

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

DISCLAIMER

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

CHAPTER IV. 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. In previous issues an account of the various tenures under which Crown lands may be taken up was given. (See Year Book No. 22, pp. 133-195; also par. 2 hereunder for a conspectus of legislation at present in force.) Special sections are devoted to closer settlement, the settlement of returned soldiers on the land 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 1913-1935: Western Lands Act 1901-1936: Prickly Pear Act 1924-1934.	Land Acts 1928-1935: Land (Crown Leases Adjustment) Act 1936	Land Acts 1910-1936: Upper Burnett and Callide Land Settlement Act 1923-1932: Prickly Pear Land Acts 1923- 1936: Sugar Workers' Selec- tions Acts 1923-1936.
CLOSER SETTLEMENT ACTS.		
Closer Settlement Act 1904-1935: Closer Settlement and Re- turned Soldiers' Settlement (Amendment) Act 1927-1935.	Closer Settlement Acts 1928- 1934.	Closer Settlement Acts 1906- 1934.
MINING ACTS.		
Mining Act 1906-1935: Mining Leases (Validation) Act 1924.	Mines Act 1928: Mines (Petro- leum) Act 1935.	Mining Acts 1898-1930: Mining for Coal and Mineral Oil Act 1912: Petroleum Acts 1923- 1929: Miners' Homestead Leases Act 1913-1930: Coal Mining Act 1925-1930.
SOLDIERS' SETTLEMENT ACTS.		
Returned Soldiers' Settlement Act 1916-1935.	Closer Settlement Acts 1928- 1934.	Discharged Soldiers' Settlement Act 1917-1932.
ADVANCES TO SETTLERS ACTS.		
Government Savings Bank Act 1906-1932: Returned Soldiers' Settlement Act 1916-1935: Rural Bank Agency Act 1934.	State Savings Bank Acts 1915- 1922: Primary Products Ad- vances Acts 1919-1922: Closer Settlement Acts 1928-1934: Fruit and Vegetable Act 1928: Cultivation Advances Acts 1931-1934: Farmers Advances Act 1935.	State Advances Acts 1916-1934: Co-operative Agricultural Pro- duction and Advances to Farmers Acts 1914-1919: Agri- cultural Bank Acts 1923-1934: Farmers' Assistance (Debts Adjustment) Acts 1935-1936: Income (Unemployment Re- lief) Tax Acts 1930-1935.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
CROWN LANDS ACTS.		
Crown Lands Act 1929-1936 : Pastoral Act 1904-1935.	Land Act 1933-1936.	Crown Lands Act 1935.
CLOSER SETTLEMENT ACTS.		
Crown Lands Act 1929-1936.	Closer Settlement Act 1927.	Closer Settlement Act 1929.
MINING ACTS.		
Mining Act 1930-1931.	Mining Act 1904-1933 : Sluicing and Dredging for Gold Act 1899.	Mining Act 1917-1929 : Aid to Mining Act 1924.
SOLDIERS' SETTLEMENT ACTS.		
Discharged Soldiers' Settlement Act 1917-1935.	Discharged Soldiers' Settlement Act 1918.	Closer Settlement Act 1929.
AGRICULTURAL GRADUATES SETTLEMENT ACTS.		
Agricultural Graduates Act 1922.		
ADVANCES TO SETTLERS ACTS.		
Irrigation Act 1930-1933 : Dis- charged Soldiers' Settlement Act 1917-1935 : State Bank Act 1925-1935 : Advances to Settlers Act 1930 : Agri- cultural Graduates Act 1922 : Loans for Fencing and Water Piping Act 1930-1935.	Agricultural Bank Act 1934.	State Advances Act 1935 : Closer Settlement Act 1929 : Un- employed (Assistance to Primary Producers) Relief Act 1930-1934 : Farmers Debt Adjustment Act 1935

3. **Northern Territory Land Legislation.**—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931-1935 : that relating to mining in the Northern Territory Mining Act 1903, the Mining Ordinance 1927-1936, 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 Encouragement of Primary Production Ordinance 1931-1934.

4. **Federal Capital Territory Land Legislation.**—In the Federal Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1918-1936, the City Area Leases Ordinances 1936, the Church Lands Leases Ordinance 1924-1932, and the Leases (Special Purposes) Ordinance 1925-1936.

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 Land Board, under the control of the Minister for the Interior, 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 Department of the Interior.

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.

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 allied 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, leases (excepting pastoral and "miscellaneous") are granted in perpetuity, pastoral and "miscellaneous" leases being restricted to periods of not more than 42 and 21 years respectively. The Lands Ordinance provides also for the grant in fee-simple of town lands, agricultural lands, garden lands and tropical lands, and for the issue of grazing, occupation and "miscellaneous" licences. The mining leases and holdings are, generally speaking, similar to those of the States. In the Federal Capital Territory leases only are issued.

STATE CROWN LANDS—TENURES.

New South Wales.	Victoria.	Queensland.
------------------	-----------	-------------

FREE GRANTS AND RESERVATIONS.

Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
-----------------------------	-----------------------------	-----------------------------

UNCONDITIONAL PURCHASES OF FREEHOLD.

Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases.	Auction Sales.
--	----------------

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.
---	---

STATE CROWN LANDS—TENURES—*continued.*

New South Wales.	Victoria.	Queensland.
------------------	-----------	-------------

LEASES AND LICENCES UNDER LAND ACTS.

<p>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 : Prickly-pear Leases.</p>	<p>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 : Land (Residence Areas).</p>	<p>Perpetual Lease Selections : Perpetual Lease Prickly Pear Selections : Perpetual Lease Prickly Pear Development Selections : Pastoral Leases : Preferential Pastoral Leases : Stud Holdings : Prickly Pear Leases : Occupation Licences : Special Leases : Grazing Selections : Development Grazing Selections : Prickly Pear Development Grazing Selections : Auction Perpetual Leases : Pastoral Development Leases : Forest Grazing Leases.</p>
---	---	---

CLOSER SETTLEMENT.

<p>Sales by Auction and Tender : After-auction Sales and Tenders : Settlement Purchases.</p>	<p>Sales of Land : Conditional Purchase Leases : Conditional Purchase Leases in Mountainous Areas.</p>	<p>Perpetual Lease Selections : Settlement Farm Leases : Perpetual Town, Suburban and Country Leases.</p>
--	--	---

LEASES AND LICENCES UNDER MINING ACTS.

<p>Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Coal and Oil Mining Leases : Business Licences : Residence Areas.</p>	<p>Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Business Areas : Residence Areas.</p>	<p>Holdings under Miners' Rights : Permits to Prospect for Petroleum : Petroleum Leases : Licences to Prospect for Coal and Mineral Oil : Gold Mining Leases : Mineral Leases : Coal Mining Leases : Business Areas : Residence Areas : Miners' Homestead Leases and Miners' Homestead Perpetual Leases.</p>
--	--	--

SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

<p>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.</p>	<p>(Same Tenures as under the Land and Closer Settlement Acts.)</p>	<p>Perpetual Lease Selections : Perpetual Town and Suburban Leases.</p>
--	---	---

STATE CROWN LANDS—TENURES—*continued.*

South Australia.	Western Australia.	Tasmania.
FREE GRANTS AND RESERVATIONS.		
Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
UNCONDITIONAL PURCHASES OF FREEHOLD.		
Auction Sales : By Private Contract (Land passed at Auction).	Auction Sales.	Auction Sales : After-auction Sales : Sales of Land in Mining Towns.
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 by Pastoral Lessees : Conditional Purchases of Grazing Lands : Homestead Farms : 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.
LEASES AND LICENCES UNDER LAND ACTS.		
Perpetual Leases : Special Perpetual Leases (Free Period) : Perpetual Leases of Homestead Blocks : Miscellaneous Leases : Licences : Pastoral Leases : Irrigation Blocks : Town Allotments in Irrigation Areas : Forest Leases.	Pastoral Leases : Special Leases : Leases of Town and Suburban Lands : Cropping 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.
CLOSER SETTLEMENT.		
Sales by Auction : Agreements to Purchase : Perpetual Leases : Miscellaneous Leases.	Conditional Purchases : Town and Suburban Areas.	Leases with Right of Purchase : Special Sales.
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.
SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.		
Perpetual Leases : Pastoral Leases : Agreements to Purchase : Miscellaneous Leases.	Ordinary Tenure : Special Tenure.	Free Grants : Ordinary Tenure : Special Tenure.
AGRICULTURAL GRADUATES SETTLEMENT.		
Agreements to Purchase.		

