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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.
CROWN LANDS ACTS.		
Crown Lands Act 1913-1927: Western Lands Act 1901-1927: Crown Lands Purchase Validation Act 1923. Crown Lands Amendment (Disposal) Act 1923. Crown Lands and Closer Settlement (Amending) Act 1924.	Land Act 1915-1929.	Land Acts 1910-1927. Upper Burnett and Callide Land Settlement Act 1923. Prickly-pear Land Acts 1923-1926. Sugar Workers' Perpetual Lease Selections Act 1923.
CLOSER SETTLEMENT ACTS.		
Closer Settlement Act 1904-1919: Closer Settlement Purchases Validation Act 1923. Closer Settlement and Returned Soldiers' Settlement (Amendment) Act 1927.	Closer Settlement Act 1915-1923.	Closer Settlement Act 1906-1925.
MINING ACTS.		
Mining Act 1906-1924: Mining Leases (Validation) Act 1924.	Mines Act 1915-1921.	Mining Acts 1898-1927: Mining for Coal and Mineral Oil Act 1912: Petroleum Acts 1923-1927: Miners' Homestead Perpetual Leases Act 1913-1921: Coal Mining Act 1925.
SOLDIERS' SETTLEMENT ACTS.		
Returned Soldiers' Settlement Act 1916-1925.	Discharged Soldiers' Settlement Act 1917-1923.	Discharged Soldiers' Settlement Act 1917-1926.
ADVANCES TO SETTLERS ACTS.		
Government Savings Bank Act 1906-1923: Returned Soldiers' Settlement Act 1916-1925.	State Savings Bank Act 1915-1922: Primary Products Advances Act 1910-1922: Closer Settlement Act 1915-1923: Fruit Act 1915-1920: Discharged Soldiers' Settlement Act 1917-1923.	State Advances Act 1916: Co-operative Agricultural Products and Advances to Farmers Act 1914-1919: Agricultural Bank Act 1923.

3. **North Australia and Central Australia Land Legislation.**—In the Territories of North Australia and Central Australia, the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1927–1923, that relating to mining in the Northern Territory Mining Act 1903, the Gold Dredging Act 1899, the Tin Dredging Ordinance 1911–1920, the Mineral Oil and Coal Ordinance 1922–1923, and the Encouragement of Mining Ordinance 1913–1926; and that relating to Advances to Settlers in the Wire and Wire Netting Act 1927, and the Encouragement of Primary Production Ordinance 1927–1928.

4. **Federal Capital Territory Land Legislation.**—In the Federal Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1913–1927, the Public Parks Ordinance 1928, the City Area Leases Ordinance 1924–1926, the Church Lands Leases Ordinance 1924–1927, and the Leases (Special Purposes) Ordinance 1925–1927.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
CROWN LANDS ACTS.		
Crown Lands Act 1915–1923 : Pastoral Act 1904–1926.	Land Act 1898–1923.	Crown Lands Act 1911–1924.
CLOSER SETTLEMENT ACTS.		
Crown Lands Act 1915–1923.	Agricultural Lands Purchase Act 1909–1922 ; Closer Settlement Act 1927.	Closer Settlement Act 1913–1924.
MINING ACTS.		
Mining Act 1893–1923 : 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.
RETURNED SOLDIERS' SETTLEMENT ACTS.		
Discharged Soldiers' Settlement Act 1917–1925.	Discharged Soldiers' Settlement Act 1918–1919.	Returned Soldiers' Settlement Act 1916–1923.
AGRICULTURAL GRADUATES SETTLEMENT ACTS.		
Agricultural Graduates Act 1922.		
ADVANCES TO SETTLERS ACTS.		
Irrigation Act 1922–1928 : Pas- toral Act 1904–1925 : Dis- charged Soldiers' Settlement Act 1917–1925 : State Bank Act 1925–1928 : Advances to Settlers on Crown Lands Act 1914–1927 : Agricultural Graduates Act 1922.	Agricultural Bank Act 1906–1926.	State Advances Act 1907–1927 : Advances to Fruit-growers Act 1918–1921 : Closer Settlement Act 1913–1924 : Returned Sol- diers' Settlement Act 1916– 1923.

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 the North Australia Commission 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 : and Dedications.	Free Grants : Reservations.	Free Grants : Reservations.
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UNCONDITIONAL PURCHASES OF FREEHOLD.

Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases.	Auction Sales.
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CONDITIONAL PURCHASES OF FREEHOLD.

Residential Conditional Purchases : Non-residential Conditional Purchases : Additional Conditional Purchases : Conversions of various Leasehold Tenures into Conditional Purchases : Purchases of Town Leases : Suburban Holdings : Returned Soldiers' Special Holdings : Residential Leases : Week-end Leases.	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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STATE CROWN LANDS—TENURES—*continued.*

New South Wales.	Victoria.	Queensland.
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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 and Leases under Improvement Conditions: Occupation Licences: Leases of Town Lands: Suburban Holdings: Weekend 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 Leases (Mallee): 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: Pastoral Development Leases.
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CLOSER SETTLEMENT.

Sales by Auction and Tender: After-auction Sales and Tenders: Settlement Purchases.	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.

Soldiers' Group Purchases: Returned Soldiers' Special Holding Leases: Returned Soldiers' Special Holding Purchases: also Purchases and Leases under Crown Lands Act of lands set apart for application by discharged soldiers exclusively.	(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 PURCHASES OF FREEHOLD.

Auction Sales.	Auction Sales.	Auction Sales : After-auction Sales : Sales of Land in Mining Towns.
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CONDITIONAL PURCHASES OF FREEHOLD.

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.	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 : Miscellaneous Leases (Salt and Gypsum).	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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AGRICULTURAL GRADUATES SETTLEMENT ACTS.

Agreements to Purchase.		
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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 1927-28, the total area for which free grants were prepared was 2,652 acres, including grants of 2,589 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 4,704 acres were dedicated and permanently reserved, the number of separate dedications being 119.

On the 30th June, 1928, the total area reserved, including temporary reserves, was 17,711,119 acres, of which 5,324,719 acres were for travelling stock, 2,368,956 acres for forest reserves, 688,514 acres for water, 1,165,724 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 license 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 1927, 1,167 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 5,000 acres, were made. At the end of 1927, the total area reserved was 7,573,538 acres, consisting of roads, 1,794,218 acres; water reserves, 314,114 acres; agricultural colleges, etc., 87,062 acres; permanent forests and timber reserves under Forests Act, 4,305,581 acres; forests and timber reserves under Land Acts, 329,385 acres; reserves in the Mallee, 409,800 acres; and other reserves, 333,378 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 1928, the area of reserves cancelled was 117,753 acres less than the area set apart as reserves. The total area reserved up to the end of 1928 was 17,720,694 acres, made up as follows:—timber reserves, 3,427,511 acres; State forests and national parks, 1,952,527 acres; for use of aborigines, 6,146,617 acres; and general, 6,194,039 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 1928 free grants were issued for a total area of 99,687 acres, of which an area of 99,147 acres was granted to the Commonwealth for the East-West railway. During the same year reserves comprising 11,461 acres were proclaimed. At the 30th June, 1928, the total area reserved was 16,323,343 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 ended 30th June, 1928, a few small areas of land were granted in fee-simple, and approximately 207,679 acres were reserved for various purposes. At the 30th June, 1928, the total area reserved was about 31,000,000 acres.

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, 1927, the area granted free was 1,894 acres, all of which was granted to soldiers under the Returned Soldiers' Settlement Act, while during the same year, free leases were issued to 2 local bodies for municipal purposes, and 293,055 acres were reserved, of which 135,055 acres were for forest reserves, 144 acres for recreation purposes, 10 acres for a gravel reserve, 10 acres for sanitary site purposes, 18 acres for cemetery purposes, 1 acre for water reserve purposes, $\frac{1}{4}$ of an acre for public pound purposes, and 157,817 acres for a sanctuary for game. The total area reserved to the end of 1927 was 5,300,000 acres.

7. *North Australia and Central Australia.*—(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 30th June, 1928, was—North Australia, 7,990 square miles, and Central Australia, 21,875 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 three 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 charged. 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.

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 three 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 1927, a total of 1,138 acres was disposed of under this tenure, 530 acres being country lands, while 608 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, 1928, the area of town lands sold by auction was 128 acres. In addition, 24,913 acres were sold at fixed prices, and the purchases of 95,242 acres on credit were completed, making a total of 120,283 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, 1928, the area of town and suburban allotments sold was 1,455 acres in 738 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 1927 the area sold by auction or by special sale amounted to 300 acres, as against 277 acres for the previous year.

§ 4. Conditional Purchases of Freehold.

1. *New South Wales.*—(i) *Residential Conditional Purchases.* Crown lands, not within certain areas, and not leased or reserved, are open for conditional purchase application at the price of 20s. per acre, unless gazetted at a different price. 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. These maximum 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. In a special area, the areas are such as are gazetted with a maximum of 320 acres. Applications for land within a classified area need not be accompanied by a deposit if lodged during the first week the land is available, but otherwise 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. interest added, is payable in annual instalments of 5 per cent. of the price of the land, or, at the purchaser's option, 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 attach to a conditional purchase:—(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, survey fee, stamp duty and dead 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 or 5 per cent. of capital value if the land is within a classified area, 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 for 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 with other lands held 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 together with the additional purchase must not exceed the maximum 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 or conditional purchase and conditional lease 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 or conditional purchase and conditional lease 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 of *bona fide* and continuous residence on the holding immediately prior to conversion.

(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 on the former holding immediately prior to conversion.

(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 provided that, except in the case of a homestead selection acquired before 1st January, 1918, the area which may be conditionally purchased shall not, with other lands held, exceed a home maintenance area, any excess being only convertible into a non-convertible conditional lease. The term of residence commences from the date of confirmation, and is reduced by the period of continuous residence on the holding immediately prior to conversion. 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) may, during the last five years of the lease, convert so much thereof, as will not exceed a home maintenance area, into a homestead farm. The holder of a Crown lease or of a settlement lease may convert such lease into a conditional purchase or conditional purchase and conditional lease, provided that the area to be converted together with other lands held does not exceed that of a home maintenance area. Where the area of the lease together with such other lands exceeds a home maintenance area, the excess area may be held as a non-convertible conditional lease. The terms of payment and conditions are the same as in the case of conversion of a conditional purchase lease (see (b) above).

(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, by Special Purchase, and by Improvement Purchase, (exclusive of Town Blocks within Irrigation Areas).* During the year ended 30th June, 1928, the total area sold was 4,075 acres, of which 1,230 acres were sold by auction and 230

acres as after-auction purchases, while 20 acres were sold as improvement purchases and 2,595 acres as special purchases. The amount realized for the sale of the whole area was £207,955.

(ix) *Areas Alienated as Conditional Purchases.* At the 30th June, 1928, the total number of conditional purchases in existence was 68,278, covering an area of 20,057,640 acres. The following table gives particulars of conditional purchases, including non-residential conditional purchases and special area conditional purchases, from 1923-24 to 1927-28, together with the total area for which deeds had been issued up to 30th June, 1928:—

CONDITIONAL PURCHASES, NEW SOUTH WALES, 1923-24 TO 1927-28.

