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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 1913-1945: Western Lands Act 1901-1945: 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: Agricultural College Act 1944.	Land Acts 1910-1946: 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 1944-1946: War Service Land Settlement Agreement Act 1945.
CLOSER SETTLEMENT ACTS.		
Closer Settlement Act 1904-1946.	Closer Settlement Act 1938.	Closer Settlement Acts 1906-1941.
RESUMPTION ACTS (ALIENATED LAND).		
..	..	Public Works Land Resumption Acts 1906-1940: War Service Land Settlement Acquisition Act 1945.
MINING ACTS.		
Mining Act 1906-1946: Mining Leases (Validation) Act 1946.	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: Mining on Private Land Acts 1909-1929, as amended by the Mining Acts Amendment Act 1930.

STATE LAND LEGISLATION—*continued.*

New South Wales.	Victoria.	Queensland.
SOLDIERS' SETTLEMENT ACTS.		
Returned Soldiers' Settlement Act 1916-1945: War Service Land Settlement Act 1941-1946.	Soldier Settlement Act 1945.	Discharged Soldiers' Settlement Acts 1917-1945: War Service Land Settlement Acquisition Act 1945: War Service Land Settlement Act 1946: War Service (Sugar Industry) Land Settlement Act 1946.
ADVANCES TO SETTLERS ACTS.		
Government Savings Bank Act 1906-1944: Returned Soldiers' Settlement Act 1916-1945: Rural Bank Agency Act 1934: Farmers' Relief Act 1932-1945: 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: Drought Relief Act 1944: Drought Relief Act 1946.	State Advances Acts 1916-1934: Co-ordination of Rural Advances and Agricultural Bank Acts 1938-1946: Farmers' Assistance (Debts Adjustment) Acts 1935-1945: Financial Arrangements and Development Aid Acts 1942-1945: Rabbit Acts 1913-1943: Mar-supial Proof Fencing Acts 1893-1944: Wire and Wire-netting Advances Act 1927-1944: Wire and Wire-netting Advances Act 1933-1944: Discharged Soldiers' Settlement Acts 1917-1945: War Service Land Settlement Act 1946.
South Australia. Western Australia. Tasmania.		
CROWN LANDS ACTS.		
Crown Lands Act 1929-1944: Pastoral Act 1936-1944: Marginal Lands Act 1940: Crown Lands Development Act 1943.	Land Act 1933-1946.	Crown Lands Act 1935.
CLOSER SETTLEMENT ACTS.		
Crown Lands Act 1929-1944: Land Settlement Act 1944.	Closer Settlement Act 1927.	Closer Settlement Act 1929-1939.
MINING ACTS.		
Mining Act 1930-1946: Mines and Works Inspection Act 1920-1935: Mining (Petroleum) Act 1940: Broken Hill Proprietary Company's 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 Act 1942.	Mining Act 1929: Aid to Mining Act 1927: Mines and Works Regulation Act 1915.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
SOLDIERS' SETTLEMENT ACTS.		
Discharged Soldiers' Settlement Act 1934-1940.	Discharged Soldiers' Settlement Act 1918: War Service Land Settlement Agreement Act 1945: War Service Land Settlement Agreement (Land Application) Act 1945.	Closer Settlement Act 1929-1939.
AGRICULTURAL GRADUATES SETTLEMENT ACTS.		
Agricultural Graduates Act 1922-1938.	..	..
ADVANCES TO SETTLERS ACTS.		
Irrigation Act 1930-1945: Discharged Soldiers' Settlement Act 1934-1940: State Bank Act 1925-1941: Advances to Settlers Act 1930-1944: Agricultural Graduates Act 1922-1938: Loans for Fencing and Water Piping Act 1938-1940: Vermin Act 1931-1945.	Rural and Industries Bank Act 1944: 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 1931-1946: that relating to mining in the Mining Ordinance 1939-1945, the Mining (Royalty Suspension) Ordinance 1943, 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 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. In the Northern Territory there are several ordinances relative to mining.

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.
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FREE GRANTS AND RESERVATIONS.

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

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

Residential Conditional Purchases : Non-residential Conditional Purchases : Additional Conditional Purchases : Conversions of various Leasehold Tenures into Conditional Purchases : Purchases of Town Leases, Suburban Holdings, Returned Soldiers' Special Holdings, Residential Leases, Week-end Leases.	Residential Selection Purchase Leases : Non-residential Selection Purchase Leases : Licences of Auriferous worked-out Lands : Conditional Purchase Leases of Swamp or Reclaimed Lands : Selection Purchase Leases of Mallee Lands : Murray River Settlement : Special Settlement Areas : Conversions into Selection Purchase Leases.	..
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LEASES AND LICENCES UNDER LAND ACTS.

Conditional Leases : Conditional Purchase Leases : Special Conditional Purchase Leases : Homestead Selections : Homestead Farms : Settlement Leases : Special Leases : Annual Leases : Scrub Leases : Snow Leases : Inferior Lands Leases : Crown Leases : Improvement Leases and Leases under Improvement Conditions : Occupation Licences : Leases of Town Lands : Suburban Holdings : Week-end Leases : Residential Leases : Leases in Irrigation Areas : Western Lands Leases : Forest Leases : 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 : Perpetual Town, Suburban and Country Leases.
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STATE CROWN LANDS: TENURES—*continued.*

New South Wales.	Victoria.	Queensland.
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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: Residence Areas: Miners' Homestead Leases and Miners' Homestead Perpetual Leases.
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SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

Soldiers' Group Purchases: Group Purchase Leases: 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. See also Soldier Settlement Act 1945 above.)	1914-18 War—Perpetual Lease Selections: Perpetual Town and Suburban Leases: 1939-45 War—Perpetual Lease Selections and Grazing Selections.
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South Australia.

Western Australia.

Tasmania.

FREE GRANTS AND RESERVATIONS.

Free Grants: Reservations.	Free Grants: Reservations.	Free Grants: Reservations.
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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.
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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 Purchase 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.
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STATE CROWN LANDS: TENURES—*continued.*

South Australia.	Western Australia.	Tasmania.
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: Licences.	Conditional Purchases: Town and Suburban Areas.	Leases with Right of Purchase: Special Sales.
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LEASES AND LICENCES UNDER MINING ACTS.

Holdings under Miners' Rights: Search Licences: Occupation Licences: Gold Leases: Mineral Leases: 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.
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SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

Perpetual Leases: Pastoral Leases: Agreements to Purchase: Miscellaneous Leases: Licences.	Ordinary Tenure: Special Tenure.	Free Grants: Ordinary Tenure: Special Tenure.
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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 1944-45 and 1945-46 7,308 and 3,907 acres respectively were permanently reserved or dedicated for miscellaneous parks and

recreation reserves and for other public purposes, the number of separate localities or areas being 67 and 78 respectively. The areas reserved at 30th June, 1945 and 1946 were as follows :—

AREAS TEMPORARILY AND PERMANENTLY RESERVED : NEW SOUTH WALES.
(Acres.)

At 30th June—	Travelling Stock.	Pending Classification and Survey.	Forest Reserves.	Water and Camping Reserves.	Mining Reserves.	Recreation and Parks.	Other Reserves.	Total Area Reserved. (a)
1945 ..	5,330,487	3,809,444	2,074,792	834,478	1,225,073	419,113	4,053,496	17,746,883
1946 ..	5,329,493	3,893,786	2,076,631	835,783	1,224,836	419,816	4,092,005	17,872,410

(a) Includes areas occupied under annual, special, scrub or forestry leases, or under occupation licences or permissive occupancy, included under the appropriate leasehold tenures in following sections.

During 1943-44 legislation was passed to reserve permanently the Crown lands within the snow belt and adjacent Crown lands as a National Park, to be known as the Kosciusko State Park. A trust was formed to control and develop the area—approximately one and a quarter million acres. Shortages of manpower and materials have to date prevented any substantial progress in developmental works.

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 1945 and 1946, 14 and 1 acres respectively were granted without purchase. The areas both temporarily and permanently reserved at the end of 1945 and 1946 were as follows :—

AREAS TEMPORARILY AND PERMANENTLY RESERVED : VICTORIA.
(Acres.)

At 31st December—	Roads.	Water Reserves.	Agricultural Colleges, etc.	Forest and Timber Reserves.		Reserves in the Mallee.	Other Reserves.	Total Area Reserved.
				Under Forests Acts. (a)	Under Land Acts.			
1945 ..	1,794,218	316,056	8,434	4,904,359	156,696	410,000	547,288	8,137,051
1946 ..	1,794,218	316,012	8,434	4,936,911	156,696	410,000	549,131	8,171,402

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

(iv) *Revoking of Agricultural Reservations.* Under the Agricultural Colleges Act 1944, the lands on which the agricultural colleges and experimental farms at Longerenong (2,386 acres) and Dookie (6,048 acres) are established, are permanently reserved as sites for the purposes of State Agricultural Colleges, and the remainder of the lands previously reserved has become unalienated for treatment as such under the Land Acts. See also § 5, para. 3 following.

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 them for not more than 21 years with the approval of the Minister.

Under the State Forests and National Parks Acts, 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 1945 and 1946 respectively the areas granted in fee-simple without payment were nil and 15 acres, the area set apart as reserves 203,419 and 431,140 acres, and reserves cancelled 164,528 and 125,909 acres. The areas reserved, including roads, at the end of 1945 and 1946 were as follows :—

AREAS RESERVED : QUEENSLAND.

(Acres.)

