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CHAPTER V.

LAND TENURE AND SETTLEMENT.

§ 1. Introduction.

1. **General.**—A comprehensive description of the land tenure systems of the several States was given in Official Year Book No. 4 (pp. 235 to 333), while later alterations were referred to in subsequent issues. In this chapter a summary is given of the principal features of existing land legislation together with some account of the various tenures under which Crown lands may be taken up at the present time. Special paragraphs are devoted to the settlement of returned soldiers on the land, the tenure of land by aliens, and advances to settlers. Particulars as to the areas of land alienated in each State and similar matter are also included.

2. **State Land Legislation.**—The legislation in force relating to Crown lands, Closer Settlement, Returned Soldiers' Settlement, and other matters dealt with in this chapter is summarized in the following conspectus :—

STATE LAND LEGISLATION.

New South Wales.	Victoria.	Queensland.
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CROWN LANDS ACTS.

Crown Lands Act 1913-1923 : Western Lands Act 1901-1919 : Crown Lands Purchase Validation Act 1923. Crown Lands Amendment (Disposal) Act 1923. Crown Lands and Closer Settlement (Amending) Act 1924.	Land Act 1915-1923.	Land Act 1910-1924. Upper Burnett and Callide Land Settlement Act 1923. Prickly-pear Land Act 1923. Sugar Workers' Perpetual Lease Selections Act 1923.
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CLOSER SETTLEMENT ACTS.

Closer Settlement Act 1904-1919 : Closer Settlement Purchases Validation Act 1923.	Closer Settlement Act 1915-1925.	Closer Settlement Act 1906-1922.
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MINING ACTS.

Mining Act 1906-1924 : Mining Leases (Validation) Act 1924.	Mines Act 1915-1921.	Mining Acts 1898-1920 : Mining for Coal and Mineral Oil Act 1912 : Petroleum Act 1915-1923 : Miners' Homestead Perpetual Leases Act 1913-1921 : Coal Mining Act 1925.
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SOLDIERS' SETTLEMENT ACTS.

Returned Soldiers' Settlement Act 1916-1922.	Discharged Soldiers' Settlement Act 1917-1924.	Discharged Soldiers' Settlement Act 1917-1920.
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ADVANCES TO SETTLERS ACTS.

Government Savings Bank Act 1906-1923 : Returned Soldiers' Settlement Act 1916-1922.	State Savings Bank Act 1915-1922 : Primary Products Advances Act 1919-1922 : Closer Settlement Act 1915-1924 : Fruit Act 1915-1920 : Discharged Soldiers' Settlement Act 1917-1924.	State Advances Act 1916 : Co-operative Agricultural Products and Advances to Farmers Act 1914-1919 : Agricultural Bank Act 1923.
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3. Northern Territory Land Legislation.—In the Northern Territory, the legislation relating to Crown land is embodied in the Crown Lands Ordinance 1924–25, that relating to mining in the Northern Territory Mining Act 1903, the Gold Dredging Act 1899, the Tin Dredging Ordinance 1911–1920, and the Mineral Oil and Coal Ordinance 1922–1923; and that relating to Advances to Settlers in the Advances to Settlers Act 1923, and the Encouragement of Primary Production Ordinance 1924–26.

4. Federal Capital Territory Land Legislation.—In the Federal Capital Territory, the Ordinances relating to Crown lands are the Leases Ordinance 1918–1923, the Recreation Land Leases Ordinance 1923, the City Area Leases Ordinance 1925, the Church Lands Leases Ordinance 1924, and the Leases (Special Purposes) Ordinance 1925.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
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CROWN LANDS ACTS.

Crown Lands Act 1915–1919: Pastoral Act 1904–1925.	Land Act 1898–1925.	Crown Lands Act 1911–1924.
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CLOSER SETTLEMENT ACTS.

Crown Lands Act 1915–1919.	Agricultural Lands Purchase Act 1909–1922.	Closer Settlement Act 1913–1924.
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MINING ACTS.

Mining Act 1893–1922: Gold Dredging Act 1905: Mining on Private Property Act 1909– 1916.	Mining Act 1904–1923: Sluicing and Dredging for Gold Act 1899.	Mining Act 1917–1924: Aid to Mining Act 1924.
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RETURNED SOLDIERS' SETTLEMENT ACTS.

Discharged Soldiers' Settlement Act 1917–1925.	Discharged Soldiers' Settlement Act 1918–1919.	Returned Soldiers' Settlement Act 1916–1923.
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ADVANCES TO SETTLERS ACTS.

Irrigation Act 1922–1925: Pas- toral Act 1904–1925: Dis- charged Soldiers' Settlement Act 1917–1925.	Agricultural Bank Act 1906–1924.	State Advances Act 1907–1923: Advances to Fruit-growers Act 1918–1921: Closer Settlement Act 1913–1924: Returned Sol- diers' Settlement Act 1916– 1923.
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5. **Administration and Classification of Crown Lands.**—In each of the States there is 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 decentralized 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 lands 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 a Land Board, under the control of the Minister for Home and Territories, is charged with the general administration of the Lands Ordinance and of Crown lands in the Northern Territory. In the Federal Capital Territory the administration of the Leases Ordinances is in the hands of the Federal Capital Commission.

Crown lands are generally 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, therefore, as well as the amount of purchase money or rent, and the conditions as to improvements and residence, vary considerably. The administration of special Acts relating to Crown lands is in some cases in the hands of a Board under the general supervision of the Minister, e.g., 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 licences of Crown Lands for mining and auxiliary purposes.

6. **Classification of Tenures.**—The tabular statement which follows shows the several tenures under which Crown lands may be acquired or occupied in each State. In the Northern Territory perpetual leases of pastoral and agricultural land are granted, as well as miscellaneous leases, and grazing and occupation licences. The mining leases and holdings are, generally speaking, similar to those of the States. In the Federal Capital Territory only city leases and leases of other lands are issued.

STATE CROWN LANDS—TENURES.

New South Wales.	Victoria.	Queensland.
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FREE GRANTS, RESERVATIONS AND DEDICATIONS.

Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
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UNCONDITIONAL PURCHASE OF FREEHOLD.

Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases : Purchases of Town Leases : Suburban Holdings : Returned Soldiers' Special Holdings : Residential Leases : Week-end Leases.	Auction Sales.
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STATE CROWN LANDS—TENURES—*continued.*

New South Wales.	Victoria.	Queensland.
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ACQUISITION OF FREEHOLD BY WAY OF CONDITIONAL PURCHASE.

Residential Conditional Purchases: Non-residential Conditional Purchases: Additional Conditional Purchases: Conversions into Conditional Purchases.	Residential Selection Purchase Leases: Non-residential Selection Purchase Leases: Licences of Auriferous worked-out Lands: Conditional Purchase Leases of Swamp or Reclaimed Lands: Selection Purchase Leases of Mallee Lands: Murray River Settlements: Special Settlement Areas: Conversions into Selection Purchase Leases.	
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LEASES AND LICENCES UNDER LAND ACTS.

Conditional Leases: Conditional Purchase Leases: Special Conditional Purchase Leases: Homestead Selections: Homestead Farms: Settlement Leases: Special Leases: Annual Leases: Scrub Leases: Snow Leases: Inferior Lands Leases: Crown Leases: Improvement Leases: Occupation Licences: Leases of Town Lands: Suburban Holdings: Week-end Leases: Residential Leases: Leases in Irrigation Areas: Western Lands Leases: Forest Leases: Forest Permits.	Perpetual Leases: Auriferous Lands Licences: Leases of Swamp or Reclaimed Lands: Perpetual Leases of Swamp or Reclaimed Lands: Grazing Licences: Perpetual Mallee Leases: Miscellaneous Leases and Licences: Bee Farm Licences: Bee Range Area Licences: Eucalyptus Oil Licences: Forest Leases: Forest Licences: Forest Townships.	Perpetual Lease Selections: Perpetual Lease Prickly-pear Selections: Pastoral Leases: Preferential Pastoral Leases: Prickly-pear Leases: Occupation Licences: Special Leases: Grazing Selections: Auction Perpetual Leases.
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CLOSER SETTLEMENT.

Sales by Auction: After-auction Sales: Closer Settlement Purchases: Permissive Occupancies: Closer Settlement Promotion.	Sales of Land: Conditional Purchase Leases: Conditional Purchase Leases in Mountainous Areas.	Perpetual Lease Selections: Settlement Farm Leases: Perpetual Town, Suburban and Country Leases.
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LEASES AND LICENCES UNDER MINING ACTS.

Holdings under Miners' Rights: Gold Mining Leases: Mineral Leases: Coal and Oil Mining Leases: Business Licences: Residence Areas.	Holdings under Miners' Rights: Gold Mining Leases: Mineral Leases: Business Areas: Residence Areas.	Holdings under Miners' Rights: Permits to Prospect for Petroleum: Petroleum Leases: Licences to Prospect for Coal and Mineral Oil: Gold Mining Leases: Mineral Leases: Business Areas: Residence Areas: Miners' Homestead Perpetual Leases.
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SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

Returned Soldiers' Special Holding Purchases: Returned Soldiers' Group Purchases: Returned Soldiers' Special Holding Leases.	(Same Tenures as under the Land and Closer Settlement Acts.)	Perpetual Lease Selections: Perpetual Town and Suburban Leases.
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STATE CROWN LANDS—TENURES—*continued.*

South Australia.	Western Australia.	Tasmania.
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FREE GRANTS, RESERVATIONS, AND DEDICATIONS.

Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
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UNCONDITIONAL PURCHASE OF FREEHOLD.

Auction Sales.	Auction Sales.	Auction Sales : After-auction Sales : Sales of Land in Mining Towns.
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ACQUISITION OF FREEHOLD BY WAY OF CONDITIONAL PURCHASE.

Agreements to Purchase: Special Agreements to Purchase (40 years' term): Homestead Blocks.	Conditional Purchases with Residence : Conditional Purchases without Residence : Conditional Purchases by Direct Payment : Conditional Purchases of Land for Vineyards, etc. : Conditional Purchases of Inferior Lands : Conditional Purchases by Pastoral Lessees : Conditional Purchases of Grazing Lands : Homestead Farms : Village Allotments : Workingmen's Blocks : Special Settlement Leases.	Selections for Purchase : Additional Selections for Purchase : Homestead Areas : Selections in Mining Areas : Sales by Auction : Sales by Private Contract : After-auction Sales : Special Settlement Areas.
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LEASES AND LICENCES UNDER LAND ACTS.

Perpetual Leases : Special Perpetual Leases (Free Period) : Perpetual Leases of Homestead Blocks : Miscellaneous Leases : Grazing and Cultivation Leases : Licences : Licences of Resumed Land : Pastoral Leases : Leases to Discoverers of Pastoral Country : Special Leases to Discoverers of Water : Irrigation Blocks : Town Allotments in Irrigation Areas : Forest Leases.	Pastoral Leases : Special Leases : Residential Leases : Leases of Town and Suburban Lands : Irrigation Leases : Forest Leases.	Grazing Leases : Pastoral Leases : Leases of Land covered with Button Grass, etc. : Leases of Mountainous Land : Miscellaneous Leases : Temporary Licences : Occupation Licences : Residence Licences : Business Licences : Forest Leases, Licences and Permits.
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CLOSER SETTLEMENT.

Sales by Auction : Agreements to Purchase : Miscellaneous Leases.	Conditional Purchases : Town and Suburban Areas.	Leases with Right of Purchase : Special Sales.
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LEASES AND LICENCES UNDER MINING ACTS.

Holdings under Miners' Rights : Search Licences : Occupation Licences : Gold Leases : Mineral Leases : Business Areas : Residence Areas.	Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Business Areas : Residence Areas : Miners' Homestead Leases.	Holdings under Miners' Rights : Prospectors' Licences : Gold Mining Leases : Mineral Leases.
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SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

Perpetual Leases : Pastoral Leases : Agreements to Purchase.	Ordinary Tenure : Special Tenure.	Free Grants : Ordinary Tenure : Special Tenure.
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§ 2. Free Grants, Reservations, and Dedications.

1. **New South Wales.**—(i) *Free Grants.* Crown lands may, by notification in the *Gazette*, be dedicated for public purposes and be granted therefor in fee-simple. Such lands may be placed under the care and management of trustees, not less than three in number, appointed by the Minister.

(ii) *Reservations.* Temporary reservations of Crown lands from sale or lease may be made by the Minister.

(iii) *Areas Granted and Reserved.* During the year 1924–25, the total area for which free grants were prepared was 1,749 acres, including grants of 1,741 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 2,370 acres were dedicated and permanently reserved, the number of separate dedications being 125.

On the 30th June, 1925, the total area reserved, including temporary reserves, was 18,815,641 acres, of which 5,373,247 acres were for travelling stock, 2,962,036 acres for forest reserves, 743,368 acres for water, 1,369,088 acres for mining, and the remainder for temporary commons, railways, recreation reserves and parks, reserves for aborigines, and miscellaneous purposes.

2. **Victoria.**—(i) *Free Grants.* The Governor may grant, convey or otherwise dispose of Crown lands for public purposes.

(ii) *Reservations.* The Governor may temporarily or permanently reserve from sale, lease or licence any Crown lands required for public purposes, and may except any area of Crown lands from occupation for mining purposes or for residence or business under any miner's right or business licence.

(iii) *Areas Granted and Reserved.* During the year 1924, 24 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 17,015 acres, were made. At the end of 1924, the total area reserved was 7,549,076 acres, consisting of roads, 1,794,218 acres; water reserves, 313,551 acres; agricultural colleges, etc., 85,590 acres; permanent forests and timber reserves under Forests Act, 4,305,588 acres; forests and timber reserves under Land Acts, 329,600 acres; reserves in the Mallee, 403,258 acres; and other reserves, 317,271 acres.

3. **Queensland.**—(i) *Free Grants.* The Governor may grant in trust any Crown land, which is or may be required for public purposes. Under the Irrigation Act land to be used for the purpose of any undertaking under that Act may be vested in fee-simple in the Irrigation Commission.

(ii) *Reservations.* The Governor may reserve from sale or lease, either temporarily or permanently, any Crown land which is or may be required for public purposes. Reserved lands may be placed under the control of trustees who are empowered to lease the same for not more than 21 years with the approval of the Minister.

Under the State Forests and National Parks Act, the Governor may permanently reserve any Crown lands and declare them to be a State Forest or a National Park.

(iii) *Areas Granted and Reserved.* During the year 1925, 18 free grants were issued, the total area thereof being 162 acres. During the same period the area of reserves cancelled was 352,859 acres less than the area set apart as reserves. The total area reserved up to the end of 1925 was 17,592,188 acres, made up as follows:—timber reserves, 3,320,886 acres; State forests and national parks, 1,935,479 acres; for use of aborigines, 6,097,838 acres; and general, 6,237,985 acres.

4. **South Australia.**—(i) *Free Grants.* The Governor may dedicate Crown lands for any public purpose and grant the fee-simple of such lands, with the exception of foreshores and land for quays, wharves or landing-places, which are inalienable in fee-simple from the Crown.

(ii) *Reservations.* The Governor may reserve Crown lands for (a) the use and benefit of aborigines, (b) military defence, (c) forest reserves, (d) railway stations, (e) park lands, or (f) any other purpose that he may think fit.

(iii) *Areas Granted and Reserved.* During the year 1925 free grants were issued for a total area of 17 acres. During the same year reserves comprising 10,825 acres were proclaimed. At the end of 1925 the total area reserved was 16,297,486 acres.

5. *Western Australia.*—(i) *Free Grants.* The Governor may dispose of, in such manner as for the public interest may seem best, any lands vested in the Crown for public purposes, and may grant the fee-simple of any reserve to secure the use thereof for the purpose for which such reserve was made.

(ii) *Reservations.* The Governor may reserve any lands vested in the Crown for public purposes. Areas not immediately required may be leased from year to year. Reserves may be placed under the control of a local authority or trustees, with power to lease them for a period not exceeding 21 years, or may be leased for 99 years. Temporary reserves may also be proclaimed.

(iii) *Areas Granted or Reserved.* During the year 1925, a few small areas of land were granted in fee-simple, and 113,888 acres were reserved for various purposes.

6. *Tasmania.*—(i) *Free Grants.* The only mention in the Crown Lands Act respecting free grants of land is that the Governor may agree with the Governor-General of the Commonwealth for the grant of any Crown land to the Commonwealth, and it is expressly stated that no lands may be disposed of as sites for religious purposes except by way of sale under the Act. Under the Returned Soldiers Settlement Act of 1916, returned soldiers who applied prior to 31st March, 1922, are eligible to receive free grants of Crown land not exceeding £100 each in value, but these grants are conditional on the land being adequately improved.

(ii) *Reservations.* The Governor in Council may except from sale or lease, and reserve to His Majesty any Crown land for public purposes, and vest for such term as he thinks fit any land so reserved in any person or corporate body. Any breach or non-fulfilment of the conditions upon which such land is reserved renders it liable to forfeiture. A school allotment, not exceeding 5 acres in area, may also be reserved.

(iii) *Areas Granted or Reserved.* During the year ended 31st December, 1924, the area granted free was 5,146 acres, nearly all of which was granted to soldiers under the Returned Soldiers' Settlement Act, while during the same year, 7 free leases were issued to local public bodies for municipal purposes, and 8,968 acres were reserved, of which 8,890 acres were reserved for a forest reserve, 59 acres for recreation purposes, 3 acres for a gravel reserve, 7 acres for a hospital reserve, 2 acres for hall site purposes, 4 acres for cemetery purposes, and 3 acres for municipal purposes. The total area reserved to the end of 1924 was 5,004,301 acres.

7. *Northern Territory.*—(i) *Reservations.* The Governor-General may resume for public purposes any Crown lands, not subject to any right of or contract for purchase, and may reserve, for the purpose for which they are resumed, the whole or any portion of the land so resumed.

(ii) *Areas Reserved.* The area of land held under reserve at the end of 1924 was 38,235 square miles.

§ 3. Unconditional Purchases of Freehold.

1. *New South Wales.*—(i) *Auction Purchases.* Crown lands, not exceeding in the aggregate 200,000 acres in any one year, may be sold by public auction in areas not exceeding half-an-acre for town lands, 20 acres for suburban lands, and 640 acres for country lands, at the minimum upset price of £8, £2 10s., and 15s. per acre respectively. At least 10 per cent. of the purchase-money must be paid at the time of sale, and the balance within 3 months, or the Minister may allow the payment of such balance to be deferred for a period not exceeding 10 years, 5 per cent. interest being added. Town blocks in irrigation areas may also be sold by auction.

(ii) *After-auction Purchases.* In certain cases, land offered at auction and not sold may be purchased at the upset price, but one-quarter of the purchase-money must be paid as deposit with the application, and the balance as notified in the *Gazette*. Any such application is, however, subject to the approval of the Minister.

(iii) *Special Purchases.* Under certain circumstances, land may be sold in fee-simple, the purchaser paying the cost of survey and of reports thereon, in addition to the purchase-money. The minimum upset price per acre is the same as in the case of land sold by auction.

(iv) *Improvement Purchases.* The owner of improvements in authorized occupation by residence under any Mining or Western Lands Act of land within a gold field or mineral field may purchase such land without competition at a price determined by the local land board, but at not less than £8 per acre for town lands or £2 10s. per acre for other lands. The area must not exceed $\frac{1}{4}$ acre within a town or village, or 2 acres elsewhere, and no person may purchase more than one such area within 3 miles of a similar prior purchase by him.

(v) *Purchases of Residential Leases.* A holder of a residential lease (including any additional residential leases) may, after the expiration of the first 5 years of his lease, apply to purchase the land held thereunder. The local land board fixes the price and reports to the Minister, who may either grant or refuse the application. No person may hold more than one such purchase.

(vi) *Purchases of Week-end Leases and Town Lands Leases.* The holder of a week-end lease or of a town lands lease may apply to purchase the land comprised therein, and the Minister may either grant or refuse such application. The price is the capital value of the land at the date of application and is determined by the local land board. The purchase money must be paid within 3 months, or within such further period as the Minister may determine, interest being chargeable at 5 per cent. per annum.

(vii) *Purchases of Suburban Holdings.* The land contained within a suburban holding may, with the consent of the Minister, be purchased by the holder thereof, on payment of the purchase-money in ten equal annual instalments with $2\frac{1}{2}$ per cent. interest. The value of the land, exclusive of the improvements effected by the holder, is fixed by the local land board, and the purchase is subject to a condition of residence on the land for 5 years from the date of taking up the suburban holding. No transfer of land so purchased may be made without the consent of the Minister.

(viii) *Areas Sold by Auction and Special Purchases, exclusive of Town Blocks within Irrigation Areas.* During the year ended 30th June, 1925, the total area sold was 5,292 acres, of which 3,362 acres were sold by auction and 483 acres as after-auction purchases, while 39 acres were sold as improvement purchases and 1,408 acres as special purchases. The amount realized for the sale of the whole area was £52,857.

2. *Victoria.*—(i) *General.* Lands specially classed for sale by auction 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-fee at the time of the sale, together with a deposit of $12\frac{1}{2}$ per cent. of the whole price; the residue is payable in equal half-yearly instalments with interest. Any unsold land in a city, town or borough, areas specially classed for sale, isolated pieces of land not exceeding 50 acres in area, and sites for churches or charitable purposes, if not more than 3 acres in extent, may be sold by auction on the same terms. Swamp or reclaimed lands may also be sold by auction, subject to the condition that the owner keeps open all drains, etc., thereon.

(ii) *Areas Sold at Auction and by Special Sales.* During the year 1924, a total of 1,969 acres was disposed of under this tenure, 1,444 acres being country lands, while 525 acres of town and suburban lands were sold by auction.

3. *Queensland.*—Since the end of 1916, land, not already conditionally acquired, cannot be alienated to selectors in fee-simple.

4. **South Australia.**—(i) *Sales by Auction.* The following lands may be sold by auction for cash :—(a) special blocks, (b) Crown lands which have been offered for lease and not taken up within 2 years, (c) town lands, and (d) suburban lands, which the Governor excepts from the operations of the Land Board. A purchaser must pay 20 per cent. of the purchase-money in cash, and the balance within one month or within such extended time as the Commissioner of Crown Lands may allow. Town lands may be sold subject to the condition that they cannot be transferred or mortgaged for 6 years.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1925, the area of town lands sold by auction was 73 acres. In addition, 29,173 acres were sold at fixed prices, and the purchases of 80,676 acres on credit were completed, making a total of 109,922 acres.

5. **Western Australia.**—(i) *Sales by Auction.* Town, suburban, and village lands, after being surveyed into lots and notified in the *Gazette*, must be sold by auction. Ten per cent. of the purchase money must be paid in cash, together with the value of any improvements, and the balance in four equal quarterly instalments. Suburban land must be fenced within 2 years, and, until that is effected, no Crown grant may be issued.

(ii) *Areas Sold.* During the year ended 30th June, 1925, the area of town and suburban allotments sold was 2,209 acres in 908 allotments.

6. **Tasmania.**—(i) *Sales by Auction.* Town lands may be sold by auction for cash or on credit, no conditions being imposed beyond the payment of the purchase-money. No town land, the price of which is less than £15, may be sold on credit.

(ii) *After-auction Sales.* Town lands, not within 5 miles of any city, which, after having been offered at auction, have not been sold, may be sold at the upset prices by private contract.

(iii) *Sales of Land in Mining Towns.* Any town land in a mining area may be sold by auction for cash, provided that any person, being the holder of a residence licence or business licence in lawful occupation of a residence area or business area and the owner of permanent improvements of a value equal to or greater than the upset price, is entitled to purchase such area at the upset price, prior to the sale by auction. The upset price of the unimproved value must not be less than £10 and the area must not exceed $\frac{1}{2}$ acre.

(iv) *Areas Sold.* During the year 1924 the area sold by auction or by special sale amounted to 2,747 acres, as against 362 acres for the previous year.

§ 4. Acquisition of Freehold by way of Conditional Purchase.

