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CHAPTER IV. LAND TENURE AND SETTLEMENT.

§ 1. Introduction.

1. **General.**—A comprehensive description of the land tenure systems of the several States is given in Official Year Book No. 4 (pp. 235-333), while later alterations are 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 is given of the various tenures under which Crown lands may be taken up. (See Official 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 1913-1941: Western Lands Act 1901-1942: Prickly Pear Act 1924-1944.	Land Acts 1928-1941: Land (Crown Leases Adjustment) Act 1936: Land (Residence Area) Act 1935: Land Act 1941: Land Settlement (Acquisition) Act 1943.	Land Acts 1910-1943: Upper Burnett and Callide Land Settlement Acts 1923-1932: Prickly Pear Land Acts 1923-1941: Sugar Workers' Selections Acts 1923-1936: Stock Routes Improvement and Animal and Vegetable Pests Destruction Acts 1936-1938: Stock Routes and Rural Lands Protection Act 1944.
CLOSER SETTLEMENT ACTS.		
Closer Settlement Act 1904-1943.	Closer Settlement Act 1938.	Closer Settlement Acts 1906-1941.
MINING ACTS.		
Mining Act 1906-1935: Mining Leases (Validation) Act 1935.	Mines Acts 1928-1942: Mines (Petroleum) Acts 1935-1943: Mines (Minerals) Act 1944.	Mining Acts 1898-1940: Mining for Coal and Mineral Oil Acts 1912-1941: Petroleum Acts 1923-1939: Miners' Homestead Leases Acts 1913-1939: Coal Mining Acts 1925-1940.
SOLDIERS' SETTLEMENT ACTS.		
Returned Soldiers' Settlement Act 1916-1938: War Service Land Settlement Act 1941.	..	Discharged Soldiers' Settlement Acts 1917-1938.
ADVANCES TO SETTLERS ACTS.		
Government Savings Bank Act 1906-1932: Returned Soldiers' Settlement Act 1916-1938: Rural Bank Agency Act 1934: Farmers' Relief Act 1932-1943: Rural Reconstruction Act 1939.	State Savings Bank Acts 1915-1922: Primary Products Advances Acts 1919-1922: Fruit and Vegetable Act 1928: Farmers Advances Acts and Drought Relief Act 1940: Farm Water Supplies Advances Act 1944: Farmers Advances Act 1944.	State Advances Acts 1916-1934: Co-ordination of Rural Advances and Agricultural Bank Acts 1938-1944: Farmers' Assistance (Debts Adjustment) Acts 1935-1938: Financial Arrangements and Development Aid Acts 1942-1944: Wire and Wire-netting Advances Act 1927-1944: Wire and Wire-netting Advances Act 1898-1944: Marsupial Proof Fencing Acts 1898-1944: The Rabbit Acts, 1913-1934.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
CROWN LANDS ACTS.		
Crown Lands Act 1929-1941: Pastoral Act 1936-1939: Marginal Lands Act 1940: Crown Lands Development Act 1943.	Land Act 1933-1939.	Crown Lands Act 1935.
CLOSER SETTLEMENT ACTS.		
Crown Lands Act 1929-1941.	Closer Settlement Act 1927.	Closer Settlement Act 1929-1939.
MINING ACTS.		
Mining Act 1930-1941: Broken Hill Proprietary Company Indenture Act 1937: Leigh Creek Coal Act 1942.	Mining Act 1904-1937: Sluicing and Dredging for Gold Act 1899: Petroleum Act 1936-1940: Mines Regulation Act 1906: Mining Development Act 1902-1924: Inspection of Machinery Act 1921: Gold Buyers Act 1921: Coal Mines Regulation Act 1902-1926: Miners' Phthisis Act 1922: Mine Workers Relief Act 1932: Mining Tenements (War Time) Exemptions 1942.	Mining Act 1929: Aid to Mining Act 1927: Mines and Works Regulation Act 1915.
SOLDIERS' SETTLEMENT ACTS.		
Discharged Soldiers' Settlement Act 1934-1940.	Discharged Soldiers' Settlement Act 1918.	Closer Settlement Act 1929-1939.
AGRICULTURAL GRADUATES SETTLEMENT ACTS.		
Agricultural Graduates Act 1922-1938.		
ADVANCES TO SETTLERS ACTS.		
Irrigation Act 1930-1941: Discharged Soldiers' Settlement Act 1934-1940: State Bank Act 1925-1936: Advances to Settlers Act 1930: Agricultural Graduates Act 1922-1938: Loans for Fencing and Water Piping Act 1938-1940: Vermin Act 1931-1939.	Agricultural Bank Act 1934: Rural Relief Fund Act 1935.	State Advances Act 1935: Closer Settlement Act 1929-1939: Unemployed (Assistance to Primary Producers) Relief Act 1930-1934: Farmers' Debt Adjustment Act 1936.

3. Northern Territory Land Legislation.—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931-1939: that relating to mining in the Mining Ordinance 1939-1942, the Gold Dredging Act 1899, the Mineral Oil and Coal Ordinance 1922-1923, the Mining Development Ordinance 1939-1940, and the Mines Regulation Ordinance 1939: and that relating to advances to settlers in the Encouragement of Primary Production Ordinance 1931-1938.

4. Australian Capital Territory Land Legislation.—In the Australian Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1918-1937, the City Area Leases Ordinance 1936-1938, the Church Lands Leases Ordinance 1924-1932, and the Leases (Special Purposes) Ordinance 1925-1943.

5. **Administration and Classification of Crown Lands.**—In each of the States there is a Lands Department under the direction of a 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, which 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 a local Land Board or a Commissioner for each district or group of districts. In the Northern Territory the Administrator, 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 Australian 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 Australian 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.
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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.
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 Lease: Forest Permits: Prickly Pear Leases.	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).	Perpetual Lease Selections: Perpetual Lease Prickly Pear Selections: Perpetual Lease Prickly Pear Development Selections: Grazing Selections: Development Grazing Selections: Prickly Pear Development Grazing Selections: Pastoral Holdings: Preferential Pastoral Holdings: Pastoral Development Holdings: Stud Holdings: Prickly Pear Leases: Forest Grazing Leases: Occupation Licences: Special Leases: Auction Perpetual Leases.

CLOSER SETTLEMENT.

Sales by Auction and Tender: After-auction Sales and Tenders: Settlement Purchases: Settlement Purchase Leases: Closer Settlement Leases.	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 and Business Licences: Gold-mining Leases: Mineral Leases: Dredging Leases: Special Leases: Mining Purpose Leases: Authorities to Prospect (Section 17).	Holdings under Miners' Rights: Gold-mining Leases: Mineral Leases: Water Right Licences: Petroleum Prospecting Licences: Petroleum Mineral Leases.	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: Residential Areas: Miners' Homestead Leases and 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 and Allied Acts 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.
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: Town of Whyalla Allotments in fee-simple.	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: Special Settlement Leases.	Selections for Purchase: Additional Selections for Purchase: 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 and Town of Whyalla: Forest Leases: Perpetual Leases Marginal Lands.	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: Coal Leases: Oil Licences: Dredging Leases: Business Licences: 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: Perpetual Leases.		