At 31st December—	Timber Reserves.	State Forests and National Parks.	Aboriginal Reserves.	Streets, Surveyed Roads and Stock Routes.	General.	Total Area Reserved.
1945	3,055,123	4,069,433	5,938,476	3,425,000	5,655,357	22,143,389
1946	3,075,901	4,123,325	6,170,476	3,436,000	5,653,918	22,459,620

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 1944-45 and 1945-46 respectively, free grants were issued for areas of 75 and 42 acres, and reserves comprising 17,613 and 16,254 acres were proclaimed. At 30th June, 1945 and 1946, the total area of surveyed roads, railways and other reserves was 20,239,878 and 20,256,172 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 Oldea, 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, 1945 and 1946, approximately 31,960 and 5,187,802 acres respectively were reserved for various purposes. At 30th June, 1946 (figures at 30th June, 1945, in parenthesis), the total area reserved was 54,816,013 (49,628,211) acres, comprising State forests, 3,395,586 (3,392,926) acres, timber reserves 1,778,111 (1,778,111) acres, and other reserves 49,642,316 (44,457,174) 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 1944, 1945 and 1946 was 2,828,033, 2,885,036 and 2,888,657 acres respectively excluding 22,042, 22,310 and 22,319 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, 1945 and 1946, respectively was 69,257 and 69,334 square miles, comprising aboriginal native, 67,258 and 67,335 square miles; and other reserves, 1,999 square miles.

8. *Summary.*—The following table shows the total areas reserved in each State, and the grand totals, for the years 1942 to 1946:—

AREAS RESERVED.

('000 Acres.)

Year.	N.S.W. (a)	Victoria. (b)	Q'land. (b)	S. Aust. (a)	W. Aust. (a)	Tasmania. (b)	Nor. Terr. (a)	Total.
1942 ..	18,009	8,209	21,694	20,202	49,161	2,817	44,315	164,407
1943 ..	17,566	8,213	21,705	20,219	49,231	2,828	44,324	164,086
1944 ..	18,319	8,216	21,720	20,222	49,596	2,828	44,324	165,225
1945 ..	17,747	8,137	22,143	20,240	49,628	2,885	44,324	165,104
1946 ..	17,872	8,171	22,460	20,256	54,816	2,889	44,374	170,838

(a) At 30th June.

(b) At 31st December.

§ 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, 1946 (figures for year ended 30th June, 1945, in parenthesis), the total area sold was 610 (1,675) acres, of which 4 (12) acres were sold by auction and 107 (56) acres as after-auction purchases, while 24 (22) acres were sold as improvement purchases and 475 (1,585) acres as special purchases. The amount realized for the sale of the whole area was £17,885 (£17,670).

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 12½ 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 1945 and 1946 totals of 576 and 954 acres respectively were disposed of under this tenure, 469 and 672 acres being country lands, while 107 acres of town and suburban lands were sold by auctions each year.

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 1945, unconditional selections made freehold totalled 2,266 acres. In 1946 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, 1945 and 1946, the area of town lands and special blocks sold by auction was 31 and 30 acres respectively. In addition, 28,067 and 49,985 acres respectively were sold at fixed prices, and the purchases of 67,872 and 43,915 acres respectively on credit were completed, making a total of 95,970 and 93,930 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, 1945 and 1946, the area of town and suburban allotments sold by auction was 88 and 116 acres in 186 and 260 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, 1945 and 1946, the total number of incomplete conditional purchases in existence was 41,080 and 40,881 respectively, covering an area of 13,502,537 and 13,315,504 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, 1945 and 1946, 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.
1945	42	11	1,135	204,654	31,452,180
1946	60	26	1,192	189,744	31,686,702

(a) Excludes conversions from other tenures, 1944-45, 422 comprising 68,962 acres ; 1945-46, 559 comprising 83,423 acres.

3. **Victoria.**—Excluding selections in the Mallee country, the total area purchased conditionally in 1945 and 1946 was 3,673 and 3,349 acres respectively, all with residence. The number of selectors was 25 and 30 respectively. There were no selections in the Mallee in 1945 and 1946.

In addition the final payments were made during 1945 and 1946 on conditional purchases comprising 137 and 197 acres of Mallee lands.

4. **Queensland.**—The following selections were made freehold during 1945 and 1946 :—Agricultural farms, 212,755 and 171,075 acres ; agricultural homesteads, 602 and 133 acres ; prickly pear selections, 27,889 and 48,268 acres ; and prickly pear development selections 8,442 and 1,021 acres.

5. **South Australia.**—The land allotted under agreements to purchase during 1945-46 (figures for 1944-45 in parenthesis) was 11,278 acres, comprising Eyre's Peninsula railway lands 1,547 (29) acres, closer settlement lands 740 (859) acres, soldiers' acquired lands 2,276 (689) acres, surplus lands 6,606 (nil) acres, and other Crown lands 109 (322) acres.

6. **Western Australia.**—During the year ended 30th June, 1946 (figures for the year ended 30th June, 1945, in parenthesis) the number of holdings conditionally alienated was 354 (321), the total area involved being 228,906 (231,321) acres, comprising conditional purchases by deferred payments with residence of 225,641 (226,349) acres and free homestead farms 3,265 (4,972) acres. Under the heading "deferred payments (with residence)" are included conditional purchases of grazing lands.

In addition, Crown grants were issued during 1945-46 (1944-45 in parenthesis) for the following selections, the prescribed conditions having been complied with :—Free homestead farms 10,543 (7,457) acres and conditional purchases 110,066 (110,899) acres.

7. **Tasmania.**—During 1945-46 (figures for 1944-45 in parenthesis) conditional purchases of 27,428 (23,860) acres were completed. The total area sold conditionally was 4,598 (3,089) acres, comprising selections for purchase 4,288 (2,842) acres, and town and suburban allotments 310 (247) acres. The numbers of applications received and confirmed were 35 (34) and 158 (94) 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. 149-63).

2. **New South Wales.**—On 30th June, 1946, 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 112,545,323 acres of Crown lands, compared with 112,225,306 acres at the close of the previous year. Of the total area at 30th June, 1946, 77,327,534 acres were held under the Western Lands Act, and of the remainder, 23,295,972 acres were held under perpetual lease and 11,921,817 acres under other forms of lease, licence and permissive occupancy.

The following table shows the areas held under various descriptions of leases and licences at the end of 1944-45 and 1945-46 :—

AREAS OCCUPIED UNDER LEASE OR LICENCE AT 30th JUNE : NEW SOUTH WALES.(a)
(Acres.)

Particulars.	1945.	1946.
<i>Areas taken up under Crown Lands or Closer Settlement Acts.</i>		
Occupation licences—ordinary	549,809	530,867
preferential	242,070	219,825
Conditional leases	11,960,746	11,909,374
Conditional purchase leases	161,796	161,555
Settlement leases	2,775,957	2,773,054
Improvement leases	63,423	68,264
Annual leases	458,675	514,276
Scrub leases	87,209	73,803
Snow leases	612,235	653,135
Special leases	928,151	957,383
Inferior land leases	15,460	15,460
Residential leases (on gold and mineral fields)	5,344	5,288
Church and school lands	11	11
Permissive occupancies (ordinary)	2,054,533	2,151,874
(Closer Settlement Acts)	55,460	49,793
Prickly pear leases	163,916	148,978
Crown leases	7,326,563	7,339,156
Homestead farms	4,628,919	4,735,123
Homestead selections and grants	1,671,047	1,671,584
Closer settlement leases (Closer Settlement Acts)	21,325	24,756
Settlement purchase leases (Closer Settlement Acts)	508,979	751,682
Suburban holdings	54,109	53,910
Week-end leases	206	206
Group purchase leases (Closer Settlement Acts)	90,312	160,391
Leases of town lands	65	66
Returned soldiers' special holdings	14,619	14,619
Irrigation areas	238,535	233,356
<i>Leases, Licences and Permissive Occupancies under Western Lands Act.</i>		
Conditional leases	98,025	98,025
Leases being issued—occupational leases	165,496	172,167
Perpetual leases	49,863,037	50,719,083
Other long-term leases	23,863,937	21,700,952
Permissive occupancies	1,191,458	2,862,945
Preferential occupation licences	2,353,879	1,774,362
Total	112,225,306	112,545,323

(a) Excludes mining leases and permits and forest leases and occupation permits.

During 1944-45, 510,206 acres were taken up under various forms of leasehold under the Crown Lands and Closer Settlement Acts, permissive occupancies (243,592 acres) being the largest group. During 1945-46, 356,162 acres were taken up under lease, permissive occupancies (125,526 acres) and snow leases (91,480 acres) being the largest groups. Leases, licences and permissive occupancies under the Western Lands Act, amounting to 3,108,853 acres in 1944-45 and 3,597,696 acres in 1945-46 made the grand total taken up in 1944-45 3,619,059 acres, and in 1945-46, 3,953,858 acres. Perpetual leases (1,312,617 acres) and preferential occupation licences (1,178,002 acres) in 1944-45 and perpetual leases (895,039 acres) and permissive occupancies (2,269,829 acres) in 1945-46 were the largest groups.

3. Victoria.—The area of Crown lands occupied under leases and licences in each of the years 1945 and 1946 is given in the following table:—

AREAS OCCUPIED UNDER LEASE OR LICENCE : VICTORIA.

(Acres.)

Particulars.	1945.	1946.
Grazing licences—Other than Mallee	5,738,112	5,768,625
Mallee lands	2,781,623	4,184,420
Auriferous lands (licences)	16,343	16,334
Perpetual leases—Other than Mallee	16,550	16,550
Mallee lands	67,444	67,444
Swamp lands (leases)	3,971	4,020
Agricultural college lands	(a) 66,974	(a) 66,974
Total	8,691,017	10,124,367

(a) Transferred under Agricultural Colleges Act 1944 to control of Department of Lands and Survey See also § 2, para. 2 (iv) *ante*.

4. Queensland.—The total area occupied under lease or licence, excluding mining leases, at the end of 1945 and 1946 was as follows:—

AREAS OCCUPIED UNDER LEASE OR LICENCE AT 31st DECEMBER :

QUEENSLAND.

(Acres.)

Particulars.	1945.	1946.
Pastoral leases	248,626,480	243,801,960
Occupation licences	13,914,120	17,986,440
Grazing selections and settlement farm leases	82,894,669	83,248,538
Special purpose leases—Crown land	475,452	466,208
Reserves	389,629	431,999
Perpetual lease selections and perpetual lease prickly pear selections	6,361,709	6,376,577
Auction perpetual leases, etc.	29,178	29,640
Prickly pear leases	23,960	11,080
Forest grazing leases (of reserves)	1,973,800	1,972,800
Total	354,688,997	354,325,242

During 1945 and 1946 the areas taken up were 4,007,546 acres and 2,614,284 acres respectively. Pastoral leases amounted to 3,025,440 acres during 1945 and to 1,561,560 acres during 1946.