Year ended 30th June—	Applications Received.(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.
1924	379	70,784	291	41,117	596,124	21,233,270
1925	423	68,496	344	42,123	590,220	21,823,490
1926	459	83,281	372	30,223	460,217	22,283,707
1927	202	51,117	127	29,706	449,117	22,732,824
1928	312	57,002	230	30,156	394,306	23,127,130

(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 go into occupation within one year and reside on the property or within 5 miles thereof for 3 years and 9 months during the first 6 years, and may not transfer the land during that period. 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) in the case of first class land, 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 1923 to 1927:—

AREAS PURCHASED CONDITIONALLY, VICTORIA, 1923 TO 1927.

(EXCLUSIVE OF SELECTION IN THE MALLEE COUNTRY.)

Particulars.	1923.	1924.	1925.	1926.	1927.
	Acres.	Acres.	Acres.	Acres.	Acres.
With residence	122,614	95,998	66,923	63,577	61,886
Without residence	77,903	61,965	26,073	29,919	23,523
Total	200,517	157,963	92,996	93,496	85,409
No. of selectors	791	552	369	509	416

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, including interest at not less than 2 per cent. 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 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 1923–24 to 1927–28. No Homestead Blocks have been allotted during that period.

AGREEMENTS TO PURCHASE, SOUTH AUSTRALIA, 1923–24 TO 1927–28.

Particulars.	1923–24.	1924–25.	1925–26.	1926–27.	1927–28.
	Acres.	Acres.	Acres.	Acres.	Acres.
Eyre's Peninsula Lands	111,456	90,320	121,368	153,770	319,993
Murray Lands	50,745	37,295	57,495	50,768	33,989
Pinnaroo Lands	44,291	27,633	62,245	51,476	43,676
Closer Settlement Lands	7,302	6,357	7,471	33,857	14,395
Homestead Lands (repurchased)	19	..	..	15	..
Buckleboo Railway Lands	5,680	10,614	46,710	20,326	14,645
Other Crown Lands	17,160	8,926	11,802	16,363	79,189
Total	236,653	181,145	307,091	332,575	505,887

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 in similar proportions thereof.

(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 tenure.

(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, 1924 to 1928. Under the heading "Deferred payments (with residence)" are included conditional purchases of grazing lands.

CONDITIONAL PURCHASES.—WESTERN AUSTRALIA, 1923-24 TO 1927-28.

Particulars.	1923-24.	1924-25.	1925-26.	1926-27.	1927-28.
NUMBER OF HOLDINGS.					
Crown Grants Issued ..	No. 1,557	No. 2,153	No. 3,010	No. 2,288	No. 2,070
Conditionally Alienated ..	2,889	2,406	2,579	2,455	2,172

AREAS FOR WHICH CROWN GRANTS WERE ISSUED.

	Acres.	Acres.	Acres.	Acres.	Acres.
Free Homestead Farms ..	40,080	38,387	50,814	47,398	36,365
Conditional Purchases ..	285,635	343,100	490,717	425,754	381,872

AREAS CONDITIONALLY ALIENATED.

	Acres.	Acres.	Acres.	Acres.	Acres.
Conditional Purchases—					
(i) Deferred Payments (with Residence) ..	1,693,342	1,462,585	1,902,316	2,072,851	2,071,605
(ii) Deferred Payments (without Residence) ..	46,380	44,487	32,319	25,284	11,753
(iii) Direct Payments (without Residence) ..	3,317	2,606	2,346	2,900	1,025
Free Homestead Farms ..	90,745	73,138	85,025	76,603	61,103
Working Men's Blocks ..	..	..	..	..	..
Total	1,833,784	1,582,816	2,022,006	2,177,638	2,145,486

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 Commissioner for Crown Lands, 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 Commissioner for Crown Lands, 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 Commissioner for Crown Lands. Land within one 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 improvement 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 1923 to 1927 :—

TASMANIA.—CONDITIONAL PURCHASES, 1923 TO 1927.

Particulars.	1923.	1924.	1925.	1926.	1927.
	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Completion of Conditional Purchases</i> ..	81,112	69,453	55,623	48,577	36,162
<i>Sold Conditionally—</i>					
Selections for Purchase	20,138	16,760	24,745	26,608	13,879
Homestead Areas .. .. .	..	..	15	..	..
Auction Sales on Credit	362	2,747	580	277	300
Town and Suburban Allotments ..	193	321	962	307	222
Total	20,693	19,828	26,302	27,192	14,401
<i>Applications—</i>					
Received	769	1,164	575	652	501
Confirmed	425	304	274	287	225

§ 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 and the combined area does not exceed the maximum allowed for conditional purchases. In certain circumstances the maximum area may be exceeded in order to make up a home-maintenance area. The term of the lease is 40 years, divided into three periods of 15, 15 and 10 years, but the holder of any such lease subsisting

at 24th December, 1924, may, upon application 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 the first period and remains unchanged for the second and third periods unless redetermined by the Board. Where the lease is extended to 60 years the rent for the additional period is determined by the Board. 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. 1 (i)) and a conditional lease may be converted into an additional conditional purchase.

(ii) *Conditional Purchase Leases.* A conditional purchase lease has a term of 50 years divided into two periods of 25 years each. The areas of the blocks and the capital values are determined by the Minister. The annual rent is $2\frac{1}{2}$ per cent. of the capital value, or as determined by the Land Board upon application. 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, provided that the combined areas, with other lands held, do not substantially exceed a home-maintenance area. At any time after confirmation a conditional purchase lease may be converted into a conditional purchase (with or without a conditional lease) or a homestead farm.

(iii) *Special Conditional Purchase Leases.* A special conditional purchase lease together with any additional special 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. There is no residence condition attaching to these leases. The lease may be converted into a conditional purchase without residence.

(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 except as additions to existing holdings.

(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 determined by the Land Board upon application, or at the rate of $2\frac{1}{2}$ per cent. of the capital value, which is subject to re-appraisal at the expiration of 25 years and every 20 years thereafter. 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 for such year 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. A homestead farm may, under certain conditions, be converted into a conditional purchase or a conditional purchase and conditional lease; a conditional purchase lease; or a Crown 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) wharfs 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. The whole or part of a special lease granted for irrigation or miscellaneous purposes 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 the whole or part of the lease as 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 up to 21 years, which may be extended 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^c 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 5 years, which may in certain circumstances be fulfilled elsewhere. The annual rent is as determined by the Land Board upon application, or at the rate of $1\frac{1}{2}$ 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 lease, 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. The rent is as determined by the Land Board upon application, or at the rate of $2\frac{1}{2}$ 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. 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.* The holder of a miner's right may, for the purpose of *bona fide* residence, acquire a residential lease on a goldfield 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. An additional residential lease may be acquired provided the combined areas do not exceed 20 acres. 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) *Holdings within Irrigation Areas.* Land is made available for disposal by way of purchase in fee-simple or lease, the purchase money or annual rental being determined by the Water Conservation and Irrigation Commission. Irrigation farm purchases, irrigation farm leases, and non-irrigable leases may be sold by public auction or tender. The purchase money in respect of an irrigation farm purchase and a non-irrigable purchase may be made by a deposit of £5 and a number of instalments. In the case of a town land purchase the terms are fixed by the Commission. The title to an irrigation farm lease and a town land lease is a lease in perpetuity, the annual rent for the first 25 years of which is fixed and is again fixed each succeeding 20 years. The title to a non-irrigable lease may be a lease in perpetuity or for such term as may be determined. The performance of residential conditions commences within six months of the grant of an application for an irrigation farm purchase and an irrigation farm lease, and, when specially provided, in cases of non-irrigable purchases and non-irrigable leases. The holder is released from residential conditions when certain improvements have been effected to the satisfaction of the Commission. No residence condition attaches to a town land purchase or lease.

Irrigation farm leases, non-irrigable leases and town land leases may, if conditions have been complied with, be converted into purchases. Upon payment of any moneys due and if all conditions have been complied with, a Crown grant for an estate in fee-simple is issued to the holder of the purchase.

(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-appraisalment. 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, 1928, the area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission, and the Western Land Board, comprised 115,133,308 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 1923–24 to 1927–28 :—

AREAS TAKEN UP UNDER LEASE OR LICENCE.—NEW SOUTH WALES,
1923-24 TO 1927-28.(a)

Particulars.	1923-24.	1924-25.	1925-26.	1926-27.	1927-28.
<i>Areas taken up under Crown Lands Act.</i>	Acres.	Acres.	Acres.	Acres.	Acres.
Occupation licences	34,526	11,700	41,867	19,150	..
Conditional leases	233,123	179,241	46,817	47,267	58,181
Conditional purchase leases	656	..	..	..	947
Settlement leases	9,900	4,731	13,596	3,416	6,934
Improvement leases	3,205	11,872	..	1,260	5,650
Annual leases	468,811	70,112	117,299	135,282	189,512
Scrub leases	9,812	9,870	28,900	1,748	5,430
Special leases	88,506	109,692	91,489	92,480	93,851
Residential leases	359	277	496	422	192
Permissive occupancies	439,682	451,962	469,077	583,507	749,928
Prickly-pear leases .. .. .	..	..	..	5,739	1,783
Crown leases	406,721	367,031	369,256	246,187	345,610
Homestead farms	371,816	524,632	307,259	140,412	190,262
Homestead selections and grants	10,017	2,922	5,223	14,523	23,272
Suburban holdings	3,617	641	419	1,547	1,281
Week-end leases	108	61	56	5	12
Leases of town lands .. .. .	..	..	..	2	..
Returned soldiers' special holdings	22	4	11	25	..
Inferior land leases .. .. .	..	10,053	..	..	..
Irrigation farms	1,338	1,357	3,224	1,879	1,811
Snow leases .. .. .	..	..	33,720	18,000	..
<i>Areas taken up under Western Lands Act.</i>					F
Leases	2,710,890	4,677,997	2,133,338	1,666,097	1,038,848
Permissive occupancies	38,660	180,483	82,152	195,871	129,552
Total	4,831,269	6,614,638	3,744,199	3,174,819	2,843,056

(a) See also § 7. 1. (vii), hereinafter.