§ 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 1942-43 and 1943-44 1,090 and 4,935 acres respectively were dedicated and permanently reserved, the number of separate dedications being 85 and 59 respectively.

At 30th June, 1944 (figures at 30th June, 1943, in parenthesis) the total area reserved, including temporary reserves, was 18,318,950 (17,566,085) acres, of which 5,317,720 (5,314,514) acres were for travelling stock, 4,242,936 (4,150,867) acres pending classification and survey, 2,136,192 (2,138,414) acres for forest reserves, 831,449 (831,173) acres for water and camping, 1,285,309 (1,289,653) 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 1942, 1943 and 1944, 24, 38 and 10 acres respectively were granted without purchase. The areas both temporarily and permanently reserved at the end of 1942, 1943 and 1944 were as follows :—

AREAS TEMPORARILY AND PERMANENTLY RESERVED : VICTORIA.

At 31st December—	Roads.	Water Reserves.	Agricul- tural Colleges, etc.	Forest and Timber Reserves.		Reserves in the Mallee.	Other Reserves.	Total Area Reserved.
				Under Forests Acts. (a)	Under Land Acts.			
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1942 ..	1,794,218	314,061	88,586	4,904,364	153,841	410,000	543,781	8,208,851
1943 ..	1,794,218	314,048	88,586	4,904,364	157,897	410,000	543,864	8,212,977
1944 ..	1,794,218	314,048	88,586	4,904,364	156,697	410,000	547,864	8,215,777

(a) Timber Reserves, included in figures, amounted to 717,582 acres in each year.

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 1942, 1943 and 1944 respectively the areas granted in fee-simple without payment were 14, 10 and 3 acres, the area set apart as reserves 1,277,713, 62,066 and 165,646 acres, and reserves cancelled 898,225, 52,542 and 152,097 acres. The areas reserved, including roads, at the end of 1942, 1943 and 1944 were as follows:—

AREAS RESERVED : QUEENSLAND.

At 31st December—	Timber Reserves.	State Forests and National Parks.	Aboriginal Reserves.	Streets, Surveyed Roads and Stock Routes.	General.	Total Area Reserved.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1942.. ..	3,096,785	3,957,832	5,938,353	3,037,092	5,663,455	21,693,517
1943.. ..	3,107,983	3,961,755	5,938,309	3,038,642	5,657,902	21,704,591
1944.. ..	3,063,199	4,017,490	5,937,689	3,040,848	5,661,120	21,720,346

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 1942-43 and 1943-44 respectively free grants were issued for areas of 152 and 64 acres, and reserves comprising 16,415 and 3,546 acres were proclaimed. At 30th June, 1943 and 1944, the total area of surveyed roads, railways and other reserves was 20,218,545 and 20,222,241 acres respectively including at each date, 16,726,400 acres in the north-west of the State set apart as an aboriginal reserve in 1921, and 595,200 acres at Oldeea, adjoining the transcontinental railway, reserved for a similar purpose in 1940.

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 by the Governor for periods up to 10 years. 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 years ended 30th June, 1943 and 1944, a few small areas of land were granted in fee-simple, and approximately 69,550 and 365,490 acres respectively were reserved for various purposes. At 30th June, 1944 (figures at 30th June, 1943, in parenthesis), the total area reserved was 49,596,251 (49,230,760) acres, comprising State forests, 3,393,031 (3,367,216) acres, timber reserves 1,778,111 (1,775,350) acres, and other reserves 44,425,109 (44,088,194) 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.* The total area reserved at the end of 1942 and 1943 was 2,817,151 and 2,827,592 acres respectively excluding 21,936 and 22,032 acres respectively of land occupied by Commonwealth and State Departments.

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

(ii) *Areas Reserved.* The total area of reserves at 30th June, 1943 and 1944 was 69,256 square miles, comprising aboriginal native, 67,257 square miles; and other reserves, 1,999 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 ten 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, 1944 (figures for year ended 30th June, 1943, in parenthesis), the total area sold was 673 (422) acres, of which 142 (11) acres were sold by auction and 61 (33) acres as after-auction purchases, while 27 (27) acres were sold as improvement purchases and 443 (351) acres as special purchases. The amount realized for the sale of the whole area was £17,016 (£11,076).

2. *Victoria.*—(i) *General.* Lands, not exceeding 100,000 acres in any one year, specially classed for sale by auction may be sold by auction in fee-simple 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 150 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 1942, 1943 and 1944 totals of 646, 572 and 818 acres respectively were disposed of under this tenure, 425, 390 and 312 acres being country lands, while 221, 182 and 506 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 1942, 1943 and 1944, no unconditional selections 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 two 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 six years without the consent of the Commissioner. If the Commissioner of Crown Lands so determines, town lands may also be offered at auction on terms that the buyer may at his option purchase the lands for cash or on agreement for sale and purchase.

(ii) *Areas Sold, etc.* During the years ended 30th June, 1943 and 1944, the area of town lands and special blocks sold by auction was 30 and 84 acres respectively. In addition 19,802 and 21,115 acres respectively were sold at fixed prices, and the purchases of 78,287 and 70,671 acres respectively on credit were completed, making a total of 98,119 and 91,870 acres respectively.

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 two years, and no Crown grant may be issued until the land is fenced.

(ii) *Areas Sold.* During the years ended 30th June, 1943 and 1944, the area of town and suburban allotments sold by auction was 23 and 58 acres in 36 and 146 allotments respectively.

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, excluding 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.

§ 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 30th June, 1943 and 1944, the total number of incomplete conditional purchases in existence was 41,643 and 41,403 respectively, covering an area of 13,874,235 and 13,693,600 acres respectively. The following table gives particulars of conditional purchases, including non-residential conditional purchases and special area conditional purchases, for the years ended 30th June, 1943 and 1944, together with the total area for which deeds have 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.	Number.	Area.	During the Year.	To end of Year.
			Acres.	Acres.	Acres.
1943	53	30	5,089	171,847	31,038,428
1944	49	30	1,769	157,092	31,222,952

(a) Excludes conversions from other tenures, 1942-43, 322 comprising 44,339 acres; 1943-44, 368 comprising 68,412 acres.

3. **Victoria.**—Excluding selections in the Mallee country, the total area purchased conditionally in 1942, 1943 and 1944 was 26,563, 11,474 and 1,507 acres respectively, comprising 26,441 acres with residence and 122 acres without residence in 1942, and all with residence in 1943 and 1944. The number of selectors was 96, 54 and 9 respectively. Mallee country was taken up conditionally during 1942 to the extent of two cases for 2,200 acres, while there were no selections in the Mallee in 1943 and 1944.

In addition the final payments were made during 1944 on conditional purchases comprising 649 acres of Mallee lands. No final payments were made during 1942 and 1943.

4. **Queensland.**—The following selections were made freehold during 1942, 1943 and 1944 :—Agricultural Farms, 180,085, 153,088 and 127,350 acres; Agricultural Homesteads 1,053, 3,242 and 1,020 acres; Prickly Pear Selections, 18,998, 16,745 and 34,921 acres; and Prickly Pear Development Selections 3,821, 351 and 1,387 acres.