1. **New South Wales.**—(i) *Residential Conditional Purchases.* Crown lands, not within certain areas, and not leased or reserved, are open to conditional purchase at the price of 20s. per acre, unless gazetted at a different rate. The maximum area which may be conditionally purchased is 1,280 acres in the Eastern Division, and 2,560 acres in the Central Division, and the minimum area is 40 acres. In a special area, the areas are such as are gazetted. These areas may, however, be exceeded in certain circumstances by additional holdings out of areas set apart for the purpose in order to make up a home-maintenance area. Every application must be accompanied by a deposit of 5 per cent. of the price of the land, together with the amount of survey fee or an instalment thereof and the necessary stamp duty. The balance of the purchase-money, with $2\frac{1}{2}$ per cent. added, is payable in annual instalments of 5 per cent. of the price of the land, or of ninepence in the pound of the full purchase money, the first instalment being payable at the end of the third year from the date of application. The following conditions are attached to the holding :—(a) the holder must reside thereon for 5 years, (b) the boundaries must be fenced within 3 years after the confirmation of the application, and such fence must be maintained for a period of 5 years from such confirmation ; or, alternatively, (c) improvements must be made within 3 years to the value of not less than 6s. per acre, and within 5 years 10s. per acre, but the value of such improvements need not exceed £384 or 30 per cent. of the value of the land within 3 years, and £640 or 50 per cent. within 5 years. A Crown grant in fee-simple is issued when all the conditions have been complied with, and the balance of the purchase-money and stamp duty and deed fee have been paid.

(ii) *Non-residential Conditional Purchases.* Crown lands which are open to ordinary conditional purchase may be conditionally purchased without the condition of residence subject to the following conditions:—(a) the area must not exceed 320 acres, (b) the applicant must be not less than 21 years of age, (c) no person, without the consent of the Minister, may make a subsequent purchase, except as an additional conditional purchase which, together with the original purchase, must not exceed 320 acres, (d) the price is double that payable for the same land as a residential purchase, and the deposit is 2s. for each pound of purchase money, the balance of which, with $2\frac{1}{2}$ per cent. interest added, is payable after the third year in annual instalments of 2s. per pound or of 9d. in the pound of the full purchase-money, and (e) the boundaries must be fenced within 12 months and not less than £1 per acre expended within 5 years on other permanent improvements. Fencing may be dispensed with, subject to other approved improvements being effected to the value of 30s. per acre within 5 years after confirmation of the application.

(iii) *Additional Conditional Purchases.* An applicant or holder of an original conditional purchase or a holder of a freehold (not in the Western Division) containing not less than 40 acres, and which does not constitute a home maintenance area, may, subject to certain conditions, apply for an additional conditional purchase, but the whole area contained in the original purchase or freehold and in the additional purchase together must not exceed that allowed for an ordinary conditional purchase. An additional conditional purchase is subject to the same conditions as an original holding.

(iv) *Conversions of Leases into Conditional Purchases, etc.* (a) The holder of a conditional lease may convert the whole or part of the land comprised therein into an additional conditional purchase.

(b) A conditional purchase lease may be converted into a conditional purchase on payment of 5 per cent. deposit on the capital value of the land and the balance in equal annual instalments of 5 per cent. of the purchase-money with interest at $2\frac{1}{2}$ per cent. Such conditional purchase is subject to all the unfulfilled conditions of the lease, except that of the payment of rent.

(c) A non-residential conditional purchase may be converted into an ordinary conditional purchase, and residence must commence within three months of such conversion, the period of residence being reduced by the period resided, if any, under the former holding.

(d) The holder of a special lease or of an agricultural or pastoral lease granted under the Church and School Lands Dedication Act may, under certain conditions, apply to convert his holding into a conditional purchase or an additional conditional purchase. The period of residence is reduced by the period of continuous residence under the former holding.

(e) A homestead selection or homestead farm may be converted into a conditional purchase or conditional purchase and conditional lease subject to any special provisions attached to the original holding, and to the general provisions respecting conditional purchases and conditional leases. The conversion is subject to confirmation by the local land board, and the holder is required to pay the cost of any necessary survey or subdivision. The term of residence commences from the date of confirmation, and is reduced by the period of continuous residence on the original holding. The deposit and payment of purchase-money are the same as in the conversion of a conditional purchase lease (see (b)).

(f) The holder of a Crown lease (unless debarred by notification setting the land apart) or of a settlement lease may convert such lease into a conditional purchase or conditional purchase and conditional lease, provided that the total area held by the applicant and his wife does not exceed that of a home maintenance area. Where such area is in excess of a home maintenance area, the non-convertible part may be held as a conditional lease. The conversion is subject to confirmation by the local Land Board, and the holder is required to pay the cost of any necessary survey or subdivision. The terms of payment and conditions are the same as in the case of conversion of a conditional purchase lease (see (b) above).

(v) *Areas Alienated as Conditional Purchases.* At the 30th June, 1925, the total number of conditional purchases in existence was 69,654, covering an area of 18,156,194 acres. The following table gives particulars of conditional purchases from 1920–21 to 1924–25, together with the total area for which deeds had been issued up to the end of the year 1924–25 :—

CONDITIONAL PURCHASES, NEW SOUTH WALES, 1920–21 TO 1924–25.

Year ended 30th June—	Applications made.(a)		Applications Confirmed.(a)		Areas for which Deeds have been Issued.	
	Number.	Area.	Number.	Area.	During the Year.	To end of Year.
		Acres.		Acres.	Acres.	Acres.
1921	533	90,573	480	78,461	664,522	19,228,810
1922	311	59,878	424	70,233	741,263	19,970,073
1923	361	69,524	200	34,453	667,073	20,637,146
1924	379	70,784	291	41,117	596,124	21,233,270
1925	423	68,496	344	42,123	590,220	21,823,490

(a) Exclusive of conversions from other tenures.

2. *Victoria.*—(i) *Residential Selection Purchase Leases.* A person may select from land notified in the *Gazette* as available, a selection purchase lease, the maximum area of which ranges from 200 acres of first-class land to 2,000 acres of Class 4A land. The annual rental varies from 1s. per acre in the case of first-class land to 2½d. in the case of Class 4A land, for a period of 20 years, or half those rates for 40 years. Certain specified conditions must be complied with and improvements effected during the first 6 years, and the selector is required to reside on the property for 5 years and may not transfer the same during the first 6 years. At any time after the expiration of 6 years, provided that all the conditions have been fulfilled, and the balance of the purchase money has been paid, a Crown grant may be obtained.

(ii) *Non-residential Selection Purchase Leases.* These leases are similar to the preceding with the exceptions that (a) the provision for payment during 40 years is omitted, (b) there is no residential condition, and (c) the value of the improvements to be effected is double that of those on a residential lease.

(iii) *Licences of Worked-out Auriferous Lands.* A person may obtain a licence to occupy an allotment of not more than 5 acres of worked-out auriferous lands for a period not exceeding 7 years and to a depth of not more than 50 feet, at a rental of not less than 1s. per acre per annum. Such licences contain conditions prescribed by the Governor. If the licensee has complied with all the conditions of his licence for a period of 7 years he is entitled to a Crown grant on payment of the purchase-money which is fixed by the Board of Land and Works at not less than £1 per acre, from which is deducted the amount paid in licence fees.

(iv) *Conditional Purchase Leases of Swamp or Reclaimed Lands.* A conditional purchase lease of swamp or reclaimed lands covers such term as may be agreed upon between the lessee and the Board of Land and Works, and provides for the payment of the value of the allotment with interest at the rate of 4½ per cent., by 63 half-yearly instalments. The lessee must keep open all drains, etc., and make improvements to the value of 10s. per acre in each of the first 3 years, but need not reside on the land.

(v) *Selection Purchase Leases of Mallee Lands.* The terms and conditions attached to these leases are the same as those attached to ordinary selection purchase leases, but the areas may be larger, ranging from 640 acres of first-class land to 4,000 acres of Class 4A land. The lessee must also, within 2 years, clear and cultivate at least one-fourth of his holding, and make provision for the storage of water.

(vi) *Murray River Settlements.* Crown lands near the River Murray may be subdivided into allotments not exceeding 50 acres each and taken up as conditional purchase leases. The value of the land is payable in 63 half-yearly instalments with not less than 4½ per cent. interest. Residential and improvement conditions are laid down, and after 12 years, if they have been complied with, a Crown grant may be obtained.

(vii) *Special Settlement Areas.* Crown land, upon which expenditure has been made by the Crown, may be set apart as a special settlement area, and surveyed into allotments not exceeding 200 acres each. Such allotments may be taken up as conditional purchase leases, but every Crown grant contains a condition that the land shall at all times be maintained and used for the purpose of agriculture, and the holder must reside thereon.

(viii) *Conversion of Perpetual Leases into Selection Purchase Leases.* A perpetual lease may, with the consent of the Board of Land and Works, be surrendered by the lessee, and a selection purchase lease (residential or non-residential) obtained in lieu thereof.

(ix) *Conversion of Auriferous Lands Licences into Selection Purchase Leases.* If the Minister of Mines consents, the Board may grant to the licensee of an auriferous lands licence a selection purchase lease in lieu thereof, provided that the land is improved to the value of £1 per acre and the occupation is *bona fide*.

(x) *Areas Purchased Conditionally.* The subjoined table gives particulars of the areas selected conditionally from 1920 to 1924 :—

AREAS PURCHASED CONDITIONALLY, VICTORIA, 1920 TO 1924.

(EXCLUSIVE OF SELECTION IN THE MALLEE COUNTRY.)

Particulars.	1920.	1921.	1922.	1923.	1924.
	Acres.	Acres.	Acres.	Acres.	Acres.
With residence	79,461	72,752	133,083	122,614	95,998
Without residence	23,050	26,767	53,603	77,903	61,965
Total	102,511	99,519	186,686	200,517	157,963
No. of selectors	710	431	741	791	552

3. *Queensland.*—The granting of freehold tenure having been abolished at the end of 1916, only those lands which are held under any form of conditional purchase tenure granted before the beginning of 1917 can be converted into freehold. Land cannot be taken up under any form of conditional purchase.

4. *South Australia.*—(i) *Agreements to Purchase.* Crown lands (except town lands) which have been surveyed or of which the boundaries have been delineated in the public maps, may be offered on agreement to purchase. The area which is to be cleared and rendered available for cultivation, and the payments to be made, are notified in the *Gazette*. An application must be accompanied by a deposit of an amount equal to the first half-yearly instalment of purchase money. The whole purchase money is payable in 60 equal half-yearly instalments of not less than 2 per cent. thereof. Preference is given in allotting land to the applicant who agrees to reside on the land for 9 months in each year. If no application is made within 3 months from the date of notification, the Commissioner may offer the land at a reduced price. No agreement may be granted to any person in the case of land the unimproved value of which exceeds £5,000, nor in such manner that the purchaser would hold lands under any tenure, except pastoral lease, of which the aggregate unimproved value would exceed that sum, excepting in cases where the land is suitable for pastoral purposes only, under which circumstances no agreement to purchase is granted if the carrying capacity of the unimproved land and of all other lands held by the applicant would exceed 5,000 sheep, or, if outside Goyder's line of rainfall, 10,000 sheep. The purchaser must fence in the land within 5 years and comply with specified conditions respecting improvements, and, after 6 years, if all the conditions have been complied with and the balance of the purchase money paid, may complete the purchase.

(ii) *Special Agreements to Purchase.* Where the Commissioner directs, the following provisions for payment are made :—(a) No instalments are payable during the first 4 years ; (b) from the end of the fourth to the end of the tenth year, each instalment is to be

at the rate of 2 per cent. of the value of the land, and is to be regarded as interest only ; (c) from the end of the tenth year, the interest included in the instalments is at the rate of 4 per cent. on the value of the land ; and (d) the agreement is for 40 years, and the purchase money is to be paid in 60 half-yearly instalments at the rate of £2 16s. 5d. for every £100 of the purchase money, including interest, the payment of such instalments to commence after the end of the tenth year.

(iii) *Homestead Blocks.* Any Crown lands and any lands which the Commissioner may acquire as suitable for homestead blocks may be surveyed and offered as homestead blocks, provided that the unimproved value of the fee-simple of a block does not exceed £100 and that no block is sold for a sum less than the amount paid therefor by the Government, together with the cost of offering the same. A homestead block may be held under an agreement to purchase, but only by a person gaining his livelihood by his own labour, and the holder must reside thereon for 9 months in each year. Such a block may be protected from encumbrance or seizure, if endorsed by the Commissioner as a "Protected Homestead Block."

(iv) *Lands Allotted.* The following table gives the areas of the lands allotted under Agreements to Purchase, exclusive of lands for Soldier Settlement, during the years 1920-21 to 1924-25. No Homestead Blocks have been allotted during that period.

AGREEMENTS TO PURCHASE, SOUTH AUSTRALIA, 1920-21 TO 1924-25.

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
	Acres.	Acres.	Acres.	Acres.	Acres.
Eyre's Peninsula Lands ..	89,052	65,277	50,005	111,456	90,320
Murray Lands ..	48,625	34,606	36,104	50,745	37,295
Pinnaroo Lands ..	30,166	15,834	11,886	44,291	27,633
Closer Settlement Lands ..	6,176	25,255	9,096	7,302	6,357
Homestead Lands (repurchased) ..	72	9	12	19	..
Buckleboo Railway Lands ..	..	..	..	5,680	10,614
Other Crown Lands ..	42,642	6,875	11,619	17,160	8,926
Total	216,733	147,856	118,722	236,653	181,145

5. *Western Australia.*—(i) *General.* Agricultural land is divided into two classes—cultivable and non-cultivable. The maximum area to be held by any one person is 1,000 acres of the former or 5,000 acres of the latter, or the equivalent of cultivable and non-cultivable land.

(ii) *Conditional Purchases with Residence.* Land may be disposed of subject to the following conditions :—(a) The price is fixed by the Governor, with a minimum of 3s. 9d. and a maximum (except with special approval) of 15s. per acre, the lease to be from 25 to 30 years ; (b) the maximum area which one person may hold is 1,000 acres, and the minimum, except in approved cases, 100 acres ; (c) 7 per cent. of the survey-fee to be paid in the first 5 years of the lease, and the survey-fee with interest and purchase-money to be paid over the balance of the term ; (d) the lessee must reside on the lease for 6 months in each year for the first 5 years ; (e) the lessee must expend on prescribed improvements an amount equal to one-fifth of the purchase-money in every 2 years for the first 10 years of his lease, and fence one-half of the holding within 5 years and the whole within 10 years ; and (f) at any time after 5 years, provided that all conditions have been complied with and the full purchase-money and fee paid, the Crown grant will issue.

(iii) *Conditional Purchases without Residence.* Land may be disposed of without the residence condition, subject to all the other conditions prescribed in the previous sub-section, except that the amount to be expended on improvements must be a sum equal to the amount of purchase-money, with 50 per cent. added thereto.

(iv) *Conditional Purchases by Direct Payment.* Land may also be disposed of without residence conditions, subject to the following:—(a) The price is fixed by the Governor, but at not less than 10s. per acre, payable within 12 months or sooner; (b) the application must be accompanied by a deposit of 10 per cent. of the purchase money, and, if accepted, a licence is issued for 7 years; (c) the balance of the purchase money must be paid in 4 equal quarterly instalments within 12 months; (d) the lessee must fence in the whole of the land within 3 years, and must expend 10s. per acre on improvements in 7 years; and (e) when all the conditions have been fulfilled, and the full purchase money and fee paid, a Crown grant must be issued.

(v) *Conditional Purchases of Land for Vineyards, Orchards, and Gardens.* The Governor may declare any Crown lands open for selection for vineyards, orchards, and gardens, subject to the following conditions:—(a) The price must be not less than 10s. per acre; (b) 10 per cent. of the purchase-money must be deposited with the application, and if the latter is accepted, a licence is issued for 3 years; (c) the balance of the purchase-money must be paid in half-yearly instalments within 3 years; (d) the maximum area held by one person must not exceed 50 acres, and the minimum not less than 5 acres; (e) the lessee must within 3 years fence in the whole of the land and plant at least one-tenth thereof with vines or fruit trees or cultivate one-tenth as a vegetable garden; and (f) on completion of the conditions, and payment of the purchase-money, a Crown grant must be issued.

(vi) *Conditional Purchases of Inferior Lands.* Land which is classed as inferior and second or third class land may also be sold under the conditions mentioned in previous paragraphs, but the price may be reduced to not less than 3s. 9d. per acre, and that of land infested with poison plant may be reduced in price to not less than 1s. per acre.

(vii) *Conditional Purchases by Pastoral Lessees.* A pastoral lessee in the South-West Division may apply for land within his lease not exceeding one-fifth of the land leased by him under conditional purchase, with residence condition, and may hold a maximum area of 2,000 acres, and a minimum area of 200 acres. Similarly, a pastoral lessee in the Kimberley, North-West, Eastern or Eucla Divisions, who has in his possession at least 10 head of sheep or 1 head of large stock for each 1,000 acres, may apply to purchase an area not exceeding 1 per cent. of the total area held by him, the maximum area which may be so selected being 2,000 acres, and the minimum 500 acres.

(viii) *Conditional Purchases of Grazing Lands.* The Governor may declare lands situated in the South-West, Central or Eucla Divisions, which are unsuitable for agriculture, open for selection under the following conditions:—(a) The price must be not less than 3s. 9d. per acre; (b) the maximum area which can be held by any one person is 5,000 acres, and the minimum 100 acres; (c) on approval of the application, accompanied by a deposit of the first instalment of purchase money, a lease for 25 years is issued; (d) the lessee must reside on the lease for 6 months in the first year, and for 9 months in each of the succeeding 4 years; (e) the lessee must expend on improvements an amount equal to one-fifth of the purchase-money in every 2 years; and (f) when all the conditions have been fulfilled, and the purchase-money and fee paid, a Crown grant must be issued.

(ix) *Homestead Farms.* Crown lands, not within a goldfield, may be made available for free farms, termed "Homestead Farms." Any person, not already the holder of more than 100 acres of freehold land, or land held under special occupation or conditional purchase, is entitled to a homestead farm of not more than 160 acres or less than 10 acres. A fee of £1 must be paid with the application, and an approved applicant receives an occupation certificate for 7 years, and neither the land nor any interest therein of the selector is liable to be taken in execution. A selector must comply with the following conditions:—(a) Reside for 6 months in each year on the land for the first 5 years; (b) within 2 years expend not less than 4s. per acre on the total area; (c) within 5 years expend 10s. per acre; (d) within 7 years expend 14s. per acre on improvements and a house; and (e) fence one-half within 5 years, and the whole within 7 years. After 7 years a selector is entitled to a Crown grant, provided all conditions are fulfilled, or at any time after 12 months, provided all improvements are made, a Crown grant may be obtained on payment of a sum of 5s. per acre.

(x) *Village Allotments.* In connexion with any land set apart for selection as homestead farms, the Governor may declare any land within 5 miles thereof a village site, and such site may be subdivided into allotments not exceeding in area 1 acre each. Any selector of a homestead farm may select an allotment in such village without payment. As soon as the selector is entitled to a Crown grant of his homestead farm, he may, on payment of £1 and the prescribed fee, obtain a Crown grant of his village allotment.

(xi) *Working Men's Blocks.* Land may be set apart for working men's blocks and subdivided into lots not exceeding $\frac{1}{2}$ acre each on a goldfield, or 5 acres elsewhere. Any person who is not already an owner of land in freehold or on conditional purchase, may obtain a lease under the following conditions:—(a) The price must be not less than £1 per acre, payable at the rate of one-tenth of the purchase money annually; (b) one person may hold one allotment only; (c) the application must be accompanied by the first instalment of purchase-money, and, if approved, a lease for 10 years is issued; (d) the lessee must reside on the block for 9 months in each of the first 5 years; (e) the land must be fenced in within 3 years, and improvements, in addition, made within 5 years equal in value to double the purchase-money; and (f) after 5 years a Crown grant must be issued, provided all conditions are complied with and the purchase-money and fee paid.

(xii) *Special Settlement Lands.* Land may be set apart as special settlement lands, and may be cleared, drained, or otherwise improved by the Government, and disposed of under the provisions of any preceding conditional purchase tenures.

(xiii) *Areas Alienated.* The following table shows the number of holdings and the areas conditionally selected for which Crown grants were issued and conditionally alienated during the years ending 30th June, 1921 to 1925. Under the heading "Deferred payments (with residence)" are included conditional purchases of grazing lands.

CONDITIONAL PURCHASES.—WESTERN AUSTRALIA, 1920-21 TO 1924-25.

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
NUMBER OF HOLDINGS.					
Crown Grants Issued ..	No. 1,269	No. 1,995	No. 1,553	No. 1,557	No. 2,153
Conditionally Alienated ..	2,220	3,275	2,997	2,889	2,406

AREAS FOR WHICH CROWN GRANTS WERE ISSUED.

	Acres.	Acres.	Acres.	Acres.	Acres.
Free Homestead Farms ..	65,286	112,798	53,506	40,080	38,387
Conditional Purchases ..	435,387	287,669	272,436	285,635	343,100

AREAS CONDITIONALLY ALIENATED.

	Acres.	Acres.	Acres.	Acres.	Acres.
Conditional Purchases—					
(i) Deferred Payments (with Residence) ..	1,460,085	1,635,911	1,619,346	1,693,342	1,462,585
(ii) Deferred Payments (without Residence) ..	131,331	139,662	95,011	46,380	44,487
(iii) Direct Payments (without Residence) ..	363	721	1,121	3,317	2,606
Free Homestead Farms ..	65,285	78,310	111,202	90,745	73,138
Working Men's Blocks ..	10	38	..	..	..
Total ..	1,657,074	1,854,582	1,826,680	1,833,784	1,582,816

6. *Tasmania.*—(i) *Selections for Purchase.* Rural land is classified into (a) first-class land if its value is £1 an acre or over, (b) second-class land if less than £1 but not less than 10s. an acre, and (c) third-class land if less than 10s. and not less than 5s. an acre, provided that no Crown land within the area and during the currency of a pastoral lease may be sold at less than 10s. per acre. Any person may select for purchase (a) one lot of first-class land not exceeding 200 acres nor less than 15 acres on payment of a small deposit and the balance of the purchase-money in instalments spread over 24 years, provided that he is not the holder upon credit of any first-class land or of any unclassified rural land, for which the whole of the purchase-money has not been paid, or (b) at the value per acre fixed by the Surveyor-General, one lot of second-class land not exceeding 300 acres nor less than 30 acres, provided that he is not the holder upon credit of any second-class land for which the whole of the purchase-money has not been paid, or (c) at the value per acre fixed by the Surveyor-General, one lot of third-class land not exceeding 600 acres nor less than 60 acres, provided that he is not the holder upon credit of any third-class land for which the whole of the purchase-money has not been paid. The terms of purchase are as follows:—a sum equal to one-third of the price is added thereto by way of premium allowed for credit, and the whole sum is payable by a small deposit in the case of (a) or by a deposit of one-fortieth part thereof in the case of (b) and (c), and the balance in 18 and 14 annual instalments respectively. The following conditions must be observed:—(a) a purchaser of first-class land must during 8 consecutive years improve the land to the extent of 2s. 6d. per acre annually, and the land must be occupied for 5 years either by himself, a member of his family, or someone employed by him, and (b) on second and third-class land, improvements must be effected during 5 consecutive years to the value of 1s. per acre annually.

(ii) *Additional Selections for Purchase.* Any selector for purchase may make a further selection and purchase under the same terms and conditions, provided that the total area held by him does not exceed the maximum allowed for each class of land.

(iii) *Homestead Areas.* Any person who is not the holder on credit of any land may select and purchase at the price fixed one lot of first-class agricultural land, not exceeding 50 acres nor less than 15 acres. The purchase-money is payable by a deposit at the time of selection, and the balance in 18 years in instalments, but no instalments are payable for the first, second, and third years. The purchaser must occupy the land within 4 years for a period of 5 years, and during that period effect improvements to the value of £1 per acre.

(iv) *Selections in Mining Areas.* Any person may select and purchase in a mining area one lot of first-class land, not exceeding 100 acres, on the condition that 2s. 6d. be expended per acre per annum on improvements for 8 years. The price is fixed by the Surveyor-General. Land within 1 mile of a town may be selected and purchased only in lots of not less than 10 acres nor more than 20 acres. The residence condition is for 3 years, to be commenced within 2 years.