§ 2. Free Grants and Reservations.

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 1935-36 the total area for which free grants were prepared was 1,386 acres, including grants of 1,247 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 828 acres were dedicated and permanently reserved, the number of separate dedications being 66.

On the 30th June, 1936, the total area reserved, including temporary reserves, was 16,529,296 acres, of which 5,331,289 acres were for travelling stock, 3,420,506 acres pending classification and survey, 2,115,804 acres for forest reserves, 894,955 acres for water and camping, 1,250,532 acres for mining, and the remainder for temporary commons, railways, recreation reserves and parks, reserves for aborigines, and miscellaneous purposes. A large proportion of the total area reserved is occupied under annual, special, scrub or forestry leases or on occupation licences or permissive occupancy, and is included under the appropriate leasehold tenures described in the following sections.

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

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

(iii) *Areas Granted and Reserved.* During the year 1935, 13 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 68,609 acres, were made. At the end of 1935, the total area reserved was 8,109,488 acres, consisting of roads, 1,794,218 acres; water reserves, 309,658 acres; agricultural colleges, etc., 88,650 acres; permanent forests and timber reserves under Forests Acts, 4,048,698 acres and 732,222 acres respectively; forests and timber reserves under Land Acts, 330,283 acres; reserves in the Mallee, 410,000 acres; and other reserves, 395,759 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 1935 the area granted in fee-simple without payment was 794 acres, the area set apart as reserves 629,095 acres, and reserves cancelled 518,765 acres. The total area reserved including roads at the end of 1935 was 21,299,826 acres, made up as follows:—timber reserves, 3,335,931 acres; State forests and national parks, 2,893,839 acres; for use of aborigines, 6,095,257 acres; streets, surveyed roads and surveyed stock routes, 3,006,402 acres; and general, 5,968,397 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 the use and benefit of aborigines, military defence, forest reserves, railway stations, park lands or any other purpose that he may think fit.

(iii) *Areas Granted and Reserved.* During the year 1935-36 free grants were issued for a total area of 24 acres. During the same year reserves comprising 7,861 acres were proclaimed. At the 30th June, 1936, the total area of surveyed roads, railways and other reserves was 16,477,323 acres, including 14,016,000 acres in the north-west of the State set apart as an aboriginal reserve in 1921.

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, 1936, a few small areas of land were granted in fee-simple, and approximately 1,005,000 acres were reserved for various purposes. At the 30th June, 1936, the total area reserved was 42,068,293 acres, comprising State forests, 3,138,662 acres, timber reserves, 1,764,605 acres, and other reserves, 37,165,026 acres.

6. *Tasmania.*—(i) *Free Grants.* No mention is made in the Crown Lands Act respecting free grants of land, 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, were eligible to receive free grants of Crown land not exceeding £100 each in value, but these grants were 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, 1935, the area granted free was 759 acres, all of which was granted to soldiers under the Returned Soldiers' Settlement Act, while during the same year, free leases were issued to 1 local body for recreation purposes, and 45 acres were reserved. The total area reserved at the end of 1935 was 1,848,900 acres, exclusive of 18,100 acres of land occupied by Commonwealth and State Departments.

7. *Northern Territory of Australia.*—(i) *Reservations.* The Governor-General may reserve 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 total area of reserves at the 30th June, 1936, was 70,206 square miles, comprising aboriginal native, 67,244 square miles; mission station, 1,225 square miles; and other reserves, 1,737 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, 4 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. A deposit in accordance with the terms and conditions under which the land was previously offered must be lodged, and if the application be approved by the Minister, the balance of purchase money is payable as required by the specified terms and conditions.

(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. Areas not exceeding 5 acres in extent may be sold to recognized religious bodies and public authorities at prices determined by the local land board.

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

(v) *Areas Sold.* During the year ended 30th June, 1936, the total area sold was 3,830 acres, of which 483 acres were sold by auction and 126 acres as after-auction purchases, while 336 acres were sold as improvement purchases and 2,885 acres as special purchases including unnecessary alienated roads, 2,819 acres. The amount realized for the sale of the whole area was £59,241.

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

(ii) *Areas sold at Auction and by Special Sales.* During the year 1935, a total of 1,176 acres was disposed of under this tenure, 702 acres being country lands, while 474 acres of town and suburban lands were sold by auction.

3. *Queensland.*—(i) *General.* From 1917 to 1929 the law precluded land being made available for any class of selection which gave the selector the right to acquire the freehold title. Amending legislation giving power to make land available under freehold tenures was passed in 1929 but this provision was repealed by the Act of 1932.

(ii) *Areas Sold, etc.* During the year 1935, 7 unconditional selections comprising 1,678 acres were made freehold.

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 within 6 years without the consent of the Commissioner.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1936, the area of town lands and special blocks sold by auction was 71 acres. In addition, 18,566 acres were sold at fixed prices, and the purchases of 56,951 acres on credit were completed, making a total of 75,588 acres.

5. *Western Australia.*—(i) *Sales by Auction.* Town, suburban and village lands must be sold by auction after being surveyed into lots and notified in the *Gazette*. 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 no Crown grant may be issued until the land is fenced.

(ii) *Areas Sold.* During the year ended 30th June, 1936, the area of town and suburban allotments sold by auction was 637 acres in 415 allotments.

6. *Tasmania.*—(i) *Sales by Auction.* Town lands may be sold by auction for cash or on credit. 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 person being the holder of a residence licence or business licence who shall be in lawful occupation of any residence area or business area, and who shall be the owner of buildings and permanent improvements upon such land of a value equal to or greater than the upset price of such area, shall be entitled to purchase such area at the upset price at any time prior to the day on which such area is to be offered for sale as advertised. The upset price for such area shall not be less than £10, exclusive of the value of improvements, cost of survey, and of grant deed. The area which may be so purchased may, with the consent of the Commissioner, exceed one-quarter of an acre, but shall not in any case exceed one-half of an acre.

(iv) *Areas Sold.* During the year 1935 allotments comprising 2 acres were sold in mining towns, the amount realized being £109.

§ 4. Conditional Purchases of Freehold.

1. *General.*—The various methods of obtaining Crown lands by conditional purchase in the several States are given in some detail in preceding issues of the Official Year Book (*see* No. 22, pp. 141-9).

2. *New South Wales.*—At the 30th June, 1936, the total number of conditional purchases in existence was 57,475, covering an area of 18,815,531 acres. The following table gives particulars of conditional purchases, including non-residential conditional purchases and special area conditional purchases, for the year ended 30th June, 1936, together with the total area for which deeds had been issued :—

CONDITIONAL PURCHASES, NEW SOUTH WALES.

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.
1936	109	Acres. 20,802	115	Acres. 7,962	Acres. 491,916	Acres. 26,149,990

(a) Exclusive of 460 conversions from other tenures comprising 102,444 acres.

3. **Victoria.**—Exclusive of selection in the Mallee country, the total area purchased conditionally in 1935 was 29,335 acres, comprising 29,099 acres with residence and 236 acres without residence. The number of selectors was 183. The total area of Mallee country purchased conditionally in the same year was 7,823 acres, all with residence, the number of selectors being 25.

In addition the final payments were made during the year on conditional purchases comprising 77,382 acres in country other than Mallee and 206,504 acres of Mallee lands.

4. **Queensland.**—(i) *General.* From 1917 until the passing of The Lands Acts Amendment Act of 1929 the law prohibited land being made available for selection with the right to acquire the freehold title. The 1929 measure, however, amended the law in this respect but a further amendment which took effect on the 1st December, 1932, precludes land being made available under any freehold tenure.

(ii) *Lands Acquired.* During the year 1935 the only new selections acquired were agricultural farms to the number of 3 comprising an area of 902 acres. The following selections were made freehold during the year:—Agricultural farms 111,980 acres and prickly-pear selections 41,453 acres.