5. **South Australia.**—The land allotted under agreements to purchase during 1943-44 (figures for 1942-43 in parenthesis) was 9,195 (6,075) acres, comprising Eyre's Peninsula Railway lands 1,170 (9) acres, closer settlement lands 2,870 (1,023) acres, Murray Lands Railway lands 60 (30) acres, soldiers' acquired lands 3,392 (3,830) acres, surplus lands 86 (1,131) acres, and other Crown lands 1,617 (52) acres.

6. **Western Australia.**—During the year ended 30th June, 1944 (figures for the year ended 30th June, 1943, in parenthesis) the number of holdings conditionally alienated was 252 (194), the total area involved being 196,818 (123,559) acres, comprising conditional purchases by deferred payments with residence of 192,441 (119,715) acres and free homestead farms 4,377 (3,844) acres. Under the heading "deferred payments (with residence)" are included conditional purchases of grazing lands.

In addition, Crown grants were issued during 1943-44 (1942-43 in parenthesis) for the following selections, the prescribed conditions having been compiled with :—Free homestead farms 7,440 (4,501) acres and conditional purchases 124,071 (38,717) acres.

7. **Tasmania.**—During 1943-44 (1942-43 in parenthesis) conditional purchases of 20,951 (22,601) acres were completed. The total area sold conditionally was 4,591 (12,724) acres, comprising selections for purchase 4,425 (12,661) acres, and town and suburban allotments 166 (63) acres. The numbers of applications received and confirmed during the year were 71 (99) and 121 (60) respectively.

3. **Victoria.**—The area of Crown lands occupied under leases and licences in each of the years 1942 to 1944 is given in the following table :—

AREA OF CROWN LANDS OCCUPIED UNDER LEASES AND LICENCES : VICTORIA, 1942 TO 1944.

Particulars.	1942.	1943.	1944.
	Acres.	Acres.	Acres.
Grazing Licences—Other than Mallee	5,807,223	5,811,318	5,766,191
Mallee lands	2,229,093	3,584,382	3,592,125
Auriferous lands (Licences)	18,984	17,603	16,761
Perpetual Leases—Other than Mallee	16,550	16,550	16,550
Mallee lands	71,486	71,486	67,440
Swamp lands (Leases)	3,870	3,870	3,870
Total	8,147,206	9,505,209	9,462,637

4. **Queensland.**—The total area taken up under lease or licence including land in the Dawson Valley Irrigation Area, during each of the years 1942 to 1944 was made up as follows :—

AREA TAKEN UP UNDER LEASE OR LICENCE : QUEENSLAND, 1942 TO 1944.

Particulars.	1942.	1943.	1944.
	Acres.	Acres.	Acres.
Pastoral Leases	7,084,680	1,891,080	7,207,040
Occupation Licences	1,399,720	474,520	683,680
Grazing farms (all classes)	421,861	183,584	73,099
Grazing homesteads (all classes)	309,716	130,179	128,784
Perpetual Lease selections	22,641	25,803	24,624
Perpetual Lease Prickly Pear selections	1,656	998	2,857
Perpetual Lease Prickly Pear Development Selections	2,455	3,411	1,650
Auction Perpetual Leases—Town	46	27	35
Suburban	20	5	4
Country	14	50	85
Special Leases of Crown Land	17,600	18,711	14,598
Leases of Reserves	43,493	42,075	35,317
Forest Grazing Leases	91,640	84,160	81,486
Total	9,395,542	2,854,603	8,254,453

The gross area held under pastoral tenure at the end of 1942, 1943 and 1944 was 398,740, 398,604 and 406,402 square miles respectively.

5. **South Australia.**—The total area leased during 1943-44 (figures for 1942-43 in parenthesis) under the different forms of lease tenure was 3,036,916 (865,238) acres, made up as follows :—Perpetual leases—irrigation and reclaimed lands 1,317 (900) acres, surplus lands 36,646 (9,879) acres, town lands (Whyalla) 3 (2) acres, marginal lands 433,545 (420,283) acres, and other Crown lands 43,429 (113,635) acres ; pastoral leases 2,091,699 (896) acres : and miscellaneous leases—grazing and cultivation 430,277 (319,637) acres.

6. **Western Australia.**—The number of leases issued by the Lands Department during the year ended 30th June, 1944 (figures for year ended 30th June, 1943, in parenthesis) was 82 (96) and the total area of leases issued 1,884,467 (1,651,436) acres, comprising pastoral leases 1,868,261 (1,626,510) acres, special leases (including leases under Section 116 of the Land Act 1933–1939 for grazing purposes) 11,474 (18,488) acres, leases of reserves 4,702 (6,396) acres, and residential leases 29 (42) acres.

7. **Tasmania.**—The area of pastoral leases issued during 1941–42, 1942–43 and 1943–44 was 149,901, 156,802 and 131,679 acres respectively.

8. **Northern Territory.**—The total area held under lease, licence and permit at 30th June, 1944 (figures at 30th June, 1943, in parenthesis) was 245,175.83 (226,731.38) square miles, comprising pastoral leases 180,400 (178,973) square miles, pastoral permits 696 (696) square miles, grazing licences 61,337.06 (43,841) square miles, agricultural leases 115.21 (113.8) square miles, mission leases, 2,553.63 (3,034.63) square miles, miscellaneous leases 73.38 (72.44) square miles, town lands leases 0.43 (0.43) square miles and occupation licences 0.12 (0.08) square miles. The total annual rentals of these areas were £29,248 (£28,062).

9. **Australian Capital Territory.**—The number of leases granted under the City Area Leases Ordinance 1936–1938 to 30th June, 1943 and 1944 (excluding leases surrendered and determined), was 547 and 557 respectively, representing a capital value of £235,373 and £237,663. There were 13 new leases granted during 1942–43 and 12 during 1943–44.

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 1926 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 1940–41 :—

AREAS TAKEN UP UNDER MINING ACTS: NEW SOUTH WALES, 1940–41.

Purposes for which Issued or Occupied.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining	5,320	13,076
Mining for other minerals	26,676	250,870
Authorities to prospect	14,043	10,228
Other purposes	772	9,371
Total	46,811	283,545

The area of land held under lease only on 30th June, 1941, was 273,317 acres and on 31st December, 1944, 299,165 acres.

3. **Victoria.**—During 1944 (1943 in parenthesis) 53 (43) leases, licences, etc. (including 17 (13) for gold-mining) were issued covering an area of 1,755 (976) acres, the rent, fees, etc., for which amounted to £355 (£190). The area occupied at the end of the year was 647,255 (648,256) acres, comprising 25,287 (26,327) acres for gold, 605,335 (605,335)

acres for oil, 13,047 (12,851) acres for coal (including State coal-mine area of 7,575 (7,575) acres, and State Electricity Commission area of 2,800 (2,800) acres) and 3,586 (3,743) acres for miscellaneous purposes.