(v) *Sales by Auction.* (a) *Town Lands.* Town lands may be sold by auction on credit, in which case one-third of the purchase-money is added thereto as interest. One-fourteenth of the purchase-money so increased must be paid at the time of sale, and the balance in 13 annual instalments. Improvements must be made within 5 years to the value of a sum equal to the purchase-money, otherwise such land and any improvements thereon are liable to be forfeited.

(b) *Rural Lands.* Rural lands may be sold by auction for cash or on credit. After survey and before sale such lands must be classified into first class, second class, and third class lands, with the following minimum upset prices—first class, £1 per acre; second class, 10s. per acre; and third class, 5s. per acre. Lots of less than 15 acres of first-class land may be sold only for cash. When sold on credit, one-third of the purchase-money is added thereto as interest, and one-fortieth of the whole must be paid as deposit, and the balance in 14 annual instalments. Whether sold for cash or on credit, the same conditions of residence and improvements apply as in the case of land selected for purchase.

(c) *Lands within Mining Areas.* Crown land in mining areas, not selected under (iv) above, may be sold by auction for cash or on credit, having been previously surveyed into lots of (a) not more than 100 acres nor less than 10 acres of first-class land; (b) not

less than 30 acres of second-class land; and (c) not less than 50 acres of third-class land. No land within 1 mile of a town may be sold as second-class land. The upset price may not be less than £1 per acre for first-class land, 10s. per acre for second-class, and 5s. per acre for third-class land. The usual conditions as to improvements apply, and first-class land must be occupied for at least 3 years.

(vi) *After-auction Sales.* Town lands, not within 5 miles of a city, rural lands, and lands within a mining area, which have been offered for sale by auction and not sold, may be sold at the upset price by private contract under the same conditions as if sold by auction.

(vii) *Sales by Private Contract.* Where any second-class Crown land, being less than 30 acres in area, and not contiguous to or adjacent to any other Crown land, is so situated as to make it desirable that the same should be sold, it may be sold either on credit privately on the same terms as second-class lands or by public auction. In either case, the ordinary conditions as to the improvements on the land apply.

(viii) *Special Settlement Areas.* The Commissioner of Lands may withdraw from selection any area of rural land not less than 1,000 acres in extent which is first-class land suitable for agriculture, horticulture, or dairy farming, together with adjacent inferior land, and may expend money in improving the same and subdividing it into blocks. Such blocks may be submitted to auction under the ordinary conditions applicable to first-class land, or, without having been so submitted (a) may be declared to be open to any person; or (b) may be reserved for *bona fide* immigrants to the extent of one block in every six, for purchase by private contract at such price as the Commissioner may think fit, the purchase money being spread over 24 years. The usual conditions as to residence and improvements apply also to these blocks.

(ix) *Areas Conditionally Purchased.* The following table shows the areas alienated absolutely under systems of conditional purchases and sales on credit, also the areas sold conditionally and the applications for conditional purchases received and confirmed during the years 1920 to 1924 :—

TASMANIA.—CONDITIONAL PURCHASES, 1920 TO 1924.

Particulars.	1920.	1921.	1922.	1923.	1924.
	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Completion of Conditional Purchases</i> ..	162,857	76,055	67,759	81,112	69,453
<i>Sold Conditionally—</i>					
Selections for Purchase ..	32,248	52,455	40,502	20,138	16,760
Homestead Areas ..	40	50	78	..	..
Auction Sales on Credit ..	2,028	1,400	361	362	2,747
Town and Suburban Allotments ..	733	1,614	550	193	321
Total ..	35,049	55,519	41,491	20,693	19,828
<i>Applications—</i>					
Received ..	1,836	966	895	769	1,164
Confirmed ..	524	498	513	425	304

§ 5. Leases and Licences under Land Acts.

1. New South Wales.—(i) *Conditional Leases.* Any applicant for or holder of a conditional purchase may apply for a conditional lease of Crown lands adjoining his property, provided that the area of the conditional lease does not exceed three times the area of the conditional purchase. The term of the lease is 40 years, but the holder of

any such lease subsisting at the commencement of the Crown Lands and Closer Settlement (Amending) Act 1924 may, upon application as prescribed made during the last 5 years of the lease, have the term thereof extended for a period of 20 years divided into two periods of 10 years each. The annual rent is determined by the local land board for three periods of 15, 15 and 10 years respectively, and when such lease is extended to 60 years for the two additional periods of 10 years. Pending determination, the provisional rent is fixed at 2d. per acre. The conditions of residence and improvements are the same as those attached to a conditional purchase (see § 4 (i)) and a conditional lease may be converted into an additional conditional purchase.

(ii) *Conditional Purchase Leases.* A conditional purchase lease may be granted in a classified area set apart for such leases. The areas of the blocks and the capital values are determined by the Minister. The term of a lease is 50 years divided into two periods of 25 years each. The annual rent is $2\frac{1}{2}$ per cent. of the capital value. Five years' residence is necessary, and special conditions must be complied with. A holder of an original conditional purchase lease may apply for an additional conditional purchase lease to be held under the same conditions, provided that no applicant may hold a greater area than would substantially exceed a home-maintenance area. At any time after confirmation a conditional purchase lease may be converted into a conditional purchase or a homestead farm.

(iii) *Special Conditional Purchase Leases.* A special conditional purchase lease together with any additional conditional purchase lease held in virtue thereof must not exceed an area of 320 acres. A deposit of rent at the rate of 6d. per acre must be made at the time of application, and, in addition to the conditions other than residence attached to a conditional purchase lease, the lessee must within 3 years effect improvements to the value of from 10s. to £1 per acre as the Minister may determine. The lease may be converted into a conditional purchase.

(iv) *Homestead Selections.* Conditions in regard to this method of taking up land are set out in Official Year Book No. 18, page 159, but practically no lands are now set apart under this tenure.

(v) *Homestead Farms.* A classified area may be subdivided into farms of such areas as the Minister may determine, the capital value and any special conditions as to improvements, etc., being notified in the *Government Gazette*. Such farms are leased in perpetuity at a rental of $2\frac{1}{4}$ per cent. of the capital value, which, after the expiration of 25 years, is re-appraised every 20 years. Residence is obligatory for 5 years, and the holder may, during the first 5 years, in lieu of paying rent, expend during each year a sum equal to not less than the amount of rent in effecting permanent improvements. The holder of an original homestead farm may, in order to make up a home-maintenance area, apply also for an additional homestead farm under similar conditions. A homestead farm may be converted into a conditional purchase or a conditional purchase and conditional lease, or a conditional purchase lease.

(vi) *Settlement Leases.* Allusion to this method of tenure will be found in Official Year Book No. 18, page 159, but practically no lands are now set apart thereunder.

(vii) *Special Leases.* Special leases may be granted for a period not exceeding 28 years for (a) wharves and jetties; (b) miscellaneous purposes, including grazing, agriculture and business purposes, up to 320 acres; or (c) tramway or irrigation purposes not exceeding 3 chains in width without any limit in length. The rent is determined by the local land board. A special lease may be converted into certain specified tenures.

(viii) *Annual Leases for Pastoral Purposes.* Crown lands may be offered by auction or by tender in areas not exceeding 1,920 acres on annual lease, or may be applied for in the prescribed manner, in which case the rent is fixed by the local land board. An annual lease is renewed by payment of rent in advance, but may be terminated by the

Minister on three months' notice. An annual lease does not exempt the land held thereunder from sale or lease of any kind. The holder of such lease may apply for a lease under improvement conditions, and may be granted a lease of an area sufficient for the maintenance of a home for a period not exceeding 10 years.

(ix) *Scrub Leases.* Crown land wholly or partly covered by scrub or noxious undergrowth, may be leased for a term not exceeding 21 years, or up to 28 years, subject to such conditions as the local land board may make for the purpose of destroying the scrub. The term of the lease is divided into such periods as the Minister may determine, and the rent for the second and subsequent periods is fixed by the local land board. Under certain circumstances a home-maintenance area may be converted into a homestead selection during the last year of the lease.

(x) *Snow Leases.* Land usually covered by snow for a part of each year may be leased by auction or tender in areas not exceeding 10,240 acres for a period up to 14 years, but no person may hold more than one such lease.

(xi) *Inferior Lands Leases.* Leases of land of inferior character or in isolated positions may be granted (subject to the terms notified in the *Gazette*) either by tender or sold by auction, or, if no bid is received at auction, on application at the upset price. A home-maintenance area may be converted into a homestead grant during the last year of the lease.

(xii) *Crown Leases.* Crown leases may be disposed of for agriculture or grazing, or for both, in such blocks and subject to such special conditions as the Minister may determine. The term is for 45 years with a residence condition of five years, which may in certain circumstances be fulfilled elsewhere. The annual rent is $1\frac{1}{2}$ per cent. of the capital value of the land, which is re-appraised every 15 years. The first year's rent may be remitted if permanent improvements to a like value have been effected in addition to those required under the conditions of the lease. During the last 5 years of the lease the holder, unless debarred by notification, may convert an area thereof not exceeding that of a home-maintenance area into a homestead farm. Such lease may be converted into a conditional purchase with or without a conditional lease.

(xiii) *Improvement Leases.* Crown land not in the Western Division and which is not suitable for settlement until improved may be leased subject to the following conditions:—(a) the term must not exceed 28 years; (b) the area must not exceed 20,480 acres; (c) the amount bid at auction, or offered by tender, or the upset rent, is to be the annual rent; (d) covenants may be specified for the improvement of the land; and (e) during the last year of the lease the holder may apply for a homestead grant of a portion of the leasehold, not exceeding a home-maintenance area, and has a tenant-right in the improvements which he has made.

(xiv) *Occupation Licences.* An occupation licence entitles the licensee to occupy Crown lands for grazing purposes, but the licence is renewable only from year to year, and the fees are liable to re-determination annually.

(xv) *Leases of Town Lands.* Crown lands within the boundaries of any town may be leased by auction or tender, such lease being in perpetuity and not subject to any term of residence. The area must not exceed $\frac{1}{2}$ acre. The value of the land is re-appraised every 20 years, and the rent is fixed at $2\frac{1}{2}$ per cent. of such value. Except in special circumstances no person may hold more than one lease. The land comprised in such lease may be purchased under certain conditions.

(xvi) *Suburban Holdings.* The Minister may set apart suburban Crown lands, or Crown lands within population boundaries, or within the Newcastle pasturage reserve, or any other Crown land, for disposal by way of suburban holdings. The area of each holding is determined by the Minister, and the title is a lease in perpetuity. Residence for 5 years is necessary, but the local land board may exempt a holder from this condition

for periods not exceeding 12 months. The rent is $2\frac{1}{2}$ per cent. of the capital value, which is re-appraised every 20 years. An additional suburban holding may be acquired by the holder of an original holding, but no person may hold more than one original holding, except as a mortgagee. A suburban holding may be purchased under certain conditions.

(xvii) *Week-end Leases.* A week-end lease must not exceed 60 acres, and is held in perpetuity. The rent is $2\frac{1}{2}$ per cent. of the capital value, which, after 25 years, is re-appraised every 20 years. No residence condition is attached, but improvements other than fencing must be effected to the value of £1 per acre within 5 years, and any special conditions carried out that may be notified. No person may hold more than one week-end lease except as mortgagee.

(xviii) *Residential Leases.* A holder of a miner's right may, for the purpose of *bona fide* residence, acquire a residential lease on a gold field or mineral field, provided that:— (a) the area does not exceed 20 acres; (b) the term does not exceed 28 years; and (c) the conditions as prescribed are fulfilled. A resident holder of an area on a goldfield or mineral field may similarly hold a residential lease together with the area which he already holds, but the total area of the two together must not exceed 20 acres. A residential lease may be purchased under certain conditions.

(xix) *Leases in Irrigation Areas.* Lands in an irrigation area must be divided into (a) irrigable lands; (b) non-irrigable lands; and (c) town lands. The capital values or annual rentals are determined by the Water Conservation and Irrigation Commission. The following are the conditions under which leases are granted:—(a) *Irrigation Farms or Blocks.*—The title is a lease in perpetuity, and the annual rent is $2\frac{1}{2}$ per cent. of the capital value, which, after the expiration of 25 years, is re-appraised every 20 years. A condition of the lease is residence in perpetuity by the holder. (b) *Leases of Non-irrigable Lands.*—Leases of non-irrigable lands may be granted under the same conditions as those of irrigation farms or blocks. (c) *Town Lands Blocks.*—The title to a town lands block is a lease in perpetuity or for such other term as may be determined, subject to the same terms and conditions as a lease of an irrigation farm except that (i) the annual rent must not be less than £1, (ii) the lease is subject to such building and other conditions as the Commission deems desirable, (iii) the condition of residence may be waived, and (iv) three adjoining blocks for the purpose of residence or four for business purposes may be held by one person. No residence condition attaches to a town block purchase or lease.

(xx) *Western Lands Leases.* Under the Western Lands Act the Minister may declare Crown lands in the Western Division open for lease, and specify the area and rent. No rental may be less than 2s. 6d. per square mile or part thereof nor more than 7d. per sheep on the carrying capacity, and may not be increased by more than 25 per cent. at each re-appraisal. The successful applicant is notified in the *Gazette* and must pay the first year's rent within one month after such notification. All leases issued under the Western Lands Act expire not later than the 30th June, 1943, except extended leases.

(xxi) *Forest Permits and Leases.* Under the Forestry Act, permits may be granted (a) to graze and water horses and cattle; (b) to occupy land as the site of a sawmill or other building, or any tramway, wharf, or timber depot; (c) to occupy land for charcoal burning or bee farming or other approved purpose; (d) to occupy land for growing fodder; and (e) to ringbark or otherwise kill or destroy trees. The fees are prescribed by regulation. Leases of land within State forests may also be granted for grazing or other approved purposes for any term not exceeding 20 years.

(xxii) *Areas Occupied under Leases and Licences.* On the 30th June, 1925, there were 60,699 leases and licences current under the Lands Department and the Western Land Board, comprising 114,374,397 acres of Crown lands.

The following table shows the areas which were granted under lease or licence during each year and those held under various descriptions of leases and licences at the end of the years 1920–21 to 1924–25:—

**AREAS TAKEN UP UNDER LEASE OR LICENCE.—NEW SOUTH WALES,
1920-21 TO 1924-25.**

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
<i>Areas taken up under Crown Lands Act.</i>	Acres.	Acres.	Acres.	Acres.	Acres.
Occupation Licences (auction) ..	36,000	..	10,150	34,526	11,700
Conditional leases (gazetted) ..	188,478	201,866	132,444	233,123	179,241
Conditional purchase leases ..	1,444	278	164	656	..
Settlement leases ..	10,430	1,292	19,753	9,900	4,731
Improvement leases ..	4,045	..	3,500	3,205	11,872
Annual leases ..	324,289	79,390	275,147	468,311	70,112
Scrub leases ..	22,420	..	4,718	9,812	9,870
Special leases ..	112,234	182,119	131,098	88,506	109,692
Residential leases ..	592	497	319	359	277
Permissive occupancies ..	103,740	36,642	436,425	439,682	461,962
Prickly-pear leases ..	1,140	48	..	..	..
Crown leases ..	671,247	700,419	550,254	406,721	367,031
Homestead farms ..	437,713	378,180	460,502	371,816	524,632
Homestead selections and grants ..	..	..	9,124	10,017	2,922
Suburban holdings ..	6,764	9,121	5,130	3,617	641
Week-end leases ..	159	48	219	108	61
Leases of town lands ..	51	70	2	..	..
Returned soldiers' special holdings ..	4,872	6,213	110	22	4
Inferior land leases ..	..	..	1,280	..	10,053
Irrigation farms ..	..	..	..	1,338	1,357
<i>Areas taken up under Western Lands Act.</i>					
Leases ..	3,346,079	2,520,974	271,166	2,710,890	4,677,997
Permissive occupancies ..	636,451	169,460	382,445	38,660	180,483
Total ..	5,908,148	4,286,617	2,693,950	4,831,269	6,614,638

**AREAS OCCUPIED UNDER LEASE OR LICENCE.—NEW SOUTH WALES,
1920-21 TO 1924-25.**

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
	Acres.	Acres.	Acres.	Acres.	Acres.
Outgoing pastoral leases ..	569,425	435,970	399,944	270,222	227,240
Occupation { (i) Ordinary ..	3,191,614	2,782,896	2,787,985	2,455,642	2,207,313
(ii) Preferential ..	788,554	693,212	770,192	715,240	578,930
Homestead leases ..	35,687	15,207	15,207	..	..
Condit ^l { (i) Gazetted ..	14,149,642	14,091,229	14,030,087	14,075,585	13,939,063
(ii) Not gazetted (under provisional rent) ..	137,897	78,022	103,923	(c)	(c)
Conditional purchase leases ..	368,669	322,548	293,013	265,643	246,355
Settlement leases ..	3,973,171	4,032,936	3,953,363	3,836,205	3,712,740
Improvement leases ..	3,288,555	3,177,936	2,903,511	2,707,312	2,185,952
Annual leases ..	2,409,661	1,914,217	1,949,887	1,694,209	1,477,571
Scrub leases ..	1,502,434	1,247,926	1,165,782	1,099,355	1,046,596
Snow leases ..	129,020	126,020	126,020	126,020	126,020
Special leases ..	743,049	828,684	823,091	795,780	795,908
Inferior land leases ..	69,710	68,350	59,787	59,787	72,200
Blockholders' leases ..	1	..	..	..	..
Residential leases (on gold and mineral fields) ..	12,991	12,541	11,849	11,527	10,928
Church and school lands ..	11	11	11	11	11
Permissive occupancies (b) ..	1,878,675	1,915,317	2,063,273	2,182,302	2,441,260
Prickly-pear leases ..	35,932	30,502	24,820	21,028	19,298
Crown leases ..	3,664,798	4,128,533	4,519,500	4,764,214	4,874,737
Homestead farms ..	2,296,848	2,622,756	3,014,076	3,309,141	3,772,847
Homestead selections and grants ..	895,330	895,298	915,483	951,594	917,688
Suburban holdings ..	45,475	51,071	59,732	56,376	53,994
Week-end leases ..	418	487	714	791	575
Leases of town lands ..	71	139	134	129	121
Returned soldiers' special holdings ..	20,118	26,567	28,711	23,826	24,986
Irrigation farms and blocks ..	..	..	..	129,414	282,246
Western land leases and licences (a) ..	76,009,212	75,975,852	75,368,253	75,365,499	75,642,064
Total ..	116,166,968	115,474,827	115,393,357	114,916,852	114,656,643

(a) Includes permissive occupancies.

(b) Permissive occupancies in the Western Division not included.

(c) Not available.

2. *Victoria.*—(i) *Perpetual Leases.* A person may take up as a perpetual lease an area of Crown land varying from 600 acres of first class land to 2,880 acres of Class 4A land. The annual rental is fixed by the Board of Land and Works every 10 years. Specified improvements must be effected during the first 6 years, and residence on or within 5 miles of the land for 6 months during the first year and for 8 months during each of the 4 following years is necessary, but, if one-fourth of the allotment be cultivated during the first 2 years and one-half before the end of the fourth year, the residence covenant is not enforced.

(ii) *Auriferous Lands Licences.* Licences may be granted for any period not exceeding one year, entitling the holder to reside on or cultivate auriferous land not comprised within a city or town, and not exceeding in extent 20 acres. The terms and conditions are such as are approved by the Governor. No person may hold more than one licence. After the value of the land has been paid in rent, only a nominal rent is payable.

(iii) *Leases of Swamp or Reclaimed Lands.* Swamp or reclaimed lands may be leased in allotments not exceeding 160 acres, for a term of 21 years, subject to the lessee keeping open all drains, etc., thereon. The rent is fixed according to the value of the land as determined by the Board of Land and Works. The lessee must effect improvements to the value of 10s. per acre in each of the first 3 years, but residence on the land is not necessary.

(iv) *Perpetual Leases of Swamp or Reclaimed Lands.* The conditions under which these leases may be taken up are similar to those of ordinary leases, except that the lease is held in perpetuity, and the rent is fixed at 4 per cent. of the value of the land, which is re-appraised every 10 years.

(v) *Grazing Licences.* Grazing licences may be granted for a term not exceeding 7 years subject to cancellation at any time. In the case of returned soldiers, leases may be granted for 14 years. The rental varies according to the class of land.

(vi) *Perpetual Leases of Mallee Land.* Perpetual leases of Mallee land may be granted for areas ranging from 640 acres of first class land to 4,000 acres of Class 4A land. The rent is 1½ per cent. of the value of the land, which is re-appraised every 10 years. Residence is necessary during 6 months of the first year and during 8 months in each of the following 4 years, but the residence condition is waived if one-fourth of the land is cultivated within 4 years and one-half by the end of the sixth year, or, alternatively, if improvements, ranging in value from 10s. to 2s. 6d. per acre, according to the class of land, are effected during the first 6 years.

(vii) *Miscellaneous Leases and Licences.* Leases up to 21 years at an annual rental of not less than £5, and annual licences at various rates are issued for different purposes, such as sites for residences, gardens, inns, stores, smithies, butter factories, creameries, brickworks, etc. Licensees who have been in possession of land for 5 years (if such land is situated outside the boundaries of a city) may purchase the same at a price to be determined by the Board.

(viii) *Bee Farm Licences.* Annual licences for bee farms may be issued for areas of not more than 10 acres at such fees as the Minister may fix.

(ix) *Bee-Range Area Licences.* A bee-range licence may be secured on payment of ½d. for every acre of Crown land within a radius of 1 mile of the apiary, and in connexion therewith all suitable timber may be protected from destruction although held under grazing lease or licence.

(x) *Eucalyptus Oil Licences.* A licence may be granted of land suitable for the growth of trees in connexion with the manufacture or production of eucalyptus oil. The licence is in force for such period and subject to such conditions as may be prescribed.

(xi) *Forest Leases.* Under the Forests Act, a person may obtain, for a term not exceeding 12 years, a lease of Crown land within any reserved forest for (a) the grazing of cattle; (b) sawmilling purposes, but not exceeding 3,000 acres in extent; or (c) any miscellaneous purpose for which a miscellaneous lease may be granted under the Land Act. The rent and conditions are as prescribed.

(xii) *Forest Licences.* Under the same Act, and subject to prescribed conditions, the Forests Commission may grant to any person for any term not exceeding one year

a licence to occupy (a) any area for the grazing of cattle; (b) a special area, not exceeding 640 acres, for the cutting of timber; (c) an area, not exceeding one acre, for residence purposes; or (d) an area for any of the miscellaneous purposes for which a miscellaneous licence may be granted under the Land Acts.

(xiii) *Forest Townships.* A sufficient part of any reserved forest may be set apart as a forest township site, and divided into allotments. Such allotments may, upon the prescribed terms and rental, be leased for any term not exceeding 20 years to any person engaged in the forest industry or to any business person, and these leases are renewable.

(xiv) *Areas held under Leases and Licences.* The following statement shows the areas of Crown lands occupied under leases and licences from 1920 to 1924. All grazing area leases expired on the 29th December, 1920:—

CROWN LANDS UNDER LEASE OR LICENCE.—VICTORIA, 1920 TO 1924.

Tenure.	1920.	1921.	1922.	1923.	1924.
	Acres.	Acres.	Acres.	Acres.	Acres.
Grazing area leases	2,329,343				
Grazing licences (exclusive of Mallee) ..	6,242,276	6,649,821	6,647,808	6,647,800	6,393,679
Mallee lands	4,908,543	1,680,670	2,405,320	2,405,328	1,699,422
Auriferous lands (licences)	65,590	64,135	61,577	56,789	53,227
Swamp lands (leases)	1,478	1,565	1,697	2,854	2,866
Perpetual leases	7,559	7,559	7,559	5,240	4,882
Perpetual leases under Mallee Lands Acts 1896-1901	141,957	128,684	113,632	102,518	100,657
Total	13,696,746	8,532,434	9,237,593	9,220,529	8,254,738

3. *Queensland.*—(i) *Perpetual Lease Selections.* The area of a perpetual lease selection must not exceed 2,560 acres, and is held under a lease in perpetuity. An applicant for such lease, who undertakes to reside on his selection during the first 5 years of his lease, has priority over other applicants, and further priority is granted to an applicant who, in addition, agrees to cultivate at least one-twelfth of his selection within the first 3 years. The annual rent during the first 15 years is $1\frac{1}{2}$ per cent. of the notified capital value, provided that the rent for the second year is a peppercorn (if demanded). The annual rent for each period of 15 years thereafter is determined by the Land Court at a similar percentage of the unimproved capital value of the land as fixed by that Court. Where the land is in a prickly-pear area or a buffer area under the Prickly-pear Act, the maximum area allowed to one person may exceed 2,560 acres. The duration of each period of a selection under such an area is 30 years, and the Prickly-pear Land Commission, instead of the Land Court, fixes the rent.