5. **South Australia.**—The total area held under lease or licence, except mining lease and licence, at 30th June, 1945 and 1946, was respectively 133,400,975 acres and 134,233,765 acres, of which pastoral leases, 113,554,798 acres in 1945 and 114,131,213 acres in 1946, constituted the major proportion. The total area leased during 1944-45 was 955,106 acres, and during 1945-46 755,583 acres, pastoral, grazing and cultivation leases constituting 717,953 acres and 504,528 acres thereof.

6. **Western Australia.**—At 30th June, 1945, the total area held under lease or licence issued by the Lands Department amounted to 209,574,144 acres, of which 207,252,158 acres were under pastoral lease. Corresponding figures for 1946 were 209,104,036 acres and 206,708,452 acres. During 1944-45 the total area of leases issued was 1,949,169 acres (pastoral, 1,840,801 acres). Leases issued in 1945-46 totalled 1,163,490 acres (pastoral, 1,044,497 acres).

7. **Tasmania.**—Crown lands leased at 31st December, 1944, for other than mining purposes amounted to 2,800,008 acres, of which 2,104,864 acres were leased for pastoral purposes. At 31st December, 1945, corresponding figures were 2,771,362 acres and 2,112,992 acres and at 31st December, 1946, 2,740,842 acres and 2,098,617 acres. The area of land leased for pastoral purposes during 1943-44 was 131,679 acres, for 1944-45 131,617 acres, and for 1945-46, 94,967 acres.

8. **Northern Territory.**—At 30th June, 1945, the total area held under lease, licence and permit was 163,496,527 acres, of which pastoral leases accounted for 117,547,520 acres and grazing licences 43,679,909 acres. At 30th June, 1946, the total area under lease, etc., was 159,205,281 acres, and pastoral leases and grazing licences, 108,626,560 acres and 48,371,308 acres respectively. Total annual rentals for all leases were £30,390 and £29,202, in 1944-45 and 1945-46 respectively.

9. **Australian Capital Territory.**—The number of leases granted under the City Area Leases Ordinance 1936-1938 to 30th June, 1945 and 1946 (excluding leases surrendered and determined), was 581 and 673 respectively, representing a capital value of £244,558 and £266,928. There were 25 new leases granted during 1944-45 and 96 during 1945-46. The total area held under grazing, etc., lease and licence (including Jervis Bay area) amounted to 329,040 acres in 1945 and 329,260 acres in 1946.

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.

10. **Summary.**—The following table shows particulars of the land held in each State under lease or licence for purposes other than mining and forestry, the total leased or licensed land in the Territories, and the grand totals, for the years 1942 to 1946:—

AREAS OCCUPIED UNDER LEASE OR LICENCE OTHER THAN MINING AND FORESTRY.

(*000 acres.)

Year.	N.S.W. (a)	Victoria. (b)	Q'land. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (b)	N.T. (a) (c)	A.C.T. (c) (d)	Total.
1942	111,455	8,147	345,489	130,965	208,914	2,749	133,558	322	941,599
1943	111,555	9,505	345,517	130,694	209,302	2,814	145,108	326	954,821
1944	111,099	9,463	350,313	132,928	209,916	2,800	156,913	329	973,761
1945	112,225	8,691	354,689	133,401	209,574	2,771	163,497	329	985,177
1946	112,545	10,124	354,325	134,234	209,104	2,741	159,205	329	982,607

(a) At 30th June. (b) At 31st December. (c) Leases and licences for all purposes.
(d) Includes Jervis Bay area.

§ 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 1945-46 :—

AREAS TAKEN UP UNDER MINING ACTS : NEW SOUTH WALES. 1945-46.
(Acres.)

Purposes for which Issued or Occupied.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
Gold-mining	839	10,919
Mining for other minerals	7,163	165,838
Authorities to prospect	43,282	2,232,840
Other purposes	513	7,865
Total	51,797	2,417,462

3. **Victoria.**—The following table gives particulars of the number of leases and licences granted during 1945 and 1946, and the area under occupation for mining purposes at the end of each year :—

AREAS TAKEN UP UNDER MINING ACTS : VICTORIA.

Particulars.	1945.		1946.	
	Leases and Licences Granted.	Total Areas Occupied at End of Year.	Leases and Licences Granted.	Total Areas Occupied at End of Year.
	No.	Acres.	No.	Acres.
Gold-mining leases	27	26,167	56	24,023
Petroleum prospecting licences .. .. .	..	604,806	..	604,806
Coal leases	} 64	{ (a)13,048	} 86	{ (a)13,048
Other leases and licences .. .. .					4,025	3,981
Total	91	648,046	142	645,858

(a) Includes State Coal Mine area 7,575 acres and State Electricity Commission area 2,800 acres.

The area covered by licences, etc., issued in 1945 was 1,554 acres, and in 1946, 3,155 acres. The rent, fees, etc., were £325 and £614 in 1945 and 1946 respectively.

4. **Queensland.**—During 1945 and 1946, the number of miners' rights issued was 1,890 and 2,622 respectively, and of business licences 4 in each year. The following table gives particulars of the areas of lands taken up under lease or licence and the total areas occupied for 1945 and 1946. In addition, an area estimated at 25,000 acres was held under miners' rights and dredging claims.

AREAS TAKEN UP UNDER MINING ACTS : QUEENSLAND.

(Acres.)

Particulars.	1945.		1946.	
	Areas Taken up during year.	Total Areas occupied at end of year.	Areas Taken up during year.	Total Areas occupied at end of year.
Gold-mining	341	2,833	509	3,176
Mining for other minerals	3,576	25,125	1,177	25,649
Miners' homestead leases	2,730	416,688	2,564	407,267
Petroleum-prospecting permits	64,000	408,500	6,400	414,900
Coal prospecting areas	2,439	7,419	4,939	7,819
Total	73,086	860,565	15,589	858,811

The area of land held under lease only, at 31st December, 1945 and 1946, was 444,646 and 436,092 acres respectively.

5. South Australia.—The following table gives particulars of operations for 1944-45 and 1945-46 :—

AREAS TAKEN UP UNDER MINING ACTS : SOUTH AUSTRALIA.

(Acres.)

Particulars.	1944-45.		1945-46.	
	Areas Taken up during year.	Total Areas occupied at end of year.	Areas Taken up during year.	Total Areas occupied at end of year.
Gold-mining leases	52	430	40	372
Mineral and miscellaneous leases	3,698	60,486	9,224	72,357
Claims	3,661	8,823	5,777	12,977
Occupation licences .. .. .	..	..	3	31
Oil exploration licences	2,560,000	2,560,000	4,576,000	4,576,000
Total	2,567,411	2,629,739	4,591,044	4,661,737

6. Western Australia.—The following table gives particulars of operations for 1945 and 1946. The figures exclude holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1946 (1945 in parenthesis), the area under lease was 4,614 (1,565) acres for gold-mining, 24 (77) for mining for other minerals, 125 (150) for miners' homesteads, and 94 (102) for miscellaneous—a total of 4,857 (1,894) acres. The balance was taken up under licences.

AREAS TAKEN UP UNDER MINING ACTS : WESTERN AUSTRALIA.

(Acres.)

Particulars.	1945.		1946.	
	Areas Taken up during year.	Total Areas occupied at end of year.	Areas Taken up during year.	Total Areas occupied at end of year.
Gold-mining	10,732	30,037	25,856	40,924
Mining for other minerals	1,337	48,221	1,423	51,488
Other purposes	319	38,022	275	37,981
Total	12,388	116,280	27,554	130,393

7. Tasmania.—During 1946 (figures for 1945 in parenthesis), the number of leases issued was 40 (50) of which 2 (2) were for gold-mining, covering 30 (50) acres; and 9 (36) for tin-mining, covering 498 (667) acres. The following table gives particulars for 1945 and 1946.

AREAS TAKEN UP UNDER MINING ACTS : TASMANIA.

(Acres.)

Particulars.	1945.		1946.	
	Areas Taken up during year.	Total Areas occupied at end of year.	Areas Taken up during year.	Total Areas occupied at end of year.
Gold-mining	50	955	30	992
Mining for other minerals	1,540	13,510	538	13,291
Licences to search for coal or oil .. .. .	..	..	..	..
Mining for coal	186	5,563	619	5,563
Other purposes	1,142	3,889	515	4,234
Total	2,918	23,917	1,702	24,080

8. Northern Territory.—At 30th June, 1946, the number and acreage of holdings under mining lease and tenement were as follows :—

MINING LEASES AND TENEMENTS : NORTHERN TERRITORY, 30th JUNE, 1946.

Particulars.	No.	Acres.
Gold-mining leases	195	3,199
Mineral leases	129	2,946
Gold dredging claims	6	1,800
Tin dredging claims	1	300
Mineral prospecting areas	28	459
Gold prospecting areas	17	237
Business and residence areas	171	46
Miscellaneous	53	439
Total	600	9,426

At 30th June, 1945, gold-mining leases numbered 160 (2,774 acres) and mineral leases 127 (2,753 acres).

9. **Summary.**—The following table shows the areas taken up, or for which leases and licences for mining purposes were issued during the year, and the total areas occupied, for the years 1942 to 1946 :—

AREAS TAKEN UP UNDER MINING ACTS.

(Acres.)

Year.	N.S.W. (a)	Victoria.	Q'land. (b)	S. Aust. (a) (b)	W. Aust. (c)	Tasmania. (b)	Total. (d)
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AREAS TAKEN UP OR FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.