5. **South Australia.**—The land allotted under agreements to purchase during the year 1935-36 was 49,831 acres, comprising Eyre's Peninsula Railway lands 4,822 acres, Murray Railway lands 897 acres, Pinnaroo Railway lands 1,148 acres, Buckleboo Railway lands 477 acres, closer settlement lands 9,636 acres, soldiers' acquired lands 14,680 acres, surplus lands 6,988 acres, soldiers' ordinary lands 2,309 acres, and other Crown lands 8,874 acres.

6. **Western Australia.**—During the year ended the 30th June, 1936, the number of holdings conditionally alienated was 422, the total area involved being 278,585 acres, comprising conditional purchases by deferred payments with residence and without residence of 268,914 and 7 acres respectively, and free homestead farms 9,664 acres. Under the heading "Deferred payments (with residence)" are included conditional purchases of grazing lands.

In addition, Crown grants were issued during the year for the following selections, the prescribed conditions having been complied with:—Free homestead farms 14,583 acres and conditional purchases 354,300 acres.

7. **Tasmania.**—During the year 1935, conditional purchases of 22,923 acres were completed. The total area sold conditionally was 18,776 acres, comprising selections for purchase 18,283 acres, auction sales 118 acres, and town and suburban allotments 375 acres. The numbers of applications received and confirmed during the year were 462 and 175 respectively.

§ 5. Leases and Licences under Land Acts.

1. **General.**—Information regarding the methods of obtaining leases and licences of Crown lands in the several States and Territories is given in preceding issues of the Official Year Book (*see* No. 22, pp. 149-163).

2. **New South Wales.**—On the 30th June, 1936, the area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission, and the Western Lands Commission, comprised 110,968,464 acres of Crown lands, compared with 110,320,619 acres at the close of the previous year.

The following table shows the areas which were granted under lease or licence during the year 1935-36, and those held under various descriptions of leases and licences at the end of that year:—

**AREAS TAKEN UP AND OCCUPIED UNDER LEASE OR LICENCE.—NEW
SOUTH WALES, 1935-36.(a)**

Particulars.	Area taken up during the year.	Area occupied at end of the year.
<i>Areas taken up under Crown Lands Act.</i>		
	Acres.	Acres.
Outgoing pastoral leases .. .. .	..	4,083
Occupation licences—ordinary .. .. .	..	983,451
preferential .. .. .	..	370,468
Conditional leases	21,052	12,065,120
Conditional purchase leases .. .. .	..	168,437
Settlement leases .. .. .	..	2,828,044
Improvement leases	6,400	241,912
Annual leases	20,185	614,786
Scrub leases .. .. .	..	125,852
Snow leases	7,260	405,977
Special leases	128,671	895,001
Inferior land leases .. .. .	..	39,000
Residential leases (on gold and mineral fields)	207	7,201
Church and school lands .. .. .	..	11
Permissive occupancies	177,821	1,223,944
Prickly-pear leases	40,973	155,215
Crown leases	165,311	6,810,192
Homestead farms	32,372	4,318,633
Homestead selections and grants	3,213	1,602,997
Suburban holdings	1,043	51,114
Week-end leases	16	198
Leases of town lands .. .. .	..	66
Returned soldiers' special holdings .. .. .	..	15,468
Irrigation areas	29,014	323,579
<i>Areas taken up under Western Lands Act.</i>		
Leases	2,626,894	77,447,548
Permissive occupancies	105,431	270,167
Total	3,365,863	110,968,464

(a) Exclusive of mining leases and forest leases and occupation permits.

3. **Victoria.**—During 1935 Crown lands taken up under leases and licences comprised 213 acres of auriferous lands (licences), together with numerous grazing licences of a temporary nature. The area of Crown lands occupied under leases and licences in 1935 was 5,759,219 acres (a decrease of 43,792 acres compared with the previous year), comprising grazing licences (exclusive of Mallee) 3,525,074 acres, Mallee lands 2,119,428 acres, auriferous lands (licences) 27,148 acres, swamp lands (leases) 2,053 acres, perpetual leases (other than Mallee) 4,977 acres, and perpetual leases (Mallee) under Land Act 1928, 80,539 acres.

4. **Queensland.**—The total area taken up under lease or licence during the year 1935, including land in the Dawson Valley Irrigation Area, was 12,256,751 acres, made up as follows:—Pastoral leases 8,584,840 acres; occupation licences 1,927,001 acres; grazing farms (all classes), 923,033 acres; grazing homesteads (all classes), 358,846 acres; perpetual lease selections 99,083 acres; perpetual lease prickly pear selections 19,875 acres; agricultural farms 902 acres; perpetual lease prickly-pear development selections 267,678 acres; auction perpetual leases—town 131 acres, suburban 18 acres, and country 507 acres; special leases 25,179 acres; leases of reserves 28,938 acres; and forest grazing leases 20,720 acres.

The gross area held at the end of the year 1935 under pastoral tenure was 381,883½ square miles.

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

5. **South Australia.**—The total area leased during 1935-36 under the different forms of lease tenure was 3,125,134 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 968 acres, village settlement lands 14 acres, and other Crown lands 59,801 acres; pastoral leases 2,728,960 acres; and miscellaneous leases—grazing and cultivation 335,391 acres.

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

6. **Western Australia.**—The number of leases issued by the Lands Department during the year ended 30th June, 1936, was 1,205 and the total area of leases issued 4,672,261 acres, comprising pastoral leases 4,358,674 acres, special leases (including leases under Section 116 of Land Act 1933 for grazing purposes) 160,055 acres, leases of reserves 152,724 acres, and residential leases 808 acres.

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

7. **Tasmania.**—The area of pastoral leases issued during the year 1935 was 155,333 acres.

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

8. **Northern Territory.**—The total area held under lease, licence and permit at the 30th June, 1936, was 211,838 square miles, comprising pastoral leases 184,045 square miles, pastoral permits 1,429 square miles, grazing licences 25,846 square miles, agricultural leases 121 square miles, and miscellaneous leases, including water leases, 398 square miles.

9. **Federal Capital Territory.**—The number of leases granted under the City Area Leases Ordinances 1936 to the 30th June, 1936 (excluding leases surrendered and determined), was 331, representing a capital value of £181,702.

Fourteen leases have been granted under the Church Lands and Special Purposes Ordinances for church and scholastic purposes. In addition a lease in perpetuity has been granted under the Church of England Land Ordinance for church purposes.

§ 6. Leases and Licences under Mining Acts.

1. **General.**—Information regarding the various forms of leases and licences under Mining Acts in the several States and the Northern Territory is given in preceding issues of the Official Year Book (see No. 22, pp. 170-7).

2. **New South Wales.**—The following table gives particulars of operations on Crown lands for the year 1935-36:—

AREAS TAKEN UP UNDER MINING ACTS.—NEW SOUTH WALES, 1935-36.

Purposes for which Issued or Occupied.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining	5,897	12,483
Mining for other minerals	2,415	165,833
Authorities to prospect	4,983	64,010
Other purposes	285	6,996
Total	13,580	249,322

The area of land held under lease only at the 30th June, 1936, was 178,838 acres.

3. **Victoria.**—During the year 1935, 771 leases, licences, etc. (including 459 for gold-mining) were issued covering an area of 71,368 acres, the rent, fees, etc., for which amounted to £5,570. The area occupied at the end of the year was 155,578 acres, comprising 130,386 acres for gold, 11,457 acres for oil, 10,397 acres for coal and 3,338 acres for miscellaneous purposes.

4. **Queensland.**—During the year 1935, the number of miners' rights issued was 7,012, and of business licences 7. The following table gives particulars regarding the areas of lands taken up under lease or licence and the total areas occupied for the year 1935. In addition, an area estimated at 25,000 acres was at the end of 1935 held under miners' rights and dredging claims.

AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1935.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining	2,505	9,319
Mining for other minerals .. .	470	24,536
Miners' homestead leases .. .	3,424	343,432
Petroleum-prospecting permits .. .	11,000	80,840
Total	17,399	458,127

5. **South Australia.**—The following table gives particulars of operations for the year 1935-36:—

AREAS TAKEN UP UNDER MINING ACTS.—SOUTH AUSTRALIA, 1935-36.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining leases	200	2,728
Mineral and miscellaneous .. .	4,761	53,955
Claims	4,117	3,666
Search licences and permits .. .	46,720	67,840
Occupation licences	1	49
Total	55,799	133,238

6. **Western Australia.**—The following table gives particulars of operations for the year 1935, the figures being exclusive of holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1935, the area under lease was 24,053 acres for gold-mining, 55 for mining for other minerals, 682 for miners' homesteads, and 273 for miscellaneous—a total of 25,063 acres. The balance was taken up under licences.