4. **Queensland.**—During 1943 and 1944, the number of miners' rights issued was 2,018 and 1,786 respectively, and of business licences 6 and 5. The following table gives particulars regarding the areas of lands taken up under lease or licence and the total areas occupied for 1943 and 1944. In addition, an area estimated at 25,000 acres was, at the end of 1943 and 1944, held under miners' rights and dredging claims.

AREAS TAKEN UP UNDER MINING ACTS : QUEENSLAND, 1943 AND 1944.

Particulars.	1943.		1944.	
	Areas Taken up during year.	Total Areas occupied at end of year.	Areas Taken up during year.	Total Areas occupied at end of year.
	Acres.	Acres.	Acres.	Acres.
Gold-mining	77	2,796	69	2,663
Mining for other minerals	235	22,386	864	21,991
Miners' homestead leases	3,563	405,486	8,040	413,402
Petroleum-prospecting permits	344,500	349,500	..	349,500
Mineral oil prospecting areas	1,916	1,276	2,480	2,480
Coal prospecting areas	180	180	4,940	8,880
Total	350,471	781,624	16,393	798,916

The area of land held under lease only at 31st December, 1943 and 1944, was 430,668 and 438,056 acres respectively.

5. **South Australia.**—The following table gives particulars of operations for 1942-43 and 1943-44.

AREAS TAKEN UP UNDER MINING ACTS : SOUTH AUSTRALIA, 1942-43 AND 1943-44.

Particulars.	1942-43.		1943-44.	
	Areas Taken up during year.	Total Areas occupied at end of year.	Areas Taken up during year.	Total Areas occupied at end of year.
	Acres.	Acres.	Acres.	Acres.
Gold-mining leases	20	561	50	421
Mineral and miscellaneous leases	307	61,122	182	58,224
Claims	2,850	8,707	2,243	8,513
Occupation licences	7	37	14	37
Total	3,184	70,427	2,489	67,195

6. **Western Australia.**—The following table gives particulars of operations for 1943 and 1944. The figures exclude holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1944 (1943 in parenthesis), the area under lease was 885 (1,276) acres for gold-mining, 8,493 (18) for mining for other minerals, 105 (125) for miners' homesteads, and 68 (45) for miscellaneous—a total of 9,551 (1,464) acres. The balance was taken up under licences.

**AREAS TAKEN UP UNDER MINING ACTS : WESTERN AUSTRALIA,
1943 AND 1944.**

Particulars.	1943.		1944.	
	Areas Taken up during year.	Total Areas occupied at end of year.	Areas Taken up during year.	Total Areas occupied at end of year.
	Acres.	Acres.	Acres.	Acres.
Gold-mining	5,820	25,783	6,513	27,045
Mining for other minerals	3,844	47,574	10,483	41,935
Other purposes	219	37,809	206	38,170
Total	9,883	111,166	17,202	107,150

7. **Tasmania.**—During 1944 (figures for 1943 in parenthesis), the number of leases issued was 63 (90) of which 7 (2) were for gold-mining, covering 171 (55) acres; and 48 (37) for tin-mining, covering 1,096 (1,768) acres. The following table gives particulars for 1943 and 1944 :—

AREAS TAKEN UP UNDER MINING ACTS : TASMANIA, 1943 AND 1944.

Particulars.	1943.		1944.	
	Areas Taken up during year.	Total Areas occupied at end of year.	Areas Taken up during year.	Total Areas occupied at end of year.
	Acres.	Acres.	Acres.	Acres.
Gold-mining	105	914	131	1,948
Mining for other minerals	1,018	15,087	1,096	16,517
Licences to search for coal or oil	900	900	900	1,800
Mining for coal	5	5,922	20	5,942
Other purposes	549	3,335	602	3,785
Total	2,577	26,158	2,749	29,992

8. **Northern Territory.**—At 30th June, 1944 (figures at 30th June, 1943, in parenthesis) there existed 122 (106) mineral leases comprising 2,778 (2,407) acres, and 155 (148) gold-mining leases, comprising 2,856 (2,655) acres. There were also 1 (6) gold prospecting area for 19 (53) acres, 29 (29) mineral prospecting areas for 515 (511) acres, 9 (10) gold claims for 170 (175) acres, 1 (9) mineral claim for 10 (250) acres, 18 (14) machinery and

tailings areas for 59 (53) acres, and other areas held under mining lease amounted to 147 (145) acres. There were 7 dredging lease applications for 1,520 acres in 1942-43 and none in 1943-44.

9. **Summary.**—The following table shows the areas under leases and licences for mining purposes and the total areas occupied for the years 1940 to 1944 :—

CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES.

Year.	N.S.W. (a)	Victoria.	Q'land. (b)	S. Aust. (a)(c)	W. Aust.(c)	Tas. (b)	Total. (d)
AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1940 ..	46,811	510,700	22,089	10,616	44,613	5,993	640,822
1941 ..	(e)	12,799	28,328	3,545	29,563	775	(e)
1942 ..	(e)	130,949	10,124	3,184	12,222	3,237	(e)
1943 ..	(e)	976	350,471	2,489	9,883	2,577	(e)
1944 ..	(e)	1,755	16,393	(e)	17,202	2,749	(e)
TOTAL AREAS OCCUPIED AT END OF YEAR.							
1940 ..	283,545	625,165	485,292	71,501	140,129	28,062	1,633,694
1941 ..	(e)	577,446	470,795	70,463	123,573	27,678	(e)
1942 ..	(e)	648,384	446,425	70,427	112,230	25,586	(e)
1943 ..	(e)	648,256	781,624	67,195	111,166	26,158	(e)
1944 ..	(e)	647,255	798,916	(e)	107,150	29,992	(e)

(a) Year ended 30th June following. (b) Excludes lands held under miners' rights only.
 (c) Excludes holdings under miners' rights and mineral oil licences. (d) Excludes Northern Territory.
 (e) Not available.

§ 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 issues of the Official Year Book (see No. 22, pp. 163-9).

2. **New South Wales.**—Since the inception of closer settlement in 1905, 1,854 estates totalling 4,145.032 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 1943 and 1944, are shown below :—

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.	£	£	£
1943 ..	4,145,032	205,876	4,350,908	15,107,573	356,824	15,464,397
1944 ..	4,145,032	206,135	4,351,167	15,107,573	357,314	15,464,887

(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 30th June, 1943 and 1944 :—

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.	£	
1943	9,049	4,125,969	15,007,625	14,068,329
1944	9,078	4,139,932	15,051,477	14,759,675

3. *Victoria*.—The Closer Settlement Commission was abolished as from 31st December, 1938, and land settlement was placed under the control of the Department of Lands and Survey. On 31st March, 1939, all Closer Settlement and Discharged Soldiers' accounts were amalgamated, the settlers' accounts adjusted and the new debt made payable over an extended period. As separate details are not now available, the following statement shows the operations under the provisions of the Closer Settlement Acts to 30th June, 1938 :—

CLOSER SETTLEMENT : VICTORIA. (INCLUDING IRRIGATED AREAS.)