1942 ..	(e)	130,949	10,124	3,545	12,222	3,087	(e)
1943 ..	(e)	976	350,471	3,184	9,883	2,577	(e)
1944 ..	(e)	1,755	16,393	2,489	17,202	2,749	(e)
1945 ..	(e)	1,554	73,086	2,567,411	12,388	2,918	(e)
1946 ..	51,797	3,155	15,589	4,591,044	27,554	1,702	4,690,841

TOTAL AREAS OCCUPIED AT END OF YEAR.

1942 ..	(e)	648,384	446,425	70,463	112,230	25,586	(e)
1943 ..	(e)	648,256	781,624	70,427	111,166	26,158	(e)
1944 ..	(e)	647,255	798,916	67,195	107,150	29,992	(e)
1945 ..	(e)	648,046	860,565	2,629,739	116,280	23,917	(e)
1946 ..	2,417,462	645,858	858,811	4,661,737	130,393	24,080	8,738,341

(a) Year ended 30th June. (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 to 30th June, 1946, 1,857 estates totalling 4,197,540 acres have been purchased by the Crown at the cost of £15,355,585 for purposes of closer settlement of civilians and returned soldiers. The total areas set apart, and the values thereof, to 30th June, 1945 and 1946, 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.	£	£	£
1945 ..	4,145,032	206,207	4,351,239	15,107,573	357,689	15,465,262
1946(b)	4,145,032	206,553	4,351,585	15,107,573	359,332	15,466,905

(a) Includes 70 long-term leases resumed for closer settlement, but excludes areas acquired for village sites, 3,665 acres. (b) Excludes 52,508 acres comprising three estates acquired at purchase price of £248,012 for War Service Land Settlement, 1939-45 War, but not set apart at 30th June, 1946.

The following table gives particulars regarding the disposal of the farms by closer settlement purchase at 30th June, 1945 and 1946 :—

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.	
		Acres.	£	£
1945	9,098	4,158,288	15,146,308	15,212,216
1946	9,127	4,168,535	15,197,447	15,779,548

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—	Total Area Acquired.	Total Cost of Purchases. (a)	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. (b)	Roads and Reserves.				
	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, 1945 and 1946:—

CLOSER SETTLEMENT : SOUTH AUSTRALIA.

(Acres.)

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.				
1945 ..	833,038	382,260	..	1,353	120,139	22,115	302,674	4,497
1946 ..	833,038	361,509	..	1,353	118,525	24,940	324,022	2,689

The total area re-purchased at 30th June, 1945 and 1946, was 927,582 acres at a cost of £2,890,135. 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, 828,541 acres in 1945 and 830,349 in 1946 have been allotted to 2,819 persons in each year, the average area to each being 294 acres.

6. **Western Australia.**—The total area acquired for closer settlement up to 30th June, 1946, was 915,893 acres, costing £1,192,891. Of this area, 20,972 acres have been set aside for roads, reserves, etc., leaving a balance of 894,921 acres available for selection. Particulars of operations under the Act for the year ended 30th June, 1946 (figures for year ended 30th June, 1945, in parenthesis), are as follows:—Area selected during the year 3,081 (1,678) acres; number of farms, etc., allotted to date 1,678 (1,673); total area occupied to date 788,326 (785,245) acres; balance available for selection 96,415 (99,496) acres; and total revenue £1,185,715 (£1,146,477).

7. **Tasmania.**—Up to 30th June, 1945 and 1946, 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, 1945 and 1946, was 212 and 190 respectively.

8. **Summary.**—Because of the amalgamation, in some States, of closer settlement records with those of other bodies it is not possible to obtain up-to-date figures of the total area in Australia acquired and set aside for closer settlement purposes, and of the cost thereof. The following figures are aggregations of the State totals as at the latest dates available, and should be regarded as approximations intended only to give some idea of the extent of the scheme:—Area acquired and set aside, 8,700,000 acres; cost thereof, £32,000,000.

§ 8. Settlement of Returned Soldiers and Sailors : 1914-18 War.

1. **General.**—Information regarding the methods adopted in each State following the commencement of the 1914-18 War 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.

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, 1946 (figures at 30th June, 1945, in parenthesis), the area set apart for soldiers of the 1914-18 War was 9,834,747 (9,769,651) acres, of which 1,762,780 (1,710,272) acres comprised acquired land purchased at a cost of £8,361,968 (£8,113,956). The number of settlers to whom farms, etc., had been allotted up to 30th June, 1946, was 9,799 (9,852). Five thousand, three hundred and sixty-nine (5,443) soldiers have either transferred or abandoned their farms, leaving 4,430 (4,409) in occupation of 6,384,864 (6,389,291) acres, of which 5,105,254 (5,104,583) acres were Crown lands (including 2,876,875 (2,876,875) acres in the Western Division taken up under the Western Lands Act), 1,212,116 (1,214,786) acres acquired lands, and 67,494 (69,922) 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 in respect of the 1914-18 War 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 (1914-18 War) 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, 1945 and 1946, the area of land acquired or set apart for soldier settlement (1914-18 War) 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, 1946, 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, 1946 (1945), farms, etc., occupied numbered 1,431 (1,531) containing 940,882 (1,051,164) acres.

6. **Western Australia.**—At 30th June, 1945 and 1946, the area of private land acquired for soldier settlement (1914-18 War) was 355,290 acres purchased at a cost of £617,524. Up to 30th June, 1946 (figures to 30th June, 1945 in parenthesis), assistance had been given to 5,213 (5,213) returned soldiers, and the Rural and Industries Bank held 1,779 (2,667) properties as security for advances amounting to £1,416,039 (£3,046,092), including capitalization of interest. The number of farms, etc., occupied by returned soldiers was 1,145 (1,145).

Separate particulars are no longer available of the area of land set apart for soldier settlement, but at 30th June, 1944, the figure was 13,942,533 acres. In addition, 345,110 acres of private land had been acquired at that date—a total of 14,287,643 acres in all.

7. *Tasmania*.—At 30th June, 1946 (figures at 30th June, 1945, in parenthesis) the area acquired or set apart for soldier settlement (1914–18 War) was 343,557 (343,557) acres, of which 274,193 (274,193) acres comprised private land purchased at a cost of £2,096,063 (£2,087,097). Up to 30th June, 1946, (figures to 30th June, 1945, 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 (343,557) acres. The number of farms, etc., occupied at 30th June, 1946, was 975 containing 185,887 acres compared with 1,039 containing 198,916 acres at 30th June, 1945.

8. *Summary*.—As with closer settlement, it is not possible to give up-to-date figures of soldier settlement (1914–18 War) for Australia as a whole. The following figures are aggregations of State totals as at the latest dates available:—Total areas acquired and set aside, 28,900,000 acres, including 5,500,000 acres of private land acquired at a cost of £29,800,000.

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, 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 these gross losses (£11,762,760) to £12,333,000.

The total amount advanced by the Commonwealth to the States was £35,000,000. For further information on this subject see Official Year Book, No. 28, pp. 131–2, and earlier issues.

§ 9. Settlement of Returned Service Personnel : 1939-45 War.

1. War Service Land Settlement Scheme.—(i) *General.* At a conference of Commonwealth and State Ministers held at Canberra on 22nd August, 1945, certain proposals were agreed to with a view to the settlement, on land in the States, of discharged members of the Forces and other eligible persons. The War Service Land Settlement Agreements Act 1945, to authorize the execution by or on behalf of the Commonwealth of Agreements between the Commonwealth and the States in relation to War Service Land Settlement, was assented to on 11th October, 1945. In each State the proposals agreed to at Canberra on 22nd August, 1945, were ratified by State legislation and Agreements between the Commonwealth and the States were signed in November, 1945.

The execution of Agreements between the Commonwealth and the States of New South Wales, Victoria and Queensland is substantially in accordance with the form contained in the First Schedule of the Act, while the Agreements between the Commonwealth and the States of South Australia, Western Australia and Tasmania are substantially in accordance with the form contained in the Second Schedule of the Act.

FIRST SCHEDULE.

Under the conditions of the First Schedule, it was agreed that the States (New South Wales, Victoria and Queensland) should provide capital moneys required for the purpose of acquiring, developing and improving land for settlement and for advances to settlers, bear the cost of State administration, and make a capital contribution in respect of each holding, of an amount equal to one-half of the excess of the total cost involved in acquiring, developing and improving the holding over the sum of valuations of the land and improvements. The State bears one-half of the cost involved in the remission of rent and interest during the assistance period (the first year after allotment of the holding, and also one-half of any losses (to be assessed on a basis to be agreed upon by the Commonwealth and the State) incurred by the State on advances made to settlers for the purpose of providing working capital and paying for and effecting improvements and acquiring stock, plant and equipment. The Commonwealth makes a capital contribution of half of any excess of the cost over valuation of any holding and bears one-half of any losses arising from advances approved for working capital, and paying for and effecting improvements and acquiring stock, plant and equipment. The Commonwealth also bears one-half of the cost involved in the remission of rent and interest during the assistance period. The Commonwealth bears the cost of payment to each settler of a living allowance during the first year after allotment.

SECOND SCHEDULE.

In the Agreement with the States of South Australia, Western Australia and Tasmania, under the conditions of the Second Schedule, the State agreed to administer the Scheme on behalf of the Commonwealth. The Commonwealth accepts responsibility for policy decisions and exercises general supervision over the Scheme. The State bears the cost of State Administration of the Scheme and makes a capital contribution in respect of each holding equal to two-fifths of the excess of the total cost involved in acquiring, developing and improving the holding over the sum of valuations of land and improvements. The Commonwealth provides capital moneys required for the purpose of acquiring, developing and improving land for settlement, and for the making of advances to settlers, under and in accordance with the terms of the agreement, and makes a capital contribution in respect of each holding of an amount equal to three-fifths of the excess of the total cost involved in acquiring, developing and improving the holding over the sum of valuations of the land and improvements. The Commonwealth also bears any losses arising out of advances made to settlers for working capital, and paying for and effecting improvements and acquiring stock, plant and equipment, and all the cost involved in the remission of rent and interest and the payment of living allowances during the assistance period.