AREAS OCCUPIED UNDER LEASE OR LICENCE.—NEW SOUTH WALES,
1923-24 TO 1927-28.(a)

Particulars.	1923-24.	1924-25.	1925-26.	1926-27.	1927-28.
	Acres.	Acres.	Acres.	Acres.	Acres.
Outgoing pastoral leases	270,222	227,240	220,209	211,660	191,171
Occupation } (i) Ordinary	2,455,642	2,207,313	2,219,373	2,916,778	2,598,804
} (ii) Preferential	715,240	578,930	600,701	503,476	488,778
Homestead leases	14,075,585	13,939,063	12,732,999	12,239,782	12,090,956
Conditional leases	265,643	246,355	203,084	205,720	197,360
Conditional purchase leases	3,836,205	3,712,740	3,474,751	3,334,386	3,183,861
Settlement leases	2,707,312	2,185,952	1,928,950	1,606,767	1,265,122
Improvement leases	1,694,202	1,477,571	1,434,482	1,376,768	1,374,139
Annual leases	1,090,355	1,046,596	816,782	716,748	542,222
Scrub leases	126,020	126,020	159,746	177,746	177,746
Snow leases	795,780	795,908	752,409	757,323	756,568
Special leases	59,787	72,200	50,160	45,902	39,561
Inferior land leases .. .. .	..	..	..	..	..
Residential leases (on gold and mineral fields)	11,527	10,923	10,333	10,021	8,960
Church and school lands	11	11	11	11	11
Permissive occupancies (b)	2,182,302	2,441,260	2,542,842	2,919,990	3,600,718
Prickly-pear leases	21,028	19,298	16,779	19,778	21,559
Crown leases	4,764,214	4,874,737	5,171,229	5,260,371	6,253,505
Homestead farms	3,300,141	3,772,847	3,965,944	4,607,554	4,103,016
Homestead selections and grants	951,594	917,688	939,519	1,009,674	1,179,511
Suburban holdings	56,376	53,994	52,998	54,865	54,970
Week-end leases	791	575	403	393	399
Leases of town lands	129	121	123	119	116
Returned soldiers' special holdings	23,826	24,966	18,790	18,546	17,625
Irrigation farms and blocks	129,414	282,246	285,640	302,066	257,957
Western land leases and licences (c)	75,365,499	75,642,064	76,108,958	76,384,041	76,728,673
Total	114,916,852	114,656,643	113,707,215	114,082,488	115,133,308

(a) See also § 7. 1. (vii), hereinafter. (b) Permissive occupancies in the Western Division not included. (c) Includes permissive occupancies.

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 $1\frac{1}{2}$ 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 $\frac{1}{2}$ d. 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 1923 to 1927. All grazing area leases expired on the 29th December, 1920:—

CROWN LANDS UNDER LEASE OR LICENCE.—VICTORIA, 1923 TO 1927.

Tenure.	1923.	1924.	1925.	1926.	1927.
	Acres.	Acres.	Acres.	Acres.	Acres.
Grazing licences (exclusive of Mallee)	6,647,800	6,393,679	4,673,281	4,633,421	6,319,325
Mallee lands	2,405,328	1,699,422	2,142,763	1,392,097	1,989,250
Auriferous lands (licences)	56,789	53,227	46,992	46,247	43,589
Swamp lands (leases)	2,854	2,866	2,514	2,514	2,508
Perpetual leases	5,240	4,882	5,046	5,046	5,046
Perpetual leases under Mallee Lands Acts 1896-1901	102,518	100,657	106,207	95,827	94,627
Total	9,220,529	8,254,733	6,976,803	6,175,152	8,454,345

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 1½ 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 in 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 and other noxious plants thereon. The rent for the first period, which corresponds with the time allowed for the destruction of the prickly pear, is a peppercorn (if demanded), and for the following period of 30 years, 1½ per cent. of the notified capital value. The rent for each succeeding period of 30 years is 1½ per cent. of the 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) *Pastoral Development Leases.* Crown lands may be opened for pastoral development leases for a maximum term of 40 years, subject to conditions calculated to encourage the lessee to successfully develop the land, which development would otherwise be abnormally costly.

(vi) *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.

(vii) *Occupation Licences.* Annual licences are granted to occupy Crown lands, either by 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 at any time by the Minister on 3 months' notice.

(viii) *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.

(ix) *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, and in the case of land suitable for sheep, the applicant may be required to stock the selection with his own sheep for a specified period, and to use the land thereafter for wool growing. A condition is 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. In the case of a grazing homestead the lease is subject to conditions of personal residence during the first 7 years of the term, and to occupation during the remaining period, provided the original selector continues to hold the selection. In the event of the sale of the selection the purchaser is required to fulfil the condition of personal residence for 5 years from the date of transfer, and thereafter the occupation condition applies, provided there is no further transfer.

(x) *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.

(xi) *Areas taken up under Lease or Licence.* The following table gives particulars of the areas taken up under lease or licence during the years 1923 to 1927:—

AREAS TAKEN UP UNDER LEASE OR LICENCE.—QUEENSLAND, 1923 TO 1927.

Tenure.	1923.	1924.	1925.	1926.	1927.
	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral leases	3,326,320	4,594,760	12,049,560	21,520,000	5,940,320
Occupation licences	7,757,440	4,291,600	5,900,280	5,578,520	8,770,760
Grazing farms	1,938,428	744,565	1,167,474	1,270,605	370,728
Grazing homesteads	2,853,341	3,083,548	2,155,991	1,495,751	1,168,074
Perpetual lease selections	205,282	278,137	366,952	201,378	160,088
Perpetual lease prickly-pear selections	140,093	85,296	169,442	274,276	218,432
Auction perpetual leases, Town	175	127	188	145	159
" " " Suburban	187	214	175	58	132
" " " Country	1,067	1,293	1,631	1,272	1,456
Special leases	25,905	55,015	58,343	46,495	29,679
Leases of reserves	46,741	33,915	94,539	120,645	122,606
Prickly-pear leases .. .. .	..	..	..	3,603,880	2,857,000
Total	16,294,979	13,168,470	21,964,575	34,113,025	19,639,434

The following particulars are available respecting leases taken up in 1928:—

Grazing farms	508,681 acres.
Grazing homesteads	3,535,020 acres.
Perpetual lease selections	161,518 acres.
Perpetual lease prickly-pear selections	234,469 acres.

The gross area held at the end of the year 1927 for purely pastoral purposes was 364,817 square miles.

Two non-competitive perpetual leases were issued during 1927, the total area being 16 $\frac{1}{2}$ 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 four 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. (See § 44 (iii).)

(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) *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.

(vii) *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.

(viii) *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 (vii)). 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.

(ix) *Leases of Resumed Lands (Pastoral).* 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.

(x) *Irrigation Blocks.* Under the Irrigation Act, blocks of land are offered in irrigation areas on perpetual lease at rentals fixed by the Irrigation and Drainage 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. 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 apply to surrender his lease for an agreement to purchase in lieu thereof.

(xiii) *Areas Leased.* The following table gives the areas leased during each of the years 1923-24 to 1927-28 under the different forms of lease tenure :—

AREAS LEASED.—SOUTH AUSTRALIA, 1923-24 TO 1927-28.

Particulars.	1923-24.	1924-25.	1925-26.	1926-27.	1927-28.
	Acres.	Acres.	Acres.	Acres.	Acres.
Perpetual leases—					
Homestead lands (repurchased)					
Irrigation and reclaimed lands ..	2,893	3,616	5,261	1,978	2,480
Non-irrigable land in irrigation areas ..				9,396	3,619
Other Crown lands	123,039	91,620	166,008	155,630	166,909
Miscellaneous leases—					
Grazing	21,626	133,808	190,137	33,340	102,391
Grazing and cultivation	4,082	116,733	519,958	59,411	12,351
Closer settlement lands					1,528
Forest		19,840	2,523	8,487	4,604
Pastoral leases	2,727,680	958,400	391,520	1,299,520	..
Total	2,879,320	1,324,107	1,275,407	1,567,762	293,882

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 take and contract for the sale of forest produce; (b) to occupy land as the site of a sawmill, as a timber depot, for growing fodder; or (c) to work a sawmill; or (d) to make roads or tramways; or (e) to graze and water cattle or for any other approved purpose—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, 1924 to 1928 :—

LEASES.—WESTERN AUSTRALIA, 1923-24 TO 1927-28.

Particulars.	1923-24.	1924-25.	1925-26.	1926-27.	1927-28.
Number of leases issued ..	605	537	324	320	268

AREAS OF LEASES ISSUED.

	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral leases	20,361,793	20,841,066	8,930,446	10,709,963	11,096,332
Special leases	2,265	2,894	2,394	2,626	1,962
Leases of reserves	25,370	56,275	21,468	111,379	7,154
	20,389,428	20,900,235	8,954,308	10,823,968	11,105,948

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 no 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 by the Lands Department during the years 1923 to 1927 :—

AREAS LEASED.—TASMANIA, 1923 TO 1927.

Particulars.	1923.	1924.	1925.	1926.	1927.
AREAS LEASED DURING YEAR.					
Pastoral leases	Acres. 89,666	Acres. 171,434	Acres. 188,652	Acres. 243,124	Acres. 263,783

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

7. North Australia and Central Australia.—(i) *Pastoral Leases.* A pastoral lease may be granted for such term, not exceeding 42 years, as the Commission determines. The rental for the first period is fixed by the Commission, and is subject to re-appraisalment 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 Commission, 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 Commission; and (d) fence the land as prescribed. The holder of an agricultural lease may apply for a grant in fee-simple of all or portion of the lands comprised in the lease, when, subject to compliance with certain conditions provided in the lease, the grant may be made.

(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 Commission to any applicant, at the rental fixed by the Commission. The lessee must erect, within such time as is notified, buildings to the value specified in the conditions of sale. The holder of a town lease may apply for a grant in fee-simple of the lands included in the lease, and if certain conditions provided in the lease are complied with, the grant may be made.

(iv) *Miscellaneous Leases.* The Commission 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 an applicant at an annual rental fixed by the Commission.

(v) *Leases of Garden Lands.* Leases of garden lands may be granted over areas within 10 miles of a town, provided the Minister has declared the area as garden lands. Under certain conditions the leaseholder may apply for a grant in fee-simple.

(vi) *Tropical Lands.* Any company incorporated or registered in North Australia may, upon entering into an agreement in the prescribed form, acquire an area of tropical lands (i.e., lands north of the sixteenth parallel of south latitude declared by the Minister to be tropical lands) not exceeding 20,000 acres for a term of 14 years for the growth of cotton or other tropical products. The company is entitled to a grant of the land in fee-simple at any time during the term of the agreement, on payment of 2s. 6d. per acre and subject to compliance with certain prescribed conditions.

(vii) *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.

(viii) *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.

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

(x) *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.

(xi) *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 1925 to 1928 :—

NORTHERN TERRITORY.—AREAS HELD UNDER LEASES, LICENCES, OR PERMITS, 1925 TO 1928.

Particulars.	1925.	1926.	1927.		1928.	
			North Australia.	Central Australia.	North Australia.	Central Australia.
	Square Miles.	Square Miles.	Square Miles.	Square Miles.	Square Miles.	Square Miles.
Right of purchase leases .. ..	..	..	..	..	..	..
Pastoral leases and grazing licences	224,490	230,341	158,229	74,527	160,653	77,853
Other leases and licences	4,283	4,223	12,326	23,984	14,908	23,159
Total	228,773	234,564	170,555	98,511	175,561	101,012

The statement hereunder shows the areas held under leases and licences, and the area of reserves, in North Australia and Central Australia respectively, at 31st December, 1928.