AREAS TAKEN UP UNDER MINING ACTS.—WESTERN AUSTRALIA, 1935.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining	109,054	91,178
Mining for other minerals .. .	4,810	49,851
Other purposes	1,522	37,786
Total	115,386	178,815

7. *Tasmania*.—During the year 1935, the number of leases issued was 237, of which 34 were for gold-mining, covering 668 acres; and 114 for tin, covering 2,580 acres. The following table gives particulars for the year 1935:—

AREAS TAKEN UP UNDER MINING ACTS.—TASMANIA, 1935.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining	1,636	3,190
Mining for other minerals	4,099	20,437
Licences to search for coal or oil	1,000	4,200
Other purposes	95	2,722
Total	6,830	36,549

8. *Northern Territory*.—At the 30th June, 1936, there existed 23 mineral leases comprising 396 acres, and 18 gold-mining leases, comprising 720 acres. There were also 492 protected gold-mining lease applications for 16,452 acres, 129 protected mineral lease applications for 6,005 acres, 9 gold reef claims for 45 acres, 25 mineral reef claims for 255 acres, and 6 reward areas for 260 acres. In addition, 23 exclusive prospecting licences covering 73½ square miles, and 2 mineral oil and coal licences covering 1,900 square miles were issued.

9. *Summary*.—The following table shows the areas under leases and licences for mining purposes and the total areas occupied for the years 1923, 1928 and 1933 to 1935:—

CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES.

Year.	N.S.W. (a)	Victoria.	Q'land.(b)	S. Aust.(b)	W. Aust.(c)	Tas. (b)	Total.(d)
AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1923 ..	28,492	9,207	67,754	610,377	37,567	47,535	800,932
1928 ..	(f)944,119	8,302	1,793,028 ^e	196,521	47,975	23,910	3,013,855
1933 ..	40,093	33,960	111,117	72,897	66,800	4,811	329,678
1934 ..	11,004	57,483	117,659	36,100	102,045	8,148	332,439
1935 ..	13,580	71,368	17,399	(a)55,799	115,386	6,830	280,362
TOTAL AREAS OCCUPIED AT END OF YEAR.							
1923 ..	299,688	47,361	444,586	653,899	127,829	77,627	1,650,990
1928 ..	310,497	39,904	2,810,262	242,688	132,536	54,362	3,590,249
1933 ..	254,918	113,870	520,346	99,545	122,780	31,397	1,142,856
1934 ..	246,033	127,732	593,657	91,680	168,384	36,647	1,264,133
1935 ..	249,322	155,578	458,127	(a)133,238	178,815	36,549	1,211,629

(a) Year ended 30th June following. (b) Exclusive of lands held under miners' rights only.
(c) Exclusive of holdings under miners' rights and mineral oil licences. (d) Exclusive of Northern Territory.
(e) Mainly Petroleum-prospecting permits. (f) Includes one area of 900,000 acres.

§ 7. *Closer Settlement*.

1. *General*.—Particulars regarding the methods of acquisition and disposal of land for closer settlement in the several States are given in preceding Year Books (see No. 22, pp. 163-9).

2. **New South Wales.**—Since the inception of closer settlement in 1905, 1,845 estates totalling 4,028,694 acres have been purchased by the Crown for purposes of closer settlement of civilians and returned soldiers. The total area set apart and the number of farms made available to 30th June, 1936, are as follows:—

CLOSER SETTLEMENT AREAS (a).—NEW SOUTH WALES.

To 30th June—	Areas.			Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Cost of Acquired Lands.	Value of Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1936.. ..	4,028,694	207,638	4,236,332	14,568,595	359,045	14,927,640

(a) Includes 70 long-term leases resumed for closer settlement, but excludes areas acquired for village sites, 3,665 acres.

The following table gives particulars regarding the disposal of the farms by closer settlement purchase at the 30th June, 1936:—

CLOSER SETTLEMENT ALLOTMENTS.—NEW SOUTH WALES.

At 30th June—	Farms Allotted to Date.			Total Amount received in respect of Closer Settlement Farms.
	Number.	Area.	Capital Value.	
	No.	Acres.	£	£
1936	9,210	4,246,213	14,258,470	9,827,042

3. **Victoria.**—The following statement shows the operations under the provisions of the Closer Settlement Acts to the 30th June, 1936:—

CLOSER SETTLEMENT.—VICTORIA.

(INCLUDING IRRIGATED AREAS.)

To 30th June—	Total Area Acquired.	Total Cost of Purchases. (b)	How Made Available for Settlement.					Number of Farms, etc.	Total Receipts (Land and Advances).	Repayments of Principal (Land and Advances).	Area Available for Settlement at 30th June.
			Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments. (a)	Roads and Reserves.				
			Acres.	Acres.	Acres.	Acres.	Acres.					No.	£	£	Acres.
1936	1,394,237	9,882,270	1,186,555	796	3,494	65,533	6,855	8,670	12,511,368	4,362,085	27,175

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

(b) Includes value of Crown Lands taken over.

In the above table the area and cost of land acquired for closer settlement purposes include, in addition to 102,056 acres purchased for £1,001,608 and transferred subsequently to discharged soldiers, a total area of 461,286 acres costing £3,756,206 which was purchased originally for the settlement of discharged soldiers.

4. **Queensland.**—Separate records relating to closer settlement are no longer kept by the Land Administration Board, and the operations under this heading are now included with "Leases and Licences under Land Acts." The total area acquired to

31st December, 1934, was 970,778 acres, costing £2,292,881. At the same date the area allotted amounted to 915,690 acres distributed over 3,048 selections, consisting of 2,155 agricultural farms, 257 unconditional selections, 544 perpetual lease selections, 9 prickly-pear selections, 6 perpetual lease prickly-pear selections and 77 settlement farm leases. An area of 13,038 acres was sold by auction.

5. **South Australia.**—The following table shows the area of land acquired for the purposes of closer settlement, and the manner in which it had been dealt with to the 30th June, 1936 :—

CLOSER SETTLEMENT.—SOUTH AUSTRALIA.

To 30th June—	Area of Lands Re- purchased (exclusive of land after- wards set apart for other purposes).	Agree- ments with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Mis- cellaneous Leases.	Sold.	Remainder Un- occupied (including Roads).
			Right of Purchase.	Perpetual Lease.				
1936 ..	Acres. 761,005	Acres. 471,548	Acres. 280	Acres. 1,266	Acres. 34,062	Acres. 13,864	Acres. 229,548	Acres. 10,437

The total area repurchased at 30th June, 1936, was 855,912 acres at a cost of £2,819,281. Included in these figures are 64,766 acres purchased for £282,762 and afterwards set apart for discharged soldiers, 3,214 acres reserved for forest and waterworks purposes, the purchase money being £16,185, and also 26,927 acres of swamp and other lands which were purchased for £111,851 in connexion with reclamation of swamp lands on the River Murray. Of the total area, 750,568 acres have been allotted to 2,736 persons, the average area to each being 274 acres.

6. **Western Australia.**—The total area acquired for closer settlement up to the 30th June, 1936, was 905,713 acres, costing £1,180,443. Of this area, 23,535 acres have been set aside for roads, reserves, etc., leaving a balance of 882,178 acres available for selection. Particulars of operations under the Act for the year ending 30th June, 1936, are as follows :—Area selected during the year 3,522 acres; number of farms, etc., allotted to date 1,469; total area occupied to date 747,725 acres; balance available for selection 134,453 acres; and total revenue £863,328.

7. **Tasmania.**—Up to the 30th June, 1936, 37 areas had been opened up for closer settlement. The total purchase money paid by the Government was £367,599 and the total area acquired amounted to 103,363 acres, including 12,053 acres of Crown Lands. The number of farms allotted was 331.