To 30th June—	How Made Available for Settlement.								Total Receipts (Land and Advances).	Repayments of Principal (Land and Advances).	Area Available for Settlement at 30th June.
	Total Area Acquired.	Total Cost of Purchases. (a)	Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments. (b)	Roads and Reserves.	Number of Farms, etc.			
Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.
1938	1,402,568	10,244,023	1,162,676	790	3,484	86,599	14,775	8,722	14,297,492	4,779,268	1,006

(a) Includes value of Crown Lands taken over. Conditional Purchase Lease.

(b) Includes all land sold other than under

In the foregoing table the area and cost of land acquired for closer settlement purposes include, in addition to 133,128 acres purchased for £1,246,722 and transferred subsequently to discharged soldiers, a total area of 512,757 acres costing £4,125,822 which was purchased originally for the settlement of discharged soldiers.

4. *Queensland*.—Separate records relating to the closer settlement of re-purchased land 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 30th June, 1943 and 1944:—

CLOSER SETTLEMENT : SOUTH AUSTRALIA.

To 30th June—	Area of Lands Re- purchased (excluding land afterwards 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 and land in course of allotment).
			Right of Purchase.	Perpetual Lease.				
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1943 ..	831,553	417,251	48	1,415	100,679	21,483	282,962	7,715
1944 ..	832,412	393,745	13	1,430	108,093	26,989	298,609	3,533

The total area re-purchased at 30th June, 1944, was 926,955 acres at a cost of £2,889,171. 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 26,563 acres of swamp and other lands which were purchased for £111,580 in connexion with reclamation of swamp-lands on the River Murray. Of the total area, 828,878 acres have been allotted to 2,818 persons, the average area to each being 294 acres.

6. Western Australia.—The total area acquired for closer settlement up to 30th June, 1943 and 1944, was 905,713 acres, costing £1,180,443. Of this area, 20,972 acres have been set aside for roads, reserves, etc., leaving a balance of 884,741 acres available for selection. Particulars of operations under the Act for the year ended 30th June, 1944 (figures for year ended 30th June, 1943, in parenthesis), are as follows:—Area selected during the year 5,642 (2,738) acres; number of farms, etc., allotted to date 1,666 (1,658); total area occupied to date 783,567 (777,925) acres; balance available for selection 101,174 (106,816) acres; and total revenue £1,103,456 (£1,068,299).

7. Tasmania.—Up to 30th June, 1943 and 1944, 37 areas had been opened up for closer settlement, the total purchase-money paid by the Government being £368,210 and the total area acquired amounting to 103,363 acres, including 12,053 acres of Crown Lands. The number of farms occupied at 30th June, 1943 and 1944, was 263 and 255 respectively.

§ 8. Settlement of Returned Soldiers and Sailors.

1. General.—Information regarding the methods adopted in each State following the commencement of the War of 1914–19 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. 1016–23, and No. 18, pp. 187–9). Later modifications were made with a view to simplifying procedure and liberalizing the conditions under which holdings may be acquired.

Under the Re-establishment and Employment Act 1945, assented to on 28th June, 1945, the Commonwealth Government may, in accordance with any agreement entered into between the Commonwealth and any State, make advances or payments to a State to enable it to acquire, develop or improve land for the purpose of settlement by discharged members of the Forces; to settle discharged members of the Forces on such land; and for such other purposes relating to the settlement of discharged members of the Forces on land as are prescribed.

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

2. **New South Wales.**—At 30th June, 1944 (figures at 30th June, 1943, in parenthesis), the area set apart for soldiers was 9,782,239 (9,769,651) acres, of which 1,721,679 (1,710,272) acres comprised acquired land purchased at a cost of £8,168,084 (£8,113,956). The number of settlers to whom farms, etc., had been allotted up to 30th June, 1944, was 9,751 (9,710). Five thousand, three hundred and seventy-nine (5,338) soldiers have either transferred or abandoned their farms, leaving 4,372 (4,372) in occupation of 6,516,076 (6,530,580) acres, of which 5,221,121 (5,229,665) acres were Crown lands (including 2,990,352 (3,001,243) acres in the Western Division taken up under the Western Lands Act), 1,221,107 (1,226,207) acres acquired lands, and 73,848 (74,708) acres within Irrigation Areas. These totals exclude 703 (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 30th June, 1938, the area acquired or set apart for soldier settlement was 2,482,286 acres consisting of 1,763,241 acres of private land purchased at a cost of £13,361,266, 133,128 acres costing £1,246,722 taken over from Closer Settlement, and 585,917 acres of Crown lands valued at £447,622. Subsequently 512,757 acres valued at £4,125,822 were transferred to Closer Settlement. Up to 30th June, 1938, the number of settlers to whom farms, etc., had been allotted was 12,126, and the number of farms, etc., allotted was 9,784 (including 955 farms originally purchased for closer settlement purposes) containing 2,365,518 acres. In addition, 802 share farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at 30th June, 1938, was 8,426 (including 1,001 originally purchased for closer settlement) containing 1,734,379 acres. Later particulars cannot be given, as separate details are not available.

4. **Queensland.**—At 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 30th June, 1944, 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 exclude 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 30th June, 1944, was 4,165, and the area of farms, etc. (including mortgages discharged), on which assistance had been granted was 2,746,744 acres. At 30th June, 1944, farms, etc., occupied numbered 1,577 containing 1,086,826 acres.

6. **Western Australia.**—At 30th June, 1943 and 1944, 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 30th June, 1944 (figures to 30th June, 1943, in parenthesis), assistance had been given to 5,213 (5,213) returned soldiers, and the Agricultural Bank held 2,809 (2,918) properties as security for advances amounting to £6,752,770 (£6,749,617), including capitalization of interest. The number of farms, etc., occupied by returned soldiers at 30th June, 1944, was 1,145 (1,206).

7. **Tasmania.**—At 30th June, 1944 (figures at 30th June, 1943, in parenthesis) the area acquired or set apart for soldier settlement was 343,557 (343,373) acres, of which 274,193 (274,009) acres comprised private land purchased at a cost of £2,086,018 (£2,084,636). Up to 30th June, 1944 (figures to 30th June, 1943, in parenthesis) the number of settlers to whom farms, etc., had been allotted was 2,380 (2,380) and the number of farms, etc., allotted was 2,204 (2,204) containing 343,557 (343,373) acres. The number of farms, etc., occupied at 30th June, 1944 was 1,142 containing 272,225 acres compared with 1,200 containing 279,158 acres at 30th June, 1943.

8. *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, namely, 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 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). All tenure of land by aliens is now subject to the following regulations:—National Security (Land Transfer) Regulations 1940; National Security (Economic Organization) Regulations, 1942.

§ 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 appears 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, 1944 :—

ADVANCES TO SETTLERS : NEW SOUTH WALES.