(ii) *Perpetual Lease Prickly-pear Selections.* The maximum area for a perpetual lease prickly-pear selection is 2,560 acres, and the same conditions as to priority apply as in the case of an ordinary perpetual lease selection. The lease is in perpetuity and contains a condition for the destruction of the prickly pear thereon. The rent for the first 30 years is a peppercorn (if demanded), and for each period of 30 years thereafter is $1\frac{1}{2}$ per cent. of the unimproved capital value as determined by the Prickly-pear Land Commission.

(iii) *Pastoral Leases.* The Minister may, by notification in the Gazette, declare any Crown land open for pastoral lease, subject to conditions as to fencing, improvements, and the destruction of noxious weeds. The notification must specify the areas to be leased, the maximum area which one person may hold, the term of the lease, which must not exceed 30 years, and the rent per square mile for the first period of 10 years. The rent for the second and third periods of 10 years is fixed by the Land Court. In a prickly-pear area or buffer area the periods are 20 years, and the Prickly-pear Land Commission fixes the rent.

(iv) *Preferential Pastoral Leases.* When the terms of the opening notification so indicate, land may be applied for during the first 6 months only as preferential pastoral leases, and, in that case, no person who is under 16 years of age or is the selector or lessee

of a grazing selection or the owner of freehold land of an area of 5,000 acres and upwards shall be competent to apply for or hold the land as a preferential pastoral lease. The holder of an ordinary pastoral lease will also be debarred from applying for or holding the specified land under preferential pastoral lease if the area of the latter combined with that of the pastoral holding exceeds the maximum area mentioned in the notification. When an applicant for a preferential pastoral lease on making his application offers that the holding shall be subject to the condition of personal residence during the first 7 years, and undertakes to perform that condition, he receives priority over applicants who do not make such offer. In other respects the conditions as regards improvements and the destruction of noxious weeds are the same as in the case of an ordinary pastoral lease. The holder of a preferential pastoral lease must hold and use the land for his own exclusive benefit, but such stipulation is not made in connexion with an ordinary pastoral lease.

(v) *Prickly-pear Leases.* The Minister, on the recommendation of the Prickly-pear Land Commission, may, by notification in the *Gazette*, declare any Crown land (being prickly-pear land) open for prickly-pear lease subject to any of the conditions applicable to pastoral holdings situated outside a prickly-pear area or buffer area. The land comprised in a prickly-pear lease or any part thereof may be resumed for agricultural or mixed farming settlement without compensation except for improvements. The rent for the second and each succeeding period of 10 years is determined by the Prickly-pear Land Commission.

(vi) *Occupation Licences.* Annual licences are granted to occupy Crown lands, either after notification in the *Gazette* or by the Minister without competition. In the former case the rent is as notified, and in the latter is as fixed by the Minister. Licences expire on the 31st December in each year, but may be renewed from year to year upon payment of the rent on or before the 30th September, and the rent may be increased on or before that date. A licence is determinable on 3 months' notice.

(vii) *Special Leases.* The Governor may issue a lease of any portion of land for any manufactory, or for any industrial, residential or business purposes, or for any race-course or recreation purposes, for a period not exceeding 30 years upon such conditions as he thinks fit. A lease may also be issued of reserved lands which are infested with noxious weeds or scrub, conditionally on the lessee destroying such noxious plants.

(viii) *Grazing Selections.* Crown land may be leased as grazing selections, but no person may hold a grazing selection or selections exceeding 60,000 acres in the aggregate. A grazing selection must be fenced within 3 years with a stock-proof fence, a rabbit-proof fence, a marsupial-proof fence or with a fence which is both rabbit-proof and marsupial-proof as the terms of the notification opening the land for selection require, and when so fenced the selector is entitled to a lease. A condition may be imposed for the destruction of noxious weeds. The annual rent for the first 7 years is as notified or tendered, and for each succeeding period of 7 years is as determined by the Land Court, except in the case of selections in a prickly-pear area or a buffer area. In such cases the Prickly-pear Land Commission determines the rent for the period of 14 years instead of 7 years. Grazing selections may be either (a) grazing farms, or (b) grazing homesteads; and when land is declared open for grazing selection it must be available for grazing homesteads only during the first 56 days. If at the expiration of that period the land has not been applied for it shall for a further period of 34 days be deemed to be withdrawn from selection, after which it will be available for selection as a grazing farm only. The lease of a grazing farm is subject to the condition of occupation during the whole term, and that of a grazing homestead to the condition of personal residence during the whole term.

(ix) *Auction Perpetual Leases.* Perpetual leases of (a) town lands, in areas not exceeding half-an-acre; (b) suburban lands, in areas not exceeding 5 acres; and (c) country lands, in areas not exceeding 640 acres, may be sold by auction to any person, to trustees for religious or charitable bodies, or to companies. Improvements to the value of at least £25 must be effected within 2 years, and the rent during the first 15 years is fixed at 3 per cent. of the upset price, or of such greater capital sum as has been bid by the purchaser. For each period of 15 years thereafter, the rent is 3 per cent. of such unimproved value of the land as is determined by the Land Court. No person may hold more than 6 town or 6 suburban leases in any one town or adjacent thereto.

(x) *Areas taken up under Lease or Licence.* The following table gives particulars of the areas taken up under lease or licence during the years 1920 to 1924 :—

AREAS TAKEN UP UNDER LEASE OR LICENCE.—QUEENSLAND, 1920 TO 1924.

Tenure.	1920.	1921.	1922.	1923.	1924.
	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral leases	4,017,080	1,121,800	2,998,480	3,326,320	4,594,760
Occupation licences	4,274,440	5,994,440	7,993,560	7,757,440	4,291,600
Grazing farms	2,009,034	949,432	1,306,603	1,938,428	744,565
Grazing homesteads	2,897,409	1,853,990	1,673,724	2,853,341	3,083,548
Perpetual lease selections	490,546	419,886	250,518	205,282	278,137
Perpetual lease prickly-pear selections	435,299	270,985	154,359	140,093	85,296
Auction perpetual leases, Town	142	150	206	175	127
" " " Suburban	262	236	371	187	214
" " " Country	859	916	924	1,067	1,293
Special leases	6,511	11,806	18,012	25,905	55,015
Leases of reserves	39,173	28,190	18,050	46,741	33,915
Total	14,080,785	10,651,831	14,414,807	16,294,979	13,168,470

The following particulars are available respecting leases taken up in 1925 :—

Grazing farms	1,167,474 acres.
Grazing homesteads	2,155,991 acres.
Perpetual lease selections	366,952 acres.
Perpetual lease prickly-pear selections	169,442 acres.

The gross area held at the end of the year 1924 for purely pastoral purposes was 350,467 square miles.

Seven non-competitive perpetual leases were issued during 1925, the total area being 91 acres.

The total areas occupied under lease or licence will be found in a table at the end of this chapter.

4. *South Australia.*—(i) *Perpetual Leases.* Crown lands (except town lands) which have been surveyed, or of which the boundaries have been delineated in the public maps, may be offered on perpetual lease. Details concerning the area which is to be cleared and rendered available for cultivation, and the rent to be paid, are notified in the *Gazette*. An applicant must deposit with his application 20 per cent. of the first year's rent (if any). Preference is given in allotting land to the applicant who agrees to reside on the lease for 9 months in each year. If no application is made within 3 months from the date of notification, the Commissioner may offer the land at a reduced rent. No lease may be granted to any person of lands the unimproved value of which exceeds £5,000, except where the land is suitable for pastoral purposes only, while no lease is granted if the carrying capacity of all the lands held by the lessee would exceed 5,000 sheep, or, if outside Goyder's line of rainfall, 10,000 sheep. The lessee must fence the land within 5 years, and clear and render available for cultivation not less than one-eighth during the first 2 years, one-eighth during the second 2 years, and then one-eighth annually until three-quarters have been so cleared and rendered available for cultivation.

(ii) *Special Perpetual Leases.* Where the Commissioner directs, the following provisions apply respecting the payment of rent :—(a) No rent is payable for the first 4 years; (b) from the end of the fourth to the end of the tenth year, rent is payable at the rate of 2 per cent. of the value of the land; and (c) thereafter, 4 per cent. of the value of the land is payable in perpetuity.

(iii) *Homestead Blocks.* The conditions applying to these blocks are the same as those for blocks held under agreement to purchase, except that they are leased in perpetuity and cannot be sold. (See § 4.)

(iv) *Miscellaneous Leases.* Leases may be granted for various purposes for any term not exceeding 21 years at such rents and upon such conditions as the Commissioner may determine.

(v) *Licences.* Licences may be granted of Crown lands for (a) fishermen's residences and drying grounds, (b) manufactories, fellmongering establishments, slaughter houses, brick or lime kilns or sawmills, (c) depasturing sheep, cattle or other animals, or (d) any other approved purpose. These licences are in force for one year only and are subject to such fees and conditions as the Commissioner may impose.

(vi) *Leases of Resumed Lands.* The Commissioner may resume possession of any well or other place where water has been found, and of not more than 1 square mile of land contiguous thereto, or, in the case of artesian water, 5 square miles. A lease of such land may be offered by private contract or by auction, the original lessee of the land having a preferential right to such lease. The lessee must maintain an accommodation house, if required, and construct facilities for watering stock.

(vii) *Pastoral Leases.* These leases are issued under the Pastoral Acts, and are granted for a term of 21 or 42 years. The rent is fixed by the Commissioner of Crown Lands, and is based on the unimproved value, which is re-appraised in the case of 42 years' leases after the expiration of 21 years. The lessee must expend in improvements such sum not exceeding 10s. per square mile per annum as is recommended by the Pastoral Board, but this covenant ceases when £3 per square mile has been expended. Conditions as to stocking must also be fulfilled.

(viii) *Leases to Discoverers of Pastoral Country, etc.* Under the same Acts, a person who has discovered pastoral lands or has applied for a lease which has been abandoned for 3 years or more on account of vermin may obtain a lease for 42 years at a peppercorn rental for the first 10 years, at 6d. per square mile for the next 10 years, and thereafter at a rent of 2s. per square mile annually.

(ix) *Special Leases to Discoverers of Water.* The Governor may, under the Pastoral Acts, issue a permit to any person desirous of searching for water. The permit is in force for one year and confers on the holder the exclusive right to search for water on the land specified therein, and a preferential right to a lease. The holder of a permit who has discovered a permanent supply of water equal to not less than 4,000 gallons per day suitable for great cattle may be granted a lease not exceeding 100 square miles at a similar rental to that paid by lessees who have discovered pastoral country (see preceding subsection (viii)). The conditions of stocking are modified, and for 10 years the land is exempt from rating under the Wild Dogs Act. The discoverer of such water supply is also entitled to a reward of at least £200, provided the supply is not less than 3 miles from any existing well or bore.

(x) *Irrigation Blocks.* Under the Irrigation Act, blocks of land are offered in irrigation areas on perpetual lease at rentals fixed by the Irrigation Commission. Provided that the block has not been cultivated, one-quarter only of the rent is payable for the first year, one-half for the second year, three-quarters for the third year, and thereafter the full amount annually. Not more than 50 acres of irrigable or reclaimed land may be held by one person. Residence for 9 months in each year is necessary, and certain specified improvements must be effected.

(xi) *Town Allotments in Irrigation Areas.* Perpetual leases of town allotments in irrigation areas must be offered for sale by auction, and, if not so sold, may be sold by private contract at not less than the upset price. A lessee must within 18 months effect improvements to the value of not less than 10 times the annual rent, but not less than £150 if the allotment is used for residential purposes, or £200 if used otherwise. Annual licences may also be granted to occupy town allotments.

(xii) *Forest Leases.* Leases of land comprised in any forest reserve under the Woods and Forests Act, for cultivation or grazing or both, are open to application for allotment by the Land Board for any term not exceeding 42-years. With the approval of the Commissioner of Forest Lands such land may also be leased by the Land Board. With the exception of leases in certain scheduled forest reserves, a lessee may surrender his lease and be granted a perpetual lease or agreement to purchase in lieu thereof.

(xiii) *Areas Leased.* The following table gives the areas leased during each of the years 1920-21 to 1924-25 under the different forms of lease tenure :—

AREAS LEASED.—SOUTH AUSTRALIA, 1920-21 TO 1924-25.

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
	Acres.	Acres.	Acres.	Acres.	Acres.
Perpetual leases—					
Homestead farms (repurchased)	15	..	1	..	..
Irrigation and reclaimed lands ..	804	911	490	2,893	3,616
Other Crown lands ..	147,361	159,007	284,074	123,039	91,620
Miscellaneous leases					
Grazing ..	98,060	1,294	136,159	21,626	133,898
Grazing and cultivation ..	15,102	11,687	64,371	4,082	116,733
Agricultural College land ..	..	..	..	..	..
Forest ..	3,210	2,005	21,840	..	19,840
Pastoral leases ..	2,918,400	1,437,440	2,259,200	2,727,680	958,400
Total ..	3,182,952	1,612,344	2,766,135	2,879,320	1,324,107

The total areas held under lease are given in the table at the end of this chapter.

5. *Western Australia.*—(i) *Pastoral Leases.* Crown lands may be leased for pastoral purposes, the maximum areas of the blocks and the rentals varying according to the division in which they are situated, but no person may acquire more than 1,000,000 acres. Pastoral leases must be stocked within 2 years at the rate of 10 head of sheep or 2 head of large stock for each 1,000 acres, within 5 years with double that quantity, and for the remainder of the term with 3 times that number. Pastoral leases may be held for a term expiring on the 31st December, 1948, and the rentals are re-assessed at the end of 15 years, but may not be increased by more than 50 per cent. Lessees must improve their land to the extent of £5 per 1,000 acres within 5 years, and to the extent of £10 per 1,000 acres within 10 years.

(ii) *Special Leases.* The Governor may grant special leases of Crown lands, not exceeding 25 acres in area, for a term not exceeding 21 years, at a yearly rental of not less than £2. Such leases are granted for miscellaneous purposes, such as obtaining guano, sites for inns or factories, market gardens, and similar objects.

(iii) *Residential Leases.* Any unalienated town, suburban or rural lands, may be set apart for residential leases and subdivided into lots not exceeding $\frac{1}{2}$ acre each. The terms and conditions are prescribed by regulation. Any holder of a residential lease, who has resided thereon for 2 years, may convert the same into a working-man's block.

(iv) *Leases of Town and Suburban Land.* The Governor may lease any town or suburban lands for a period of 99 years at an annual rental equal to 4 per cent. of capital value, which is to be re-appraised every 10 years.

(v) *Irrigation Leases.* Under the Rights in Water and Irrigation Act, any land may be acquired for or dedicated to the purposes of that Act, and the Minister may grant leases in perpetuity of any such land at an annual rent based on the unimproved capital value of the demised land (subject to re-appraisal at prescribed periods) and the value of the improvements thereon, subject to such conditions as are prescribed.

(vi) *Forest Permits.* Under the Forests Act, the Conservator of Forests may issue permits entitling the holders (a) to occupy land as the site of a sawmill, as a timber depot, for growing fodder, or for any other approved purpose; or (b) to work a sawmill; or (c) to make roads or tramways; or (d) to graze and water cattle—on lands under his jurisdiction. The term of a permit must not exceed 10 years, and permits must be submitted to public auction. The Conservator of Forests may also grant forest leases on such conditions as he may think fit, for periods not exceeding 20 years, for grazing, agriculture, or other purposes not opposed to the interests of forestry.

(vii) *Areas Leased.* The subjoined table gives the number of leases and the areas of land leased by the Lands Department during the years ending 30th June, 1921 to 1925 :—

LEASES.—WESTERN AUSTRALIA, 1920-21 TO 1924-5.

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
Number of leases issued	694	821	504	605	537

AREAS OF LEASES ISSUED.

	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral leases	20,303,900	28,259,124	5,738,313	20,361,793	20,841,066
Special leases	7,762	8,874	3,838	2,265	2,894
Leases of reserves	38,573	374,338	36,396	25,370	56,275
	20,350,235	28,642,336	5,778,547	20,389,428	20,900,235

The total areas leased are given in the table at the end of this chapter.

6. *Tasmania.*—(i) *Grazing Leases.* Leases of grazing lands are put up to auction, the upset price being fixed by the Commissioner, but at not less than an annual rent of 5s. per 100 acres. Lands not disposed of by auction may be gazetted and let by private contract.

(ii) *Leases of Land Covered with Button-grass, etc.* The Commissioner may lease to any person, for a period not exceeding 26 years, any Crown land covered with button-grass, river-grass or rushes, at a rental which must not be less than 25s. per 1,000 acres, provided that the lessee covenants to improve the area to the value of £2 10s. per 1,000 acres per annum.

(iii) *Leases of Mountainous Land.* Leases for a period not exceeding 21 years may be granted of land situated at an altitude of not less than 1,800 feet. The rent is not less than £2 10s. per 1,000 acres per annum, and the lessee must improve the land to the value of £5 per 1,000 acres annually.

(iv) *Miscellaneous Leases.* The Commissioner may lease for a period not exceeding 14 years land for wharves, jetties, watercourses, manufactories, railways, tramways etc. The lessee must carry out the conditions stated in the lease and pay the prescribed rent half-yearly.

(v) *Temporary Licences.* The Commissioner may grant to any person a temporary licence to hold, for not exceeding 12 months, any Crown lands for such purposes and on such terms and conditions as may be prescribed.

(vi) *Occupation Licences.* An occupation licence for a year expiring on the 31st December may be issued at a fee of 5s. to any person, such licence entitling him to occupy the surface of any Crown land within a mining area not exceeding $\frac{1}{4}$ acre in extent.

(vii) *Pastoral Leases.* A holder of an occupation licence or any approved person may lease within a mining area by private contract a pastoral lease for a period not exceeding 14 years, upon such terms and conditions as the Governor may see fit. No such lease may exceed 1,000 acres in area.

(viii) *Residence Licences.* A residence licence, for which a fee of 10s. is charged, and which is in force until the 31st December, entitles the holder to occupy for residence an area not exceeding $\frac{1}{4}$ acre in any town situated within a mining area which has been surveyed and gazetted as available therefor.

(ix) *Business Licences.* A business licence, costing £1 for a year, expiring on the 31st December, authorizes the holder to occupy for business purposes the surface of any Crown land within a mining area, not exceeding $\frac{1}{4}$ acre in area.

(x) *Forest Leases, Licences and Permits.* Under the Forestry Act, the following leases, permits, and licences may be granted on lands contained in State forests and timber reserves:—(a) *Forest Permits.* A forest permit confers upon the holder, for not exceeding 15 years, exclusive rights over the land therein defined for all purposes connected with the obtaining, conversion and removal of timber and forest produce. Such permit may be submitted to public auction or tender, and is subject to the payment of royalties on all produce taken, and to the prescribed conditions; (b) *Occupation Permits.* An occupation permit may be granted for a period not exceeding 15 years for sawmill sites, timber depots, roads and tramways. A similar permit may also be issued entitling the holder to graze and water cattle; (c) *Forest Licences.* A forest licence authorizes the holder to take forest produce, subject to the payment of fees and royalties as prescribed. The term of such licence may not exceed 3 months; (d) *Forest Leases.* Land may be leased on such conditions as the Minister may think fit for not longer than 14 years for grazing, agricultural, or other purposes. No compensation is payable for improvements, but the licensee may remove any buildings or fences, or dispose of them to an incoming tenant; (e) *Plantation Leases.* The Minister may grant, for not exceeding 60 years, leases for plantation purposes at such rent and upon such conditions as may be prescribed.

(xi) *Areas Leased.* The following table gives the areas leased during each year and the total areas leased at the end of the years 1920 to 1924:—

AREAS LEASED.—TASMANIA, 1920 TO 1924.

Particulars.	1920.	1921.	1922.	1923.	1924.
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AREAS LEASED DURING YEAR.

	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral leases	340,876	197,597	89,666	171,484	188,652

TOTAL AREAS LEASED AT END OF YEAR.

	1,540,000	1,608,000	1,577,653	1,593,000	1,575,000
Ordinary leased land	107,000	108,000	107,000	107,000	108,000
Islands	230,524	236,847	308,072	272,270	282,673
Land leased for timber					
Total	1,877,524	1,952,847	1,992,725	1,972,270	1,963,673

7. Northern Territory.—(i) *Pastoral Leases.* A pastoral lease may be granted for such term, not exceeding 42 years, as the Land Board determines. The rental for the first period is fixed by the Board, and is subject to re-appraisal on such dates as are specified in the lease or as are prescribed.

(ii) *Agricultural Leases.* Agricultural lands are classified, and the maximum area which may be included in any one lease is as follows:—Division A, Cultivation Farms, Class 1, 1,280 acres, Class 2, 2,560 acres: Division B, Mixed Farming and Grazing, Class 1, 12,800 acres, Class 2, 38,400 acres. Agricultural leases are granted in perpetuity, and the rent for the first period is fixed by the Land Board, and is re-appraised every 21 years. The lessee must—(a) in the case of lands for mixed farming and grazing, stock the land to the extent prescribed by the regulations and keep it so stocked; (b) establish a home within 2 years and reside on the leased land for 6 months in each year in the case of land for cultivation, and for 4 months in each year in the case of land for mixed farming and grazing; (c) cultivate the land to the extent notified by the Board; and (d) fence the land as prescribed.

(iii) *Leases of Town Lands.* Leases of town lands are granted in perpetuity, the rental being fixed every 14 years. Such leases must, in the first instance, be offered for sale by public auction, and if not so sold, may be allotted by the Board to any applicant, at the rental fixed by the Board. The lessee must erect, within such time as is notified, buildings to the value specified in the conditions of sale.

(iv) *Miscellaneous Leases.* The Land Board may grant a lease of any portion of Crown lands, or of any dedicated or reserved lands, for any prescribed or approved purpose. Such leases are for a term not exceeding 21 years, and may be offered for sale by public auction, or granted to any applicant at an annual rental fixed by the Board.

(v) *Grazing Licences.* Licences may be granted to graze stock on Crown lands for such period, not exceeding one year, as is prescribed, and at the rent and on the conditions specified.

(vi) *Occupation Licences.* Licences may be granted for any period not exceeding 5 years, and on specified rentals and conditions, for the purpose of drying or curing fish, or for any manufacturing or industrial purpose, or for any prescribed purpose.

(vii) *Miscellaneous Licences.* The Board may grant licences for miscellaneous purposes for a period not exceeding 12 months on prescribed terms and conditions.

(viii) *Leases to Aborigines.* The Governor-General may grant to any aboriginal native, or to the descendant of any aboriginal native, a lease of Crown lands not exceeding 160 acres for any term of years upon such terms and conditions as he thinks fit.

(ix) *Areas held under Leases, Licences, and Permits.* The following table shows the total areas held under lease, licence, and permit at the end of the years 1921 to 1925 :—

NORTHERN TERRITORY.—AREAS HELD UNDER LEASES, LICENCES, OR PERMITS, 1921 TO 1925.