8. **Summary.**—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1936 :—

**CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED AT
30th JUNE, 1936.**

Particulars.	N.S.W.	Victoria.	Q'land. (d)	S. Aust.	W. Aust.	Tas.	Total.	
Area acquired (a) acres	64,236,332	61,394,237	970,778	761,005	905,713	103,363	8,371,128	
Purchase price (b) £	14,568,595	9,826,120	2,292,881	2,408,484	1,180,443	367,599	30,644,122	
Farms, etc.,	No. (c)	9,210	(c) 8,670	3,048	2,736	1,469	331	25,464
alotted	acres	64,246,213	61,358,434	915,690	750,568	747,725	6103,363	8,121,993

(a) Includes Crown lands—New South Wales, 207,638 acres; Victoria, 113,571 acres; Tasmania 12,053 acres. (b) Private lands only. (c) Includes 1,710,272 acres in New South Wales and 102,056 acres in Victoria subsequently transferred to soldier settlement, and their subdivisions into allotments. (d) As at 31st December, 1931. (e) Area acquired. Area actually allotted not available.

§ 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 earlier issues of the Official Year Book (*see* No. 13, pp. 1016–1023, and No. 18, pp. 187–189). Later modifications have been made with a view to simplifying procedure and liberalizing the conditions under which holdings may be acquired.

Particulars respecting the position of soldier settlement in each State at the latest available date are given in the paragraphs immediately following.

2. **New South Wales.**—At the 30th June, 1936, the area set apart for soldiers was 9,755,264 acres, of which 1,710,272 acres comprised acquired land purchased at a cost of £8,113,956. The number of settlers to whom farms, etc., had been allotted up to the 30th June, 1936, was 9,652. Four thousand seven hundred and twelve soldiers have either transferred or abandoned their farms, leaving 4,940 in occupation of 7,579,240 acres, of which 6,183,552 acres were Crown lands (including 3,837,177 acres in the Western Division taken up under the Western Lands Act), 1,303,568 acres acquired lands, and 92,120 acres within Irrigation Areas. These totals exclude 703 discharged soldiers who purchased privately-owned land with their own capital and were granted advances for the purchase of stock and plant or for effecting improvements.

3. **Victoria.**—At the 30th June, 1936, the area acquired or set apart for soldier settlement was 2,534,764 acres consisting of 1,763,240 acres of private land purchased at a cost of £13,361,241, 102,056 acres costing £1,001,608 taken over from Closer Settlement, and 669,468 acres of Crown lands valued at £548,983. Subsequently 461,286 acres valued at £3,756,206 were transferred to Closer Settlement. Up to the 30th June, 1936, the number of settlers to whom farms, etc., had been allotted was 11,712, and the number of farms, etc., allotted was 9,766 (including 809 farms originally purchased for closer settlement purposes) containing 2,434,564 acres. In addition, 1,035 share-farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at the 30th June, 1936, was 9,295 (including 653 originally purchased for closer settlement) containing 2,320,418 acres.

4. **Queensland.**—At the 30th June, 1929, the area acquired or set apart for soldier settlement was 577,633 acres, of which 41,101 acres comprised private land, purchased at a cost of £270,480. The number of farms occupied was 1,148, containing 440,992 acres. Some of these selections were acquired under the ordinary provisions of the Land Act, and do not include areas specially set apart for soldiers.

As special records are not now kept respecting the areas held by discharged soldier settlers later information cannot be given.

5. **South Australia.**—At the 30th June, 1936, the area of land acquired or set apart for soldier settlement was 1,336,612 acres, of which 1,202,653 acres comprised private land purchased at a cost of £3,863,572. These figures are exclusive of mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. The number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts up to the 30th June, 1936, was 4,185, and the area of farms, etc. (including mortgages discharged), on which assistance had been granted was 2,746,744 acres. At the 30th June, 1936, farms, etc., occupied numbered 1,974 containing 1,574,683 acres.

6. **Western Australia.**—At the 30th June, 1936, 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. Up to the 30th June, 1936, assistance had been given to 5,213 returned soldiers, and the Agricultural Bank held 3,486 properties as security for advances. The area held, including pastoral leases, was approximately 25,830,000 acres, and advances approved amounted to £6,639,942. The number of farms, etc., occupied by returned soldiers at the 30th June, 1936, was 2,241.

7. *Tasmania*.—At the 30th June, 1936, the area acquired or set apart for soldier settlement was 341,721 acres, of which 272,356 acres comprised private land purchased at a cost of £2,054,255. Up to the 30th June, 1936, the number of settlers to whom farms, etc., had been allotted was 2,380, and the number of farms, etc., allotted was 2,189 containing 341,721 acres. The number of farms, etc., occupied at the 30th June, 1936, was 1,531 containing 311,431 acres.

8. *Summary*.—The following table gives a summary of the area acquired, the purchase price thereof, the number of settlers assisted, and the number and area of farms occupied in all the States to the 30th June, 1936 :—

SOLDIER SETTLEMENT.—AREAS ACQUIRED, SETTLERS ASSISTED AND FARMS OCCUPIED—30th JUNE, 1936.

Particulars.	New South Wales.	Victoria.	Queensland.(c)	Sth. Australia.	Western Australia.	Tasmania.	Total.
Area acquired or set apart—							
(i) Private land acquired acres	a1,710,272	b1,865,296	41,101	d1,202,653	345,110	272,356	5,436,788
(ii) Crown lands set apart acres	8,044,992	669,466	536,532	133,959	13,942,533	69,365	23,396,849
Total land acquired or set apart acres	9,755,264	b2,534,764	577,633	d1,336,612	14,287,643	341,721	28,833,637
Price paid by Government for private lands £	a8,113,956	14,362,849	270,480	d3,863,572	605,076	2,054,255	29,270,188
Number of settlers to whom farms, etc., had been allotted up to the 30th June, 1936	9,652	11,712	(g)	(e) 4,185	(f) 5,213	2,380	(h)
Farms, etc., occupied at the 30th June, 1936	4,940	(b) 9,295	1,148	(f) 1,974	2,241	1,531	21,129
acres	7,579,246	b2,320,418	440,992	f1,574,683	(g)	311,131	(h)

(a) Included with closer settlement. (b) Including 461,286 acres costing £3,756,206 subsequently transferred to closer settlement, or its subdivision into farms, etc. (c) At 30th June, 1929; later information not available. (d) Excludes mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. (e) Number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts. (f) Including mortgages discharged. (g) Not available. (h) Not available.

9. *Losses on Soldier Settlements*.—(i) *General*. At the Premiers' Conference in Melbourne in 1917, it was agreed that the States should undertake the work of settling on the land returned soldiers and munition and war workers, and that the Commonwealth should raise the necessary loans for the States for this purpose.

The original arrangement provided that the Commonwealth should take the responsibility of finding up to £500 per settler as working capital for improvements, implements, seed, etc., an amount which was subsequently increased to £625, together with £375 per settler for resumptions and works incidental to land settlement approved by the Commonwealth. Loans were to be advanced to the settlers by the States at reasonable rates of interest not exceeding 3½ per cent. in the first year, increasing by ½ per cent. each subsequent year to the full rate of interest at which the money had been raised, plus working expenses, the difference between these rates and the cost of the money to the Government to be borne equally by the Commonwealth Government and the State Government. This provision respecting interest loss was not ultimately carried out as passed, the Commonwealth Government assuming responsibility for more than one-half of the interest loss, viz., a rebate of interest equal to 2½ per cent. per annum during a period of five years from the date of payment to the State of each instalment of loan money.

(ii) *Report by Mr. Justice Pike*. In addition to this expected loss of interest other losses have occurred in connexion with soldier settlement, and in 1927 Mr. Justice Pike, of the Land Valuation Court of New South Wales, was commissioned to report, not only on the losses, but on the principles on which financial responsibility should be divided. His report in 1929, to which reference should be made for fuller information, found that in all the negotiations concerning soldier settlement on the land the States insisted on

undivided control, and that financial responsibility went along with control except so far as the Commonwealth definitely promised to give assistance. The undertaking of the Commonwealth to share equally with the States the cost of lower interest rates to soldier settlers was made the basis of a practical compromise, and the report recommended that the total loss should be shared equally between the two parties.

The gross losses were assessed at £23,525,522 distributed amongst the States as follows:—New South Wales, £7,003,950; Victoria, £7,721,891; Queensland, £1,853,315; South Australia, £3,565,829; Western Australia, £2,059,368; and Tasmania, £1,321,169. Other concessions granted by the Commonwealth Government increased its proportion of the losses to £12,333,000.