Advances.	Advances made during 1943-44.	Total Advances at 30th June, 1944.	Amount outstanding at 30th June, 1944.	
			Number of Loans Current.	£
Department of Lands—	£	£		
Closer Land Settlement .. .. .	.. .. .	15,112,982	8,192	10,186,716
Soldier Settlers .. .. .	.. .. .	23,196,005	1,746	751,866
Wire Netting .. .. .	.. .. .	1,494,650	3,048	319,214
Prickly Pear	4,008	150,566	497	13,990
Rural Bank—				
Rural Bank Department	637,285	37,717,040	13,537	13,483,934
Government Agency Department—				
Necessitous Farmers	125,174	7,079,557	2,985	1,226,750
Unemployment Relief and Dairy Promotion	14,309	1,383,261	3,359	584,167
Rural Reconstruction (b)	553,528	6,839,626	3,743	3,262,465
Shallow Boring	3,580	882,236	937	247,525
Irrigation Areas	49,312	(c)	(c)	1,404,117
Government Guarantee Agency	10,804	51,876	12	6,051
Closer Settlement Agency .. .. .	.. .. .	166,826	123	166,944
Total	1,398,000	74,074,625 (d)	38,179	31,653,739

(a) In addition, the sum of £1,992,164 has been expended on developmental works on soldiers' settlements. (b) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme, Advances (Commonwealth Moneys); amount outstanding £2,453,023. (c) Not available. (d) Incomplete.

3. Victoria.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1944 :—

ADVANCES TO SETTLERS : VICTORIA.

Advances.	Advances made during 1943-44.	Total Advances at 30th June, 1944.	Amount outstanding at 30th June, 1944.	
			Number of Persons.	£
Credit Foncier—	£	£		
Civilians	33,183	11,136,771	3,416	3,203,439
Discharged Soldiers	467	845,964	288	233,060
Treasurer—				
Cool Stores, Canneries, etc.	69,000	686,282	(a) 11	144,111
Department of Lands and Survey—				
Closer Settlement Settlers and Soldier Settlers .. .. .	.. .. .	(c)		(b)
Cultivators of Land	3,646	2,231,637	1,082	148,877
Wire Netting	60	569,572	2,170	137,410
Total	106,356	62,375,081	15,599	14,798,960

(a) Companies and Co-operative Societies. (b) Includes arrears of principal and interest, but excludes amounts written off debts and adjustments for revaluations. (c) Represents consolidated debts of settlers (Section 30, Act 4091).

4. Queensland.—The following table gives particulars of advances to 30th June, 1944. The figures exclude transactions in land.

ADVANCES TO SETTLERS : QUEENSLAND.

Advances.	Advances made during 1943-44.	Total Advances at 30th June, 1944.	Amount outstanding at 30th June, 1944.	
			Number of Persons.	£
	£	£		
Bureau of Rural Development ..	124,258	8,972,312	3,589	1,389,151
Discharged Soldiers' Settlement (a) ..	3,545	2,463,186	1,125	327,462
Water Facilities .. .. .	..	58,079	205	17,838
Wire Netting, etc. .. .. .	..	1,019,289	2,678	306,056
Seed Wheat and Barley	668	(b)124,198	(c)	13,385
Drought Relief .. .. .	..	294,458	(c)	66,438
Income (Unemployment Relief and State Development) Tax Acts (d) ..	19,570	1,198,442	4,162	470,587
Irrigation .. .. .	..	54,914	110	22,520
Farmers' Assistance (Debt Adjustment Acts)	26,993	847,022	509	655,558
Total	175,034	15,031,900	(e) 12,378	3,268,995

(a) Includes advances to group settlers through the Lands Department, as well as advances through the Bureau of Rural Development. (b) Includes accrued interest. (c) Not available. (d) Largely for rural development (ringbarking, clearing, fencing, etc.). (e) Incomplete.

5. South Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1944 :—

ADVANCES TO SETTLERS : SOUTH AUSTRALIA.

Advances.	Advances made during 1943-44.	Total Advances at 30th June, 1944.	Amount outstanding at 30th June, 1944.		Arrears of Interest at 30th June, 1944.
			Number of Persons.	£	
	£	£			£
Department of Lands—					
Advances to soldier settlers ..	14,013	4,442,734	916	2,324,449	166,876
Advances to blockholders ..	..	41,451	..	..	..
Advances for sheds and tanks ..	..	75,693	174	17,523	2,201
Advances under Closer Settlement Acts	27,830	2,508,943	1,195	1,292,743	35,775
Advances under Agricultural Graduates Settlement Act .. .. .	..	57,309	31	48,095	1,899
Farmers Assistance Board—					
Advances in drought-affected areas ..	..	2,146,768	611	222,212	44,014
Advances under Farmers Relief Acts	15,783	4,362,843	442	132,465	6,336
Irrigation Branch—					
Advances to civilians	1,890	284,601	375	85,553	18,729
Advances to soldier settlers ..	1,640	1,037,506	661	814,119	125,348
State Bank of South Australia (C. F. Department)	40,938	5,230,405	1,201	645,998	6,247
Advances to Primary Producers ..	7,327	1,056,728	367	821,009	1,323
Advances to settlers for improvements	1,370	1,035,093	942	140,240	17,215
Advances under Vermin and Fencing Acts	480	1,375,241	2,940	252,977	15,616
Advances under Loans to Producers Act	12,512	332,122	154	210,008	1,906
Total	123,783	23,987,437	10,009	7,007,391	443,485

6. **Western Australia.**—The following table gives particulars respecting advances etc., under State Authorities to 30th June, 1944 :—

ADVANCES TO SETTLERS : WESTERN AUSTRALIA.

Advances.	Advances made during 1943-44.	Total Advances at 30th June, 1944.	Amount outstanding at 30th June, 1944.		Arrears of Interest at 30th June, 1944.
			Number of Persons.	£	
	£	£			£
Development loans	20,349	10,437,826	5,560	4,533,335	473,527
Soldier settlement loans .. ..	..	26,104,563	2,809	3,436,035	284,626
Cropping advances	24,705	14,367,191 ^b	412	44,479	4,535
Group Settlement Advances Repurchased Estates—	2,876	6,293,437	1,637	1,228,763	38,251
Under A.L.P. Act 1909 .. ..	..	575,368	320	17,911	8,623
Soldier Settlement .. ..	..	605,076	774	34,222	16,818
Wire and Wire-netting Advances	89	513,648	2,350	360,275	43,708
Total	48,019	38,897,109	13,862	9,655,620	870,088

(a) Includes capitalization of interest to principal. (b) Includes all advances made under Drought Relief Assistance and losses incurred.

7. **Tasmania.**—The following table gives particulars respecting advances under State Authorities to 30th June, 1944. Although not regarded as outstanding advances by the State Authority the figures in connexion with closer and soldier land settlement have been included in the table for comparative purposes; 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 1943-44.	Total Advances at 30th June, 1944.	Amount outstanding at 30th June, 1944.	
			Number of Persons.	£
	£	£		
Agricultural Bank—				
State Advances Act and Rural Credits	152,745	1,440,046	684	217,894
Orchardists' Relief, 1926 .. ..	..	46,832	15	978
Unemployed (Assistance to Primary Producers) Relief Act 1930-1931 .. ..	..	114,302	390	13,121
Bush Fire Relief Act 1934 .. ..	..	14,855	38	1,157
Flood Sufferers' Relief Act 1929 .. ..	..	35,523	37	3,270
Crop Losses, 1934-35 .. ..	..	10,086	38	1,022
Assistance to Fruitgrowers Act 1941 .. ..	..	34,550	340	26,280
Flood Sufferers' Relief Act, 1942 .. ..	..	3,764	24	3,077
Minister for Agriculture—				
Soldier Settlers—				
Advances	2,980	852,331	277	32,222
Purchase of Estates, etc. (c)	4,480	2,504,411	1,142	968,771
Closer Settlers—				
Advances	10	91,885	63	12,768
Purchase of Estates, etc. (c)	2,612	510,467	222	264,365
Total	162,845	5,659,058	3,270	1,544,925

(a) Excludes £43,519 forfeited properties, and £1,616 written off under revaluation legislation. (b) Excludes £197,682 advances capitalized, £79,114 advances written off to bad debts, and £38,004 written off to revaluation. (c) Not regarded as outstanding advances by the State. (d) Number of leaseholders including those to whom advances have been made.