(ii) *Cost of Land, Valuations, Tenure.* An important provision of the Scheme is that land shall not be acquired by a State at a cost in excess of the values ruling as at the 10th February, 1942, when the Commonwealth Government's general price stabilization scheme was introduced.

Valuations are made by officers appointed by the Commonwealth and State for the purpose. In making the valuations the officers have regard to the need for the proceeds of the holding (based on conservative estimates over a long-term period of prices and yields for products) being sufficient to provide a reasonable living for the settler after meeting such financial commitments as would be incurred by a settler possessing no capital. Any excess of costs over the total valuation of a holding is written off.

A condition of the Agreements in the Second Schedule under which the States of South Australia, Western Australia and Tasmania operate, is that holdings must be allotted on perpetual leasehold tenure; the general terms and conditions of the lease to be approved by the Commonwealth. Two of the three States operating under the First Schedule (New South Wales and Queensland) have voluntarily adopted the perpetual leasehold type of tenure.

(iii) *Principles of Operation.* It was agreed that under the Scheme, land settlement should be carried out in accordance with the following principles:—

- (a) Settlement shall be undertaken only where economic prospects for the production concerned are reasonably sound; and the number of eligible persons to be settled shall be determined primarily by opportunities for settlement and not by the number of applicants;
- (b) Applicants shall not be selected as settlers unless a competent authority is satisfied as to their eligibility, suitability and qualifications for settlement under the Scheme and their experience of farm work;
- (c) Holdings shall be sufficient in size to enable settlers to operate efficiently and to earn a reasonable labour income;
- (d) An eligible person deemed suitable for settlement shall not be precluded from settlement by reason only of lack of capital, but a settler will be expected to invest in the holdings such proportion of his own financial and other resources as is considered reasonable in the circumstances by the appropriate State Authority;
- (e) Adequate guidance and technical advice shall be made available to settlers through agricultural extension services.

(iv) *Method of Operation.* After a State has selected such land as it considers suitable for settlement, it submits to the Commonwealth detailed information regarding the property; its location, climate, type of soils, water supply, production (past and proposed) and plans of development, improvement and subdivision of the land. Where Commonwealth approval has finally been given to a proposal, the State proceeds with the sub-division of the property, selection of settlers, and improvement of the holdings to a stage where they can be brought into production by the settler within a reasonable time, having regard to the type of production proposed.

A settler may be granted a living allowance, at a rate and under conditions fixed by the Commonwealth, during a period of one year after the allotment of a holding to him. This period is referred to as "the assistance period" and it may, under special circumstances, be extended. During this period the settler is not required to pay any rent or interest in respect of the holding, or make any payments on account of principal or interest in respect of advances, other than advances for working capital.

Each soldier settler is granted a residential course of eight weeks duration, at a Government Training Centre, in the "Principles of Farm Management". This course provides an opportunity for those already possessed of sufficient practical knowledge and experience gained on the land to gain a knowledge on aspects of farming not normally acquired in farming occupations.

(v) *Summary of Operations to 30th June, 1947.* Up to 30th June, 1947, the States had submitted to the Commonwealth settlement proposals involving 5,378,628 acres, and of that total 3,842,883 acres had been approved as suitable for soldier settlement.

SETTLEMENT OF RETURNED SERVICE PERSONNEL: 1939-45 WAR. II 5

The tables hereunder show the position up to 30th June, 1947.

WAR SERVICE LAND SETTLEMENT (1939-45 WAR): SUMMARY TO 30th JUNE, 1947.

State.	Land Submitted by States.		Land Approved by Commonwealth.				Land Purchased by States.	
			As Suitable for Soldier Settlement. (a)		For Acquisition.			
	Sub-missions.	Area.	Pro- perties.	Area.	Pro- perties.	Area.	Pro- perties.	Area.
	No.	Acres.	No.	Acres.	No.	Acres.	No.	Acres.
New South Wales—								
Western Division	72	2,518,394	62	1,810,050	62	1,810,050	62	1,810,050
Group Promotion	50	266,995	40	189,863	40	189,863	14	58,471
Other	52	838,551	45	672,423	45	672,423	14	347,106
Total New South Wales ..	174	3,623,940	147	2,672,336	147	2,672,336	90	2,215,627
Victoria	36	346,203	32	289,899	32	289,899	32	223,208
Queensland ..	19	102,319	19	102,319	19	102,319	6	20,704
South Australia ..	85	388,298	57	185,092	52	178,655	48	158,764
Western Australia ..	264	751,087	138	445,972	121	402,894	121	345,204
Tasmania	12	166,781	10	147,265	9	145,293	3	41,932
Total	590	5,378,628	403	3,842,883	380	3,791,396	300	3,005,439

(a) Includes land approved for acquisition under next heading.

State.	Land Approved by Commonwealth for Subdivision.			Single Holdings Approved by Commonwealth.		Land Allotted to Settlers.		Land Deferred for Consideration, Under Consideration, Rejected or Withdrawn.
	Pro- perties.	Area.	Hold- ings.	Area.	Hold- ings.	Area.	Hold- ings.	
	No.	Acres.	No.	Acres.	No.	Acres.	No.	Acres.
New South Wales—								
Western Division	..	..	..	1,810,050	62	1,222,343	48	708,344
Group Promotion	39	184,496	148	..	..	9,725	20	77,132
Other	20	190,674	193	..	..	92,209	84	166,128
Total New South Wales ..	59	375,170	341	1,810,050	62	1,324,277	152	951,604
Victoria	15	74,621	208	1,411	2	55,960	137	56,304
Queensland ..	9	28,096	31	700	1	15,655	21	..
South Australia ..	4	8,542	12	49	2	49	2	203,206
Western Australia ..	11	60,101	32	127,734	74	68,111	50	305,115
Tasmania	1	1,141	2	..	..	..	..	19,516
Total	99	547,671	626	1,939,944	141	1,464,052	362	1,535,745

NOTE.—At 31st December, 1947, land submitted totalled 6,473,539 acres, land approved for acquisition, 4,830,323 acres, land purchased, 3,706,458 acres, and land allotted, 2,279,657 acres.

The area approved in New South Wales as suitable for settlement to 30th June, 1947, was 2,672,336 acres. Sub-division of 59 properties, together with 62 single grazing leases, has resulted in 403 holdings, with an area of 2,185,220 acres, being made available

to that date for ex-servicemen. The number of holdings allotted to settlers was 152, involving 1,324,277 acres. In Victoria, apart from the irrigation areas, Soldier Settlement is being concentrated mainly in the Western District, where there is an assured rainfall and where wool and fat lamb production and dairying will be the main forms of activity. Already 76,032 acres have been subdivided into 210 holdings and 137 holdings involving 55,960 acres have been allotted to settlers. In Queensland 102,319 acres have been submitted to the Commonwealth for soldier settlement and approved, and to 30th June, 1947, an area of 28,796 acres was subdivided into 32 holdings. There have been 21 holdings in 15,655 acres allotted to applicants and the lands will be used for dairy farming, pig raising, cereal growing and for the production of fat lambs and wool. The area submitted for soldier settlement by South Australia is 388,298 acres and 185,092 acres have been approved by the Commonwealth. Apart from the irrigation area at Loxton on the River Murray, proposals for settlement are mainly confined to the south eastern portion of the State and the Eyre Peninsula. To the 30th June, 1947, an area of 8,591 acres had been subdivided into 14 holdings, and only two small existing holdings had been allotted to settlers. In this State extensive developmental programmes have been undertaken and it is anticipated that many highly improved properties will be made available for application during the coming year. Western Australia has submitted 264 proposals for soldier settlement involving 751,087 acres, and 445,972 acres have been approved. There have been 60,101 acres sub-divided into 32 holdings and 74 existing single farms with a total area of 127,734 acres have been approved as suitable. There have been 50 holdings with an area of 68,111 acres allotted to ex-soldier applicants, 25 being dairy farms and 25 wheat and sheep properties. In the south-western portion of the State where heavy rainfall is assured each year, the holdings will be used for dairying and pig raising and developmental work is in hand for the establishment of a considerable number of additional dairy farms in that region. Where the conditions are favorable fat lambs will be raised. Inland, where the annual rainfall is not so heavy, wheat growing and sheep breeding for wool will be the basis of production. There have been 147,265 acres approved for soldier settlement in Tasmania and on King and Flinders Islands. Considerable developmental work is in progress and holdings will soon be available for allotment. Settlers will be engaged chiefly in dairying and sheep breeding for wool and fat lambs.

(vi) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1947 :—

**WAR SERVICE LAND SETTLEMENT (1939-45 WAR) : EXPENDITURE TO
30th JUNE, 1947.**

Advances to States.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	Total.
	£	£	£	£	£	£	£
For acquisition of land . . . . .	..	..	..	888,477	829,495	251,750	1,969,722
For development and improvement of land . . . . .	..	..	..	268,975	204,439	69,292	542,706
For payment of living allowances to settlers	10,968	..	1,000	1,099	2,000	..	15,067
To provide credit facilities to settlers . . . . .	..	..	..	11,564	30,000	..	41,564
Total	10,968	..	1,000	1,170,115	1,065,934	321,042	2,569,059

NOTE.—Expenditure to 31st December, 1947, in the same order as above, was : £2,362,185, £796,491, £42,037, £45,034, total, £3,245,747.

(vii) *Proposed Developments.* Surveys have shown that some expansion of the sheep and wool, dairying, and citrus and dried fruit industries, in particular, can be undertaken with a reasonable degree of safety and it is mainly on the basis of those industries that settlement under the War Service Land Settlement Scheme is taking place.

Additional areas of land will be brought under irrigation. These lands are situated principally in the River Murray Valley in the States of New South Wales, Victoria and South Australia, but an area of 22,000 acres in the Maffra district in Gippsland, Victoria, will be irrigated from the Thompson River. In that State the areas under irrigation will be used for dairying and for growing citrus fruits, and fruits and grapes to be canned or dried. In New South Wales the irrigated lands will be used for the production of fat lambs, wool, dairy produce and rice. In South Australia, dried and citrus fruits will be produced. The area of land involved in irrigation proposals in each State to the 30th June, 1947, was—New South Wales, 122,060 acres; Victoria, 104,400 acres; South Australia, 11,830 acres; total, 238,290 acres.