Particulars.	North Australia.	Central Australia.	Total.
	Square Miles.	Square Miles.	Square Miles.
Leases and licences—			
Pastoral leases	133,296	65,127	198,423
Annual pastoral leases	52	..	52
Pastoral permits	2,555	500	3,055
Grazing licences	24,750	12,226	36,976
Agricultural leases	247	..	247
Miscellaneous leases, including water leases	424	383	807
Total	161,324	78,236	239,560
Reserves—			
Aboriginal native	7,990	21,875	29,865
Prospecting for mineral oil and coal	5,220	..	5,220
Mission station	1,027	901	1,928
Total	14,237	22,776	37,013

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 1924–26, and leases of other lands under the Leases Ordinance 1918–27. Land is also leased for various purposes in the City Area under the Church Lands Leases Ordinance 1924–27, and the Leases (Special Purposes) Ordinance 1925–27.

(ii) *City Leases.* The Federal Capital Commission 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 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. A further sale of city leases on the 29th May, 1926, resulted in the disposal of 39 blocks, while 34 leases have been disposed of subsequent to the auction. At a third sale of leases on the 9th April, 1927, 67 additional business and residential blocks were disposed of. These leases included sites for boarding-house purposes, and also for a motor service station. The number of leases granted under the City Area Leases Ordinance 1924–26 to the 30th June, 1928, was 442, representing a capital value of £258,644.

Seven leases for church purposes have been granted under the Church Lands Leases Ordinance 1924–27, which require the lessees to submit a definite building programme within a specified period.

Seven leases have been granted to date under the Leases (Special Purposes) Ordinance 1925–27, for church and scholastic purposes.

Forty-two leases granted under the City Area Leases Ordinance have been surrendered or forfeited, representing a capital value of £46,812.

(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 1928 the area of acquired lands was 212,283 acres; of lands alienated, 45,526 acres; of lands in process of alienation, 52,033 acres; of leases, 288,102 acres; and unoccupied, 197,999 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 Acts, 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 (exclusive of improvements) 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) *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 Acts. The capital value is as notified, and represents roughly the cost of acquisition plus the cost of subdivision, development, 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 or any of the instalments of the purchase money may be paid at any time. Returned soldiers taking up settlement purchases or group purchases 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 capital 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 selected are, however, taken into consideration in satisfaction of the improvement conditions. The external boundaries of a group purchase must be fenced within three years of confirmation, and any other special conditions must be complied with. Upon payment of purchase money and fulfilment of all conditions a grant in fee-simple is issued.

(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 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 disposed of, any person may apply for the same at the upset price. The amount of the deposit, and the conditions for payment of the balance of purchase money shall be as 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 or sailors, each of whom is qualified to hold a 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 by the Crown for cash, the applicant pays therefor by annual instalments of $6\frac{1}{2}$ per cent. of the capital value, including $5\frac{1}{2}$ per cent. interest on the outstanding balance, 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 on the debentures issued to the vendor, 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 in the case of freehold lands, but the transfer is made direct to the purchaser. The land continues to be held under the same tenure and subject to the same conditions as prior to transfer.

(iv) *Areas Acquired and Disposed of.* Up to the 30th June, 1923, 1,855 estates, including 953 single farm propositions acquired for discharged soldiers or sailors, had been acquired for closer settlement.

The number of farms allotted under the Promotion Sections of the Closer Settlement Acts to date is 3,781, the area 1,813,706 acres, and the amount advanced by the Crown £8,392,129.

The following statement gives particulars of the aggregate areas opened up to the 30th June in each year from 1924 to 1928 :—

CLOSER SETTLEMENT AREAS (a).—NEW SOUTH WALES, 1923–24 TO 1927–28.

To 30th June—	Areas.			Capital Values. •		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Acquired Lands.	Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
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
1926	3,845,170	125,212	3,970,382	13,880,292	213,200	14,093,492
1927	3,861,679	125,212	3,986,891	13,989,686	213,200	14,202,886
1928	3,867,815	125,212	3,993,027	14,013,340	213,200	14,226,540

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

The total area set apart was divided into 7,799 farms, comprising 3,960,301 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 30th June, 1924 to 1928 :—

CLOSER SETTLEMENT ALLOTMENTS.—NEW SOUTH WALES, 1923–24 TO 1927–28.

To 30th June—	Farms Allotted to Date.			Total Amount received in respect of Closer Settlement Farms.
	Number.	Area.	Value.	
	No.	Acres.	£	
1924	7,585	3,799,132	13,752,891	2,932,033
1925	7,598	3,859,481	13,979,184	3,659,493
1926	7,691	3,923,802	14,641,139	4,243,229
1927	7,692	4,026,698	14,630,660	4,957,270
1928	7,697	4,112,772	14,921,007	5,658,138

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 labourer's 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 during the years 1922-23 to 1927-28 :—

CLOSER SETTLEMENT.—VICTORIA, 1922-23 TO 1927-28.
(INCLUDING IRRIGATED AREAS.)

Year ended 30th June. (b)	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.	No.	£	£	Acres.	
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
1925	927,052	7,057,626	841,952	784	3,713	49,878	5,210	5,787	5,798,898	1,576,576	17,879
1927	986,567	7,549,988	912,498	798	3,722	55,063	4,774	6,174	6,599,911	1,793,404	41,669
1928	1,003,736	7,751,211	916,887	782	3,586	52,419	2,544	6,536	7,046,904	1,919,827	27,518

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

(b) 31st December, 1925.

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, and noxious plants must be destroyed. Conditions for 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 30th June, 1928, was 970,778 acres, costing £2,292,881. The following table gives particulars of transactions under the Closer Settlement Act for each of the years 1924 to 1928 :—

CLOSER SETTLEMENT.—QUEENSLAND, 1924 TO 1928.

Particulars.	1924.		1925.		1926.		1927.		1928.	
	Acres	No.	Acres	No.	Acres	No.	Acres	No.	Acres	No.
Total area selected	745,518		747,187		757,251		797,078		898,584	
Number of selectors	2,400	No.	2,403	No.	2,413	No.	2,425	No.	2,451	No.
Agricultural farms	2,114	No.	2,108	No.	2,107	No.	2,108	No.	2,108	No.
Unconditional selections	256	No.	256	No.	256	No.	256	No.	257	No.
Perpetual lease selections	566	No.	575	No.	587	No.	586	No.	586	No.
Prickly-pear selections	4	No.	4	No.	4	No.	4	No.	4	No.
Perpetual lease prickly-pear selections	5	No.	5	No.	4	No.	5	No.	5	No.
Area sold by auction	12,582	Acres	12,582	Acres	12,667	Acres	12,706	Acres	12,727	Acres
Settlement farm leases .. ..	..	No.	..	No.	..	No.	..	No.	74	No.

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; or (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, 1924 to 1928 :—

CLOSER SETTLEMENT.—SOUTH AUSTRALIA, 1924 TO 1928.

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 Unoccupied (including Roads and Land in Irrigation Areas).
			Right of Purchase.	Perpetual Lease.				
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
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
1926 ..	745,905	497,065	354	1,291	35,759	151	153,275	53,010
1927 ..	769,776	521,346	354	1,253	35,718	151	167,434	43,520
1928 ..	777,416	528,132	321	1,225	36,383	144	176,540	34,666

The total area repurchased at 30th June, 1928, was 777,416 acres. The purchase money was £2,490,804. Of the total area, 742,750 acres have been allotted to 2,700 persons, the average area to each being 275 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.* The total area acquired for closer settlement up to the 30th June, 1928, was 560,695 acres, costing £574,668. Of this area 18,300 acres have been set aside for roads, reserves, etc., leaving a balance of 542,395 acres available for selection. The following table gives particulars of operations under the Act for the years ending 30th June, 1924 to 1928 :—

CLOSER SETTLEMENT.—WESTERN AUSTRALIA, 1923–24 TO 1927–28.

Particulars.	1923–24.	1924–25.	1925–26.	1926–27.	1927–28.
Area selected during the year Acres	..	..	11,514	39,644	50,969
Total area occupied to date Acres	396,148	375,798	387,312	423,937	474,906
Balance available for selection Acres	73,657	71,434	96,988	62,099	67,489
Total Revenue .. £	412,872	437,593	466,335	489,606	511,421

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 4½ 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 2½ 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, 1928, 36 areas had been opened up for closer settlement. The total purchase money paid by the Government was £366,097, and the total area acquired amounted to 101,231 acres, including 10,000 acres of Crown lands. Particulars for the years 1924 to 1928 are given in the following statement:—

CLOSER SETTLEMENT.—TASMANIA, 1924 TO 1928.

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.
1924 .. ..	..	..	..	..	..
1925	19	19	1,845	826	..
1926	33	26	2,909	544	2,307
1927 .. ..	..	1	47	8	..
1928 .. ..	..	13	1,276	355	..

7. *Summary.*—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1928:—

CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED AT 30th JUNE, 1928.

Particulars.	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tas.	Total.
Area acquired (a) acres	3,993,027	1,003,736	970,778	777,416	560,695	101,231	7,406,883
Purchase price (b) £	14,013,340	7,720,286	2,292,881	2,490,804	574,668	366,037	27,458,076
Farms, etc., allotted	No. 7,697	6,536	3,034	2,700	1,032	344	21,343
	Acres 4,112,772	921,255	898,584	742,750	474,906	86,452	7,236,719

(a) Includes Crown lands—New South Wales, 125,212 acres; Victoria, 23,255 acres; Tasmania, 10,000 acres. (b) Private lands only.

The next table shows the areas of private lands acquired at the end of each financial year from 1924 to 1928:—

CLOSER SETTLEMENT.—AREAS OF PRIVATE LANDS ACQUIRED, 1924 TO 1928.

Year ended 30th June—	N.S.W.	Victoria.	Q'land. (a)	S. Aust.	W. Aust.	Tasmania.	Total.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1924	3,798,493	849,682	785,311	729,141	446,804	89,250	6,698,681
1925	3,819,376	849,682(b)	785,311	735,703	461,959	89,250	6,741,281
1926	3,845,170	927,052(c)	970,778	745,905	500,292	90,882	7,080,079
1927	3,861,679	986,567	970,778	769,776	503,035	90,919	7,182,754
1928	3,867,815	980,482	970,778	777,416	560,695	91,231	7,248,417

(a) Year ended 31st December. (b) Year ended 30th June, 1924. (c) Year ended 31st December, 1925.

§ 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 private lands, and during the currency of such authority to enter may apply for a lease of the subject land. 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, shale, mineral oil, petroleum, natural gas, or opal is 80 acres. Opal leases are restricted to 2 roods on Crown land, or 150 feet square on private land. 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, Shale, Mineral Oil, Petroleum, or Natural Gas 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 mineral oil, petroleum, or natural gas won. Two men must be employed to each 320 acres for the first year and four men to each 320 acres thereafter.

(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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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 1924 to 1928 :—

AREAS TAKEN UP UNDER MINING ACTS.—NEW SOUTH WALES, 1924 TO 1928.

Purposes for which Issued or Occupied.	1924.	1925.	1926.	1927.	1928.
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AREAS TAKEN UP DURING YEAR.

	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining	1,250	4,669	1,236	1,100	867
Mining for other minerals	19,792	74,179	30,982	17,348	14,459
Authorities to prospect	6,968	19,629	24,338	10,672	9,712
Other purposes	482	1,336	883	1,365	334
Total	28,492	99,813	57,439	30,485	25,372

TOTAL AREAS OCCUPIED AT END OF YEAR.