Particulars.	1921.	1922.	1923.	1924.	1925.
	Acres.	Acres.	Acres.	Acres.	Acres.
Right of purchase leases ..	356	356	356	..	..
Pastoral leases and grazing licences ..	136,464,960	130,410,720	134,214,800	137,209,866	143,673,866
Other leases and licences ..	1,211,337	5,167,720	2,112,816	1,945,088	2,740,840
Total	137,676,653	135,578,796	136,327,972	139,154,954	146,414,706

On the 31st December, 1925, the areas held under leases and licences were :—Pastoral leases, 111,747,466 acres ; annual pastoral leases, 33,280 acres ; pastoral permits, 2,211,840 acres ; grazing licences, 29,681,280 acres ; miscellaneous leases (including water leases), 2,738,994 acres ; mining leases, 1,846 acres. There were also 32,724 square miles under reserve for aboriginal natives of Australia, 8,210 square miles mostly over pastoral holdings under licences to prospect for mineral oil and coal, and 1,051,520 acres mission station leases.

8. *Federal Capital Territory.*—(i) *General.* Under the Seat of Government (Administration) Act 1910, Crown lands in the Territory may not be sold or disposed of for any estate in freehold except in pursuance of some contract entered into before the commencement of that Act. Leases of land in the City Area are granted under the City Area Leases Ordinance 1925, and leases of other lands under the Leases Ordinance 1918-25. Land is also leased for various purposes in the City Area under the Church Lands Leases Ordinance 1924, Leases (Special Purposes) Ordinance 1925, and the Recreation Land Leases Ordinance 1923.

(ii) *City Leases.* The Minister may grant leases in the city area of any Crown land for business or residential purposes. Such leases may be issued for a period not exceeding 99 years at a rental equal to not less than 5 per cent. of the unimproved value of the land, which value is subject to re-appraisal at the expiration of 20 years, and thereafter every 10 years. A suitable building must be commenced within 2 years and completed within 3 years unless an extension of time as may be approved is allowed.

The first public auction sale of City Leases in Canberra was held on 12th December, 1924, at which 393 blocks were offered, including business and residential subdivisions. The leases of 146 blocks were sold at the auction, and 139 have been sold subsequently, while 64 blocks have been withdrawn from lease and buildings for public servants are being erected thereon by the Commission. Further subdivisions for sale and business purposes will be offered this year.

(iii) *Leases of other Lands.* Leases may be granted for grazing, fruitgrowing, horticulture, agriculture, residential, business, or other purposes for a period not exceeding 25 years. The annual rental is 5 per cent. of the assessed value of the land, including improvements which are the property of the Crown, plus the amount of rates payable. No person may hold under lease land of a greater value than £6,000, exclusive of the value of buildings and fences thereon.

(iv) *Areas of Acquired, Leased, etc., Lands.* At the end of the year 1925 the area of acquired lands was 209,531 acres; of lands alienated, 46,404 acres; of lands in process of alienation, 54,832 acres; of leases, 103,511 acres; and unoccupied, 169,382 acres. These figures are exclusive of 17,920 acres in the Jervis Bay area.

§ 6. Closer Settlement.

1. *New South Wales.*—(i) *Acquisition of Land.* For the purposes of the Closer Settlement Act, the Governor may constitute three Closer Settlement Advisory Boards, but at present one such Board deals with closer settlement for the whole State. Where the Board reports that any land is suitable for closer settlement, the Governor may either purchase it by agreement with the owner, or, failing such agreement, where the value of the unimproved land exceeds £20,000, resume it compulsorily. All such purchases or resumptions must be approved by Parliament. Land within 15 miles of a railway, the construction of which is authorized, if the property of one owner, and exceeding £10,000 in value, may also be purchased or resumed.

Under the provisions of the Crown Lands Consolidation Act 1913, the Governor may acquire either by way of purchase or resumption, after report by the Local Land Board, any land of any tenure for certain purposes, including settlement. Private lands may also be acquired for Closer Settlement by direct purchase under Executive Council authority.

(ii) *Disposal of Acquired Lands.*—(a) *Closer Settlement Purchase and Soldiers' Group Purchase.*—Lands acquired or resumed for closer settlement are mainly disposed of as Settlement Purchase under the Closer Settlement Acts or Soldiers' Group Purchase under the Returned Soldiers' Settlement Act 1916. The capital value is as notified, and represents roughly the cost of acquisition plus the cost of subdivision, etc. Unless otherwise specified the deposit and annual instalment are $6\frac{1}{2}$ per cent. of the capital value, including interest at the rate of $5\frac{1}{2}$ per cent. per annum. The whole of the balance of the purchase-money may be paid at any time. Returned soldiers taking up a settlement purchase or group purchase are not required to lodge any deposit. Residence for 5 years is obligatory, and in the case of a settlement purchase permanent improvements to the extent of 10 per cent. of the value of the land must be effected within 2 years, and an additional 15 per cent. within 5 years. Improvements existing on the land when allotted are, however, taken into consideration in satisfaction of the improvement conditions.

(b) *Sales by Auction.* Land acquired for closer settlement may also be set apart as township allotments. Such allotments, which must not exceed $\frac{1}{2}$ -acre in area, may be sold by auction, but no person may hold more than three such allotments, except by way of mortgage.

(c) *After-auction Sales.* When any land has been offered for sale or lease by auction, and is not so sold or leased, any person may apply for the same at the upset price. A deposit of 25 per cent. of the upset price must be lodged with the application, and the balance paid according to the conditions notified in the *Gazette*. Such land may also be set apart for disposal under the Crown Lands Act.

(d) *Permissive Occupancies.* The Minister may grant permits to occupy any acquired land which remains undisposed of, upon such terms and conditions as he thinks fit.

(iii) *Closer Settlement Promotion.* Any three or more persons, or one or more discharged soldiers, each of whom is qualified to hold a closer settlement purchase, may negotiate with an owner of private lands to purchase a specified area on a freehold basis. If the Minister approves, the land is bought by the Crown and paid for in cash or debentures, but the freehold value including improvements must not exceed £3,000 for any one person, or in exceptional cases £3,500. If the land is suitable for grazing only, the value may be up to £4,000. If the land is purchased for cash, the applicant for a closer settlement purchase pays therefor at the ordinary rate, but if payment for the land is made in debentures, the deposit and annual instalments are $1\frac{1}{2}$ per cent. in advance of the rate of interest paid by the Crown, and the interest on the unpaid balance of the purchase money is $\frac{1}{2}$ per cent. in advance of the rate of interest paid by the Crown as aforesaid. Any one or more discharged soldiers or sailors may also enter into agreements to purchase on present title basis a conditional purchase, a conditional purchase lease, a conditional purchase and conditional lease, a homestead selection, a homestead farm, a settlement lease, a Crown lease, an improvement lease or scrub lease, not substantially of a greater area than is sufficient for the maintenance of a home. The vendor is paid by the Crown as heretofore, but the transfer is made direct to the purchaser.

(iv) *Areas Acquired and Disposed of.* Up to the 30th June, 1925, 1,844 estates had been opened for closer settlement.

The number of farms allotted under the Promotion Section of the Closer Settlement Act to date is 3,731, the area 1,774,920 acres, and the amount advanced £8,254,009.

The following statement gives particulars of the aggregate areas opened up to the 30th June in each year from 1921 to 1925 :—

CLOSER SETTLEMENT AREAS (a).—NEW SOUTH WALES, 1920-21 TO 1924-25.

Yearended 30th June—	Areas.			Capital Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Acquired Lands.	Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1921	3,122,415	94,881	3,217,296	11,010,116	176,164	11,186,280
1922	3,454,422	94,881	3,549,303	13,006,776	176,164	13,182,940
1923	3,783,204	96,958	3,880,162	13,670,070	183,223	13,853,293
1924	3,798,493	96,958	3,895,451	13,719,343	183,223	13,902,566
1925	3,819,376	125,062	3,944,438	13,795,172	185,827	13,980,999

(a) Includes 64 long-term leases resumed for closer settlement.

The total area thus set apart has been divided into 7,736 farms, comprising 3,911,366 acres, the remaining area being reserved for public purposes (roads, stock routes, schools, etc.).

The following table gives particulars regarding the disposal of the farms by closer settlement purchase for the years ended the 30th June, 1921 to 1925 :—

CLOSER SETTLEMENT ALLOTMENTS.—NEW SOUTH WALES, 1920-21 TO 1924-25.

Year ended 30th June—	Farms Allotted to Date.			Total Amount received in respect of Closer Settlement Farms.
	Number.	Area.	Value.	
	No.	Acres.	£	£
1921	5,933	2,866,636	9,829,075	1,670,995
1922	6,724	3,335,677	11,746,978	2,136,307
1923	6,759	3,380,634	11,903,855	2,538,553
1924	7,585	3,799,132	13,752,891	2,932,033
1925	7,598	3,859,481	13,979,184	3,659,493

2. *Victoria.*—(i) *Acquisition of Land.* For the purposes of closer settlement, the Closer Settlement Board may either by agreement or compulsorily acquire blocks of private land, and may also ratify any agreement made between persons resident in Victoria and an owner of land for the purchase thereof, and dispose of such land under the Closer Settlement Act. The payment for the land is made in Victorian Government stock or debentures.

(ii) *Disposal of Land.* All land acquired under the Closer Settlement Act is disposed of as conditional purchase leases, which are of three kinds :—(a) Farm allotments, each of which must not exceed £2,500 in value ; (b) workmen's homes allotments, not exceeding £250 in value ; and (c) agricultural labourers' allotments, not exceeding £350 in value. Land for public purposes may be sold in fee-simple. Land in irrigation districts is also disposed of under the Closer Settlement Act by the State Rivers and Water Supply Commission.

(iii) *Sales of Land.* Land for public purposes may be sold in fee-simple, at a price fixed by the Board, but the area of each site must not exceed 1 acre for a church or public hall, 2 acres for a butter factory or creamery, 5 acres for a school, packing-shed, cool stores, fruit works, or cemetery, or 15 acres for a quarry or recreation reserve.

(iv) *Conditional Purchase Leases.* A conditional purchase lease is for such a term of years as may be agreed upon between the lessee and the Board, and provides for the payment of the value of the land, with interest at not less than 4½ per cent., in not more than 73 half-yearly instalments. The principal conditions under which a lease is held are as follows :—(a) Noxious animals and weeds must be destroyed within 3 years ; (b) the land must be fenced in within one year ; (c) personal residence during 8 months of each year or residence by an approved deputy for the first 5 years is necessary ; (d) improvements must be effected to the value of 2 instalments during the first year, to the value of 10 per cent. of the purchase money before the end of the third year, and to a further 10 per cent. before the end of the sixth year, or, if the residence condition is fulfilled by deputy, to the value of 10 per cent. of the purchase money during the first year, and to the value of 30 per cent. before the end of the sixth year ; (e) on a workman's home allotment, a dwelling house of the value of at least £50 must be erected within one year and additional improvements to the value of £25 within 2 years ; and (f) on an agricultural labourer's allotment, a dwelling house of the value of at least £30 must be erected within one year. After a period of 12 years, provided that all conditions are complied with and the full purchase-money is paid, a Crown grant may be issued.

(v) *Conditional Purchase Leases in Mountainous Areas.* In mountainous areas, the Minister may direct that no instalments of purchase-money and interest need be paid for a period not exceeding 10 years, and the term of the lease is extended accordingly. Interest at the rate of 5 per cent. for the free period is added to the capital value. During each year of such period, the lessee must reduce at least one-tenth part of the allotment to a state of clear grass or cultivation.

(vi) *Areas acquired and made available for Closer Settlement.* The following statement shows the operations under the provisions of the Closer Settlement Acts up to the 30th June, 1920 to 1924 :—

CLOSER SETTLEMENT.—VICTORIA, 1919-20 TO 1923-24.

(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. (a)	Roads and Reserves.				
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.
1920	573,730	4,260,050	529,502	784	4,470	34,400	4,499	4,499	2,690,934	851,888	21,089
1921	575,900	4,298,765	524,369	784	4,446	41,830	4,471	4,490	3,183,045	992,920	10,979
1922	582,870	4,346,383	530,383	784	3,966	43,320	4,417	4,534	4,454,582	1,098,296	7,922
1923	737,882	5,299,035	670,956	784	3,788	43,236	4,990	4,758	4,794,908	1,202,777	99,573
1924	849,682	6,377,166	770,374	784	3,675	49,900	5,016	5,284	5,193,488	1,347,232	47,547

(a) Includes all land sold other than under Conditional Purchase Lease.

3. *Queensland.*—(i) *Acquisition of Land.* The Minister, with the approval of the Governor in Council, may acquire for the Crown, either by agreement or compulsorily, private land in any part of Queensland. The purchase-money may be paid either in cash, or, at the option of the Minister and with the consent of the owner of the land, wholly or in part by debentures. Not more than £500,000 may be expended in any one financial year in purchasing land. The land so acquired may be disposed of as perpetual leases only.

(ii) *Perpetual Lease Selections.* These leases are subject to the same conditions as similar leases under the Land Act. The capital value is fixed by the Governor in Council, but must not be less than the price actually paid for the land with 10 per cent. added thereto. The annual rent for the first 15 years is determined by the Minister, but must not exceed the rate paid by the Crown as interest on the purchase-money for the particular estate of which the land forms part, and for each subsequent period of 15 years by the Land Court at a sum equal to 5 per cent. of the unimproved capital value.

(iii) *Settlement Farm Leases.*—The maximum area allowed to any one person is 3,840 acres. The term of the lease must not exceed 28 years, divided into periods of 7 years. The annual rent for the first period is as stated in the opening notification, and rent for each subsequent period is determined by the Land Court. The lease must be enclosed within 3 years with a good and substantial stock-proof fence, rabbit-proof fence, marsupial-proof fence or fence which is both marsupial-proof and rabbit-proof. Conditions for the destruction of noxious weeds, the cultivation of a specified area, or the making of water improvements may also be imposed. A settlement-farm lease is subject to the condition of personal residence during the whole term.

(iv) *Perpetual Town, Suburban, and Country Leases.* Perpetual leases of town, suburban, and country lands may be sold by auction, as is the case under the Land Act, the conditions of tenure being the same, except that the rent for the first 15 years is fixed at 5 per cent. of the upset price or price bid, whichever is the greater, and for further periods of 15 years at 5 per cent. of the unimproved value of the land or of the amount bid at auction, whichever is the greater.

(v) *Areas Acquired and Selected.* The total area acquired to the end of 1925 was 785,311 acres, costing £1,955,061, no fresh purchases having been made since 1916. The following table gives particulars of transactions under the Closer Settlement Act at the end of each of the years 1921 to 1925 :—

CLOSER SETTLEMENT.—QUEENSLAND, 1921 TO 1925.

Particulars.	1921.	1922.	1923.	1924.	1925.
Total area selected Acres	742,284	744,423	744,719	745,518	747,187
Number of selectors No.	2,393	2,352	2,398	2,400	2,403
Agricultural farms No.	2,121	2,112	2,118	2,114	2,108
Unconditional selections No.	257	256	256	256	256
Perpetual lease selections No.	535	550	563	566	575
Prickly-pear selections No.	4	4	4	4	4
Perpetual lease prickly-pear selections No.	2	4	3	5	5
Area sold by auction Acres	12,510	12,541	12,582	12,582	12,582

4. *South Australia.*—(i) *Acquisition of Land.* The Commissioner of Crown Lands may acquire land at a cost of not more than £600,000 in two financial years, either by agreement or compulsorily.

(ii) *Sales by Auction.* Town lands may be sold by auction for cash. Blocks which are unallotted after one year may also be sold by auction, 25 per cent. of the purchase money being paid in cash, and the balance in 5 yearly instalments with interest.

(iii) *Agreements to Purchase.* Land acquired for closer settlement is divided into blocks, but no block may exceed £4,000 in unimproved value unless suitable for pastoral purposes only, in which case the limit is £5,000. The land so divided is open to conditional purchase, the applicant agreeing (a) to reside thereon for 9 months in each year; (b) to fence it in within 5 years; (c) to spend thereon in improvements during each of the first 5 years a sum equal to £3 for every £100 of the purchase-money; and (d) to pay for the block either (1) in 35 years, in half-yearly instalments, of which the first ten are to be equal and calculated at the fixed rate on the purchase-price, and each of the subsequent 60 instalments at a rate sufficient to repay during the 35 years the price together with interest at a fixed rate on the balance thereof; of (2) if the Commissioner so directs, in 64 years in half-yearly instalments, of which the first sixteen are at the rate of £1 11s. 5d. for every £100 of the purchase-money and the remaining instalments calculated at a rate sufficient to repay the price together with interest on the unpaid balance.

(iv) *Miscellaneous Leases.* Any blocks remaining unallotted for one year may be let on miscellaneous lease at a rental and upon such terms as are determined by the Land Board.

(v) *Areas Acquired and Selected.* The following table shows the area of land acquired for the purposes of closer settlement, and the manner in which it has been dealt with for the years ending 30th June, 1921 to 1925 :—

CLOSER SETTLEMENT.—SOUTH AUSTRALIA, 1921 TO 1925.

Year ended 30th June—	Area of Lands Repurchased.	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.
1921 ..	783,863	519,474	496	1,412	46,475	144	167,211	48,651
1922 ..	783,863	513,118	492	1,327	45,932	144	176,441	46,409
1923 ..	729,141	513,241	473	1,342	50,103	144	127,012	36,826
1924 ..	729,141	509,040	440	1,342	50,208	171	137,934	30,006
1925 ..	735,703	501,319	408	1,291	46,118	171	149,971	36,425

The total area repurchased at 30th June, 1925, was 735,703 acres. The purchase money was £2,421,131. Of the total area, 699,607 acres had been allotted to 2,851 persons, the average area to each being 245 acres.

5. *Western Australia.*—(i) *Acquisition of Land.* Under the Agricultural Lands Purchase Act the Minister may purchase any land which an owner may offer to surrender at a price to be named in the offer, provided that such land is situated within 20 miles of an existing railway, or of one the construction of which is authorized by Parliament. Not more than £1,200,000 may be thus spent. The Minister may also improve any such acquired land prior to disposing of it, and the cost of such improvements must be added to the price at which it is sold to the selector.

(ii) *Disposal of Land.* Land acquired for closer settlement may be disposed of either as town and suburban areas, or under conditional purchase.

(iii) *Conditional Purchases.* Such land as is not reserved for roads, reserves, town and suburban areas, etc., is thrown open for selection under conditional purchase. The selling price is ascertained by adding to the price actually paid for the land 5 per cent. thereof and the cost of all improvements thereon, as well as the cost of subdivision and survey-fee. Payment is to be made in half-yearly instalments extending over a period not exceeding 30 years. The maximum area which may be held by one person is 1,000 acres of cultivable land, or 2,500 acres of grazing land. In other respects the conditions are the same as those for ordinary conditional purchases.

(iv) *Town and Suburban Areas.* The Minister may dispose of town and suburban lands in the same manner as they may be disposed of under the Land Act.

(v) *Areas Acquired and Selected.* There has been no purchase of land for closer settlement purposes for several years, the total area acquired up to the 30th June, 1925, being 461,959 acres, costing £484,411. Of this area 14,727 acres have been set aside for roads, reserves, etc., leaving a balance of 447,232 acres available for selection. The following table gives particulars of operations under the Act for the years ending 30th June, 1921 to 1925 :—

CLOSER SETTLEMENT.—WESTERN AUSTRALIA, 1920-21 TO 1924-25.

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
Area selected during the year Acres	8,979	11,193	44,866	..	..
Total area occupied to date Acres	343,237	351,282	396,148	396,148	375,798
Balance available for selection Acres	87,742	79,697	73,657	73,657	71,434
Total Revenue .. £	382,202	400,563	433,805	412,872	437,593

6. *Tasmania.*—(i) *Acquisition of Land.* The Minister may either purchase by agreement and acquire for the Crown private land or compulsorily acquire and take for the Crown blocks of private land. Land may be acquired only when the unimproved value thereof exceeds £12,000. Land may also be acquired by agreement when three or more persons are desirous of obtaining private land belonging to the same owner. Payment may be made in cash, or in debentures or stock bearing interest at $4\frac{1}{2}$ per cent., or partly in debentures or stock at the option of the owner and with the consent of the Minister. Not more than £100,000 may be raised annually for closer settlement purposes, and the total amount borrowed must not exceed £500,000. Land so acquired may be disposed of either by leases with right of purchase or by special sales.

(ii) *Leases with Right of Purchase.* Land acquired under the Closer Settlement Act is thrown open to be leased for a term of 99 years, with the condition that the lessee has the right to purchase the same after ten years, provided that he does not own land (exclusive of the lease) of a value exceeding £1,500, exclusive of buildings, and has complied with all the following conditions :—(a) The land must be improved to the value of $2\frac{1}{2}$ per cent. of the capital value in each of the first 10 years; (b) the lessee himself, or his wife, or child over 18 years of age must reside on the lease within 2 years, for 8 months in each of the following 8 years, and the lessee may not transfer, mortgage or sublet his

lease without the approval of the Minister; and (c) prescribed conditions relating to mining and cultivation, the destruction of pests and noxious weeds, etc., must be complied with. Under ordinary circumstances no allotment may exceed £1,500 in value, exclusive of any buildings thereon, but the Minister may increase the value up to £4,000.

(iii) *Special Sales.* The Minister may sell land in fee-simple as sites for (a) churches or public halls, not exceeding 1 acre; or (b) dairy factories, fruit-preserving factories, mills, or creameries, not exceeding 5 acres. The price of such land must not be less than the cost thereof, and must be paid in cash. The Minister may also reserve an area up to 100 acres in extent for township purposes, and sell blocks thereof for cash or on credit under the same conditions as those contained in the Crown Lands Act. Land not suitable for disposal by way of lease may be sold in fee-simple either by auction or by private contract.

(iv) *Areas Acquired and Selected.* Up to the 30th June, 1925, 34 areas had been opened up for closer settlement. The total purchase money paid by the Government was £365,148, and the total area acquired amounted to 100,727 acres, including 11,477 acres of Crown land. Particulars for the years 1921 to 1925 are given in the following statement :—

CLOSER SETTLEMENT.—TASMANIA, 1921 TO 1925.

Year ended 30th June—	Number of Farms made Available.	Number of Farms Allotted.	Area of Farms Allotted.	Rental of Farms Allotted.	Total Area Purchased.
	No.	No.	Acres.	£	Acres.
1921	6	6	11,113	786	11,113
1922 .. ..	..	..	..	..	3,618
1923 .. ..	..	3	685	..	810
1924 .. ..	..	..	..	..	..
1925	19	19	1,845	826	..

7. *Summary.*—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1925 :—

**CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED AT
30th JUNE, 1925.**

Particulars.	N.S.W.	Victoria. (a)	Q'land.	S. Aust.	W. Aust.	Tas.	Total.
Area acquired .. acres	3,819,376	849,682	785,311	735,703	461,959	100,727	6,752,758
Purchase price £	13,795,172	6,377,176	1,955,061	2,421,131	484,411	365,148	25,395,099
Farms, etc., { No.	7,598	5,871	2,403	2,851	1,133	303	20,159
b allotted { acres	3,850,481	777,180	747,187	699,607	396,148	83,442	6,563,051

(a) Year ended 30th June, 1924.

The next table shows the areas of private lands acquired at the end of each financial year from 1921 to 1925 :—

CLOSER SETTLEMENT.—AREAS OF PRIVATE LANDS ACQUIRED, 1921 TO 1925.

Year ended 30th June—	N.S.W.	Victoria. (d)	Q'land. (c)	S. Aust.	W. Aust.	Tasmania.	Total.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1921 ..	3,122,415	572,262	785,311	726,283	446,804	84,053(a)	5,737,128
1922 ..	3,454,422	579,010	785,311	726,283	446,804	99,917(b)	6,091,747
1923 ..	3,783,204	737,882	785,311	729,141	446,804	100,727(b)	6,583,069
1924 ..	3,798,493	849,682	785,311	729,141	446,804	100,727(b)	6,710,158
1925 ..	3,819,376	849,682	785,311	735,703	461,959	100,727(b)	6,752,758

(a) Including 10,382 acres of Crown lands.
(c) Year ended 31st December.

(b) Including 11,477 acres of Crown lands.
(d) Year ended 30th June, 1924.

§ 7. Leases and Licences under Mining Acts.