2. Loans and Allowances (Agricultural Occupations) Scheme.—(i) *General.* In June, 1945, the Commonwealth Parliament passed the Re-establishment and Employment Act which provides measures for the re-establishment of ex-servicemen in civil life and for facilitating their re-employment. The Act makes provision for the granting of a loan to an eligible ex-serviceman who needs financial assistance to enable him to engage in or resume any occupation, business or practice on his own account, as an active member of a partnership, as a share farmer or as a contract worker. The occupations include agricultural pursuits which are defined by the Act as occupations by way of farming, horticulture, viticulture, apiculture, dairy farming, poultry farming and pastoral or grazing operations. The Commonwealth prescribed the Director of War Service Land Settlement as the Authority to administer the Act insofar as it applies to agricultural occupations. This is set out in Divisions 3 and 4 of Part VI. In pursuance of the powers granted under the Act, and with the approval of the Treasurer, the Director of War Service Land Settlement concluded agreements with State Authorities for the detailed administration by them of loans and allowances to applicants engaged in agricultural occupations. The Re-establishment and Employment Act 1945 also makes provision for the granting of a financial allowance to an eligible ex-serviceman to enable him to establish or re-establish himself satisfactorily in civil life in an occupation, business or practice on his own account, as an active member of a partnership, as a share farmer, or as a contract worker.

(ii) *Loans (Agricultural Occupations).* The terms and conditions on which loans are made have been laid down by the Commonwealth. Loans are made from finance provided by the Commonwealth which also pays the cost of administration by the State Authorities. An applicant is required to satisfy the lending Authority that he has the ability and qualifications to engage, with a reasonable prospect for success, in the form of primary production in respect of which the loan is sought. He must also satisfy the authority that his engaging in the occupation is a suitable means of establishing or re-establishing himself in civil life and that he is likely to be able to repay the loan within a reasonable period. Loans of up to £1,000 can be made to eligible ex-servicemen for the purchase of land, effecting improvements on land, acquisition of tools of trade, livestock, plant or equipment, establishment of a co-operative business with other persons, reduction or discharge of a mortgage, bill of sale, etc. Repayment of loans by periodical instalments of principal and interest is required and security for the loan is taken by means of a mortgage over the land, a charge over stock, plant or equipment, a crop and/or wool lien, an assignment of income or a charge over any other assets. The total amount which may be loaned to any one eligible person shall not exceed £1,000, or 90 per cent. of the lending authorities' valuation of the security offered whichever is the less. Where the security is already encumbered, the total amount of the loan together

with the amount of any such existing encumbrance or charge may not exceed 90 per cent. of the lending authority's valuation of such security. Repayment of the loan may be spread over a period of up to 30 years, but the actual period in each case shall be determined by the lending authority having regard to the anticipated useful life of the assets over which security is taken. The rate of interest payable on loans is—

(1) Where the total amount advanced for all purposes exceeds £50 but does not exceed £250—

For the first £50 Nil
For the amount over £50 2 per cent. per annum.

(2) Where the total amount advanced for all purposes exceeds £250 but does not exceed £1,000—

For the first £50 Nil.
For the next £200 2 per cent. per annum.
For the remainder 3½ per cent. per annum.

Ex-servicemen are taking advantage of this means of re-establishing themselves and to the 30th June, 1947, the number of applications approved by State authorities on behalf of the Commonwealth was 6,211 for an amount of £4,394,480. The amount actually advanced to applicants to 30th June, 1947, was £2,515,881. The following table shows particulars for each State to 30th June, 1947 :—

LOANS (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1947.

State.	Applications.			Loans Approved.		Advanced by Commonwealth Treasury to States.	Advanced by States to Applicants.
	Re-ceived.	Ap-proved.	Refused, With-drawn or Not Yet Approved.	Gross Amount.	Net Approvals.(a)		
					Applica-tions.	Amount.	
New South Wales	3,253	2,647	606	1,866,087	2,395	1,681,025	1,100,000
Victoria ..	2,234	1,208	1,026	786,657	1,147	752,672	460,000
Queensland ..	697	475	222	265,774	404	222,632	135,000
South Australia ..	860	464	405	347,618	440	334,946	250,000
Western Australia	1,803	1,209	594	997,675	1,138	956,763	670,000
Tasmania ..	467	206	261	128,669	196	124,569	100,000
Northern Territory	8	2	6	2,000	2	2,000	2,000
Total ..	9,331	6,211	3,120	4,394,480	5,742	4,074,607	2,717,000

(a) After deduction of loans declined after approval—£319,873.

NOTE.—To 31st December, 1947, applications received totalled 11,608, and approved, 7,963; net amount approved, £5,213,580; amount advanced to applicants, £3,787,999.

(iii) *Allowances (Agricultural Occupations)*. These allowances are payable only in respect of the period during which the income derived from the occupation by the ex-servicemen concerned is, in the opinion of the prescribed authority, inadequate. The rate per week of the allowance is determined by the prescribed authority, having regard to all the circumstances of the case, including the income of the person concerned. The maximum period for which the allowance is payable is twelve months from the date of entering into working occupation of the property, or from the date of resuming working occupation after war service if the property was occupied by the applicant prior to engagement on war service.

To the 30th June, 1947, there had been 5,977 applications approved and the amount paid was £706,640. The following table gives State details to 30th June, 1947:—

ALLOWANCES (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1947.

State.	Applications.			Advanced by Commonwealth Treasury to Bank.	Allowances Paid.
	Received.	Approved.	Rejected, Withdrawn or Not Yet Approved.		
				£	£
New South Wales ..	2,099	1,801	298	225,000	211,675
Victoria ..	1,540	1,082	458	110,000	100,107
Queensland ..	1,473	1,099	374	143,500	142,302
South Australia ..	842	512	330	85,000	75,152
Western Australia ..	1,632	1,363	269	170,000	160,113
Tasmania ..	185	120	65	18,000	17,291
Total ..	7,771	5,977	1,794	751,500	706,640

NOTE.—To 31st December, 1947, 9,858 allowances had been received, 7,912 approved and the allowances paid, £1,075,969.

3. War Service Land Settlement Division—Total Expenditure.—The following table shows details, by States, of the total expenditure of the War Service Land Settlement Division for the years 1945-46 and 1946-47 and the aggregate to 30th June, 1947. The aggregate, £6,392,236, includes—War service land settlement, £2,569,059; agricultural loans, £2,717,000; agricultural allowances, £751,500; administrative expenses, £68,960; rural training, £285,717. Details of the larger items are given in the paragraphs concerning them.

WAR SERVICE LAND SETTLEMENT DIVISION : EXPENDITURE.

Period.	New South Wales.	Victoria.	Queensland.	South Australia.	Western Australia.	Tasmania.	Northern Territory.	Total.
	£	£	£	£	£	£	£	£
1945-46 ..	120,500	153,804	60,000	263,299	610,042	331,769	..	1,539,414
1946-47 ..	1,289,426	536,231	261,780	1,285,495	1,337,384	140,506	2,000	4,852,822
Total to 30th June, 1947	1,409,926	690,035	321,780	1,548,794	1,947,426	472,275	2,000	6,392,236

NOTE.—Totals to 31st December, 1947, were, New South Wales, £2,133,803; Victoria, £1,213,109; Queensland, £531,955; South Australia, £1,959,115; Western Australia, £2,738,844; Tasmania, £519,189; Grand total, £9,098,015.

§ 10. 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 in April, 1948, was subject to the National Security (Economic Organization) Regulations, 1942.

§ 11. 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, 1946 :—

ADVANCES TO SETTLERS : NEW SOUTH WALES.

Advances.	Advances made during—		Total Advances at 30th June, 1946.	Amount outstanding at 30th June, 1946.	
	1944-45.	1945-46.		Number of Accounts.	£
Department of Lands—	£	£	£		
Closer Land Settlement	172	..	15,113,154	7,885	(a) 6,736,933
Soldier Settlers .. .. .	..	..	(b) 3,196,005	1,405	608,919
Wire Netting .. .. .	..	..	1,494,653	2,248	249,346
Prickly Pear	3,779	4,868	159,213	295	8,492
Rural Bank—					
Rural Bank Department	962,073	1,800,851	40,479,964	12,341	13,295,960
Government Agency Department—					
Rural Industries	187,702	156,783	7,424,042	2,369	1,077,797
Unemployment Relief and Dairy Promotion	19,631	32,001	1,434,893	2,741	429,879
Rural Reconstruction (c)	756,143	868,160	8,463,929	3,764	4,237,098
Shallow Boring	9,628	12,529	904,393	743	211,216
Irrigation Areas	29,945	33,006	(d)	(d)	1,363,833
Government Guarantee Agency	40,892	32,425	125,193	22	13,822
Closer Settlement Agency .. .. .	..	..	166,826	121	162,471
Total	2,009,965	2,940,623	78,962,265	(e) 33,934	28,395,766

(a) Excludes £794,740 in 1944-45 and £2,592,820 in 1945-46 capitalized on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943. (b) In addition, the sum of £1,924,309 has been expended on developmental works on soldiers' settlements. (c) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £3,036,800. (d) Not available. (e) Incomplete.

3. Victoria.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1946 :—

ADVANCES TO SETTLERS : VICTORIA.

Advances.	Advances made during—		Total Advances at 30th June, 1946.	Amount outstanding at 30th June, 1946.	
	1944-45.	1945-46.		Number of Persons.	£
State Savings Bank, Credit Foncier—					
Civilians	28,200	45,492	11,210,463	2,718	2,558,623
Discharged Soldiers	822	161	846,947	226	173,874
Treasurer—					
Cool Stores, Canneries, etc.	90,000	66,000	842,283	(a) 11	242,732
Department of Lands and Survey—					
Closer Settlement Settlers and Soldier Settlers .. .. .	..	..	646,904,855	7,383	8,925,063
Cultivators of Land	76,155	90,130	2,406,202	1,650	231,236
Wire Netting	79	5,886	575,537	1,450	111,094
Total	195,256	207,669	62,786,287	13,438	12,242,622

(a) Companies and Co-operative Societies, 30. Act 4091.

