12,383,810	22.02	d11,338,431	d20.16
1918	24,503,531	43.57	8,106,887	14.41	10,649,247	18.93	d12,986,095	d23.09
1919	24,605,825	43.75	8,811,478	15.66	10,944,854	19.46	d11,883,603	d21.13

## 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
1915	16,447,382	3.83	10,776,793	2.51	332,824,904	77.56	69,070,921	16.10
1916	16,570,590	3.86	10,566,829	2.46	326,192,702	76.02	75,789,879	17.66
1917	16,669,837	3.88	10,215,839	2.38	320,970,096	74.80	81,264,228	18.94
1918	16,771,717	3.91	9,763,261	2.27	325,875,052	75.94	76,709,970	17.88
1919	16,893,719	3.94	9,064,089	2.11	326,783,036	76.15	76,379,156	17.80

## 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
1915	10,590,756	4.35	2,943,395	1.21	115,396,433	47.44	114,314,216	47.00
1916	10,674,208	4.39	3,039,292	1.25	114,171,206	46.94	115,360,094	47.42
1917	10,737,841	4.41	3,104,763	1.28	119,437,222	49.10	109,964,974	45.21
1918	10,785,941	4.44	3,025,166	1.24	113,081,068	46.49	116,352,625	47.83
1919	10,857,816	4.46	3,038,084	1.25	114,288,149	46.99	115,060,751	47.30

<sup>a</sup> Including roads and reserves. <sup>b</sup> To 31st December; subsequent years to 30th June.<sup>c</sup> Exclusive of Commonwealth Territory which is included in the figures for 1901.<sup>d</sup> Including Mines Department leases and licenses.

TOTAL AREA ALIENATED, IN PROCESS OF ALIENATION, ETC.—*continued.*

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Occupied by the Crown or Unoccupied. <sup>a</sup>	
	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
1915 <sup>b</sup>	8,007,937	1.28	14,079,386	2.26	189,773,915	30.38	412,727,562	66.08
1916 <sup>b</sup>	8,125,629	1.30	13,584,076	2.18	196,772,098	31.50	406,106,997	65.02
1917 <sup>b</sup>	8,276,084	1.32	13,234,721	2.13	192,735,253	30.86	410,292,742	65.69
1918 <sup>b</sup>	8,462,085	1.35	13,105,628	2.10	208,052,623	33.31	394,968,464	63.24
1919 <sup>b</sup>	8,605,479	1.38	13,237,947	2.12	245,449,497	39.30	357,295,877	57.20

## 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
1915	5,125,197	30.55	1,225,924	7.31	1,939,905	11.56	8,486,574	50.58
1916	5,179,865	30.87	1,244,014	7.42	1,954,585	11.65	8,399,136	50.06
1917	5,155,511	30.73	1,184,061	7.06	1,790,022	10.67	8,648,006	51.54
1918	5,197,283	30.98	1,122,797	6.69	1,832,416	10.92	8,625,104	51.41
1919	5,241,292	31.24	1,054,111	6.28	2,003,661	11.94	8,478,536	50.54

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

1901	473,278	0.14	..	..	112,654,288	33.02	221,989,234 <sup>c</sup>	66.24
1915	474,590	0.14	..	..	113,926,627	33.99	220,715,583 <sup>c</sup>	65.87
1916	475,542	0.14	..	..	110,669,918	33.02	223,971,340 <sup>c</sup>	66.84
1917	475,542	0.14	..	..	104,102,423	31.07	230,538,835 <sup>c</sup>	68.79
1918	476,476	0.14	..	..	106,331,275	31.73	228,309,049 <sup>c</sup>	68.13
1919	476,476	0.14	..	..	122,718,206	36.62	211,922,118 <sup>c</sup>	63.24