§ 9. Tenure of Land by Aliens.

Information regarding the terms and conditions under which land can be held by aliens is contained in earlier issues of the Official Year Book (*see* No. 18, pp. 190-1).

§ 10. Advances to Settlers.

1. **General.**—A detailed statement regarding the terms and conditions governing advances to settlers in the several States and the Northern Territory will be found in preceding issues of the Official Year Book (*see* No. 22, pp. 179-186).

In this section are summarized the loans and advances made by the various Government lending agencies in the States including the transactions in lands acquired under closer and soldier settlement schemes. The balances owing on former Crown lands sold on the conditional purchase, etc., system, however, are not included.

The amounts outstanding do not represent the actual differences between the total advances and settlers' repayments for considerable remissions of indebtedness have been made in all States as a result of reappraisements of land values and the writing down of debts.

2. **New South Wales.**—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1936:—

ADVANCES TO SETTLERS.—NEW SOUTH WALES.

Advances.	Advances made during 1935-36.	Total Advances at 30th June, 1936.	Amount outstanding at 30th June, 1936.	
			Number of Loans Current.	£
Department of Lands—				
Closer and Soldier Land Settlement	..	14,568,595	7,984	13,372,182
Soldier Settlers	1,158	23,194,424	3,702	1,270,502
Wire Netting	30,846	1,371,546	4,976	494,627
Prickly pear	4,026	106,255	310	20,634
Rural Bank—				
Rural Bank Department	1,559,342	30,221,720	17,544	14,062,067
Government Agency Department—				
Necessitous Farmers	51,383	5,695,937	3,138	1,006,915
Unemployment Relief and Dairy Promotion	101,924	1,175,936	4,727	938,187
Farmers' Relief Agency	491,284	1,292,542	5,742	661,151
Shallow Boring	18,252	715,643	1,228	239,520
Civilian Settlers on Irrigation Areas	26,305	(b)	1,023	(b)
Government Guarantee Agency ..	1,616	..	6	3,286
	2,286,136	58,342,598	50,380	32,069,071

(a) In addition, the sum of £1,885,124 has been expended on developmental works on soldiers' settlements. (b) These figures have lost their identity owing to consolidation of various types of debts.

3. Victoria.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1936:—

ADVANCES TO SETTLERS.—VICTORIA.

Advances.	Advances made during 1935-36.	Total Advances at 30th June, 1936.	Amount outstanding at 30th June, 1936.	
			Number of Persons.	£
	£	£		
Crédit Foncier—				
Civilians	81,025	10,369,664	4,708	4,323,059
Discharged Soldiers	724	836,907	467	464,575
Treasurer—				
Cool Stores, Canneries, etc. .. .. .	..	615,582	(b) 21	327,267
Closer Settlement Commission—				
Closer Settlement Settlers	301,472	220,719,416	5,411	211,335,236
Soldier Settlers	481,052	226,988,638	5,446	216,206,762
Cultivators of Land	78,008	1,378,718	1,304	410,846
Wire Netting	20,796	508,853	(c)	282,079
	963,077	61,417,778	17,357	33,349,824

(a) Represents Consolidated Debts of settlers (Section 30, Act 4091). (b) Companies and Co-operative Societies. (c) Not available.

4. Queensland.—The following table gives particulars of advances to 30th June, 1936. The figures are exclusive of transactions in land:—

ADVANCES TO SETTLERS.—QUEENSLAND.

Act under which Advances were made.	Advances made during 1935-36.	Total Advances at 30th June, 1936.	Amount outstanding at 30th June, 1936.	
			Number of Persons.	£
	£	£		
Agricultural Bank Acts	268,011	7,271,794	5,194	1,673,741
Discharged Soldiers' Settlement Act (a)	4,670	2,439,367	1,845	681,695
Water Facilities .. .. .	..	59,139	349	52,297
Wire Netting, Marsupial Proof Fencing, etc.	41,006	913,452	3,479	476,960
Seed Wheat	5,181	(b) 85,147	(c)	11,944
Drought Relief .. .. .	..	67,381	1,414	42,482
Total	318,868	10,836,280	(d) 12,281	2,939,119

(a) Includes advances to group settlements through the Lands Department, as well as advances through the Agricultural Bank. (b) Includes accrued interest. (c) Not available. (d) Incomplete.

5. South Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1936 :—

ADVANCES TO SETTLERS.—SOUTH AUSTRALIA.

Particulars.	Advances made during 1935-36.	Total Advances at 30th June, 1936.	Amount outstanding at 30th June, 1936.		Arrears of Interest at 30th June, 1936.
			Number of Persons.	£	
	£	£			£
Department of Lands—					
Advances to soldier settlers ..	64,969	5,018,422	1,241	3,363,500	839,896
Advances to blockholders ..	..	41,451	5	40	4
Advances for sheds and tanks ..	..	75,693	327	52,784	20,155
Advances under Closer Settlement Acts ..	30,640	2,388,625	1,350	1,392,902	121,619
Advances under Agricultural Graduates Settlement Act ..	7,577	29,878	18	29,030	1,615
Farmers Assistance Board—					
Advances in drought-affected areas ..	165	2,044,314	2,997	1,049,227	194,403
Advances under Farmers Relief Acts (a) ..	448,172	2,601,918	1,682	752,834	47,733
Irrigation Branch—					
Advances to civilians ..	1,108	262,261	410	119,324	38,129
Advances to soldier settlers ..	2,211	1,085,467	733	975,859	208,884
State Bank of South Australia (C. F. Department) ..	67,316	4,851,009	2,110	1,069,538	41,979
Advances to settlers for improvements ..	9,396	870,419	1,345	351,233	93,410
Advances under Vermin and Fencing Acts ..	8,479	1,336,376	7,013	473,425	63,528
Advances under Loans to Producers Act ..	3,543	303,899	310	240,992	11,538
Total	643,576	20,909,732	19,541	9,870,688	-1,682,893

(a) Previously shown under Advances in drought-affected areas.

6. Western Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1936 :—

ADVANCES TO SETTLERS.—WESTERN AUSTRALIA.

Particulars.	Advances made during year 1935-36.	Total Advances at 30th June, 1936.	Amount outstanding at 30th June, 1936.	
			Number of Persons.	£
	£	£		
Development loans ..	53,827	9,463,575	7,859	6,522,211
Soldier settlement loans ..	426	5,991,972	3,390	5,112,019
Advances to rural industries ..	..	31,017	8	42,357
Cropping advances ..	61,668	13,141,908	2,121	1,873,606
Group Settlement advances ..	9,518	2,302,264	1,684	1,283,484
Repurchased Estates—				
Under A.L.P. Act 1909 ..	..	575,386	..	121,229
Soldier Settlement ..	..	605,076	..	183,094
Wire and Wire Netting Advances ..	11,023	444,171	2,581	110,830
Total	136,462	32,555,369	17,643	15,249,430

(a) Amount outstanding reduced as from 1st January, 1936, as a result of revaluation.

7. **Tasmania.**—The following table gives particulars respecting advances under State Authorities to 30th June, 1936. The figures are exclusive of the sums expended and the amounts outstanding in connexion with closer and soldier land settlement. The areas so purchased have been leased on 99 year terms having an option of purchase which the leaseholder may exercise at any time.

ADVANCES TO SETTLERS.—TASMANIA.

Advances.	Advances made during 1935-36.	Total Advances to 30th June, 1936.	Amount outstanding at 30th June, 1936.	
			Number of Persons.	£
	£	£		
Agricultural Bank—				
State Advances Act and Rural Credits	33,790	583,662	915	327,251
Orchardists' Relief, 1926 .. .. .	..	46,832	100	4,889
Unemployed (Assistance to Primary Producers) Relief Act, 1930-1931	5,347	99,177	955	69,564
Bush Fire Relief Act, 1934 .. .. .	..	14,855	532	11,145
Flood Sufferers' Relief Act, 1929	134	10,086	420	9,003
Crop Losses, 1934-35 .. .. .	..	35,523	188	14,855
Minister for Agriculture—				
Soldier Settlers	9,953	740,640	1,283	173,861
Closer Settlers	6,154	44,805	187	18,145
Total	54,478	1,575,580	4,580	628,713

8. **Northern Territory.**—During the financial year 1935-36 the amount of £1 was advanced, the total amount advanced to 30th June, 1936, being £22,775 (approximately). The balance outstanding from 49 settlers, at 30th June, 1936, including interest, was £9,480.