(b) Represents consolidated debts of settlers (Section

4. Queensland.—The following table gives particulars of advances to 30th June, 1946. The figures exclude transactions in land.

ADVANCES TO SETTLERS : QUEENSLAND.

Advances.	Advances made during—		Total Advances at 30th June, 1946.	Amount outstanding at 30th June, 1946.	
	1944-45.	1945-46.		Number of Persons.	£
	£	£	£		
Co-ordination of Rural Advances and Agricultural Bank Acts	313,852	446,030	9,732,194	3,285	1,623,026
Discharged Soldiers' Settlement (a) ..	3,623	1,027	2,468,436	832	236,026
Water Facilities .. .. .	..	..	58,079	147	11,061
Wire Netting, etc. .. .. .	..	114	1,019,403	2,037	237,534
Seed Wheat and Barley	876	1,517	(b) 126,653	(c)	13,344
Drought Relief .. .. .	..	..	294,458	(c)	64,500
Income (Unemployment Relief and State Development) Tax Acts (d) ..	6,450	4,739	1,188,710	2,443	367,555
Irrigation .. .. .	..	..	54,914	66	17,215
Farmers' Assistance (Debt Adjustment Acts)	50,012	42,480	939,514	396	598,237
Total	374,813	496,507	15,882,361	(e) 10,783	3,168,498

(a) Includes advances to group settlers through the Lands Department, as well as advances through the Agricultural Bank. (b) Includes accrued interest. (c) Not available. (d) Largely for relief to cotton and tobacco growers and 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, 1946 :—

ADVANCES TO SETTLERS : SOUTH AUSTRALIA.

Advances.	Advances made during—		Total Advances at 30th June, 1946.	Amount outstanding at 30th June, 1946.	
	1944-45.	1945-46.		Number of Persons.	£
	£	£	£		
Department of Lands—					
Advances to soldier settlers	27,047	28,986	4,414,157	831	2,202,061
Advances to blockholders .. .. .	..	..	41,451	..	..
Advances for sheds and tanks .. .. .	..	..	75,093	106	19,840
Advances under Closer Settlement Acts	28,352	26,236	2,536,330	1,114	1,265,015
Advances under Agricultural Graduates Settlement Act .. .. .	..	..	62,067	30	46,228
Primary Producers Assistance Department—					
Advances in drought-affected areas under Farmers Relief Acts .. .. .	..	..	2,146,768	288	100,119
Irrigation Branch—					
Advances to civilians	269	2,204	286,893	310	78,321
Advances to soldier settlers	4,803	2,070	1,035,506	600	765,053
State Bank of South Australia (Credit Foncier Department)	21,599	67,094	5,553,636	1,179	664,326
Advances to Primary Producers ..	16,842	44,065	1,117,635	353	754,817
Advances to settlers for improvements	2,891	3,287	1,100,287	892	226,765
Advances under Vermin and Fencing Acts	427	544	1,376,308	2,306	221,116
Advances under Loans to Producers Act	12,511	23,119	357,437	132	198,785
Total	128,584	228,940	24,512,189	8,527	6,650,838

6. Western Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1946 :—

ADVANCES TO SETTLERS : WESTERN AUSTRALIA.

Advances.	Advances made during—		Total Advances at 30th June, 1946.	Amount outstanding at 30th June, 1946.	
	1944-45.	1945-46.		Number of Accounts.	£
	£	£	£		
Development loans	15,810	15,042	10,468,678	3,370	2,108,416
Soldier settlement loans	2,247	3,816	a 6,110,626	1,779	1,607,406
Cropping advances	19,036	33,574	b 14,419,801	482	48,793
Group Settlement Advances	806	8,155	6,302,398	983	480,494
Repurchased Estates—					
Under Agricultural Lands Purchase					
Act 1909 .. .. .	..	..	575,368	342	16,792
Soldier Settlement .. .. .	..	..	605,076	810	33,682
Wire and Wire-netting Advances .. .. .	..	..	513,648	1,905	295,395
Total	37,899	60,587	38,995,595	9,671	4,590,978

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

The establishment of the Rural Industries Bank of Western Australia in October, 1945, resulted in a transfer of many of the developmental accounts to the new bank. At 30th June, 1945, the number of accounts and amounts outstanding were 13,588 and £9,372,992 respectively.

7. Tasmania.—The following table gives particulars respecting advances under State Authorities to 30th June, 1946. Although not regarded as outstanding advances by the Department of Agriculture 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—		Total Advances at 30th June, 1946.	Amount outstanding at 30th June, 1946.	
	1944-45.	1945-46.		Number of Persons.	£
	£	£	£		
Agricultural Bank—					
State Advances Act and Rural Credits	135,682	147,991	1,723,719	528	(a) 184,874
Orchardists' Relief, 1926 .. .. .	..	..	46,832	8	536
Unemployed (Assistance to Primary Producers) Relief Act 1930-1931 .. .. .	..	..	114,302	170	5,780
Bush Fire Relief Act 1934 .. .. .	..	..	14,855	19	422
Flood Sufferers' Relief Act 1929 .. .. .	..	..	35,523	14	2,286
Crop Losses, 1934-35 .. .. .	..	..	10,086	23	631
Assistance to Fruitgrowers Act 1941 .. .. .	..	..	34,556	312	14,104
Flood Sufferers' Relief Act, 1942 .. .. .	..	..	3,764	23	1,749
Flood Sufferers' Relief Act, 1944	634	1,268	1,902	6	1,838
Minister for Agriculture—					
Soldier Settlers—					
Advances	3,217	4,091	859,639	170	(b) 21,013
Purchase of Estates, etc. (c) .. .. .	..	..	2,504,411	(d) 975	847,397
Closer Settlers—					
Advances .. .. .	..	365	92,250	41	8,074
Purchase of Estates, etc. (c) .. .. .	..	..	510,467	(d) 190	247,696
Total	139,333	153,715	5,952,306	2,479	1,336,400

(a) Excludes £29,876 forfeited properties, and £138 written off under revaluation legislation. (b) Excludes £200,593 advances capitalized, £79,114 advances written off to bad debts, and £39,293 written off to revaluation. (c) Not regarded as outstanding advances by the Department. (d) Number of leaseholders including those to whom advances have been made.

8. Northern Territory.—During the financial years 1944-45 and 1945-46 no advances were made. The total amount advanced to 30th June, 1946, was approximately £25,549 (£25,549) (1945 figures in parenthesis). At 30th June, 1946, the balance outstanding from 16 (20) settlers, including interest, was £1,890 (£2,556).

9. Summary of Advances.—The following table gives a summary for each State and the Northern Territory to the 30th June, 1946. 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, 1946.	Amount outstanding at 30th June, 1946.	
	1944-45.	1945-46.		Number of Persons.	£
New South Wales ..	£ 2,009,965	£ 2,940,623	£ 78,962,265	(a) 33,934	28,395,766
Victoria	195,256	207,669	62,786,287	13,438	12,242,622
Queensland	374,813	496,507	15,882,361	(b) 10,783	3,168,498
South Australia ..	128,584	228,940	24,512,189	8,527	6,650,838
Western Australia ..	37,899	60,587	38,995,595	(a) 9,671	4,590,978
Tasmania	139,533	153,715	5,952,306	2,479	1,336,400
Northern Territory ..	..	..	25,549	16	1,890
Total	2,886,050	4,088,041	227,116,552	(b) 78,848	56,386,992

(a) Number of accounts.

(b) Incomplete.

§ 12. 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—1946 in all cases. Particulars for each year from 1935 to 1945 appear in *Production Bulletin* No. 40, 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 26.1 per cent. had been alienated at 30th June, 1946, 8.0 per cent. was in process of alienation, 58.0 per cent. was held under leases and licences and the remaining 7.9 per cent. was unoccupied or held by the Crown.

The following table gives particulars as at 30th June, 1946 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES,
30th JUNE, 1946.**

Particulars.	Acres.	Particulars.	Acres.
1. Alienated.		3. Held under Leases and Licences.	
Granted and sold prior to 1862 ..	7,146,579	Homestead selections and grants ..	1,671,584
Sold by auction and other sales, 1862 to date	15,184,763	Alienable leases, long-term and perpetual	27,122,988
Conditionally sold, 1862 to date	31,686,702	Other long-term leases	74,724,076
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	Short-term leases and temporary tenures	9,058,653
Granted for public and religious purposes	265,708	Forest leases	2,113,734
		Mining and auriferous leases (a) ..	195,714
	54,455,950		
Less lands resumed or reverted to Crown	2,818,435		
Total	51,637,515	Total	114,886,749
2. In Process of Alienation.		4. Unoccupied (b)—Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied, (Approximate)	
Conditional purchases	13,315,504		15,705,849
Closer settlement purchases ..	2,007,161		
Soldiers' group purchases	235,763		
Other forms of sale	158,559		
Total	15,806,987		

Total area of State—198,037,100 acres.