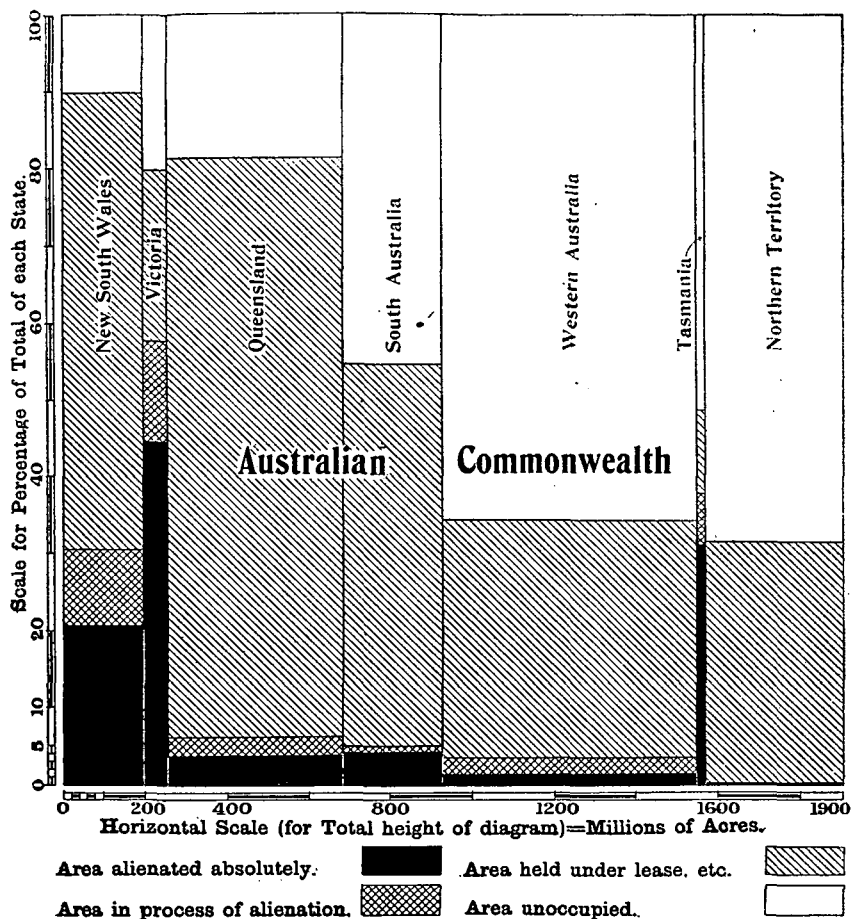
## THE COMMONWEALTH.—AREA, 1,903,731,840 ACRES.

1901	76,142,761	4.00	35,060,119	1.84	721,407,284	37.89	1,071,121,676	56.27
1915	105,056,196	5.52	56,255,766	2.96	889,007,113	46.69	853,412,765	44.83
1916	105,773,536	5.56	56,203,750	2.95	881,353,026	46.30	860,401,528	45.20
1917	106,444,507	5.59	55,812,496	2.93	868,990,307	45.65	872,484,530	45.83
1918 <sup>e</sup>	107,093,317	5.63	55,672,578	2.92	882,365,600	46.35	858,600,345	45.10
1919 <sup>f</sup>	108,088,411	5.68	56,009,047	2.94	937,675,530	49.25	801,958,852	42.13

<sup>a</sup> Including roads and reserves. <sup>b</sup> To 30th June. <sup>c</sup> Including aboriginal reserves and mission stations. <sup>d</sup> Including Federal Territory (601,580 acres). <sup>e</sup> Including Federal Territory: 41,112 acres, or 0.83 %, alienated; 73,812 acres, or 13.10 %, in process of alienation; 152,865 acres, or 25.41 %, held under lease or license; 328,791 acres, or 54.66 %, occupied by the Crown or unoccupied. <sup>f</sup> Including Federal Territory: 41,269 acres, or 7.07 %, alienated; 70,124 acres, or 13.56 %, in process of alienation; 152,386 acres, or 26.11 %, held under lease or license; 310,881 acres, or 53.26 %, occupied by the Crown or unoccupied.

2. Diagram shewing Condition of Public Estate. The following diagram shews the condition of the public estate in the Commonwealth at the end of the year 1917, since which year some slight increases or decreases, which can be seen from the tables (*supra*) have occurred. 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 :—



3. Federal Capital Territory.—The following particulars relate to the tenures of land within the Federal Capital Territory at the end of the year 1920 :—

#### FEDERAL CAPITAL TERRITORY, TENURES OF LAND, 1920.

	Acres.
Area of acquired lands .. .. .	204,094
Lands alienated .. .. .	41,269
In process of alienation (conditional purchases and conditional leases) ..	78,084
Held under lease issued by the State .. .. .	152,386
Unoccupied lands (roads, reserves, &c.) .. .. .	107,827
<b>Total Area of Territory .. .. .</b>	<b>583,660</b>