Gold-mining	8,171	10,780	12,343	9,736	5,688
Mining for other minerals	281,751	349,744	437,121	333,394	275,145
Authorities to prospect	2,461	21,347	76,086	11,664	4,422
Other purposes	7,305	8,322	7,808	8,781	8,010
Total	299,688	390,193	533,358	363,575	293,265

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 may be 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 may be 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 and at such royalty (if any) as the Minister may determine. 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 1928, leases, licences, etc., were issued covering an area of 8,302 acres, the rent, fees, etc., for which amounted to £764. The following table gives particulars of operations for the years 1924 to 1928:—

AREAS TAKEN UP UNDER MINING ACTS.—VICTORIA, 1924 TO 1928.

Particulars.	1924.	1925.	1926	1927.	1928.
	Acres.	Acres.	Acres.	Acres.	Acres.
Area taken up during year ..	8,247	4,832	10,234	17,155	8,302
Area occupied at end of year ..	43,216	41,765	30,333	41,078	39,904

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 lands, 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 two 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 lands 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 further periods 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 ½ 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 1928 the number of miners' rights issued was 3,362 and of business licences 21. The following table gives particulars regarding the areas of lands taken up under lease or licence, and the total areas occupied for the years 1924 to 1928. In addition, an area estimated at 25,000 acres was at the end of 1928 held under miners' rights and dredging claims.

AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1924 TO 1928.

Particulars.	1924.	1925.	1926.	1927.	1928.
AREAS TAKEN UP DURING YEAR.					
	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining	225	56	134	56	52
Mining for other minerals	6,694	4,390	6,454	3,864	2,186
Coal-prospecting licences	8,276	7,961	5,821	8,085	4,444
Miners' homestead leases	8,329	6,212	3,696	1,972	2,710
Mineral oil-prospecting areas	2,000	4,340	..	..	..
Petroleum-prospecting permits	90,000	29,200	..	662,700	1,783,636
Total	115,524	52,159	16,105	676,677	1,793,028

AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1924 TO 1928—
continued.

Particulars.	1924.	1925.	1926.	1927.	1928.
TOTAL AREAS OCCUPIED AT END OF YEAR.					
	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining	1,191	925	646	591	581
Mining for other minerals ..	28,753	31,306	34,133	35,452	30,641
Coal-prospecting licences ..	8,276	7,961	5,821	8,885	5,634
Miners' homestead leases ..	335,133	339,998	337,195	324,710	321,070
Mineral oil-prospecting areas	2,000	4,340	..	..	..
Petroleum-prospecting permits	123,705	71,200	44,800	668,700	2,452,336
Total	499,058	455,730	422,595	1,038,338	2,810,262

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 four 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 does 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) 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 sought, 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) *Permits to Prospect for Oil.* The holder of a miner's right may be granted a permit to prospect for oil on mineral lands not exceeding 25 square miles in area. The permit is in force for two years, and contains covenants to carry out 1,000 feet of boring or alternatively to spend £1,000 in searching during each year of its currency. The permit holder has a preferential right to an oil lease of 640 acres.

(ix) *Areas Occupied under Mining Acts.* The following table gives particulars of operations for the years 1924 to 1928:—

AREAS TAKEN UP UNDER MINING ACTS.—SOUTH AUSTRALIA,
1924 TO 1928.

Particulars.	1924.	1925.	1926.	1927.	1928.
AREAS TAKEN UP DURING YEAR.					
Gold-mining leases	Acres. 269	Acres. 101	Acres. 250	Acres. 30	Acres. 80
Mineral and miscellaneous leases	5,766	4,834	25	3,145	8,366
Claims	32,019	11,170	15,288	6,502	5,657
Search licences .. .	473,600	295,040	246,400	204,800	182,400
Occupation licences ..	2	3	4	8	18
Total	511,656	311,148	261,967	214,485	196,521

TOTAL AREAS OCCUPIED AT END OF YEAR.

Gold-mining leases	840	568	698	464	385
Mineral and miscellaneous leases	57,959	42,168	37,333	39,746	46,967
Claims	61,853	35,548	26,158	15,699	12,875
Search licences	465,280	290,560	246,400	202,880	182,400
Occupation licences ..	93	78	74	66	61
Total	586,025	368,922	310,663	258,855	242,688

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 lands 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 rental 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 reward lease, 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 5 per cent. for the first five years and thereafter 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 1924 to 1928, the figures being exclusive of holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1928, the area under lease was 1,318 acres for gold-mining, 613 for mining for other minerals, and 95 for miners' homesteads—a total of 2,026 acres. The balance was taken up under licences.

AREAS TAKEN UP UNDER MINING ACTS.—WESTERN AUSTRALIA,
1924 TO 1928.

Particulars.	1924.	1925.	1926.	1927.	1928.
AREAS TAKEN UP DURING YEAR.					
	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining	14,303	12,173	9,418	10,138	10,952
Mining for other minerals	11,673	27,994	5,087	15,823	36,815
Other purposes	311	397	466	178	208
Total	26,287	40,564	14,971	26,139	47,975
TOTAL AREAS OCCUPIED AT END OF YEAR.					
Gold-mining	17,759	15,409	13,146	12,862	13,634
Mining for other minerals	38,006	73,519	53,681	60,999	86,039
Other purposes	34,783	34,035	34,276	33,584	32,863
Total	90,548	122,963	101,103	107,445	132,536

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 lands 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 lands 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 1928, the number of leases issued was 365, of which the more important were 21 for gold-mining, covering 276 acres; and 188 for tin, covering 6,263 acres. Seven licences to search for coal and oil were also granted. The following table gives particulars of operations for the years 1924 to 1928:—

AREAS TAKEN UP UNDER MINING ACTS.—TASMANIA, 1924 TO 1928.

Particulars.	1924.	1925.	1926.	1927.	1928.
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AREAS TAKEN UP DURING YEAR.

	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining	1,094	947	605	155	419
Mining for other minerals	11,362	8,911	15,819	16,579	16,094
Licences to search for coal or oil	21,120	13,910	1,920	890	7,200
Other purposes	196	414	337	882	197
Total	33,772	24,182	18,681	18,506	23,910

TOTAL AREAS OCCUPIED AT END OF YEAR.

Gold-mining	1,829	1,340	870	749	830
Mining for other minerals	32,498	33,695	35,102	37,169	44,136
Licences to search for coal or oil	39,168	14,130	10,660	5,090	7,200
Other purposes	2,697	2,868	2,834	2,854	2,196
Total	76,192	52,033	49,466	45,862	54,362

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, mining for mineral oil and coal and encouragement of mining.

(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) *Leases Issued and Areas Occupied.* (a) *North Australia.* During 1927-28, 30 gold-mining blocks and 50 mineral blocks were taken up. Six mineral leases with an area of 52 acres were issued. At the 30th June, 1928, there existed 24 mineral leases for 275 acres, 7 gold-mining leases for 116 acres, and protected mining lease applications for 82 blocks covering 2,835 acres. In addition, 8 exclusive prospecting licences for alluvial tin ore covering approximately 32½ square miles were issued.

(b) *Central Australia.* During 1927-28, 1 gold-mining block with an area of 40 acres and 17 mineral blocks (660 acres) were taken up, but no mining leases were issued. At the 30th June, 1928, a total area of 1530 acres was held under gold-mining leases and approved gold-mining leases and 1,491 acres under mineral leases and approved mineral leases.

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 1924 to 1928:—

CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES, 1924 TO 1928.

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.
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
1926 ..	57,439	10,234	16,105	261,967	14,971	18,681	379,397
1927 ..	30,485	17,155	676,677	214,485	26,139	18,506	983,447
1928 ..	25,372	8,302	1,793,028	196,521	47,975	23,910	2,095,108
TOTAL AREAS OCCUPIED AT END OF YEAR.							
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
1926 ..	533,358	30,333	422,595	310,663	101,103	49,466	1,447,518
1927 ..	363,575	41,078	1,038,338	258,855	107,445	45,862	1,855,153
1928 ..	293,265	39,904	2,810,262	242,688	132,536	54,362	3,573,017

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

§ 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, 1928, the area set apart exclusively for soldiers was 9,707,170 acres, of which 1,898,108 acres comprised acquired land. The number of soldiers settled was 9,649, of whom 3,124 subsequently transferred, forfeited, or surrendered their holdings. The area of the farms held at that date was 8,399,908 acres, of which 6,776,982 acres were Crown lands (including 4,389,435 acres in the Western Division taken up under the Western Lands Act), 1,562,678 acres of acquired lands, and 60,248 acres within Irrigation Areas.

3. **Victoria.**—At the 30th June, 1928, the area acquired or set apart for soldier settlement was 2,340,674 acres, of which 1,760,483 acres comprised private land purchased at a cost of £13,345,910. The number of farms allotted was 8,480, containing 2,162,749 acres.

4. **Queensland.**—At the 30th June, 1928, the area acquired or set apart for soldier settlement was 586,454 acres, of which 41,101 acres comprised private land, purchased at a cost of £270,480. The number of farms allotted was 1,322, containing 521,676 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, 1928, the area acquired or set apart for soldier settlement was 2,915,660 acres, of which 1,563,050 acres comprised private land purchased at a cost of £4,358,042. The number of farms allotted was 2,699, containing 2,459,223 acres.

6. **Western Australia.**—At the 30th June, 1928, 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. Assistance has been given to 5,213 returned soldiers and the Agricultural Bank holds 4,722 properties as security for advances. The area held, including pastoral leases, is approximately 25,864,000 acres, and advances approved amount to £6,530,470.

7. **Tasmania.**—At the 30th June, 1928, the area acquired or set apart for soldier settlement was 339,000 acres, of which 268,209 acres comprised private land purchased at a cost of £2,010,225. The number of farms allotted was 1,968, containing 333,300 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, 1928:—

**SOLDIER SETTLEMENT.—AREAS ACQUIRED AND ALLOTTED AT
30th JUNE, 1928.**

Particulars.	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tas.	Total.
Area acquired or set apart—							
(i) Private land acquired .. acres	1,898,108	1,760,483	41,101	1,563,050	345,110	268,209	5,876,061
(ii) Crown lands set apart .. acres	7,809,062	580,191	545,353	1,352,610	13,942,533	70,791	24,300,540
Farms, etc., allotted .. No.	(a) 6,525	8,480	1,322	2,699	1,134	1,968	22,128
Price paid by Government for private land acquired .. £	7,897,448	13,345,910	270,480	4,358,042	605,076	2,010,225	28,487,181

(a) Farms occupied.

§ 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) (a) *Government Savings Bank of New South Wales—Rural Bank Department.* Advances are made by the Rural Bank to eligible applicants in the following ways:—(1) Long-term loans repayable by equal half-yearly instalments, including interest and part of the principal, spread over terms up to 31 years. (2) Fixed loans for definite terms not exceeding five years, during which interest only is payable, the loan being repayable at the end of the term. (3) Overdrafts on current account, interest being charged on the daily balance. Such accounts will be operative by cheque and may be overdrawn up to the limit fixed in each case. (4) A combination of the above giving the advantages of each.