1. **New South Wales.**—(i) *Holdings under Miners' Rights.* A holder of a miner's right, costing 5s. annually, is entitled to occupy Crown lands for the purpose of mining thereon. The size of a claim varies according to the nature of the mineral worked and the distance from existing workings. The principal condition of tenure is that work must be continuously carried on, unless exemption is granted. A holder of a miner's right may obtain an authority to enter and prospect on certain private lands. Water rights, machinery areas, and similar holdings may also be taken up under a miner's right.

(ii) *Gold-mining Leases.* A gold-mining lease is issued for a term not exceeding 20 years, with right of renewal for another 20 years. The maximum area granted is 25 acres, and the annual rent is 2s. per acre. A royalty of 1 per cent. of the value of all gold and minerals won must be paid to the State. Labour must be constantly employed—unless exemption is granted—at the rate of one man to every 5 acres during the first year of the lease, and thereafter one man to every 2 acres.

(iii) *Mineral Leases.* The maximum area which may be leased for mining for other than gold, coal, or oil is 80 acres. The rental and royalty are the same as for a gold-mining lease, but the labour conditions are one man to every 20 acres during the first year and one man to every 10 acres thereafter.

(iv) *Coal and Oil-mining Leases.* The term of a lease for coal or oil-mining is 20 years, the maximum area 640 acres, the rental 2s. per acre, and the royalty 6d. per ton on all coal or shale won, and 1 per cent. of the value of all oil won. Two men must be employed to each area of 320 acres.

(v) *Business Licences.* A business licence, issued at an annual fee of £1, entitles the holder to occupy for the purpose of carrying on business not more than $\frac{1}{4}$ acre in a town or village, or 1 acre outside, on any gold or mineral field. No person may hold more than one area.

(vi) *Residence Areas.* A holder of a miner's right may occupy as a residence area not more than $\frac{1}{4}$ acre in a town or village, or 2 acres outside, on any gold or mineral field. Improvements to the value of £10 must be effected thereon, and no person may hold more than one area.

(vii) *Areas Occupied under Mining Acts.* The following table gives particulars of operations for the years 1921 to 1925. Of the 4,669 acres leased for gold-mining, 240 acres were leased for dredging for gold.

AREAS TAKEN UP UNDER MINING ACTS.—NEW SOUTH WALES, 1921 TO 1925.

Purposes for which Issued or Occupied.	1921.	1922.	1923.	1924.	1925.
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AREAS TAKEN UP DURING YEAR.

	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining	3,120	3,187	3,088	1,250	4,669
Mining for other minerals	21,759	11,358	22,280	19,792	74,179
Authorities to prospect	3,487	1,714	14,241	6,968	19,629
Other purposes	379	513	534	482	1,336
Total	28,745	16,772	40,143	28,492	99,813

TOTAL AREAS OCCUPIED AT END OF YEAR.

	9,061	10,870	10,428	8,171	10,780
Gold-mining	9,061	10,870	10,428	8,171	10,780
Mining for other minerals	248,568	263,227	280,756	281,751	349,744
Authorities to prospect	5,224	866	9,179	2,461	21,347
Other purposes	5,998	6,540	6,973	7,305	8,322
Total	268,851	281,503	307,336	299,688	390,193

2. *Victoria.*—(i) *Holdings under Miners' Rights.* Under a miner's right costing 2s. 6d. annually, a miner may take up a claim on Crown lands, the area of which varies according to the nature of the ground and whether gold or minerals are to be won, conditionally on such claim being worked continuously, unless exemption is granted. Under the same tenure water rights, machinery areas, etc., may be obtained.

(ii) *Gold-mining Leases.* A gold-mining lease is granted for a period not exceeding 15 years, renewable for a further 15 years, but no maximum area is prescribed. The rent is 2s. 6d. per acre per annum, and the labour conditions are as specified in the lease; but, under certain circumstances, the expenditure of a specified amount of money may be substituted for the labour conditions.

(iii) *Mineral Leases.* A mineral lease is issued for the same period as a gold-mining lease, at a rental of not less than 1s. nor more than £5 per acre per annum, as the Minister may determine, no royalty being charged except for coal. The area must not exceed 640 acres, and the Minister fixes the amount of labour to be employed.

(iv) *Business Areas.* The holder of a business licence is entitled to occupy $\frac{1}{4}$ acre of Crown lands in a city or town, or $\frac{1}{2}$ acre in a borough, or 1 acre outside, for the purpose of residence and carrying on his business. A business licence costs 10s. a year in a city, town, or borough, or 5s. outside, together with 5 per cent. of the value of the land. A business area must be continuously occupied, unless exemption is obtained.

(v) *Residence Areas.*—The holder of a miner's right may occupy a residence area of the same dimensions as a business area under the same conditions of occupation, but no further payment than the cost (2s. 6d.) of the miner's right is required.

(vi) *Leases and Licences Issued.* During the year 1925, leases, licences, etc., were issued covering an area of 4,832 acres, the rent, fees, etc., for which amounted to £830. The following table gives particulars of operations for the years 1921 to 1925 :—

AREAS TAKEN UP UNDER MINING ACTS.—VICTORIA, 1921 TO 1925.

Particulars.	1921.	1922.	1923.	1924.	1925.
	Acres.	Acres.	Acres.	Acres.	Acres.
Area taken up during year ..	10,696	6,699	9,207	8,247	4,832
Area occupied at end of year ..	52,892	49,178	47,361	43,216	41,765

3. *Queensland.*—(i) *Holdings under Miners' Rights.* The holder of a miner's right, costing 5s. a year, may take up a prospecting area or a claim, the areas of which vary according to the nature of the mineral sought for or worked, and the distance from existing workings. Such land must be worked continuously, unless exemption is granted. A holder of a miner's right is also entitled to cut races, reside on Crown land, cut timber thereon, etc.

(ii) *Permits to Prospect for Petroleum.* Any person may apply for a permit to prospect for petroleum. An area not exceeding 10,000 acres is allowed for a period of 2 years, and not more than two such permits may be held at the one time. A preferential right to a permit may be obtained for a period of 30 days by erecting a post or monument on the land and posting a notice in accordance with the Petroleum Act of 1923. A rental of 1d. per acre per annum is payable for the land included in the permit. Within a year the holder of the permit must erect an adequate drilling outfit on the land and commence drilling, and within 2 years drill at least 2,000 feet.

(iii) *Licences to Prospect for Coal or Mineral Oil.* Any person may apply for a licence for one year to prospect Crown land for coal or mineral oil. An area of 2,560 acres at a rental of 1d. per acre is allowed. The licence may be renewed for one year.

(iv) *Gold-mining Leases.* The term of a gold-mining lease is 21 years renewable for a further period of 21 years, and the maximum area is 50 acres, except in the case of

a special lease, when 300 acres may be selected. The rent is £1 per acre per annum. One man must be kept constantly employed for every 4 acres, unless exemption is obtained.

(v) *Mineral Leases.* The term of a mineral lease is the same as that of a gold-mining lease, but the maximum area is, in the case of petroleum, one-fourth of the area included in the prospecting permit, with a preferential right to a further lease or leases of the balance of the area; 320 acres for mineral oil; 640 acres for coal; and 160 acres for other minerals. The annual rent per acre is (a) 1s. for coal and mineral oil, (b) 2s. for the first 2,500 acres and 4s. for the balance in the case of petroleum, and (c) 10s. for other minerals. The labour conditions are:—(a) For coal, one man for every 40 acres during the first 2 years, then one man for every 20 acres, or, alternatively, an expenditure during each half-year of £100 for every 40 and 20 acres respectively; (b) for petroleum, the installation of a drilling plant within 3 months, and the drilling of wells one at a time until a well has been drilled for every 100 acres; and (c) for other minerals, one man for every 10 acres. A royalty is payable of from 4d. to 1s. per ton on all coal raised, and of 12½ per cent. of the value of all petroleum won, there being no royalty on other minerals.

(vi) *Business Areas.* The holder of a business licence, the fee for which is £2 a year, may occupy ¼ acre of land on a gold or mineral field for the purpose of carrying on a business, and must occupy the same continuously, but is entitled to obtain exemption from occupation after having expended the sum of £10 on improvements. No person may occupy more than one area with one licence.

(vii) *Residence Areas.* The holder of a miner's right may take up a residence area of ¼ acre on a gold or mineral field, but may hold only one such area on the same field. Occupation is necessary in order to hold the ground, but exemption can be obtained under certain circumstances.

(viii) *Miners' Homestead Perpetual Leases.* A person, resident on a mining field, and otherwise qualified, also any corporate body carrying on business on the field, may take up a lease or leases not exceeding in area (a) 1 acre in a city, town, or township; or (b) 20 acres within 1 mile of a city, town, or township; or (c) from 80 to 640 acres outside such limits. The rent in the case of a lease sold at auction is 3 per cent. of the purchase price, and in other cases 1½ per cent. of the notified capital value of the land. The land is subject to re-appraisal every 10 years. The title is a lease in perpetuity and the land must be occupied and improved.

(ix) *Areas held under Lease or Licence.* During the year 1925 the number of miners' rights issued was 3,764, and of business licences 14. The following table gives particulars regarding the areas of land taken up under lease or licence, and the total areas occupied for the years 1921 to 1925. In addition, an area estimated at 9,000 acres was at the end of 1925 held under miners' rights.

AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1921 TO 1925.

Particulars.	1921.	1922.	1923.	1924.	1925.
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AREAS TAKEN UP DURING YEAR.

	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining	61	354	253	225	56
Mining for other minerals ..	953	597	5,560	6,694	4,390
Coal-prospecting licences ..	63,217	26,425	21,202	8,276	7,961
Miners' homestead leases ..	33,469	31,019	8,679	8,329	6,212
Mineral oil-prospecting areas ..	..	1,280	4,160	2,000	4,340
Petroleum prospecting areas ..	..	118,525	25,900	90,000	29,200
Total	97,700	178,200	65,754	115,524	52,159

AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1921 TO 1925—
continued.

Particulars.	1921.	1922.	1923.	1924.	1925.
TOTAL AREAS OCCUPIED AT END OF YEAR.					
	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining ..	1,620	1,313	1,279	1,191	925
Mining for other minerals ..	33,370	30,954	22,012	28,753	31,306
Coal-prospecting licences ..	63,217	26,425	21,202	8,276	7,961
Miners' homestead leases ..	314,161	322,640	329,453	335,133	339,998
Mineral oil-prospecting areas ..	..	1,280	4,160	2,000	4,340
Petroleum-prospecting areas ..	..	118,525	66,480	123,705	71,200
Total	412,368	501,137	444,586	499,058	455,730

4. *South Australia.*—(i) *Holdings under Miners' Rights.* A miner's right costs 5s. per annum, and entitles the holder to take up a prospecting claim, a mining claim, a machinery area, a water right, etc. He is also entitled to take up a lease for mining purposes for a term not exceeding 21 years. The area of an alluvial gold claim is 100 feet by 100 feet, of a reef gold claim 330 feet by 660 feet, of a precious stones claim 150 feet by 150 feet, and of a mineral claim 40 acres. A gold or precious stones claim must be constantly worked by one man, a mineral claim by one man for each 20 acres, and a coal or oil claim by eight men.

(ii) *Search Licences.* A search licence may be issued to the holder of a miner's right entitling him to search on any specified mineral lands, not exceeding 5 square miles in area, for precious stones, mineral phosphates, oil, or rare minerals, which have hitherto not proved payable. The licence is in force for 12 months, and the fee is £1 for every square mile. One man at least must be employed for every 640 acres. A licensee has a preferential right to a mineral lease of 40 acres for rare metals, of 100 acres for mineral phosphates, and of 640 acres for oil, or to a precious stones claim of 150 feet by 150 feet.

(iii) *Gold Leases.* A gold lease must not exceed 20 acres in area. The rent is 1s. per acre per annum, and a royalty of 6d. in the pound of the net profits must be paid. The labour conditions are 1 man to every 5 acres. For gold dredging, the maximum area allowed is 200 acres.

(iv) *Mineral Leases.* The maximum areas which may be taken up as mineral leases are for (a) coal, oil, salt, and gypsum, 640 acres; (b) mineral phosphates, 100 acres; and (c) other minerals, 40 acres. The annual rent per acre is for (a) coal or oil, 6d., until a marketable quantity is produced, then 1s.; and for (b) other minerals, 1s., except that a higher rent may be charged for salt or gypsum. A royalty of 6d. in the £ of the net profits is payable in the case of all minerals. The labour conditions vary according to the class of mineral won, being (a) for coal and oil, 1 man to every 40 acres; (b) for barytes, ochre, etc., 1 man for 3 months in each year; (c) for gypsum, 2 men for every 40 acres; (d) for salt, 1 man for every 40 acres from January to April; and (e) for other minerals, 1 man to every 10 acres.

(v) *Business Areas.* Any person may, on payment of £1 per annum, obtain a business licence entitling him to occupy a business claim of $\frac{1}{4}$ acre in a township, or of 1 acre elsewhere, but no person may own or occupy more than one such claim, and business must be continuously carried on thereon.

(vi) *Residence Areas.* The owner of a claim, while actively engaged in prospecting or mining thereon, may occupy a residence site not exceeding $\frac{1}{4}$ acre on Crown lands, but, in order to hold the same, must reside thereon.

(vii) *Occupation Licences.* Any person may be granted an occupation licence authorizing him to occupy for the purpose of residence and cultivation $\frac{1}{4}$ acre of Crown lands at a rental of not less than 2s. per annum. Such licence is in force for 14 years, and may be renewed from time to time until the land is required for public purposes.

(viii) *Areas Occupied under Mining Acts.* The following table gives particulars of operations for the years 1921 to 1925:—

**AREAS TAKEN UP UNDER MINING ACTS.—SOUTH AUSTRALIA,
1921 TO 1925.**

Particulars.	1921.	1922.	1923.	1924.	1925.
AREAS TAKEN UP DURING YEAR.					
	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining leases	130	127	240	269	101
Mineral and miscellaneous leases	5,617	5,120	2,589	5,766	4,834
Claims	52,164	34,827	36,026	32,019	11,170
Search licences	515,840	397,440	571,520	473,600	295,040
Occupation licences	5	5	2	2	3
Total	573,756	437,519	610,377	511,656	311,148

TOTAL AREAS OCCUPIED AT END OF YEAR.

Gold-mining leases	765	827	905	840	568
Mineral and miscellaneous leases	55,882	58,682	55,505	57,959	42,168
Claims	69,982	55,791	62,995	61,853	35,548
Search licences	515,840	397,440	534,400	465,280	290,560
Occupation licences	101	101	94	93	78
Total	642,570	512,841	653,899	586,025	368,922

5. *Western Australia.*—(i) *Holdings under Miners' Rights.* A miner's right, costing 5s. a year, entitles the holder to take up a prospecting area or a claim and occupy Crown land for mining purposes or as an authorized holding. He may also construct water-races, dams, tramways, etc. Prospecting areas and claims are of various dimensions, and are held conditionally on being worked continuously.

(ii) *Gold Mining Leases.* A gold mining lease is granted for a period of 21 years, with the right of renewal for a further 21 years, and may contain an area of 24 acres. The rental is 5s. per acre for the first year, and £1 per acre for subsequent years. If the ground has been previously worked and abandoned, a lease may contain 48 acres, and the annual rent be not less than 5s. per acre nor more than £1 per acre. In the former case, not less than 2 men must be employed during the first 12 months, and then 1 man for every 6 acres, and in the latter case 1 man for every 12 acres.

(iii) *Mineral Leases.* The term of a mineral lease is 21 years, renewable for a similar period, and the maximum area allowed is (a) for coal, 320 acres, or for the holder of a prospecting area, 640 acres; (b) for oil, 48 acres for an ordinary lease, and 640 acres for a reward lease; (c) for precious stones, 24 acres; and (d) for other minerals, ordinary lease, 48 acres, and lease on abandoned ground, 96 acres. The annual rental per acre is for (a) 6d.; (b) ordinary lease, 6d., reward lease, a peppercorn for the first 5 years; and (c) and (d) ordinary lease, 5s., and extended lease not less than 2s. as the Governor may determine. A royalty of 3d. per ton during the first 10 years and of 6d. per ton for the balance of the lease is payable in the case of coal, and, in the case of oil, the royalty is 10 per cent. of the gross value of the output. The labour conditions are for coal and oil, during the first year, 1 man; during the second year, 2 men; and thereafter 3 men for every 60 acres; and for other minerals, 2 men for the first year, and then 1 man for every 6 acres of an ordinary lease, and for every 12 acres of an extended lease.

(iv) *Business Areas.* A holder of a miner's right may take up a business area not exceeding 1 acre in extent, and must occupy the same for carrying on business, but he may obtain exemption from occupation for 6 months, provided that he has effected improvements thereon to the value of £50.

(v) *Residence Areas.* Provided that he occupies the same, a residence area of $\frac{1}{2}$ acre may be held by the holder of a miner's right. After expending £10 on improvements he may obtain exemption from residence for 6 months.

(vi) *Miners' Homestead Leases.* A miner, resident on a gold or mineral field, may be granted a miner's homestead lease not exceeding (a) 20 acres, if within 2 miles of the nearest boundary of any township or suburban area; or (b) 500 acres if beyond, at an annual rental, for the first 20 years, of (a) 2s. per acre, where the area does not exceed 20 acres; and (b) 6d. per acre where such area is exceeded, and thereafter 1s. if demanded. Within 3 years the lessee must fence in the land, and within 5 years must improve it to the value of 10s. per acre.

(vii) *Particulars of Areas Occupied.* The following table gives particulars of operations for the years 1921 to 1925, the figures being exclusive of holdings under miners' rights and mineral oil-licences. Of the areas shown as taken up in 1925, the area under lease was 1,360 acres for gold-mining, 590 for mining for other minerals, and 351 for miners' homesteads—a total of 2,301 acres. The balance was taken up under licences.

**AREAS TAKEN UP UNDER MINING ACTS.—WESTERN AUSTRALIA,
1921 TO 1925.**

Particulars.	1921.	1922.	1923.	1924.	1925.
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AREAS TAKEN UP DURING YEAR.

	Acre.	Acre.	Acre.	Acre.	Acre.
Gold-mining	17,291	17,836	21,722	14,303	12,173
Mining for other minerals	73,561	42,509	15,772	11,673	27,994
Other purposes	2,181	1,537	73	311	397
Total	93,033	61,882	37,567	26,287	40,564

TOTAL AREAS OCCUPIED AT END OF YEAR.

	21,600	25,011	24,574	17,759	15,409
Gold-mining	21,600	25,011	24,574	17,759	15,409
Mining for other minerals	101,322	78,073	66,036	38,006	73,519
Other purposes	38,397	37,896	37,219	34,783	34,035
Total	161,319	140,980	127,829	90,548	122,963

6. *Tasmania.*—(i) *Holdings under Miners' Rights.* A miner's right is issued to any person at a fee of 5s. for a year, expiring on the 31st December next after the date of issue, and entitles the holder to take possession of Crown land and to mine thereon, also to construct water-races, build a residence thereon, etc. An ordinary claim for a single holder contains $\frac{1}{2}$ acre.

(ii) *Prospectors' Licences.* A prospector's licence, issued at a fee of 10s. for a year ending on the 31st December, empowers the licensee to take up a claim for the purpose of prospecting for gold and minerals. Such claim may be an ordinary claim with an area of up to 40 acres, or an extended claim up to 320 acres, and both must be worked continuously.

(iii) *Gold-mining Leases.* Any person may be granted a gold-mining lease of any Crown land for a period of 21 years, renewable for a further 21 years. Reward leases may be granted to discoverers of gold, and, under certain circumstances, special leases

may be issued. The maximum area allowed is 40 acres, and the rent is 10s. per acre per annum. At least £2 per acre must be expended annually in mining operations or in works connected therewith.

(iv) *Mineral Leases.* Mineral leases are also issued for a period of 21 years, renewable as in the case of gold-mining leases. The maximum area is—(a) for coal or oil, 640 acres; and (b) for other minerals, 80 acres. The annual rent per acre is—(a) for oil, 1s.; (b) for coal, 2s. 6d.; and (c) for other minerals, 5s. At least £2 per acre must be expended annually. No royalty is charged, except on oil, for which it is fixed at 5 per cent. of the gross value of all crude oil obtained after the first 50,000 gallons.

(v) *Leases and Licences Issued and Areas Occupied.* During the year 1925, the number of leases issued was 383, of which the more important were 47 for gold mining, covering 820 acres; 145 for tin, covering 4,007 acres; and 16 for iron, covering 354 acres. Sixteen licences to search for coal and oil were also granted. The following table gives particulars of operations for the years 1921 to 1925:—

AREAS TAKEN UP UNDER MINING ACTS.—TASMANIA, 1921 TO 1925.

Particulars.	1921.	1922.	1923.	1924.	1925.
AREAS TAKEN UP DURING YEAR.					
	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining	530	794	1,074	1,094	947
Mining for other minerals ..	10,862	4,309	12,884	11,362	8,911
Licences to search for coal or oil	122,611	25,481	33,473	21,120	13,910
Other purposes	236	186	104	196	414
Total	134,239	30,770	47,535	33,772	24,182
TOTAL AREAS OCCUPIED AT END OF YEAR.					
Gold-mining	1,894	2,424	1,687	1,829	1,340
Mining for other minerals ..	47,562	43,667	37,662	32,498	33,695
Licences to search for coal or oil	117,031	137,692	34,761	39,168	14,130
Other purposes	3,020	3,732	3,517	2,697	2,868
Total	169,507	187,515	77,627	76,192	52,033

7. *Northern Territory.*—(i) *General.* Mining generally is governed by the Northern Territory Mining Act passed by the South Australian Legislature in 1903, but special Ordinances have since been promulgated by the Commonwealth respecting tin dredging and mining for mineral oil and coal.

(ii) *Holdings under Miners' Rights.* The fee for a miner's right is 5s. for 12 months from the date of issue, and a holder thereof is entitled to occupy Crown lands for mining purposes, to construct races, to divert water, to reside on his holding, etc.

(iii) *Gold-mining Leases.* The area of a gold-mining lease must not exceed 40 acres, and the term is 42 years, renewable for a further 21 years. The rent must not be less than 1s. per acre per annum. A royalty of 6d. in the £ of the net profits must be paid, and one man must be kept constantly employed for every 10 acres, unless exemption is obtained.

(iv) *Mineral Leases.* Mineral leases may be granted in blocks not exceeding 80 acres each, but no person may hold more than 640 acres altogether, nor more than 320 acres in contiguous blocks. A mineral lease is issued for a term not exceeding 99 years, and the rent and royalty are the same as in the case of a gold-mining lease. One man for every 20 acres must be constantly employed during 9 months in each year.

(v) *Tin-dredging Leases.* These leases are issued for a term not exceeding 21 years at a rental of 1s. per acre per annum. The area must not exceed 1,000 acres, and the lessee must, after the first 12 months, keep continuously employed thereon either (a) not less than 1 man of European race or extraction for every 25 acres; or alternatively (b) fully-manned machinery of a value of not less than £500 for every 100 acres.

(vi) *Mineral Oil and Coal Licences.* A licence to search for mineral oil or coal, or for both, may be granted over an area not exceeding 1,000 square miles for a period of 5 years on payment of an annual fee of £10. At least 4 white men must be employed for not less than 6 months in each year. A holder of a mineral oil licence who discovers payable mineral oil on the land held under his licence has a preferential right to a mineral oil lease of 160 acres, together with a reward area of 640 acres thereon. A discoverer of coal in payable quantities has a preferential right to an area of 640 acres as a coal lease.

(vii) *Mineral Oil and Coal Leases.* Leases may be granted for a period of 21 years, renewable for a further 21 years, for mining for mineral oil or coal, the maximum areas being (a) for mineral oil, 160 acres; and (b) for coal, 640 acres. In the case of mineral oil, the annual rent is 1s. per acre, and a royalty of 5 per cent. on the gross value of all crude oil obtained is payable; the lessee must also work the land to the satisfaction of the Minister. In the case of coal, the rent and conditions are fixed by regulation.

(viii) *Business Licences.* A business licence is issued at the prescribed fee, and authorizes the holder to occupy on a gold-field, for the purpose of residence and carrying on his business, so much Crown land as is fixed by the Warden who issues the licence.