9. **Summary of Advances.**—The following table gives a summary for each State and the Northern Territory to the 30th June, 1936. With the exception of Queensland, where the figures are incomplete, and Tasmania, the particulars so far as they are available represent the total sums advanced to settlers including amounts spent by the various Governments in the purchase and improvement of estates disposed of by closer settlement, etc., while the amounts outstanding reveal the present indebtedness of settlers to the Governments, including arrears of principal and interest but excluding amounts written off debts and adjustments for land revaluations:—

ADVANCES TO SETTLERS.—AUSTRALIA.

State.	Advances made during 1935-36.	Total Advances made to 30th June, 1936.	Amount outstanding at 30th June, 1936.	
			Number of Persons.	£
	£	£		
New South Wales	2,286,136	58,342,598	50,380	32,069,071
Victoria	963,077	61,417,778	17,357	33,349,824
Queensland	318,868	10,836,280	12,281	2,939,119
South Australia	643,576	20,909,732	19,541	11,553,581
Western Australia	136,462	32,555,369	17,643	15,249,430
Tasmania	54,478	1,575,580	4,580	628,713
Northern Territory	1	22,775	49	9,480
Total	4,402,598	185,660,112	121,831	95,799,218

§ 11. Alienation and Occupation of Crown Lands.

1. **General.**—The figures 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 latest year for which information is available. Particulars for each year from 1925 onward will be found in Commonwealth Production Bulletin, No. 30, page 9. 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.**—Of the total area of New South Wales, 23.3 per cent. had been alienated at the 30th June, 1936, 11.2 per cent. was in process of alienation, 57.1 per cent. was held under leases and licences, and the remaining 8.4 per cent. was unoccupied or held by the Crown.

The following table gives particulars for the year ended 30th June, 1936:—

ALIENATION AND OCCUPATION OF CROWN LANDS.—NEW SOUTH WALES, 30th JUNE, 1936.

Particulars.	Acres.	Particulars.	Acres.
<i>1. Alienated.</i>		<i>3. Held under Leases and Licences.</i>	
Granted and sold prior to 1862 ..	7,146,579	Homestead Selections and Grants ..	1,602,907
Sold by auction and other sales, 1862 to date ..	15,061,283	Perpetual Leases ..	26,457,282
Conditionally sold, 1862 to date	26,149,990	Long-term Leases ..	76,563,587
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	Short-term Leases and Temporary Tenures ..	6,344,598
Granted for public and religious purposes ..	261,452	Forest Leases and Occupation Permits ..	2,005,724
	48,791,502	Mining Leases and Permits ..	178,838
Less lands resumed or reverted to Crown ..	2,587,049		
Total ..	46,204,453	Total ..	113,153,026
<i>2. In Process of Alienation.</i>		<i>4. Unoccupied (a). Particulars of Lord Howe Island not being available the area, 3,220 acres, is included under unoccupied. (b) (Approximate)</i>	
Conditional purchases ..	18,815,531		
Closer settlement purchases ..	2,824,278		
Soldiers' group purchases ..	412,887		
Other forms of sale ..	84,854		
Total ..	22,137,550		16,541,471

Area of State—198,036,500 acres.

(b) Of this area only 4,103,946 acres are available for selection, the balance being reservations for roads and for various public purposes, water frontages, and river and lake surfaces.

3. **Victoria.**—The total area of the State of Victoria is 56,245,760 acres, of which 47.9 per cent. had been alienated up to the end of the year 1935; 10.8 per cent. was in process of alienation under deferred payments and closer settlement schemes; 10.5 per cent. was occupied under leases and licences; while 30.8 per cent. was unoccupied or held by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—VICTORIA, 31st
DECEMBER, 1935.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i>	26,948,270	3. <i>Leases and Licences held—</i> Under Lands Department—	
2. <i>In Process of Alienation—</i>		Perpetual Leases	85,516
Exclusive of Mallee and Closer Settlement Lands	1,480,023	Other Leases and Licences	34,932
Mallee Lands (exclusive of Closer Settlement Lands)	3,928,355	Temporary (Yearly) Graz- ing Licences	5,644,502
Closer Settlement Lands	666,365	Under Mines Department	155,578
Village Settlements	16	Total	5,920,528
Total	6,074,759	4. <i>Occupied by the Crown or</i> <i>Unoccupied (a)</i>	17,302,203

Total area of State—56,245,760 acres.

(a) These Crown lands comprise reservations for roads and for various public purposes, 8,109,488 acres; water frontages, beds of rivers, lakes, etc., unsold land in cities, towns and boroughs 3,904,815; and other lands (unoccupied) 5,287,900.

4. *Queensland.*—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1935, 4.6 per cent. was alienated; 1.9 per cent. was in process of alienation; and 77.6 per cent. was occupied under leases and licences. The remainder 15.9 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, 31st
DECEMBER, 1935.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and</i> <i>Licences—</i>	
By Purchase	19,545,134	Pastoral Leases	232,226,880
Without Payment	91,571	Occupation Licences	11,345,921
Total	19,636,705	Grazing Selections and Settle- ment Farm Leases	81,197,977
2. <i>In Process of Alienation</i>	8,354,161	Leases—Special Purposes	1,242,111
		Under Mines Department	483,127
		Perpetual Lease Selections, Perpetual Lease Prickly- pear Selections and Irriga- tion Leases	5,598,715
		Auction Perpetual Leases	20,976
		Prickly-pear Leases	812,080
		Forest Grazing Leases	20,720
		Total	332,948,507
		4. <i>Reserves, Surveyed Roads and</i> <i>Surveyed Stock Routes (a)</i>	21,299,826
		5. <i>Unoccupied</i>	46,880,801

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

(a) Includes reserves of a total area of 18,293,424 acres.

5. *South Australia.*—The area of the State of South Australia is 243,244,800 acres, and at the 30th June, 1936, 5.0 per cent. was alienated; 1.5 per cent. in process of alienation; 50.8 per cent. occupied under leases and licences; and 42.7 per cent. unoccupied or occupied by the Crown.

The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—SOUTH AUSTRALIA,
30th JUNE, 1936.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> — Sold Granted for Public Purposes	12,018,009 233,465	3. <i>Held under Lease and Licence</i> — Right of Purchase Leases .. Perpetual Leases, including Irrigation Leases Pastoral Leases Other Leases and Licences. . Mining Leases and Licences	1,369,046 15,736,819 103,962,514 2,441,999 133,238
Total	12,251,474	Total	123,643,616
2. <i>In Process of Alienation</i> ..	3,591,809	4. <i>Area Unoccupied (a)</i> ..	103,757,901

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

(a) Includes surveyed roads, railways and other reserves, 16,477,323 acres; salt water lakes and lagoons, 7,680,000 acres; and fresh water lakes, 224,000 acres.

6. *Western Australia.*—The total area of Western Australia is 624,588,800 acres, of which, at the 30th June, 1936, 2.7 per cent. was alienated; 2.6 per cent. was in process of alienation; while 32.6 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 62.1 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN AUSTRALIA,
30th JUNE, 1936.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i>	16,908,840	3. <i>Leases and Licences in Force</i> — (i) Issued by Lands Department— Pastoral Leases Special Leases Leases of Reserves Residential Lots (ii) Issued by Mines Department— Gold-mining Leases Mineral Leases Miners' Homestead Leases (iii) Issued by Forests Department— Timber Permits	 200,800,464 403,335 1,048,575 6,009 41,250 36,512 32,007 1,409,412
2. <i>In Process of Alienation</i> — Midland Railway Concessions Free Homestead Farms Conditional Purchases Selections from the late W. A. Company Selections under the Agricultural Lands Purchase Act Homestead or Grazing Leases Poison Land Leases or Licences Town and Suburban Lots	54,800 657,410 5,060,691 5,297 443,481 9,845,342 19,312 3,858	Total	203,957,564
Total	16,090,191	4. <i>Area Unoccupied (a)</i> ..	387,632,205

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

(a) Includes reservations for roads and for various public purposes, 42,068,293 acres.