(b) *Long-term Loans and Fixed Loans.* The security for loans under this heading must be first mortgage of land, either Freehold (Old System or Torrens Title) or any of the tenures created by the Crown Lands Acts. Stock, plant, machinery, crops, etc., are not acceptable security for these classes of loans.

Advances may be obtained—(1) To pay off existing encumbrances on, or to purchase the land offered as security. (2) To make improvements on the land, or to improve and develop or utilize the agricultural or pastoral resources of the land, or to enable the applicant to carry on agricultural or pastoral pursuits. (3) To build a home upon the land. (4) To pay off money owing to the Crown in respect of the land.

Advances are limited to a maximum amount of £2,000. Advances on Freeholds or any certificated tenures under the Crown Lands Acts will not exceed two-thirds of the Bank's valuation of the security, whilst on uncertificated tenures under the Crown Lands Acts advances will not exceed three-fourths of the Bank's valuation of the improvements thereon, nor two-thirds of the sale value of the security as determined by the Bank's Valuator. Advances on Orchard and/or Poultry Farm securities will be on a more conservative basis. At present the rate of interest for long-term and fixed loans is 6½ per cent. per annum.

(c) *Overdrafts.* Overdrafts on current account must, under the Bank Act, be granted only to agricultural or primary producers, or to persons carrying on industries immediately associated with rural pursuits. As the objects of the Rural Bank are to promote settlement, and assist primary production, the purpose for which overdrafts are required must come within the scope of those objects.

For overdrafts the Commissioners prefer as the principal security land, either freehold (Old System or Torrens Title) or any of the tenures under the Crown Lands Acts, but any other security may be submitted as collateral. On land the limit of advance will be the same as for long-term loans, but a larger margin will generally be required for other classes of security. Interest at 6½ per cent. will be charged on the daily balance.

(d) *Advances to facilitate Subdivision of Private Estates under Section 64—Government Savings Bank Act 1906.* The Commissioners, through the Rural Bank Department, are prepared to finance to the extent hereinafter set out, the subdivision of private estates suitable for Closer Settlement, the title to which is either Freehold under the Real Property Act or Certificated Conditional Purchase.

It is essential that estates offered for subdivision should, from the quality of soil, average rainfall and distance from existing railway line or shipping port (not exceeding 15 miles), be suitable for closer settlement and approved as such by the Land Settlement Board.

If the proposition is satisfactory, the Commissioners will issue certificates under Section 64 of the Bank Act stating the amount they are prepared to advance on each farm, subject to the conditions specified therein. If these certificates are used as the

basis of negotiations between buyer and seller, the parties will know before committing themselves to a contract the amount they can expect from the Rural Bank by way of an advance and the conditions attaching thereto.

The maximum advance that may be made on a fully improved farm will not exceed 66½ per cent. of the Bank's value. If a farm is not fully improved, further improvements will be prescribed—to be effected by the purchaser at his own expense—and in these cases the maximum advance will not exceed 80 per cent. of the present value, or 66½ per cent. of the value when the prescribed improvements are made, whichever is the less.

The maximum sum that may be advanced by the Bank on any farm will be £3,000. Interest will be at the rate of 6¼ per cent. Loans will be repayable by equal half-yearly instalments of interest and part principal over a term of 31 years.

(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, 1928 :—

ADVANCES TO SETTLERS.—NEW SOUTH WALES, 1927–28.

Particulars.	Advances made during 1927–28.	Total Advances at 30th June, 1928.	Amount outstanding at 30th June, 1928.
	£	£	£
Government Savings Bank Advances ..	2,668,985	20,870,909	11,857,815
Soldier Settlement Advances	117,072	7,286,797	4,393,418
Advances for Purchase of Wire Netting ..	88,164	881,970	355,941
Advances to Necessitous Farmers	428,350	3,412,009	674,532
Advances to Civilian Settlers on Irrigation Areas	9,964	533,883	252,860
Shallow Boring Advances	65,944	480,041	193,486
Total	3,378,479	33,465,609	17,728,052

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 £29,000,000 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. No advance may be less than £50, or more than £4,000, and each advance is limited to three-fourths of the value of the land. For leasehold land the maximum advance of three-fourths of value will be reduced by the amount of rent which would be payable to the Crown to make it freehold; but if this would prevent any leaseholder from obtaining a loan of 15s. per acre, the Commissioners may advance that sum, provided the valuator certifies that there are improvements on the land to the value of at least £1 per acre, and that the value of the land and improvements exceeds £2 per acre. 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 amount of allowable advance may be increased by one-half of such special increase of value, but not to a greater amount than £50 per acre; and (b) no advance may be made for a longer period than 20 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 £625, 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 3½ per cent. for the first year, increasing by ½ 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 4½ 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, 1928 :—

ADVANCES TO SETTLERS.—VICTORIA, 1927-28.

Authority Making Advances.	Advances made to—	Advances made during 1927-28.	Total Advances at 30th June, 1928.	Amount Outstanding at 30th June, 1928.
		£	£	£
State Savings Bank	Civilians	947,111	8,039,301	3,814,185
	Discharged soldiers ..	97,635	587,455	454,666
Closer Settlement Board	Closer Settlement settlers	678,960	10,519,470	7,399,757
	Soldier settlers ..	122,017	22,311,682	18,106,039
Treasurer	Cool stores, canneries, etc.	5,000	615,182	448,617
Total .. ..	.. ..	1,850,723	42,073,090	30,223,284

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.

(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 ; the present rate is 5 per cent. per annum, except in cases where the loan is discharging liabilities on the land offered as security, when the rate is 6 per cent.

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. The provisions of this Act are similar in most respects to those of the Agricultural Bank Act. As the settlement of soldiers in this State has been practically completed only a limited number of applications are now being received and these mostly from existing borrowers, while the advances approved are generally limited to purposes connected with further improvements, the purchase of stock, etc. 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 3½ per cent., and it increases annually by ¼ 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, 1928 :—

ADVANCES TO SETTLERS.—QUEENSLAND, 1927-28.

Act under which Advances were made.	Advances made during Year 1927-28.	Total Advances made to 30th June, 1928.	Amount outstanding at 30th June, 1928.
	£	£	£
Agricultural Bank Act	401,222	5,100,575	2,589,935
Discharged Soldiers' Settlement Act (a)	10,709	2,361,162	1,556,483
Water Facilities	13,568	37,333	35,380
Wire Netting	67,798	621,169	476,286
Seed Wheat	12,752	(b) 51,122	10,409
Drought Relief .. .. .	..	67,401	48,387
Total	506,049	8,238,762	4,716,880

(a) Includes advances to group settlements through the Land Department as well as advances through the Agricultural Bank. (b) Includes accrued interest to 30th June, 1928.

4. South Australia.—(i) *General.* Advances may be made to settlers and others for the purchase of discharging mortgages, making improvements, etc., under the provisions of the State Bank Act 1925-1928, 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 blockholders (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 to a value of £1,000; 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 of a loan extends over a period of years as is fixed by the Bank at the time of making the advance. Interest only is payable during a period—in no case exceeding five years—as fixed by the Bank, and the advance is repaid by equal half-yearly instalments, not exceeding 70, together with simple interest on the balance outstanding.

(ii) *State Bank Act 1926.* 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. The Bank and the borrower may agree upon the term of years, not exceeding 30, 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 Irrigation Act not exceeding £30 per irrigable acre. 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, 1928;—

ADVANCES TO SETTLERS.—SOUTH AUSTRALIA, 30th JUNE, 1928.

Particulars.	Advances made during 1927-28.	Total Advances at 30th June, 1928.	Amount outstanding at 30th June, 1928.
	£	£	£
Department of Lands and Survey—			
Advances to soldier settlers	243,731	5,294,413	4,048,974
Advances to blockholders .. ..	..	41,451	195
Advances for sheds and tanks .. ..	..	75,693	62,063
Advances in drought-affected areas ..	165,230	939,655	208,325
Advances under Closer Settlement Acts ..	29,125	2,393,345	1,615,393
Advances under Agricultural Graduates Settlement Act	4,565	8,478	5,411
State Bank of South Australia	107,506	4,432,542	1,329,938
Advances to settlers for improvements ..	30,538	684,711	316,663
Advances under Vermin and Fencing Acts	89,978	1,132,737	386,478
Advances under Loans to Producers Act ..	17,483	187,238	175,846
Irrigation Commission—			
Civilians	23,728	229,699	129,117
Soldier settlers	67,925	(a) 1,446,022	1,376,978
Total	779,809	16,865,984	9,655,381

(a) Since June, 1927, a considerable sum has been written off advances to soldier settlers under Section 8 of the Discharged Soldiers' Settlement Relief Act 1925.

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 £2,500 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 10 years, and after the expiration of that term the advance with interest must be repaid within 20 years in half-yearly progressive instalments. The interest is at such rates as may be prescribed, the present figure being 7 per cent. per annum.

(iii) *Amount of Advances.* The following table gives particulars respecting advances, etc., to 30th June, 1928:—

ADVANCES TO SETTLERS.—WESTERN AUSTRALIA, 1927-28.

Particulars.	Year ended—	Advances made during Year 1927-28.	Total Advances at 30th June, 1928.	Amount outstanding at 30th June, 1928 (inclusive of interest).
		£	£	£
Development loans	30·6·28	538,942	6,625,969	4,035,722
Soldier settlement loans	30·6·28	107,225	5,816,244	4,981,587
Advances to rural industries	30·6·28	112	23,417	29,601
Cropping advances	30·6·28	713,197	12,086,603	1,666,925
Total .. ..	..	1,359,476	24,552,233	10,713,835

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 £370,000 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 trustees reserve the right to fix the period for repayment of any loan with a maximum term of 30 years. Interest at 6½ per cent. and instalment of principal are payable half-yearly.

(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, 1928 :—

ADVANCES TO SETTLERS.—TASMANIA, 30th JUNE, 1928.

Authority making Advances.	Advances made to—	Advances made during 1927–28.	Total Advances to 30th June, 1928.	Amount outstanding at 30th June, 1928.
		£	£	£
Agricultural Bank ..	Settlers ..	71,481	311,776	201,729
„ ..	Orchardists' Relief, 1926 ..	531	46,832	45,828
Minister for Lands ..	Soldier Settlers ..	3,065	679,860	259,219
„ ..	Closer Settlers ..	951	25,892	11,514
„ ..	Fruit Growers ..	..	1,897	1,183
Total ..	.. ..	76,028	1,066,257	519,473

7. North Australia and Central Australia—(i) *Wire and Wire Netting Act 1927*. The *Advances to Settlers Act 1923* has been superseded by the *Wire and Wire Netting Act 1927*, which, subject to the regulations, provides that the Minister for Markets may out of moneys paid into a "Wire and Wire Netting" Trust Account, make advances to settlers in North Australia and Central Australia for the purchase of wire and/or wire netting.

Applicants must offer security for the repayment of advances and 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 1927*. 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 1927–28 the sum of £632 was advanced, making the total amount advanced to the 30th June, 1928, £9,863 (approximately). The balance outstanding at 30th June, 1928, including interest, was £9,436.