(ix) *Garden Licences.* The Warden may grant licences to occupy land upon any gold-field or mineral-field to any person for the purpose of growing fruit or other garden produce. The conditions as to rent, etc., are as prescribed, but the area must not exceed 20 acres.

(x) *Areas occupied.* The areas occupied under Mining Acts at the end of 1925 are given on page 161.

8. *Summary.*—The following table shows the areas under leases and licences for mining purposes and the total areas occupied for mining purposes for the years 1921 to 1925 :—

CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES, 1921 TO 1925.

Year.	N.S.W.	Victoria.	Q'land. (a)	S. Aust. (a)	W. Aust.(a)	Tas. (a)	Total.
AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1921 ..	28,745	10,696	97,700	573,756	93,033	134,239	938,169
1922 ..	16,772	6,699	178,200	437,519	61,882	30,770	731,842
1923 ..	40,143	9,207	67,754	610,377	37,567	47,535	812,583
1924 ..	28,492	8,247	115,524	511,656	26,287	33,772	723,978
1925 ..	99,813	4,832	52,159	311,148	40,564	24,182	532,698
TOTAL AREAS OCCUPIED AT END OF YEAR.							
1921 ..	268,851	52,892	412,368	642,570	161,319	169,507	1,707,507
1922 ..	281,503	49,178	501,137	512,841	140,980	187,515	1,673,154
1923 ..	307,336	47,361	444,586	653,899	127,829	77,627	1,658,638
1924 ..	299,688	43,216	499,058	586,025	90,548	76,192	1,594,727
1925 ..	390,193	41,765	455,730	368,922	122,963	52,033	1,431,606

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

Up to the 31st December, 1925, an area of 5,256,246 acres was under mining leases and licences in the Northern Territory, of which 1,846 acres were under lease, and the balance under licence to prospect for oil and coal.

§ 8. Settlement of Returned Soldiers and Sailors.

1. **General.**—Information in regard to the methods adopted in each State for providing land for the settlement of returned soldiers and sailors, together with the conditions under which such land could be acquired, is given in preceding issues of the Official Year Book (see No. 18, pp. 187–189), but limits of space preclude its repetition herein.

Particulars respecting the position of soldier settlement in each State at the latest available date are, however, given in the sub-sections immediately following.

2. **New South Wales.**—At the 30th June, 1925, the area set apart exclusively for soldiers was 9,189,088 acres, of which 1,855,073 acres comprised acquired land. The number of soldiers allotted farms was 9,098, of whom 2,135 subsequently transferred, forfeited, or surrendered their holdings. The area of the farms held at that date was 8,081,070 acres, of which 6,496,666 acres were Crown lands (including 3,936,898 acres in the Western Division taken up under the Western Lands Act), 1,527,439 acres of acquired lands, and 56,965 acres in the Irrigation Areas.

3. **Victoria.**—At the 30th June, 1924, the area acquired or set apart for soldier settlement was 2,272,350 acres, of which 1,744,111 acres comprised private land purchased at a cost of £13,214,902. The number of farms allotted was 8,640, containing 2,290,489 acres.

4. **Queensland.**—At the 30th June, 1925, the area acquired or set apart for soldier settlement was 664,957 acres, of which 41,101 acres comprised private land, purchased at a cost of £270,480. The number of farms allotted was 1,854, containing 683,992 acres. Some of these selections were acquired under the ordinary provisions of the Land Act, and do not include areas specially set apart for soldiers.

5. **South Australia.**—At the 30th June, 1925, the area acquired or set apart for soldier settlement was 3,022,599 acres, of which 2,349,267 acres comprised private land purchased at a cost of £4,352,572. The number of farms allotted was 3,191, containing 2,833,295 acres.

6. **Western Australia.**—At the 30th June, 1925, the area of land acquired or set apart for soldier settlement was 14,287,643 acres, of which 345,110 acres comprised private land purchased at a cost of £605,076. The number of farms allotted was 1,134, containing 14,287,643 acres. In addition, 3,253 properties with an area of 25,724,900 acres, including pastoral land, were purchased by returned soldiers with the assistance of the Agricultural Bank, which takes a mortgage to cover its expenditure. Assistance was also given to 864 soldier settlers who occupied areas totalling 3,239,400 acres.

7. **Tasmania.**—At the 30th June, 1925, the area acquired or set apart for soldier settlement was 331,539 acres, of which 268,209 acres comprised private land purchased at a cost of £2,010,225. The number of farms allotted was 1,935, containing 271,537 acres.

8. **Summary.**—The following table gives a summary of the area acquired, the purchase price thereof, and the number and area of farms allotted in all the States to the 30th June, 1925 :—

**SOLDIER SETTLEMENT.—AREAS ACQUIRED AND ALLOTTED AT
30th JUNE, 1925.**

Particulars.	N.S.W.	Victoria. (a)	Q'land.	S. Aust.	W. Aust.	Tas.	Total.
Area acquired or set apart—							
(i) Private land acquired .. acres	1,855,073	1,744,111	41,101	2,349,267	345,110	268,209	6,602,871
(ii) Crown lands set apart .. "	7,333,965	528,239	623,856	668,501	13,942,533	63,330	23,160,424
Farms, etc., { No. 6,317		8,640	1,854	3,191	1,134	1,935	23,071
allotted { acres 8,081,070		2,290,489	683,992	2,833,295	14,287,643	271,537	28,448,026
Price paid by Government for private land acquired .. £	8,103,943	13,214,902	270,480	4,352,572	605,076	2,010,225	28,557,198

(a) Year ended 30th June, 1924.

§ 9. Tenure of Land by Aliens.

Information regarding the terms and conditions under which land can be held by aliens is contained in previous issues of the Official Year Book (see No. 18, pp. 190-1), but limits of space preclude its repetition in the present issue.

§ 10. Advances to Settlers.

1. New South Wales.—(i) *General*. Advances to settlers are effected through the Rural Bank Department of the Government Savings Bank, and may consist of either (a) overdraft repayable on demand; or (b) long-term loan for a period up to 31 years repayable by equal half-yearly instalments, including principal and interest, on freehold lands or any tenure under the Crown Lands Acts; or (c) advances on purchase of farms. Advances for the purchase of wire-netting are made under the provisions of the Pastures Protection Act, advances to soldier settlers under the Returned Soldiers Settlement Acts, and advances for the sinking of shallow bores on irrigation areas are made by the Water Conservation and Irrigation Commission.

(ii) *Government Savings Bank Act*. (a) *Loans to Settlers*. Loans by way of overdraft may be made upon any security satisfactory to the Commissioners. The following provisions apply to long-term loans:—(1) no loan may be for a less amount than £50, nor for more than £2,000 to any person; (2) loan up to two-thirds of the sale value of security, freehold or Crown lands, upon which first five years' certificate has issued; (3) loan up to three-fourths of the value of improvements on Crown lands on which the certificate of fulfilment of conditions has not issued, provided that such advance does not exceed two-thirds of the sale value of the security; (4) in the case of Western lands, up to £2,000, provided the amount of the advance, plus the amount owing for improvements, does not exceed 50 per cent. of the sale value of the security. The interest is fixed by the Commissioners according to the rate current at the time.

Under Section 64 of the Bank Act the Commissioners are prepared to consider applications for subdivision of estates into farms and to assist purchasers of such farms up to 80 per cent. of the official valuation with a maximum of £3,000. In other respects the terms and conditions are similar to ordinary loans from the Rural Bank Department, and loans are repayable either (1) in half-yearly instalments of interest and principal extending over 31 years, or (2) at fixed dates.

(b) *Advances on Purchase of Farms*. The Commissioners may make advances to assist persons in purchasing lands, provided that the title is either certificated conditional purchase or freehold. The amount of the advance must not exceed 80 per cent. of the Commissioners' valuation of the security, and in other respects these advances are subject to the same provisions as other loans from the Rural Bank Department, but are limited to a maximum of £1,250 in each case.

(iii) *Returned Soldiers' Settlement Act*. Advances up to £625 may be made to returned soldiers for prescribed purposes, principal and interest being repayable on easy terms.

(iv) *Amount of Advances.* The following table gives particulars respecting advances etc., to 30th June, 1925 :—

ADVANCES TO SETTLERS.—NEW SOUTH WALES, 1924-25.

Particulars.	Advances made during 1924-25.	Total Advances at 30th June, 1925.	Amount outstanding at 30th June, 1925.
	£	£	£
Government Savings Bank Advances ..	1,767,762	13,723,713	8,552,592
Soldier Settlement Advances	279,802	6,539,445	5,667,425
Advances for Purchase of Wire Netting	77,778	727,907	278,463
Advances to Necessitous Farmers ..	121,391	2,756,297	351,868
Advances to Civilian Settlers on Irrigation Areas	17,336	419,318	125,157
Shallow Boring Advances	43,241	307,400	134,196
Total	2,307,310	24,474,080	15,109,701

2. *Victoria.*—(i) *General.* The principal institution which advances money to settlers is the State Savings Bank. The Closer Settlement Board is also authorized to make such advances, and the Government may lend money to Cool Stores Trusts, and, under special drought circumstances, make advances to settlers for the purchase of seed, cattle, etc., for which purpose separate Acts have been and are passed from time to time as required.

(ii) *State Savings Bank Act.* The *Crédit Foncier* Department of the State Savings Bank was created for the purpose of making advances to settlers and others, and is authorized to borrow up to £10,000,000 for that object. The Commissioners may lend money to farmers, etc., on the security of any agricultural, horticultural, viticultural, or pastoral land held in fee-simple or on conditional purchase. Such loans are secured by a first mortgage on the property, and are payable either in cash or by debentures or mortgage bonds, at the option of the Commissioners. No advance may be less than £50, or more than £2,000, and each advance is limited to two-thirds, or, in the case of returned soldiers, to three-quarters, of the value of the land, and, in the case of a conditional purchase, this amount is reduced by the amount of rent outstanding. Where improvements are effected on a conditional purchase lease to the amount of £1 per acre at least, and the value of the land and improvements exceeds £2 per acre, an additional advance, not exceeding 15s. per acre, may be made. In the case of land which has acquired a special increase of value by reason of being cultivated as vineyards, hop-grounds, orchards, etc., advances may be made on the following terms:—(a) the total amount which may at any time be advanced must not exceed £100,000; (b) the amount of allowable advance may be increased by one-fourth, but not to a greater amount than £30 per acre; and (c) no advance may be made for a longer period than 15 years. Repayment of advances must be made in 63 half-yearly instalments of principal and interest, a slight reduction in the amount being made in the case of returned soldiers. The Commissioners may also advance money to companies in country districts for the erection of works for freezing, packing, or storing any commodities which are included in the Primary Products Act or in the Fruit Act, provided that shares equal in value to not less than two-thirds of the proposed expenditure have been taken up, and one-third thereof paid for in cash. The loan is granted upon such terms and conditions as the Commissioners may think fit.

(iii) *Closer Settlement Act.* The Closer Settlement Board may advance money to (a) lessees of workmen's homes and agricultural labourers' allotments in aid of the cost of fencing and erecting dwelling-houses; (b) lessees of Crown land for carrying on farming or grazing pursuits, or for adding to improvements; (c) municipalities, for making roads to any land acquired by the Board; and (d) owners of land for the purchase of wire-netting. An advance may not exceed £825, or, in the case of land which is suitable mainly for grazing, £1,000, and is repayable in 40 half-yearly instalments, with 5 per cent. interest.

Where a lessee has, after not less than 6 years, obtained his compliance certificate or Crown grant, the amount of loan may be increased to £1,000, but must not exceed 60 per cent. of the value of the improvements and amount of purchase-money paid.

(iv) *Discharged Soldiers' Settlement Act.* The Closer Settlement Board may advance to a discharged soldier up to £625, or, if he is the owner or lessee of land in the mallee country or of grazing land only, up to £1,000. The rate of interest is fixed by the Minister, and is $3\frac{1}{2}$ per cent. for the first year, increasing by $\frac{1}{2}$ per cent. annually until the rate determined is reached. Repayment is as prescribed.

(v) *Primary Products Advances Act.* A company registered under the Companies Act, or a society registered under the Provident Societies Act, which is undertaking the establishment of abattoirs and freezing works, or cool storage for fish, or dried or canned fruit, or jam factories, tobacco-curing, or fruit-works, may be granted by the State Savings Bank a loan for the purpose of constructing such works. No loan may be granted unless at least one-third in number and value of the shareholders are persons engaged in the production of the primary products supplied to the company and full particulars of the proposed undertaking are furnished. The loan is repayable at such times and with such interest as the Commissioners may determine, the property must be mortgaged to the Bank, and a sum, not exceeding 5 per cent. of the value of the buildings, etc., paid annually into a depreciation fund.

(vi) *Fruit Act.* A Cool Stores Trust may be granted a loan by the Treasurer for the purchase of land and for the erection of a cool store thereon. Such loan must be a first charge on the property and revenue of the Trust, be for an agreed term of years, and provide for repayment with interest at $4\frac{1}{2}$ per cent. in 40 half-yearly instalments. The State Savings Bank Commissioners may also advance money to a company for the purpose of constructing fruit-works, provided that at least one-third in number and value of the shares are held *bona fide* by shareholders being owners or occupiers of orchards within the locality. The terms of the loan are the same as those under the Primary Products Advances Act.

(vii) *Amount of Advances.* The following table gives particulars respecting advances etc., to 30th June, 1925 :—

ADVANCES TO SETTLERS.—VICTORIA, 1925.

Authority Making Advances.	Advances made to—	Advances made during 1924-25.	Total Advances at 30th June, 1925.	Amount Outstanding at 30th June, 1925.
		£	£	£
State Savings Bank	Civilians	501,082	6,289,807	2,789,098
	Discharged soldiers ..	90,950	351,120	299,003
Closer Settlement Board	Closer Settlement settlers	1,017,091	7,759,179	5,285,791
	Soldier settlers ..	765,036	21,269,412	18,374,452
Treasurer	Cool stores, canneries, etc.	13,499	605,494	467,524
Total .. ..	.. ..	2,387,658	36,275,012	27,215,868

3. *Queensland.*—(i) *General.* The principal institution which makes advances to settlers is the Agricultural Bank, established by the Agricultural Bank Act of 1923. Advances are also made by the Bank on behalf of the Minister for Lands under the Discharged Soldiers' Settlement Acts. In addition, assistance is granted by the following authorities :—Irrigation Commissioner; Department of Public Lands, in respect to water facilities and wire-netting; Department of Agriculture and Stock, in respect to seed wheat and drought relief; the Treasurer, in respect to sugar mills.

(ii) *Agricultural Bank Act.* The Agricultural Bank makes advances on the security of a first mortgage over property which is used for agricultural, dairying, grazing, horticultural or viticultural pursuits, poultry or pig raising, or other approved rural pursuits. Further security may be required by way of stock mortgage, bill of sale, lien on crops,

etc. The limit of advance to one person is £1,700, and, subject to the succeeding paragraphs, no advance may exceed 16s. in the £1 of the fair estimated security value of the land with its permanent improvements, together with those, if any, to be made by means of the advance applied for.

The purposes for which advances are granted are as follow :—(a) Payment of liabilities already existing with respect to the land or payment of the balance of any purchase money in respect of the purchase of the land or any stock, machinery, or implements therefor ; (b) effecting improvements on the land ; (c) purchase of stock, machinery, or implements ; (d) generally in respect of agricultural, dairying, grazing, horticultural, or viticultural pursuits, poultry or pig raising, or other rural pursuits on the land ; (e) relief in case of drought, flood, tempest, fire, or other adverse conditions or happenings beyond the control of the borrower ; (f) not exceeding £400 for unspecified purposes in connexion with the land, provided that the applicant is a *bona fide* settler residing on and working the land as farm land.

Advances to beginners on the land may be granted within the before-mentioned limit of £1,700 to the full value of the improvements proposed to be made for any one or more of the following objects, but not exceeding in the aggregate £500 at that special rate :—Buildings, ringbarking, clearing, fencing, draining, water conservation (including a well or bore together with lifting power), dairy house and yards, accommodation for pigs, silos, haysheds.

The term for repayment of any advance shall be the term fixed by the Bank, not exceeding 20 years, exclusive of any initial period allowed by the Bank (not exceeding 5 years) during which interest only is payable.

After the expiration of the initial interest-only period, the loan is repayable by equal half-yearly instalments of an amount sufficient to redeem the loan including interest, within the term of years fixed. Advances made on the security of terminating Crown leaseholds must be repaid within a term not later than the date upon which the lease will expire. Special advances for the purchase of dairy stock, sheep, pigs, dairying plant, etc., may be made to settlers on the security of a chattel mortgage over such purchases.

Provision is made for advances under easy terms to groups of settlers for the co-operative purchase of necessary machinery ; such groups must be registered as co-operative companies or associations. The limit of advance in these cases is £1,700 to any one company or association, and must not exceed two-thirds of the cost of the machinery.

Mortgage advances are made under prescribed conditions to co-operative companies and associations for factories and other works for the manufacture, storage, or treatment of primary produce and resultant products.

The rate of interest on any loan under the Agricultural Bank Act is fixed by the Bank when the application for the advance is approved ; up to the present the rate has not exceeded 5 per cent. per annum.

The advances outstanding under the Agricultural Bank Act, as set out in the table below, include advances originally made by the Bank's predecessors under the following legislation and taken over under The Agricultural Bank Act of 1923 :—The Agricultural Bank Act of 1901 ; The Queensland Government Savings Bank Act of 1916 ; The State Advances Act of 1916 ; The Co-operative Agricultural Production and Advances to Farmers Acts 1914 to 1919.

(iii) *Discharged Soldiers' Settlement Act.* Advances may be made by the Minister to discharged soldiers who are owners of land in fee-simple or holders of land under tenure from the Crown. Such advances may be made for the purposes of (a) the payment of purchase-money ; (b) the payment of existing liabilities ; (c) making improvements ; (d) purchasing live stock, machinery, fruit trees, etc. ; or (e) any other approved purpose. The maximum term of advance is 33 years exclusive of an initial period of 7 years during which interest only is payable. The rate of interest for the first year is $3\frac{1}{2}$ per cent., and it increases annually by $\frac{1}{2}$ per cent. up to a maximum of 5 per cent.

(iv) *Amount of Advances.* The following table gives particulars of advances, etc., to 30th June, 1925 :—

ADVANCES TO SETTLERS.—QUEENSLAND, 1924-25.

Act under which Advances were made.	Advances made during Year 1924-25.	Total Advances made to 30th June, 1925.	Amount Outstanding at 30th June, 1925.
	£	£	£
Agricultural Bank Act	282,043	3,839,055	2,137,514
Discharged Soldiers' Settlement Act (a)	33,836	2,316,570	1,794,293
Water Facilities	2,705	2,705	2,705
Wire Netting	40,603	40,603	40,603
Seed Wheat	2,101	28,470	13,800
Drought Relief .. .. .	..	67,831	59,154
Total	361,288	6,295,234	4,048,069

(a) Includes advances to group settlements through the Lands Department as well as advances through the Agricultural Bank.

4. *South Australia.*—(i) *General.* Advances may be made to settlers and others for the purpose of discharging mortgages, making improvements, etc., under the provisions of the State Bank Act 1925, which are briefly summarized hereunder. Loans may be made under the Loans for Fencing Act and the Vermin Act for the purchase of fencing materials in vermin-infested districts. Advances may be made to homestead block-holders (a) for erecting buildings; or (b) for making improvements on their land. A loan must not exceed in the case of (a) the cost of existing improvements, and in the case of (b) one-half the value of the improvements to be effected; and in no case may a loan exceed £50. Repayment is to be made in 20 equal annual instalments at the rate of £7 7s. 2d. per cent. of the amount advanced. The State Bank may make advances to any settler on the security of his land and improvements (a) for making improvements, up to the estimated value of his lease or agreement and improvements, not exceeding £400, and up to three-fourths of such value in excess of £400, but not exceeding £250; or (b) for stocking his holding, up to £200; or (c) for discharging an existing mortgage, up to three-fourths of the value of his lease or agreement and improvements; or (d) for any other purpose, up to the same amount. Repayment must be made by 70 equal half-yearly instalments, with interest, but for the first 5 years interest only is payable.

(ii) *State Bank Act 1925.* Under this Act the State Bank of South Australia makes advances under prescribed conditions to farmers and other producers, to local authorities, to persons possessed of the necessary securities, and in aid of industries. No single advance may exceed £5,000. The Bank and the borrower may agree upon the term of years, not exceeding 42, over which repayment may be spread, as well as the interest to be paid. The Bank may, on the security of a mortgage on the property, make loans to any registered co-operative society, three-fourths of the members of which are engaged in or are about to be engaged in rural production, for purposes prescribed.

(iii) *Irrigation Act.* Settlers under this Act are entitled, under prescribed conditions, to loans under the Advances to Settlers on Crown Lands Act, as well as under the Irrigation Act, but not exceeding £600 under both Acts. Advances may be made only on the security of a first mortgage. During the first 5 years interest only is payable, but thereafter the advance must be repaid in 70 equal half-yearly instalments, with interest.

(iv) *Discharged Soldiers' Settlement Act.* Advances are made to soldier settlers for prescribed purposes on liberal terms in regard to payment of principal and interest.

(v) *Agricultural Graduates Land Settlement Act.* Under the provisions of this Act, the Minister may (a) purchase land with a view to the settlement thereon of agricultural graduates, the value of which land, with improvements, must not exceed £3,000 for each graduate, and is repayable with interest; (b) the State Bank may advance to any agricultural graduate settler up to £500 for the purpose of purchasing seeds, implements, stock, etc., such advance being repayable on easy terms.

(vi) *Amount of Advances.* The following table gives particulars respecting advances etc., to 30th June, 1925 :—

ADVANCES TO SETTLERS.—SOUTH AUSTRALIA, 30th JUNE, 1925.

Particulars.	Advances made during 1924-25.	Total Advances at 30th June, 1925.	Amount outstanding at 30th June, 1925.
	£	£	£
Department of Lands and Survey—			
Advances to soldier settlers	103,203	5,195,574	4,630,817
Advances to settlers for improvements ..	9,516	627,648	379,252
Advances under Vermin and Fencing Acts	49,534	900,497	270,543
Advances to blockholders .. ..	..	41,451	384
Advances for sheds and tanks	3,098	59,415	54,945
Advances in drought-affected areas ..	454	765,824	50,430
Advances under Loans to Producers Act ..	69,815	124,976	124,400
Advances under Closer Settlement Acts ..	6,781	2,309,805	1,651,087
State Bank of South Australia	1,688,121	13,648,914	8,406,156
Irrigation Commission—			
Civilians	14,917	172,121	95,381
Soldier settlers	175,798	1,652,125	1,605,128
Total	2,121,237	25,498,350	17,268,523

5. Western Australia.—(i) *General.* Advances to settlers are made by the Agricultural Bank, which was established in 1895. Special advances are also made to returned soldiers.

(ii) *Agricultural Bank.* This bank makes advances to a limit of £2,000 on the security of a first mortgage to persons engaged in agricultural pursuits. The borrower must pay the interest on the amount advanced for the first 5 years, and after the expiration of that term the advance with interest must be repaid within 25 years in half-yearly instalments. The interest is at such rates as may be prescribed, but if over 5 per cent. per annum, must not exceed by more than 1 per cent. the rate of interest paid by the bank on funds raised by the bank.

(iii) *Advances to Soldier Settlers.* A soldier settler may be granted an advance up to £625 for improvements, fertilizers, machinery, plant, etc., and the interest thereon is the full current rate charged by the Agricultural Bank.

(iv) *Amount of Advances.* The following table gives particulars respecting advances, etc., to 30th June, 1925 :—

ADVANCES TO SETTLERS.—WESTERN AUSTRALIA, 1924-25.

Particulars.	Year ended—	Advances made during Year 1924-25.	Total Advances at 30th June, 1925.	Amount outstanding at 30th June, 1925.
		£	£	£
Agricultural Bank advances ..	30.6.25	351,136	5,322,502	3,534,693
Soldier settlement advances ..	30.6.25	385,999	5,321,098	5,298,554
Advances to rural industries ..	30.6.25	1,366	24,347	24,791
Advances to assisted settlers ..	31.3.25	1,201,918	9,459,001	2,078,532
Total .. ..	..	1,940,419	20,126,948	10,936,570

6. *Tasmania.*—(i) *General.* Advances to farmers and producers may be made under the State Advances Act, to closer settlement settlers under the Closer Settlement Act, to fruit-growers formed into a registered company under the Advances to Fruit-growers Act, and to returned soldiers under the Returned Soldiers Settlement Act.