8. **Northern Territory.**—During the financial year 1943-44 no advance was made. The total amount advanced to 30th June, 1944, was £25,549 (approximately). The balance outstanding from 22 settlers, at 30th June, 1944, including interest, was £3,232.

9. **Summary of Advances.**—The following table gives a summary for each State and the Northern Territory to the 30th June, 1944. With the exception of Queensland, where the figures are incomplete, 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 and soldier land settlement, 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—		Total Advances at 30th June, 1944.	Amount outstanding at 30th June, 1944.	
	1942-43.	1943-44.		Number of Persons.	£
	£	£	£		
New South Wales ..	1,162,765	1,398,000	74,074,625	38,179	31,653,739
Victoria	24,206	106,356	62,375,081	15,599	14,798,960
Queensland	172,291	175,034	15,031,900	12,378	3,268,995
South Australia ..	108,434	123,783	23,987,437	10,009	7,007,391
Western Australia ..	72,516	48,019	38,897,109	13,862	9,655,620
Tasmania	143,576	162,845	5,659,058	3,270	1,544,925
Northern Territory ..	595	..	25,549	22	3,232
Total	1,684,393	2,014,037	220,050,759	93,319	67,932,862

§ 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 Australian Capital Territory during the latest year for which information is available. Particulars for each year from 1933 onward appear in *Production Bulletin*, No. 37, Part II., page 7. 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.**—The total area of New South Wales is 198,037,100 acres of which 25.9 per cent. had been alienated at 30th June, 1944, 8.6 per cent. was in process of alienation, 57.4 per cent. was held under leases and licences and the remaining 8.1 per cent. was unoccupied or held by the Crown.

The following table gives particulars as at 30th June, 1944:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES.
30th JUNE, 1944.**

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 ..	1,669,680
Sold by auction and other sales, 1862 to date ..	15,155,541	Alienable leases, long-term and perpetual ..	26,577,137
Conditionally sold, 1862 to date	31,222,952	Other long-term leases ..	75,597,623
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	Short-term leases and temporary tenures ..	7,287,441
Granted for public and religious purposes ..	262,298	Forest leases and occupation permits ..	2,385,452
	53,959,568	Mining leases and permits (a) ..	211,204
Less lands resumed or reverted to Crown ..	2,752,001		
Total ..	51,207,567	Total ..	113,728,537
<i>2. In Process of Alienation.</i>		<i>4. Unoccupied (b)—Particulars of Lord Howe Island not being available the area, 3,220 acres, is included under unoccupied, (Approximate) ..</i>	
Conditional purchases ..	13,693,600		15,991,599
Closer settlement purchases ..	2,871,231		
Soldiers' group purchases ..	395,809		
Other forms of sale ..	148,757		
Total ..	17,109,397		

Area of State—198,037,100 acres.

(a) At 31st December, 1943.

(b) Of this area only 3,234,667 acres are available for selection, the balance being reservations for roads, various public purposes, water frontages, and river and lake surfaces.

3. **Victoria.**—The total area of Victoria is 56,245,800 acres, of which 51.2 per cent. had been alienated up to the end of 1943; 7.6 per cent. was in process of alienation under deferred payments and closer settlement schemes; 18.1 per cent. was occupied under leases and licences; and 23.1 per cent. was unoccupied or held by the Crown.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : VICTORIA,
31st DECEMBER, 1943.**

Particulars.	Acres.	Particulars.	Acres.
<i>1. Alienated ..</i>	<i>28,795,025</i>	<i>3. Leases and Licences held—</i>	
<i>2. In Process of Alienation—</i>		Under Lands Department—	
Exclusive of Mallee and Closer Settlement Lands ..	641,730	Perpetual Leases ..	88,036
Mallee Lands (exclusive of Closer Settlement Lands) ..	3,004,991	Other Leases and Licences	21,473
Closer Settlement Lands ..	634,232	Temporary (Yearly) Grazing Licences ..	9,395,700
Village Settlements ..	37	Under Mines Department ..	648,256
Total ..	4,281,040	Total ..	10,153,465
		<i>4. Occupied by the Crown or Unoccupied ..</i>	
			13,016,270

Total area of State—56,245,800 acres.

4. Queensland.—The total area of this State is 429,120,000 acres, of which, on 31st December, 1943, 5.1 per cent. was alienated; 1.4 per cent. was in process of alienation; and 80.6 per cent. was occupied under leases and licences. The remainder, 12.9 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, 1943.

Particulars.	Acres.	Particulars.	Acres.
1. Alienated—		3. Occupied under Leases and Licences—	
By Purchase	21,688,214	Pastoral Leases	244,050,880
Without Payment	92,099	Occupation Licences	9,146,880
		Grazing Selections and Settlement Farm Leases	83,080,187
		Leases—Special Purposes	(a) 969,088
		Under Mines Department	439,181
		Perpetual Lease Selections and Perpetual Lease Prickly Pear Selections	6,332,918
		Auction Perpetual Leases, etc.	28,476
		Prickly Pear Leases	23,960
		Forest Grazing Leases (or Reserves)	1,884,800
Total	21,780,313	Total	345,956,370
2. In Process of Alienation		4. Reserves (Net, not leased), Surveyed Roads and Surveyed Stock Routes	19,321,918
	6,034,376	5. Unoccupied	36,027,023

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

(a) Special leases of Crown Land, 471,215 acres; special leases of Reserves, 497,873 acres.

5. South Australia.—The area of South Australia is 243,244,800 acres and at 30th June, 1944, 5.3 per cent. was alienated; 0.5 per cent. in process of alienation; 54.6 per cent. occupied under leases and licences; and 39.6 per cent. unoccupied or occupied by the Crown.

The subjoined table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS : SOUTH AUSTRALIA,
30th JUNE, 1944.

Particulars.	Acres.	Particulars.	Acres.
1. Alienated—		3. Held under Lease and Licence—	
Sold	12,729,364	Right of Purchase Leases	204,146
Granted for Public Purposes	134,614	Perpetual Leases, including Irrigation Leases	16,726,719
		Pastoral Leases	112,895,742
		Other Leases and Licences	3,101,266
		Mining Leases and Licences	67,195
Total	12,863,978	Total	132,995,068
2. In process of Alienation		4. Area Unoccupied (a)	96,272,190
	1,113,564		

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

(a) Includes surveyed roads, railways and other reserves, salt water lakes, lagoons, and fresh water lakes.