7. *Tasmania.*—At the end of the year 1935, 34.7 per cent. of the total area had been alienated; 2.7 per cent. was in process of alienation; 16.3 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement; the remainder (46.3 per cent.) was unoccupied or occupied or reserved by the Crown.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—TASMANIA,
31st DECEMBER, 1935.

Particulars.	Acres.	Particulars.	Acres.
1. Alienated	5,826,838	3. Leases and Licences—continued.	
2. In Process of Alienation ..	455,922	(i) Issued by Lands Department—continued.	
3. Leases and Licences—		Soldier Settlement ..	107,000
(1) Issued by Lands Department—		Other Leases ..	132,856
Islands ..	105,000	(ii) Issued by Mines Department	36,549
Ordinary Leased Land ..	2,016,839	Total	2,726,820
Land Leased for Timber	247,576	4. Area Occupied by the Crown or	
Closer Settlement ..	81,000	Unoccupied (a)	7,768,420

Total area of State—16,778,000 acres.

(a) Includes reservations for roads and for various public purposes, 1,848,900 acres.

8. Northern Territory.—The area of Northern Territory is 335,116,800 acres, of which, at the 30th June, 1936, only 0.1 per cent. was alienated; 53.9 per cent. was held under leases and licences; while the remaining 46.0 per cent. was unoccupied.

The following shows the mode of occupancy of areas at the 30th June, 1936 :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTHERN TERRITORY,
30th JUNE, 1936.

Particulars.	Acres.
1. Alienated	478,079
2. Leased—	
Pastoral Leases	117,789,280
Other leases, licences, reserves and mission stations ..	62,886,840
Total	180,676,120
3. Unoccupied	153,962,601
4. Total area	335,116,800

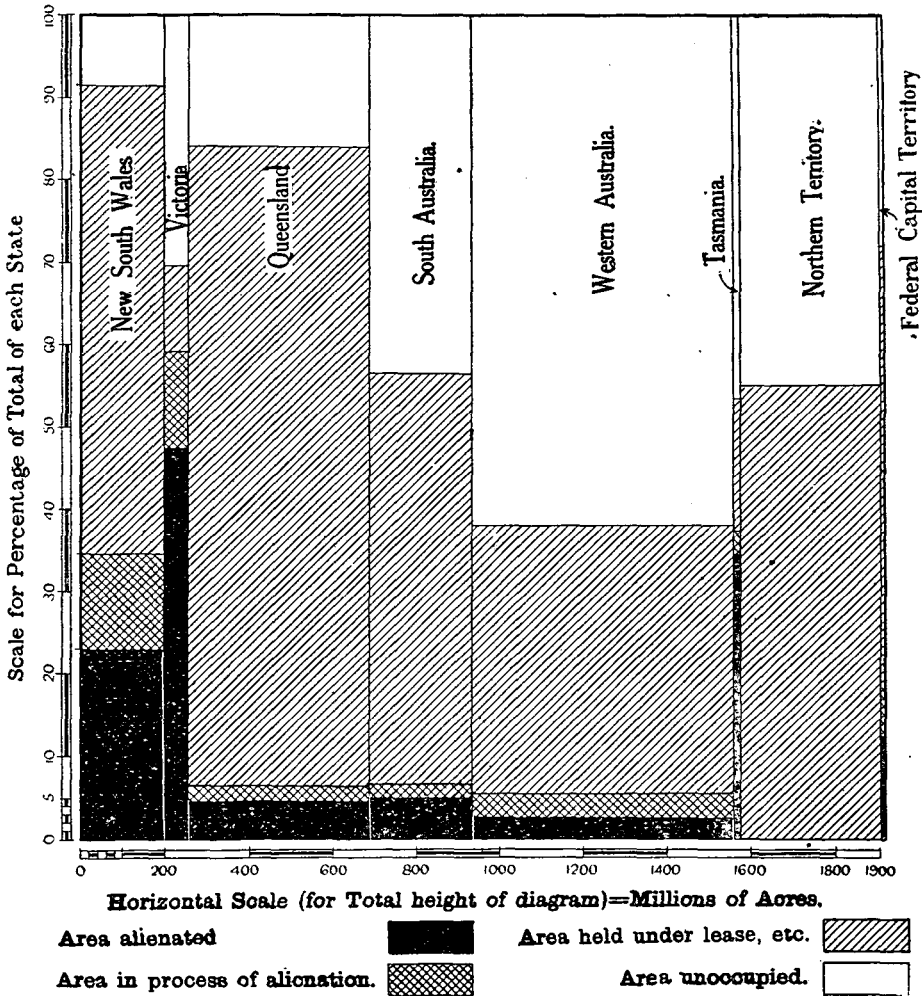
9. Federal Capital Territory.—Particulars of the alienation and occupation of Crown lands in the Territory (exclusive of Jervis Bay area) for the year 1935 are as follows :—Alienated 73,080 acres; in process of alienation 34,098 acres; leased 315,141 acres; and unoccupied 161,341 acres. The area of acquired lands was 213,854 acres. The total area of the Territory (exclusive of Jervis Bay area, 17,920 acres) is approximately 583,660 acres.

Alienated land at the end of 1935 comprised 12.5 per cent. of the total area, land in process of alienation 5.9 per cent., land held under lease 54.0 per cent., and unoccupied land 27.6 per cent. of the total area.

10. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at the end of the year 1935. 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 from the State; those in process of alienation

under various systems of deferred payments ; and the areas held under leases or licences are indicated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded.

LAND TENURE



§ 12. Classification of Alienated Holdings According to Size.

The classification of private 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, 1933-34.

Size of Holdings.	N.S.W. (d)	Victoria.	Q'land. (b)	S. Aust. (c)	W. Aust.	Tasmania.	Fed.Cap. Ter.	Total (a)
NUMBER.								
1 and under 50 acres	12,431	19,348	4,895	6,409	4,953	2,839	2	50,877
50 " 100 "	6,174	8,475	4,094	1,883	715	2,130	2	24,073
100 " 500 "	23,737	26,635	17,092	5,787	3,997	4,842	8	82,098
500 " 1,000 "	12,281	12,245	3,166	4,513	2,470	713	12	35,400
1,000 " 5,000 "	14,059	7,357	1,792	5,266	9,285	616	16	38,391
5,000 " 10,000 "	1,512	298	91	134	536	93	4	2,668
10,000 " 20,000 "	552	81	36	34	122	51	1	877
20,000 " 50,000 "	225	16	10	9	23	17	..	300
50,000 and over	55	..	4	..	7	4	..	70
Total	71,026	74,455	31,780	24,035	22,108	11,305	45	234,754
AREA.								
1 and under 50 acres	Acres. 255,470	Acres. 374,948	Acres. 114,063	Acres. 118,847	Acres. 60,873	Acres. 64,245	Acres. 66	Acres. 988,512
50 " 100 "	439,042	610,113	352,728	144,657	51,507	151,286	160	1,749,493
100 " 500 "	5,982,107	6,499,014	3,932,885	1,662,229	929,183	995,080	2,123	20,002,621
500 " 1,000 "	8,702,171	8,680,358	2,204,296	3,339,608	1,963,422	484,550	8,874	25,383,279
1,000 " 5,000 "	28,207,833	12,524,655	3,121,906	9,401,700	18,542,088	1,287,530	29,452	73,115,164
5,000 " 10,000 "	10,219,337	2,013,454	628,727	929,107	3,397,890	613,434	32,124	17,834,073
10,000 " 20,000 "	7,543,238	1,105,170	485,824	459,199	1,624,872	694,975	11,002	11,924,280
20,000 " 50,000 "	6,496,667	456,843	292,706	237,112	586,559	448,620	..	8,518,507
50,000 and over	4,659,864	..	1,556,310	..	496,075	321,404	..	7,033,653
Total	72,505,729	32,264,555	12,689,445	16,292,459	27,652,469	5,061,124	83,801	166,549,582

(a) Information not available for the Northern Territory. (b) The figures for Queensland refer to freehold land and leased and crown lands held in conjunction with freehold which are used for general farm purposes. Holdings used solely for pastoral purposes are not included. (c) Year 1930-31. (d) Including 6,030,087 acres under perpetual lease.