(ii) *State Advances Act.* The Agricultural Bank of Tasmania, constituted under this Act, is authorized to borrow up to £150,000 on debentures or stock for the purpose of advancing money to farmers and other primary producers who own land in fee-simple or under purchase from the Crown on credit. Advances are secured on first mortgages, and may be made for any of the purposes prescribed. The repayment of advances commences after 5 years, and the borrower must repay one-fiftieth of the principal sum half-yearly thereafter until the whole amount of the advance is repaid. Interest is payable half-yearly at the rate fixed by the Treasurer.

(iii) *Closer Settlement Act.* Under this Act the Minister may make advances to lessees in aid of the cost of improvements. The total amount advanced may not exceed £ for £ of the sum expended by the lessee in such improvements. Loans are repayable by equal half-yearly instalments with interest, not exceeding 7 per cent., extending over a period not exceeding 21 years.

(iv) *Advances to Fruit-growers Act.* The Minister may make advances for prescribed purposes to registered companies on a first mortgage on freehold land or on a lien on other property. Generally, the amount of advance must not exceed 75 per cent. of the value of the land or plant, but, in the case of a company desiring to purchase grading machinery, it must not exceed 50 per cent. of the value thereof. Liberal terms have been arranged for repayment of principal and interest.

(v) *Returned Soldiers Settlement Act.* Advances up to £625, on easy terms as regards repayment, may be made to discharged soldiers to assist in making improvements and purchasing requisites. The Minister may in certain cases remit wholly or in part the payment of rent or instalments on the purchase-money.

A returned soldier, who has not exercised his option of acquiring a free selection, and who is already a selector of land on credit purchase, is entitled to a remission of his instalments up to £100 if he made application for same before 31st March, 1922.

(vi) *Amount of Advances.* The following table gives particulars respecting advances, etc., to 30th June, 1925 :—

ADVANCES TO SETTLERS.—TASMANIA, 30th JUNE, 1925.

Authority making Advances.	Advances made to—	Advances made during 1924-25.	Total Advances to 30th June, 1925.	Amount outstanding at 30th June, 1925.
		£	£	£
Agricultural Bank ..	Settlers ..	14,784	182,954	102,852
Minister for Lands ..	Soldier Settlers ..	26,532	660,607	333,770
„ ..	Closer Settlers ..	1,226	21,488	9,514
„ ..	Fruit Growers ..	..	1,447	1,028
Total ..	.. ..	42,542	866,496	447,164

7. Northern Territory.—(i) *Advances to Settlers Act 1923*. This Act and the Regulations thereunder provide that the Minister for Home and Territories may, out of moneys paid into a Trust Account for the purpose, make advances to the Northern Territory for the purchase of wire netting.

Applicants must offer security for payment and undertake to fulfil the prescribed conditions.

An advance cannot be made on unimproved land or on land on which the rent is overdue.

(ii) *Encouragement of Primary Production Ordinance 1924–26*. Under this Ordinance the Primary Producers Board may, out of moneys voted by Parliament, expend such sums as it deems necessary for the carrying out of its powers under this Ordinance, particularly as regards the granting of assistance to producers for the purposes prescribed. Principal and interest are repayable under easy terms.

(iii) *Amount of Advances*. During the financial year 1924–25 the sum of £5,443 was advanced, making the total amount advanced to the 30th June, 1925, £11,674. The balance outstanding at that date, including interest, was £8,638.

8. Summary of Advances.—The following table gives a summary for each State to the 30th June, 1925 :—

ADVANCES TO SETTLERS.—AUSTRALIA, 30th JUNE, 1925.

State.	Advances made during 1924–25.	Total Advances to 30th June, 1925.	Amount outstanding at 30th June, 1925.
	£	£	£
New South Wales	2,307,310	24,474,080	15,109,701
Victoria	2,387,658	36,275,012	27,215,868
Queensland	361,288	6,295,234	4,048,069
South Australia	2,121,237	25,498,350	17,268,523
Western Australia	1,940,419	20,126,948	10,936,570
Tasmania	42,542	866,496	447,164
Northern Territory	5,443	11,674	8,638
Total	9,165,897	113,547,794	75,034,533

§ 11. Alienation and Occupation of Crown Lands.

1. General.—The tables given in the previous parts of this chapter show separately the areas alienated, in process of alienation, or occupied under various tenures. The following tables set out in summarized form the position in regard to the tenure of land in each State, in the Northern Territory, and in the Federal Capital Territory during

the last five years for which information is available. The area unoccupied includes roads, permanent reserves, forests, etc. In some cases, lands which are permanently reserved from alienation are occupied under leases and licences, and have been included therein. Lands occupied under leases or licences for pastoral purposes are frequently held on short tenures only, and could thus be made available for settlement practically whenever required.

2. New South Wales.—At the 30th June, 1925, of the total area of New South Wales, 22.4 per cent. had been alienated absolutely, 10.7 per cent. was in process of alienation, 58.1 per cent. was held under leases and licences, and the remaining 8.8 per cent. was unoccupied.

The following table gives particulars for each of the last five years :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—NEW SOUTH WALES,
1920-21 TO 1924-25.**

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. Alienated.					
Granted and sold prior to 1862	7,146,579	7,146,579	7,146,579	7,146,579	7,146,579
Sold by auction and other sales, 1862 to date	15,182,649	15,184,016	15,188,819	14,962,345	14,969,185
Conditionally sold, 1862 to date	19,228,810	19,970,073	20,637,146	21,233,270	21,823,491
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	172,198	172,198	172,198	172,198
Granted for public and religious purposes	241,417	241,742	242,674	244,282	244,850
Total	41,971,653	42,714,608	43,387,416	43,758,674	44,356,303
2. In Process of Alienation.					
Conditional purchases	18,672,521	18,437,590	18,200,900	18,122,045	18,156,194
Closer settlement purchases ..	1,995,225	2,385,411	2,427,826	2,573,115	2,674,217
Soldiers' group purchase .. ..	..	..	..	410,567	390,396
Other forms of sale .. .. .	..	..	..	11,002	14,978
Total	20,667,746	20,823,001	20,628,726	21,116,729	21,235,785
3. Held under Leases and Licences.					
Total under Lands Department and Western Land Board	116,142,203	115,450,062	115,391,357	114,916,852	114,656,648
Mineral and auriferous leases and licences (Mines Department) ..	268,851	281,503	307,336	299,688	390,193
Total	116,411,054	115,731,565	115,698,693	115,216,540	115,046,836
4. Unoccupied	18,986,047	18,767,326	18,321,665	17,944,557	17,397,576

Area of State—198,036,500 acres.

3. Victoria.—The total area of the State of Victoria is 56,245,760 acres, of which 44.9 per cent. had been alienated absolutely up to the end of the year 1924; 16.0 per cent. was in process of alienation under deferred payments and Closer Settlement Schemes; 14.8 per cent. was occupied under leases and licences; while 24.3 per cent. was unoccupied.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—VICTORIA, 1920 TO 1924.

Particulars.	1920.	1921.	1922.	1923.	1924.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. Alienated	24,793,053	24,903,109	24,947,732	25,090,672	25,278,681
2. In Process of Alienation—					
Exclusive of Mallee, etc. ..	1,937,933	1,933,656	2,021,372	2,101,155	2,188,684
Mallee Lands	6,274,011	6,303,229	6,345,499	6,241,691	6,330,141
Under Closer Settlement Acts ..	520,003	528,545	542,978	532,274	532,274
Village Settlements	14,155	12,694	995	861	791
Total	8,746,102	8,778,124	8,910,844	8,875,981	9,001,890
3. Leases and Licences held—					
Under Lands Department ..	9,091,558	8,940,521	9,237,593	9,220,520	8,254,933
Under Mines Department ..	48,561	52,892	52,866	52,849	52,818
Total	10,040,119	8,993,413	9,290,459	9,273,378	8,307,751
4. Unoccupied Crown Lands ..	12,666,486	13,571,114	13,096,725	13,005,729	13,657,438

Total area of State—56,245,760 acres.

4. Queensland.—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1924, 4.1 per cent. was alienated absolutely ; 1.6 per cent. was in process of alienation ; and 72.2 per cent. was occupied under leases and licences. The remainder (22.1 per cent.) was either unoccupied or held as reserves, or for roads.

The distribution is shown in the following table :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—QUEENSLAND, 1920 TO 1924.

Particulars.	1920.	1921.	1922.	1923.	1924.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. Alienated Absolutely.					
By Purchase	16,935,558	17,064,697	17,156,804	17,255,176	17,331,516
Without Payment	86,742	87,731	87,740	87,773	87,909
Total	17,022,300	17,152,428	17,244,544	17,342,949	17,419,425
2. In Process of Alienation ..	8,659,280	8,280,296	7,833,127	7,358,971	7,150,240
3. Occupied under Leases and Licences.					
Pastoral Leases	209,248,060	201,010,760	185,348,400	189,353,840	188,975,840
Occupation Licences	33,830,400	33,526,240	34,610,680	34,529,120	35,323,000
Grazing Farms and Homesteads ..	79,397,073	78,658,048	78,983,282	79,783,557	81,200,031
Scrub Selections	112,137	86,289	77,233	72,886	69,052
Leases—Special Purposes	218,563	246,783	258,706	303,853	362,778
Under Mines Department	342,880	422,368	511,137	454,586	508,058
Perpetual Lease Selections	2,094,626	3,060,954	3,166,134	3,147,890	3,205,349
Auction Perpetual Leases	9,135	10,001	11,249	12,558	13,536
Total	325,853,774	317,021,443	302,966,871	307,658,290	309,657,644
4. Unoccupied	77,584,646	86,665,833	101,075,458	96,759,790	94,892,691

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

5. **South Australia.**—The area of the State of South Australia is 243,244,800 acres, and at the end of the year 1925, 4.7 per cent. was alienated absolutely ; 1.4 per cent. in process of alienation ; 50.0 per cent. occupied under leases and licences ; and 43.9 per cent. unoccupied.

The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—SOUTH AUSTRALIA,
1921 TO 1925.**

Particulars.	1921.	1922.	1923.	1924.	1925.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated</i> —					
Sold	10,882,906	10,936,750	10,987,030	11,104,386	11,216,755
Granted for Public Purposes	131,191	131,741	131,741	132,672	132,689
Total	11,014,097	11,068,491	11,118,771	11,237,058	11,349,444
2. <i>In Process of Alienation</i>	3,192,633	3,023,556	3,123,674	3,270,884	3,397,866
3. <i>Held under Lease and Licence</i> —					
Right of Purchase Leases	2,202,841	2,112,350	2,081,003	2,038,090	2,005,708
Perpetual Leases	14,849,184	14,756,565	14,956,020	14,944,537	15,041,948
Pastoral Leases	102,832,050	98,760,263	105,984,303	108,796,663	102,871,703
Other Leases and Licences	909,764	886,989	962,985	864,648	1,273,003
Mining Leases and Licences	642,570	512,841	653,899	586,025	368,922
Total	121,436,409	117,029,008	124,638,810	127,229,963	121,561,284
4. <i>Area Unoccupied</i>	107,601,661	112,123,745	104,363,545	101,506,895	106,936,206

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

6. **Western Australia.**—The total area of Western Australia is 624,588,800 acres, of which, at the 30th June, 1925, 1.7 per cent. was alienated absolutely ; 2.9 per cent. was in process of alienation ; while 37.3 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 58.1 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN AUSTRALIA,
1920-21 TO 1924-25.**

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated Absolutely</i>	9,197,088	9,724,931	10,051,080	10,520,028	10,869,513
2. <i>In Process of Alienation</i> —					
Midland Railway Concessions	54,800	54,800	54,800	54,800	54,800
Free Homestead Farms	1,017,255	941,485	961,492	963,700	933,798
Conditional Purchases	7,544,062	7,615,430	8,028,588	8,187,635	7,906,971
Selections from the late W.A. Company	2,193	2,193	2,193	2,193	2,143
Selections under the Agricultural Lands Purchase Act	485,129	539,927	565,780	572,410	558,087
Special Occupation Leases and Licences	1,298	1,298	820	820	722
Homestead or Grazing Leases	5,887,426	6,833,398	7,357,291	7,998,598	8,425,594
Poison Land Leases or Licences	42,275	42,275	42,275	42,275	40,828
Village Allotments	29	28	27	13	4
Working-men's Blocks	492	342	320	157	..
Total	15,034,959	16,031,176	17,013,586	17,822,601	17,922,942

**ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN
AUSTRALIA, 1920-21 TO 1924-25—continued.**

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
	Acres.	Acres.	Acres.	Acres.	Acres.
3. Leases and Licences in Force—					
(i) Issued by Lands Department—					
Pastoral Leases ..	254,688,286	263,403,351	258,238,151	214,818,111	228,919,930
Special Leases ..	57,156	57,509	49,213	40,144	41,873
Leases of Reserves ..	1,988,713	2,156,186	2,101,795	2,084,766	2,127,840
Residential Lots ..	272	4,422	5,769	171	145
(ii) Issued by Mines Department—					
Gold Mining Leases ..	24,540	8,934	8,934	8,191	7,395
Mineral Leases ..	41,843	46,056	47,275	48,214	45,407
Miners' Homestead Leases	36,401	35,828	35,828	33,254	32,653
Timber Leases and Concessions	590,314	585,453	585,110	545,334	545,274
Timber Permits ..	1,076,809	1,322,168	1,075,101	1,320,531	1,210,752
Total	258,504,334	267,619,907	262,147,176	218,898,716	232,931,269
4. Area Unoccupied	341,852,419	331,212,786	335,376,958	377,347,455	362,845,076

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

7. Tasmania.—At the end of the year 1924, 32.7 per cent. of the total area had been alienated absolutely; 4.4 per cent. was in process of alienation; 14.3 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement, or occupied or reserved by the Crown; the remainder (48.6 per cent.) being unoccupied.

The following table shows the distribution:—

ALIENATION AND OCCUPATION OF CROWN LANDS.—TASMANIA, 1920 TO 1924.

Particulars.	1920.	1921.	1922.	1923.	1924.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. Alienated Absolutely	5,241,856	5,259,066	5,326,825	5,407,937	5,490,734
2. In Process of Alienation	963,915	920,206	880,410	798,043	729,861
3. Leases or Licences—					
(i) Issued by Lands Department—					
Islands ..	107,000	108,000	107,000	107,000	107,000
Ordinary Leased Land ..	1,540,000	1,608,000	1,577,653	1,593,000	1,574,000
Land Leased for Timber ..	230,524	236,847	308,072	272,270	282,673
Closer Settlement ..	68,192	80,435	93,399	93,000	90,753
Soldier Settlement ..	162,516	219,118	202,673	192,600	188,652
Other Leases ..	1,000	1,000	1,000	1,000	1,000
(ii) Issued by Mines Department ..	46,380	52,476	49,823	42,866	37,024
(iii) Occupied by Commonwealth and State Departments	18,000	18,000	18,000	18,000	18,000
(iv) Reserved for Public Purposes ..	100,000	100,000	100,000	100,000	100,000
Total	2,273,612	2,423,876	2,457,620	2,419,736	2,390,102
4. Area Unoccupied	8,298,617	8,174,852	8,113,145	8,152,284	8,158,303

Total area of State—16,778,000 acres.

8. **Northern Territory.**—At the end of the year 1925 only 0.14 per cent. was alienated absolutely; 43.69 per cent. was held under leases and licences; while the remaining 56.17 per cent. was unoccupied. The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTHERN TERRITORY, 1921 TO 1925.

Particulars.	1921.	1922.	1923.	1924.	1925.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated</i> —					
Sold	476,508	476,508	476,508	476,864	476,864
Granted for Public Purposes ..	48	48	48	48	48
Total Alienated ..	476,556	476,556	476,556	476,912	476,912
2. <i>Leased</i> —					
Right of Purchase	356	356	356		
Pastoral	119,069,760	114,876,000	113,864,720	114,368,266	111,780,746
Other Leases	18,606,537	19,612,170	22,462,896	24,786,688	34,633,960
Total Leases ..	137,676,653	134,488,526	136,327,972	139,154,954	146,414,706
3. <i>Unoccupied</i> (a)	196,963,591	200,151,718	198,312,272	195,484,934	188,225,182

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

(a) Including Aboriginal and other Reserves, and Mission Stations.

9. **Federal Capital Territory.**—In the following table the particulars given are exclusive of the Jervis Bay area. Alienated land comprised in 1925, 7.9 per cent. of the total area, land in process of alienation 9.4 per cent., and lands held under lease 17.7 per cent. of the total area.

ALIENATION AND OCCUPATION OF CROWN LANDS.—FEDERAL CAPITAL TERRITORY, 1922 TO 1925.

Particulars.	1922.	1923.	1924.	1925.
	Acres.	Acres.	Acres.	Acres.
Area of acquired lands ..	206,056	206,000	206,296	209,531
Alienated	44,686	43,982	43,686	46,404
In process of alienation ..	73,345	74,070	74,070	54,832
Leased	123,800	119,552	119,552	103,511
Unoccupied	135,773	140,056	140,056	169,382

Total area of Federal Capital Territory (exclusive of Jervis Bay area)—583,660 acres.

§ 12. Classification of Alienated Holdings According to Size.

Information in regard to the number of holdings in acreage groups is not collected annually, and is not available for Queensland and the Northern Territory. With the exception of Western Australia, where the figures were brought up to the year 1923–24, the published returns relate generally to the five years ended 1921–22. Tables containing the information to hand were given in Official Year Book No. 18, pp. 204–6, but consideration of space preclude their repetition in the present issue.

§ 13. The Progress of Land Settlement.

1. Recent Progress.—The progress of settlement and the growth of land alienation under recent legislation may be gathered from the subjoined statement, which shows the condition of the public estate in each State at the end of each year from 1920 to 1924 inclusive. As leases of large areas fall in or are otherwise terminated they are in many cases not renewed, but the land is then divided 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 workers to acquire land, 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 1924 the area alienated absolutely in the whole of Australia increased by 38,194,312 acres, or 50.2 per cent.; the area in process of alienation increased by 24,224,662 acres, or 69.1 per cent.; the area leased by 193,895,326 acres, or 26.9 per cent.; while the area unoccupied decreased by 256,313,900 acres, or 23.9 per cent.

AREAS ALIENATED, IN PROCESS OF ALIENATION, HELD UNDER LEASE OR LICENCE AND UNOCCUPIED, 1920 TO 1924.

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

NEW SOUTH WALES.—AREA, 198,036,500 ACRES.(a)

1920	40,973,189	20.69	20,876,424	10.54	116,773,795	58.97	19,413,092	9.80
1921	41,971,653	21.19	20,667,746	10.44	116,411,054	58.78	18,986,047	9.59
1922	42,714,608	21.57	20,823,001	10.51	115,731,565	58.44	18,767,326	9.48
1923	43,387,416	21.91	20,628,726	10.42	115,698,693	58.42	18,321,665	9.25
1924	43,758,674	22.10	21,116,729	10.72	115,216,540	58.17	17,944,557	9.01

VICTORIA.—AREA, 56,245,760 ACRES.

1920	24,793,053	44.08	8,746,102	15.55	10,040,119	17.85	12,666,486	22.52
1921	24,903,109	44.28	8,778,124	15.60	8,993,413	15.99	13,571,114	24.13
1922	24,947,732	44.35	8,910,844	15.84	9,290,459	16.52	13,096,725	23.29
1923	25,090,672	44.61	8,875,981	15.78	9,273,378	16.49	13,005,729	23.12
1924	25,278,681	44.94	9,001,890	16.00	8,307,751	14.77	13,657,438	24.29

QUEENSLAND.—AREA, 429,120,000 ACRES.

1920	17,022,300	3.97	8,659,280	2.02	325,853,774	75.93	77,584,646	18.08
1921	17,152,428	4.00	8,280,296	1.93	317,021,443	73.88	86,665,833	20.19
1922	17,244,544	4.02	7,833,127	1.83	302,966,871	70.60	101,075,458	23.55
1923	17,342,949	4.04	7,358,971	1.71	307,658,290	71.70	96,759,790	22.55
1924	17,419,425	4.06	7,150,240	1.67	309,657,644	72.16	94,892,691	22.11

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

1920	10,931,966	4.50	3,166,524	1.30	119,554,730	49.15	109,591,580	45.05
1921	11,014,097	4.53	3,192,633	1.31	121,436,409	49.92	107,601,661	44.24
1922	11,068,491	4.55	3,023,556	1.24	117,029,008	48.11	112,123,745	46.10
1923	11,118,771	4.57	3,123,674	1.28	124,638,810	51.24	104,363,545	42.91
1924	11,349,444	4.67	3,397,866	1.40	121,561,284	49.97	106,936,206	43.96

(a) To 30th June.

AREAS ALIENATED, IN PROCESS OF ALIENATION, ETC.—*continued.*

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

WESTERN AUSTRALIA.—AREA, 624,588,800 ACRES.(a)

1920	8,763,051	1.40	14,259,769	2.28	257,610,300	41.25	343,955,680	55.07
1921	9,197,088	1.47	15,034,959	2.41	258,504,334	41.39	341,852,419	54.73
1922	9,724,931	1.56	16,031,176	2.56	267,619,907	42.85	331,212,786	53.03
1923	10,051,080	1.61	17,013,586	2.72	262,147,176	41.97	335,376,958	53.70
1924	10,520,028	1.68	17,822,601	2.85	218,898,716	35.05	377,347,455	60.42

TASMANIA.—AREA, 16,778,000 ACRES.

1920	5,241,856	31.24	963,915	5.75	2,273,612	13.55	8,298,617	49.46
1921	5,259,066	31.35	920,206	5.48	2,423,876	14.45	8,174,852	48.72
1922	5,326,825	31.75	880,410	5.25	2,457,620	14.65	8,113,145	48.35
1923	5,407,937	32.23	798,043	4.76	2,419,736	14.42	8,152,284	48.59
1924	5,490,734	32.72	729,861	4.35	2,399,102	14.30	8,158,303	48.63

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

1920	476,556	0.14	..	..	143,274,151	42.75	191,366,093	57.11
1921	476,556	0.14	..	..	137,676,653	41.09	196,963,591	58.77
1922	476,556	0.14	..	..	134,488,526	40.13	200,151,718	59.73
1923	476,556	0.14	..	..	136,327,972	40.68	198,312,272	59.18
1924	476,912	0.14	..	..	139,154,954	41.52	195,484,934	58.34

FEDERAL CAPITAL TERRITORY.—AREA, 601,580 ACRES.

1920	41,269	6.86	78,084	12.98	152,386	25.32	329,841	54.84
1921	39,967	6.64	78,064	12.98	152,378	25.32	331,171	55.06
1922	44,708	7.43	66,325	11.03	300,697	49.99	189,850	31.55
1923	43,932	7.31	74,070	12.31	119,899	19.93	363,629	60.45
1924	43,175	7.18	65,594	10.90	106,619	17.72	386,192	64.20

AUSTRALIA.—AREA, 1,903,732,240 ACRES.

1920	108,243,240	5.69	56,750,098	2.98	975,532,867	51.24	763,206,035	40.09
1921	110,013,964	5.78	56,952,028	2.99	962,619,560	50.57	774,146,688	40.66
1922	111,548,395	5.86	57,568,439	3.02	949,884,653	49.90	784,730,753	41.22
1923	112,919,363	5.93	57,873,051	3.04	958,283,954	50.34	774,655,872	40.69
1924	114,337,073	6.01	59,284,781	3.11	915,302,610	48.08	814,807,776	42.80

(a) To 30th June.

2. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at the end of the year 1924. The square itself represents the total area of Australia, while the relative areas of individual States are shown by the vertical rectangles. The areas alienated absolutely, in process of alienation under systems of deferred payments, and the areas held under leases or licences, are designated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded. :—

Land Tenure