8. *Summary of Advances*.—The following table gives a summary for each State to the 30th June, 1928 :—

ADVANCES TO SETTLERS.—AUSTRALIA, 30th JUNE, 1928.

State.	Advances made during 1927–28.	Total Advances to 30th June, 1928.	Amount outstanding at 30th June, 1928
	£	£	£
New South Wales	3,378,479	33,465,609	17,728,052
Victoria	1,850,723	42,073,090	30,223,264
Queensland	506,049	8,238,762	4,716,880
South Australia	779,809	16,865,984	9,655,381
Western Australia	1,359,476	24,552,233	10,713,835
Tasmania	76,028	1,066,257	519,473
North and Central Australia ..	632	9,863	9,436
Total	7,951,196	126,271,798	73,566,321

§ 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, 1928, of the total area of New South Wales, 21.8 per cent. had been alienated absolutely, 11.7 per cent. was in process of alienation, 58.3 per cent. was held under leases and licences, and the remaining 8.2 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, 1923–24 TO 1927–28.

Particulars.	1923–24.	1924–25.	1925–26.	1926–27. (a)	1927–28. (a)
	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	14,932,345	14,969,185	14,977,762	14,981,897	14,992,132
Conditionally sold, 1862 to date	21,233,270	21,823,491	22,283,707	22,732,524	23,127,130
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	172,193	172,193	172,193	172,198
Granted for public and religious purposes	244,282	244,850	246,105	249,592	254,250
	43,758,674	44,356,303	44,826,351	45,283,090	45,692,289
Less lands resumed or reverted to Crown	2,475,501	2,496,081	2,502,668	2,506,533	2,508,126
Total	41,283,173	41,860,222	42,323,683	42,776,557	43,184,163
2. In Process of Alienation.					
Conditional purchases	18,122,045	18,156,194	19,263,888	19,635,068	20,057,640
Closer settlement purchases ..	2,573,115	2,674,217	2,710,516	2,742,708	2,758,148
Soldiers' group purchase	410,567	390,396	401,609	400,569	416,361
Other forms of sale	11,002	14,978	16,621	20,995	25,459
Total	21,116,729	21,235,785	22,392,634	22,799,340	23,257,608
3. Held under Leases and Licences.					
Total under Lands Department, Water Conservation and Irrigation Commissioner, and Western Lands Commissioners	114,916,852	114,656,643	113,707,215	114,082,488	115,133,308
Mineral and auriferous leases and licences (Mines Department)	299,638	390,193	533,358	287,202	299,316
Total	115,216,540	115,046,836	114,240,573	114,369,690	115,432,624
4. Unoccupied (approximate)	20,420,058	19,893,657	19,079,610	18,087,693	16,158,885

(a) Exclusive of Lord Howe Island, 3,220 acres.

Area of State—198,036,500 acres.

3. Victoria.—The total area of the State of Victoria is 56,245,760 acres, of which 45.9 per cent. had been alienated absolutely up to the end of the year 1927; 17.0 per cent. was in process of alienation under deferred payments and Closer Settlement Schemes; 15.1 per cent. was occupied under leases and licences; while 22.0 per cent. was unoccupied.

The following table shows the distribution:—

ALIENATION AND OCCUPATION OF CROWN LANDS.—VICTORIA, 1923 TO 1927.

Particulars.	1923.	1924.	1925.	1926.	1927.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated</i>	25,090,672	25,278,681	25,463,719	25,589,484	25,803,657
2. <i>In Process of Alienation—</i> Exclusive of Mallee, etc. ..	2,101,155	2,138,684	2,109,685	2,094,085	2,050,602
Mallee Lands	6,241,691	6,330,141	7,129,530	6,761,870	6,890,449
Under Closer Settlement Acts ..	532,274	532,274	532,727	593,138	604,456
Village Settlements	861	791	776	755	755
Total	8,875,981	9,001,890	9,772,718	9,454,848	9,546,262
3. <i>Leases and Licences held—</i> Under Lands Department ..	9,220,529	8,254,733	6,976,803	6,175,152	8,454,345
Under Mines Department ..	47,361	43,216	41,765	30,333	41,078
Total	9,267,890	8,297,949	7,018,568	6,205,485	8,495,423
4. <i>Unoccupied Crown Lands</i> ..	13,011,217	13,667,240	13,990,755	14,995,943	12,400,418

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, 1927, 4.2 per cent. was alienated absolutely; 1.5 per cent. was in process of alienation; and 73.9 per cent. was occupied under leases and licences. The remainder (20.4 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, 1923 TO 1927.

Particulars.	1923.	1924.	1925.	1926.	1927.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated Absolutely—</i> By Purchase	17,255,176	17,331,516	17,508,804	17,681,354	17,858,056
Without Payment	87,773	87,909	88,071	88,243	88,461
Total	17,342,949	17,419,425	17,596,875	17,769,597	17,946,517
2. <i>In Process of Alienation</i> ..	7,358,971	7,150,240	6,966,230	6,802,460	6,412,359
3. <i>Occupied under Leases and Licences—</i> Pastoral Leases	189,353,840	188,975,840	183,918,080	186,382,240	196,024,320
Occupation Licences	34,529,120	35,323,000	32,087,000	28,096,600	30,101,040
Grazing Farms and Homestead	79,783,557	81,200,031	82,469,364	81,464,121	78,340,205
Scrub Selections	72,886	69,052	50,812	42,503	16,444
Leases—Special Purposes ..	303,853	362,778	482,773	627,341	629,330
Under Mines Department ..	454,586	508,058	464,731	430,595	687,339
Perpetual Lease Selections ..	3,147,890	3,205,349	3,548,169	3,872,890	4,108,543
Auction Perpetual Leases ..	12,558	13,536	15,098	16,160	17,487
Prickly-pear Leases .. .. .	..	..	1,206,800	5,077,240	7,358,480
Total	307,658,290	309,657,644	304,332,827	306,009,690	317,283,188
4. <i>Unoccupied</i>	96,759,790	94,892,691	100,224,068	98,538,253	87,477,936

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 1928, 4.9 per cent. was alienated absolutely ; 1.5 per cent. in process of alienation ; 49.1 per cent. occupied under leases and licences : and 44.5 per cent. unoccupied.

The subjoined table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—SOUTH AUSTRALIA, 1924 TO 1928.

Particulars.	1924.	1925.	1926.	1927.	1928.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. Alienated—					
Sold	11,104,386	11,216,755	11,327,527	11,551,243	11,671,526
Granted for Public Purposes ..	132,672	132,689	132,720	132,767	232,454
Total	11,237,058	11,349,444	11,460,247	11,684,010	11,903,980
2. In Process of Alienation ..	3,270,834	3,397,866	3,442,047	3,489,425	3,768,825
3. Held under Lease and Licence—					
Right of Purchase Leases ..	2,038,090	2,005,708	1,968,193	1,920,222	1,802,315
Perpetual Leases ..	14,944,537	15,041,948	15,150,156	15,221,956	15,159,601
Pastoral Leases, including Irrigation Leases ..	108,796,663	102,871,703	101,123,363	101,056,983	100,424,845
Other Leases and Licences ..	864,648	1,273,003	1,775,369	1,731,479	1,794,344
Mining Leases and Licences ..	586,025	368,922	310,663	258,855	242,688
Total	127,229,963	121,561,284	120,327,744	120,189,475	119,423,793
4. Area Unoccupied	101,506,895	106,936,206	108,014,762	107,881,890	108,148,202

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, 1928, 2.0 per cent. was alienated absolutely ; 3.3 per cent. was in process of alienation ; while 38.0 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 56.7 per cent. was unoccupied.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN AUSTRALIA, 1923-24 TO 1927-28.

Particulars.	1923-24.	1924-25.	1925-26.	1926-27.	1927-28.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. Alienated Absolutely ..	10,520,028	10,978,850	11,688,569	12,194,236	12,788,968
2. In Process of Alienation—					
Midland Railway Concessions ..	54,800	54,800	54,800	54,800	54,800
Free Homestead Farms ..	963,700	933,793	922,761	917,392	909,887
Conditional Purchases ..	8,187,635	7,906,971	7,611,664	7,438,441	7,241,521
Selections from the late W.A. Company ..	2,193	2,143	2,143	5,596	5,297
Selections under the Agricultural Lands Purchase Act ..	572,410	558,087	537,055	547,580	579,040
Special Occupation Leases and Licences ..	820	722	722	300	300
Homestead or Grazing Leases ..	7,998,598	8,425,594	9,419,745	10,658,213	11,714,732
Poison Land Leases or Licences ..	42,275	40,828	40,004	27,679	27,671
Village Allotments ..	13	4	4	7	7
Working-men's Blocks ..	157	..	..	116	..
Total	17,822,601	17,922,942	18,588,898	19,650,124	20,533,255

ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN
AUSTRALIA, 1923-24 TO 1927-28—continued.

Particulars.	1923-24.	1924-25.	1925-26.	1926-27.	1927-28.
	Acres.	Acres.	Acres.	Acres.	Acres.
3. Leases and Licences in Force—					
(i) Issued by Lands Department—					
Pastoral Leases ..	214,818,111	228,919,930	226,610,576	229,970,629	233,400,816
Special Leases ..	40,144	41,873	41,963	43,974	42,930
Leases of Reserves ..	2,084,766	2,127,840	2,130,050	2,221,670	2,217,045
Residential Lots ..	171	145	7,410	7,314	6,841
(ii) Issued by Mines Department—					
Gold-mining Leases ..	8,191	7,444	6,506	6,087	5,721
Mineral Leases ..	48,214	47,500	45,199	44,516	47,059
Miners' Homestead Leases ..	33,254	32,245	32,575	31,430	31,516
(iii) Issued by Forests Department—					
Timber Leases and Concessions ..	545,334	545,274	428,318	434,722	416,563
Timber Permits ..	1,320,531	1,269,636	1,260,170	1,400,080	1,259,934
Total	218,898,716	232,991,947	230,562,767	234,160,422	237,428,424
4. Area Unoccupied	377,347,455	362,695,061	363,748,566	358,584,018	353,838,153

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

7. Tasmania.—At the end of the year 1927, 33.6 per cent. of the total area had been alienated absolutely; 3.7 per cent. was in process of alienation; 22.7 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 (40 per cent.) was unoccupied.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—TASMANIA, 1923 TO 1927.

Particulars.	1923.	1924.	1925.	1926.	1927.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. Alienated Absolutely	5,407,937	5,490,734	5,546,357	5,594,934	5,631,096
2. In Process of Alienation	798,043	729,861	700,000	645,000	616,083
3. Leases or Licences—					
(i) Issued by Lands Department—					
Islands ..	107,000	107,000	108,000	112,000	112,000
Ordinary Leased Land ..	1,593,000	1,574,000	1,579,000	1,926,100	1,969,474
Land Lensed for Timber ..	272,270	282,673	284,800	290,100	279,500
Closer Settlement ..	93,000	90,753	93,283	90,000	84,000
Soldier Settlement ..	192,600	188,652	102,387	178,000	177,000
Other Leases ..	1,000	1,000	81,000	98,000	104,000
(ii) Issued by Mines Department ..	77,627	76,192	52,033	49,466	45,862
(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	1,020,000
Total	2,454,497	2,438,270	2,416,503	2,861,666	3,809,836
4. Area Unoccupied	8,117,523	8,119,135	8,115,140	7,676,400	6,720,985

Total area of State—16,778,000 acres.