6. Western Australia.—The total area of Western Australia is 624,588,800 acres, of which, at 30th June, 1944, 3.0 per cent. was alienated; 2.0 per cent. was in process of alienation; and 34.1 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 60.9 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA,
30th JUNE, 1944.**

Particulars.	Acres.	Particulars.	Acres.
1. Alienated	18,945,832	3. Leases and Licences in Force—	
2. In process of Alienation—		(i) Issued by Lands Department—	
Midland Railway Concessions	54,800	Pastoral Leases ..	207,057,215
Free Homestead Farms ..	543,711	Special Leases ..	966,342
Conditional Purchases ..	5,117,184	Leases of Reserves ..	1,287,178
Selections from the late W. A. Company	5,297	Residential Lots ..	5,203
Selections under the Agricultural Lands Purchase Act	450,596	(ii) Issued by Mines Department—	
Homestead or Grazing Leases	6,487,129	Gold-mining Leases ..	21,308
Poison Land Leases or Licences	14,742	Mineral Leases ..	38,457
Town and Suburban Lots ..	2,670	Miners' Homestead Leases ..	30,326
		(iii) Issued by Forests Department—	
		Timber Permits ..	2,690,330
		Total	212,096,361
Total	12,676,129	4. Area Unoccupied (a) ..	380,270,478

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

(a) Includes reservations for roads and various public purposes, 49 655,866 acres.

7. **Tasmania.**—The total area of Tasmania is 16,778,000 acres, of which, at 31st December, 1943, 35.6 per cent. had been alienated; 2.4 per cent. was in process of alienation; 16.8 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement; while the remainder (45.2 per cent.) was unoccupied or reserved by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : TASMANIA,
31st DECEMBER, 1943.**

Particulars.	Acres.	Particulars.	Acres.
1. Alienated	5,975,699	3. Leases and Licences—continued.	
2. In Process of Alienation ..	399,757	(i) Issued by Lands Department—continued.	
3. Leases and Licences—		Soldier Settlement ..	106,000
(i) Issued by Lands Department—		Short-Term Leases ..	131,000
Islands ..	169,520	Other ..	
Ordinary Leased Land ..	1,971,941	(ii) Issued by Mines Department ..	2,570
Land Leased for Timber	355,680	Total	2,816,711
Closer Settlement	80,000	4. Area Occupied by the Crown or Unoccupied (a) ..	7,585,833

Total area of State—16,778,000 acres.

(a) Includes reservations for roads and various public purposes, 2,827,592 acres.

8. **Northern Territory.**—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1944, only 0.1 per cent. was alienated; 46.8 per cent. was held under leases and licences; 13.2 per cent. was reserved for aboriginal, defence and public requirements; and the remaining 39.9 per cent. was unoccupied.

The following shows the mode of occupancy of areas at 30th June, 1944:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: NORTHERN TERRITORY,
30th JUNE, 1944.**

Particulars.	Acres.
1. Alienated	477,595
2. Leased—	
Pastoral Leases	115,456,000
Other leases, licences and mission stations	41,456,536
Total	156,912,536
3. Reserves—	
Aboriginal, defence and public requirements	44,324,152
4. Unoccupied and Unreserved	133,402,517
5. Total area	335,116,800

9. **Australian Capital Territory.**—Particulars of the alienation and occupation of Crown lands in the Territory (excluding Jervis Bay area) for 1943 are as follows:— Alienated 56,300 acres; in process of alienation 50,500 acres; land leased for grazing, agriculture, etc., 313,900 acres; land otherwise occupied including City Area Tenures, 29,350 acres; and unoccupied, 132,750 acres. The area of acquired lands was 213,878 acres. The total area of the Territory (excluding Jervis Bay area, 18,000 acres) is approximately 582,800 acres.

Alienated land at the end of 1943 comprised 9.4 per cent. of the total area, land in process of alienation 8.4 per cent., land held under lease 59.1 per cent., and unoccupied land 23.1 per cent. of the total area.

10. **Summary.**—The following table gives a summary for each State and Territory of the alienation and occupation of Crown lands:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: AUSTRALIA,
31st DECEMBER, 1942 AND 1943.**

State or Territory.	Private Lands.				Crown Lands.				Total Area. Acres.
	Alienated.		In Process of Alienation.		Leased or Licensed.		Other.		
	Acres.	%	Acres.	%	Acres.	%	Acres.	%	
31st December, 1942.									
N.S.W. (a)	51,053,831	25.78	17,300,790	8.74	114,005,615	57.57	15,676,864	7.91	198,037,100
Vic. ..	28,626,602	50.89	4,430,877	7.88	8,795,590	15.64	14,392,731	25.59	56,245,800
Qld. ..	21,608,995	5.04	6,211,140	1.45	345,929,920	80.61	55,369,945	12.90	429,120,000
N. Aust.(a)	12,772,044	5.25	1,255,362	0.52	130,764,392	53.76	98,453,002	40.47	243,244,800
W. Aust.(a)	18,696,234	3.00	12,961,375	2.07	212,038,518	33.95	380,892,673	60.98	624,588,800
Tas. ..	5,958,103	35.51	402,969	2.40	2,750,125	16.39	7,666,803	45.70	16,778,000
N.T.(a) ..	477,594	0.14	..	..	145,108,100	43.30	189,531,046	56.56	335,116,800
A.C.T. ..	56,260	9.36	50,676	8.44	322,149	53.62	171,715	28.58	600,800
Aust. ..	139,249,663	7.32	42,613,189	2.24	959,714,409	50.41	762,154,779	40.03	1,903,732,100
31st December, 1943.									
N.S.W.(a)	51,207,567	25.86	17,109,397	8.64	113,728,537	57.43	15,991,599	8.07	198,037,100
Vic. ..	28,795,025	51.20	4,281,040	7.61	10,133,465	18.05	13,016,270	23.14	56,245,800
Qld. ..	21,780,313	5.07	6,034,376	1.41	345,956,370	80.62	55,348,941	12.90	429,120,000
N. Aust.(a)	12,863,978	5.29	1,113,564	0.46	132,995,068	54.67	96,272,190	39.58	243,244,800
W. Aust.(a)	18,945,832	3.03	12,676,129	2.03	212,696,361	34.05	380,270,478	60.89	624,588,800
Tas. ..	5,975,699	35.62	399,757	2.38	2,816,711	16.79	7,585,833	45.21	16,778,000
N.T.(a) ..	477,595	0.14	..	..	156,912,536	46.83	177,726,669	53.03	335,116,800
A.C.T. ..	56,300	9.37	50,500	8.40	355,038	59.10	138,962	23.13	600,800
Aust. ..	140,102,309	7.36	41,664,763	2.18	975,614,086	51.25	746,350,942	39.21	1,903,732,100

(a) At 30th June year following.

11. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at 31st December, 1943. 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, and the areas unoccupied are left unshaded.

TENURE OF LAND