(a) At 31st December, 1945. (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 52.2 per cent. had been alienated up to the end of 1946 : 5.6 per cent. was in process of alienation under deferred payments and closer settlement schemes ; 18.8 per cent. was occupied under leases and licences ; and 23.4 per cent. was unoccupied or held by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : VICTORIA,
31st DECEMBER, 1946.**

Particulars.	Acres.	Particulars.	Acres.
1. Alienated	29,351,245	3. Leases and Licences held—	
		Under Lands Department—	
		Perpetual Leases	83,994
		Agricultural College Leases ..	66,974
		Other Leases and Licences ..	20,314
		Temporary (Yearly) Grazing Licences	9,778,012
		Under Mines Department ..	648,046
		Total	10,597,340
2. In Process of Alienation—		4. Occupied by the Crown or Unoccupied	
Exclusive of Mallee and Closer Settlement Lands	462,464		43,138,659
Mallee Lands (exclusive of Closer Settlement Lands) ..	2,046,057		
Closer Settlement Lands	649,997		
Village Settlement	38		
Total	3,158,556		

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, 1946, 5.2 per cent. was alienated; 1.3 per cent. was in process of alienation; and 82.7 per cent. was occupied under leases and licences. The remainder, 10.8 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, 1946.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> —		3. <i>Occupied under Leases and Licences</i> —	
By Purchase	22,325,842	Pastoral Leases	243,801,960
Without Payment	92,116	Occupation Licences	17,986,440
		Grazing Selections and Settlement Farm Leases	83,248,538
		Leases—Special Purposes	(a) 898,207
		Under Mines Department	452,244
		Perpetual Leases Selections and Perpetual Lease Prickly Pear Selections	6,376,577
		Auction Perpetual Leases, etc.	29,640
		Prickly Pear Leases	11,080
		Forest Grazing Leases (of Reserves)	1,972,800
Total	22,417,958	Total	354,777,486
2. <i>In Process of Alienation</i>	5,365,855	4. <i>Reserves (Net, not leased), Surveyed Roads and Surveyed Stock Routes</i>	20,054,821
		5. <i>Unoccupied</i>	26,503,880

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

(a) Special leases of Crown Land, 466,208 acres; special leases of reserves, 431,999 acres.

5. South Australia.—The area of South Australia is 243,244,800 acres and at 30th June, 1946, 5.4 per cent. was alienated; 0.4 per cent. in process of alienation; 57.1 per cent. occupied under leases and licences; and 37.1 per cent. unoccupied or occupied by the Crown.

The subjoined table shows the distribution:—

ALIENATION AND OCCUPATION OF CROWN LANDS: SOUTH AUSTRALIA,
30th JUNE, 1946.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> —		3. <i>Held under Lease and Licence</i> —	
Sold	12,919,364	Right of Purchase Leases	4,886
Granted for Public Purposes	134,732	Perpetual Leases, including Irrigation Leases	17,105,168
		Pastoral Leases	114,131,213
		Other Leases and Licences	2,992,498
		Mining Leases and Licences	4,661,737
Total	13,054,096	Total	138,895,502
2. <i>In Process of Alienation</i>	894,938	4. <i>Area Unoccupied (a)</i>	90,400,264

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, 1946, 3.1 per cent. was alienated; 2.0 per cent. was in process of alienation; and 34.0 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, 1946.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i>	19,583,418	3. <i>Leases and Licences in Force</i> —	
2. <i>In Process of Alienation</i> —		(i) Issued by Lands Department—	
Midland Railway Concessions ..	54,800	Pastoral Leases ..	206,708,452
Free Homestead Farms ..	525,263	Special Leases ..	1,106,205
Conditional Purchases ..	5,176,220	Leases of Reserves ..	1,284,198
Selections from the late W. A. Company ..	5,297	Residential Lots ..	5,181
Selections under the Agricultural Lands Purchase Act ..	445,709	(ii) Issued by Mines Department—	
Homestead or Grazing Leases ..	5,987,359	Gold-mining Leases ..	23,916
Town and Suburban Lots ..	3,123	Mineral Leases ..	38,539
		Miners' Homestead Leases ..	29,941
		(iii) Issued by Forests Department—	
		Timber Permits ..	2,966,461
		Total	212,162,893
Total	12,197,771	4. <i>Area Unoccupied (a)</i>	380,644,718

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

(a) Includes reservations for roads and various public purposes, 54,816,013 acres.

7. **Tasmania.**—The total area of Tasmania is 16,778,000 acres, of which, at 31st December, 1946, 36.1 per cent. had been alienated; 2.4 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; 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, 1946.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i>	6,048,520	3. <i>Leases and Licences</i> —continued.	
2. <i>In Process of Alienation</i> ..	397,292	(i) Issued by Lands Department— <i>continued</i> .	
		Soldier Settlement ..	168,795
		Short-Term Leases ..	15,517
		(ii) Issued by Mines Department ..	1,702
3. <i>Leases and Licences</i> —		Total	2,742,544
(i) Issued by Lands Department—		4. <i>Area Occupied by the Crown or Unoccupied (a)</i>	7,589,644
Islands	125,142		
Ordinary Leased Land ..	1,973,475		
Land Leased for Timber	401,582		
Closer Settlement ..	56,331		

Total area of State—16,778,000 acres.

(a) Includes reservations for roads and various other public purposes, 2,888,657 acres, and lands occupied by Commonwealth or State Departments, 22,319 acres.

8. **Northern Territory.**—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1946, only 0.1 per cent. was alienated; 47.5 per cent. was held under leases and licences; 13.3 per cent. was reserved for aboriginal, defence and public requirements; and the remaining 39.1 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1946 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NORTHERN TERRITORY,
30th JUNE, 1946.**

Particulars.	Acres.
1. Alienated	457,269
2. Leased—	
Pastoral leases	108,626,560
Other leases, licences and mission stations	50,578,721
Total	159,205,281
3. Reserves—	
Aboriginal, defence and public requirements	44,373,812
4. Unoccupied and unreserved	131,080,438
5. Total area	335,116,800

The Darwin Lands Acquisition Act 1945, operating from 13th September, 1945, empowered the Commonwealth to acquire all land in Darwin and its environs. This caused a decrease of 20,494 acres in alienated area.

9. **Australian Capital Territory.**—Alienated land of the Territory (excluding the Jervis Bay area) at the end of 1946 comprised 9.9 per cent. of the total area, land in process of alienation 8.2 per cent., land held under lease and licence 54.5 per cent., land otherwise occupied, including city tenures 5.3 per cent., and unoccupied 22.1 per cent.

The following table gives particulars of land areas in the Australian Capital Territory (excluding the Jervis Bay area) at the end of 1946 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : AUSTRALIAN CAPITAL
TERRITORY (a) 31st DECEMBER, 1946.**

Particulars.	Acres.
1. Alienated	57,825
2. In process of alienation	47,993
3. Leased, etc.—	
Grazing, agriculture, etc., leases	313,647
Grazing licences	3,825
Total	317,472
4. Otherwise occupied (b)	30,870
5. Unoccupied	128,640
6. Total area (a)	582,800

(a) Excludes the Jervis Bay area of 18,000 acres—11,788 acres leased and 6,212 acres otherwise occupied—making a grand total of 600,800 acres. (b) Includes city area tenures.

10. Summary.—The following table gives a summary for each State and Territory of the alienation and occupation of Crown lands for 1944, 1945 and 1946:—

ALIENATION AND OCCUPATION OF CROWN LANDS : AUSTRALIA.

State or Territory.	Private Lands.				Crown Lands.				Total Area.
	Alienated.		In Process of Alienation.		Leased or Licensed.		Other.		
	'000 Acres.	%	'000 Acres.	%	'000 Acres.	%	'000 Acres.	%	'000 Acres.
1944.									
N.S.W. (a) ..	51,208	25.86	17,109	8.64	113,728	57.43	15,992	8.07	198,037
Victoria (b) ..	28,904	51.39	3,511	6.24	10,113	17.98	13,718	24.38	56,246
Queensland (b) ..	21,946	5.11	5,862	1.37	350,768	81.74	50,544	11.78	429,120
S. Aust. (a) ..	12,864	5.29	1,114	0.46	132,995	54.67	96,272	39.58	243,243
W. Aust. (a) ..	18,946	3.04	12,676	2.03	212,696	34.05	380,270	60.88	624,588
Tasmania (b) ..	5,997	35.74	416	2.48	2,802	16.70	7,563	45.08	16,778
N.T. (a) ..	477	0.14	..	..	156,913	46.82	177,727	53.04	335,117
A.C.T. (b) ..	56	9.32	50	8.32	329	54.74	166	27.62	601
Australia ..	140,398	7.37	40,738	2.14	980,344	51.50	742,252	38.99	1,903,732
1945.									
N.S.W. (a) ..	51,445	25.98	16,307	8.23	114,740	57.94	15,545	7.85	198,037
Victoria (b) ..	29,087	51.71	3,841	6.83	9,180	16.32	14,138	25.14	56,246
Queensland (b) ..	22,198	5.17	5,605	1.31	355,149	82.76	46,168	10.76	429,120
S. Aust. (a) ..	12,960	5.33	962	0.49	130,031	55.02	93,292	38.35	243,243
W. Aust. (a) ..	19,219	3.08	12,485	2.00	212,331	33.99	380,553	60.93	624,588
Tasmania (b) ..	6,027	35.92	407	2.43	2,774	16.53	7,570	45.12	16,778
N.T. (a) ..	478	0.14	..	..	163,497	48.79	171,142	51.07	335,117
A.C.T. (b) ..	58	9.65	48	7.99	329	54.74	166	27.62	601
Australia ..	141,472	7.43	39,655	2.08	994,031	52.22	728,574	38.27	1,903,732
1946.									
N.S.W. (a) ..	51,637	26.08	15,807	7.98	114,887	58.01	15,706	7.93	198,037
Victoria (b) ..	29,351	52.18	3,159	5.62	10,597	18.84	13,139	23.36	56,246
Queensland (b) ..	22,418	5.22	5,366	1.25	354,778	82.68	46,558	10.85	429,120
S. Aust. (a) ..	13,054	5.37	895	0.37	138,896	57.10	90,400	37.16	243,243
W. Aust. (a) ..	19,583	3.14	12,198	1.95	212,163	33.97	380,044	60.94	624,588
Tasmania (b) ..	6,048	36.05	397	2.36	2,743	16.35	7,590	45.24	16,778
N.T. (a) ..	457	0.14	..	..	159,205	47.51	175,455	52.35	335,117
A.C.T. (b) ..	58	9.65	48	7.99	329	54.74	166	27.62	601
Australia ..	142,606	7.49	37,870	1.99	993,598	52.19	729,658	38.33	1,903,732

(a) At 30th June.

(b) At 31st December.

11. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate during the year 1946. 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.