8. North Australia and Central Australia.—(i) *North Australia*. The area of North Australia is 183,715,840 acres, of which, at the end of 1928, only 0.26 per cent. was alienated absolutely; 56.20 per cent. was held under leases and licences; while the remaining 43.54 per cent. was unoccupied.

(ii) *Central Australia*. Of the total area of Central Australia, viz., 151,400,960 acres, only 11 acres were alienated absolutely, while of the remainder, 33.07 per cent. was held under leases and licences.

(iii) *Distribution of Tenures*. The following shows the mode of occupancy of areas at the end of 1928:—

ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTH AND CENTRAL AUSTRALIA, 1928.

Particulars.	North Australia.	Central Australia.	Total.
	Acres.	Acres.	Acres.
1. Alienated	477,824	11	477,835
2. Leased—			
Right of purchase	85,342,720	41,681,280	127,024,000
Pastoral	17,904,640	8,389,760	26,294,400
Other leases and licences			
Total	103,247,360	50,071,040	153,318,400
3. Unoccupied (a)	79,990,656	101,329,909	181,320,565
4. Total area	183,715,840	151,400,960	335,116,800

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

Particulars of the Northern Territory, as a whole, for the five years 1924 to 1928, are shown hereunder:—

ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTHERN TERRITORY 1924 TO 1928.

Particulars.	1924.	1925.	1926.	1927.	1928.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. Alienated—					
Sold	476,864	476,864	476,864	477,835	477,835
Granted for Public Purposes	48	48	48		
Total Alienated	476,912	476,912	476,912	477,835	477,835
2. Leased—					
Right of Purchase	114,368,266	111,780,746	110,971,146	110,449,280	127,024,000
Pastoral	24,786,688	34,633,960	39,150,051	61,752,960	26,294,400
Other Leases					
Total Leases	139,154,954	146,414,706	150,121,197	172,202,240	153,318,400
3. Unoccupied (a)	195,484,934	188,225,182	184,518,691	162,436,725	181,320,565

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

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

At the end of the year 1928 only 0.14 per cent. was alienated absolutely; 45.75 per cent. was held under leases and licences; while the remaining 54.11 per cent. was unoccupied.

9. Federal Capital Territory.—The following table shows particulars for the years 1924 to 1928 for the Federal Capital Territory, the total area of which (inclusive of Jervis Bay area, 17,920 acres) is 601,580 acres:—

ALIENATION AND OCCUPATION OF CROWN LANDS.—FEDERAL CAPITAL TERRITORY, 1924 TO 1928.

Particulars.	1924.	1925.	1926.	1927.	1928.
	Acres.	Acres	Acres.	Acres.	Acres.
Area of acquired lands ..	206,296	209,531	210,567	212,159	212,283
Alienated ..	43,175	46,404	45,689	44,584	45,526
In process of alienation ..	65,594	54,832	54,510	52,975	52,033
Leased ..	106,619	103,511	98,593	93,866	288,102
Unoccupied ..	386,192	396,833	402,788	410,155	197,999

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

Alienated land comprised in 1928, 7.6 per cent. of the total area, land in process of alienation 8.6 per cent., and lands held under lease 47.9 per cent. of the total area.

§ 12. Classification of Alienated Holdings According to Size.

1. General.—The classification of holdings according to their area is of interest chiefly in relation to the efforts made by the several States in recent years to promote settlement on the land on blocks of suitable size, especially by means of the Closer Settlement Acts.

The following table gives particulars of the number and areas of holdings of alienated land and land in process of alienation at the latest date for which the information has been compiled:—

CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1924-25.

Size of Holdings.	N.S.W.	Victoria.	S. Aust.	W. Aust.	Tas.	Fed. Cap. Ter.	Total. (a)
NUMBER.							
1 and under 50 acres	14,190	22,083	6,761	4,972	4,288	2	52,296
50 " 100 "	7,527	9,206	1,813	903	2,568	4	22,021
100 " 500 "	25,719	28,482	6,059	3,054	5,230	22	68,566
500 " 1,000 "	11,394	12,534	4,411	3,297	785	17	32,438
1,000 " 5,000 "	10,948	6,420	4,333	5,918	751	21	28,391
5,000 " 10,000 "	1,255	273	140	359	131	5	2,163
10,000 " 20,000 "	524	91	36	90	63	..	804
20,000 " 50,000 "	214	13	11	27	34	..	299
50,000 and over ..	59	..	..	5	4	..	68
Total ..	71,830	79,102	23,564	18,625	13,854	71	207,046
AREA.							
1 and under 50 acres	322,082	405,655	115,342	65,283	69,674	77	978,113
50 " 100 "	584,269	658,278	137,450	74,826	161,284	325	1,616,438
100 " 500 "	6,739,650	6,977,490	1,733,489	761,973	1,063,290	6,046	17,281,938
500 " 1,000 "	8,056,717	8,774,932	3,136,681	2,768,465	530,120	12,764	23,279,679
1,000 " 5,000 "	21,865,261	10,933,319	7,572,441	12,061,899	1,651,030	41,014	54,124,964
5,000 " 10,000 "	8,587,485	1,868,708	1,004,090	2,452,039	877,643	41,755	14,831,720
10,000 " 20,000 "	7,240,069	1,240,151	505,052	1,234,950	830,754	..	11,050,976
20,000 " 50,000 "	6,374,610	336,791	270,524	727,829	936,376	..	8,646,130
50,000 and over ..	5,337,288	..	..	338,915	338,968	..	6,015,171
Total ..	65,107,431	31,195,324	14,475,069	20,486,179	6,459,139	101,981	137,825,128

(a) No data have been tabulated for Queensland and the Northern Territory.

§ 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 1923 to 1927 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.

During the past ten years, the area alienated absolutely in the whole of Australia increased by 10,113,985 acres, and that in process of alienation by 6,754,072 acres, or a total of 16,868,057 acres during the decade, while the area leased advanced from 869,078,906 acres in 1917 to 970,604,140 acres in 1927.

AREAS ALIENATED, IN PROCESS OF ALIENATION, HELD UNDER LEASE OR LICENCE, AND UNOCCUPIED, 1923 TO 1927.

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 (a).—AREA, 198,036,500 ACRES.

1923	(b)40,920,579	20.66	20,628,726	10.42	115,698,693	58.42	20,788,502	10.50
1924	(b)41,283,173	20.86	21,116,729	10.72	115,216,540	58.17	20,420,058	10.25
1925	(b)41,860,222	21.14	21,235,785	10.72	115,046,836	58.09	19,893,657	10.05
1926	(b)42,323,683	21.37	22,392,634	11.31	114,240,573	57.69	19,079,610	9.63
1927c	(b)42,776,557	21.60	22,799,340	11.51	114,369,690	57.75	18,087,693	9.14

VICTORIA.—AREA, 56,245,760 ACRES.

1923	25,090,672	44.61	8,875,981	15.78	9,267,890	16.48	13,011,217	23.13
1924	25,278,681	44.94	9,001,890	16.01	8,297,949	14.75	13,667,240	24.30
1925	25,463,719	45.27	9,772,718	17.38	7,018,568	12.48	13,990,755	24.87
1926	25,589,484	45.50	9,454,848	16.81	6,205,485	11.03	14,995,943	26.66
1927	25,803,657	45.88	9,546,262	16.97	8,495,423	15.10	12,400,418	22.05

QUEENSLAND.—AREA, 429,120,000 ACRES.

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
1925	17,596,875	4.10	6,966,230	1.62	304,332,827	70.92	100,224,068	23.36
1926	17,769,597	4.14	6,802,460	1.59	306,009,690	71.31	98,538,253	22.96
1927	17,946,517	4.18	6,412,359	1.49	317,283,188	73.94	87,477,936	20.39

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

1923	11,118,771	4.57	3,123,674	1.28	124,638,810	51.24	104,363,545	42.91
1924	11,237,058	4.62	3,270,884	1.34	127,229,963	52.31	101,506,895	41.73
1925	11,349,444	4.67	3,397,866	1.40	121,561,284	49.97	106,936,206	43.96
1926	11,460,247	4.71	3,442,047	1.41	120,327,744	49.47	108,014,762	44.41
1927	11,684,010	4.80	3,489,425	1.44	120,189,475	49.41	107,881,890	44.35

(a) To 30th June. (b) Excludes lands alienated but subsequently resumed or reverted to the Crown. (c) Excludes Lord Howe Island, 3,220 acres.

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. (a)—AREA, 624,588,800 ACRES.

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
1925	10,978,850	1.74	17,922,942	2.87	232,991,947	37.29	362,695,061	58.10
1926	11,688,569	1.87	18,588,898	2.98	230,562,767	36.91	363,748,566	58.24
1927	12,194,236	1.95	19,650,124	3.15	234,160,422	37.49	358,584,018	57.41

TASMANIA.—AREA, 16,778,000 ACRES.

1923	5,407,937	32.23	798,043	4.76	2,454,497	14.63	8,117,523	48.38
1924	5,490,734	32.73	729,861	4.35	2,438,270	14.53	8,119,135	48.39
1925	5,546,357	33.06	700,000	4.17	2,416,503	14.40	8,115,140	48.37
1926	5,594,934	33.35	645,000	3.84	2,861,666	17.06	7,676,400	45.75
1927	5,631,096	33.56	616,083	3.67	3,809,836	22.71	6,720,985	40.06

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

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
1925	476,912	0.14	..	..	146,414,706	43.69	188,225,182	56.17
1926	476,912	0.14	..	..	150,121,197	44.80	184,518,601	55.06
1927	477,835	0.14	..	..	172,202,240	51.37	162,436,725	48.49

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

1923	43,982	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
1925	46,404	7.71	54,832	9.11	103,511	17.21	396,833	65.97
1926	45,689	7.59	54,510	9.06	98,593	16.39	402,788	66.96
1927	44,584	7.41	52,975	8.81	93,866	15.60	410,155	68.18

AUSTRALIA.—AREA, 1,903,732,240 ACRES.

1923	110,452,526	5.80	57,873,051	3.04	958,313,227	50.34	777,093,436	40.82
1924	111,749,186	5.87	59,157,799	3.11	921,000,655	48.38	811,824,600	42.64
1925	113,229,446	5.95	60,050,373	3.15	929,825,504	48.84	800,626,917	42.06
1926	114,949,115	6.04	61,380,397	3.23	930,427,715	48.87	796,975,013	41.86
1927 ^b	116,558,492	6.12	62,566,568	3.29	970,604,140	50.98	753,999,820	39.61

(a) To 30th June.

(b) Excludes Lord Howe Island, 3,220 acres.

2. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at the end of the year 1926. 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. There have been some changes since this diagram was drawn, but they do not materially affect the correctness of presentation of the various features.

Land Tenure.

