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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 service personnel 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, Settlement of Returned Service Personnel and other matters dealt with in this chapter is summarized in the following conspectus:—

#### STATE LAND LEGISLATION.

New South Wales.	Victoria.	Queensland.
<b>CROWN LANDS ACTS.</b>		
Crown Lands Act 1913–1948: Western Lands Act 1901–1945: Prickly Pear Act 1924–1948.	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 1910–1948: Rabbit Acts 1913–1943: Upper Burnett and Callide Land Settlement Acts 1923–1932: Prickly Pear Land Acts 1923–1941: Sugar Workers' Selections Acts 1923–1936: Stock Routes' Improvement and Animal and Vegetable Pests Destruction Acts 1936–1938: Stock Routes and Rural Lands Protection Acts 1944–1948.
<b>CLOSER SETTLEMENT ACTS.</b>		
Closer Settlement Act 1904–1948.	Closer Settlement Act 1938. Closer Settlement (Disposal of Land) Act 1948.	Closer Settlement Acts 1906–1941.
<b>RESUMPTION ACTS (ALIENATED LAND).</b>		
		Public Works Land Resumption Acts 1906–1940: War Service Land Settlement Acquisition Acts 1945–1948.
<b>MINING ACTS.</b>		
Mining Act 1906–1946: Mining Leases (Validation) Act 1946.	Mines Acts 1928–1942: Mines (Petroleum) Acts 1935–1943: Mines (Minerals) Act 1944.	Mining Acts 1898–1948: Mining for Coal and Mineral Oil Acts 1912–1941: Petroleum Acts 1923–1939: Miners' Homestead Leases Acts 1913–1947: Coal Mining Acts 1925–1948: 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.
RETURNED SERVICE PERSONNEL SETTLEMENT ACTS.			
Returned Soldiers' Settlement Act 1916-1945: War Service Land Settlement Act 1941-1948.	Soldier Settlement Act 1945.		Discharged Soldiers' Settlement Acts 1917-1945: War Service Land Settlement Agreement Act 1945: War Service Land Settlement Acquisition Acts 1945-1948: War Service Land Settlement Acts 1946-1948: War Service (Sugar Industry) Land Settlement Act 1946.
ADVANCES TO SETTLERS ACTS.			
Government Savings Bank Act 1906-1947: Returned Soldiers' Settlement Act 1916-1945: Rural Bank Agency Act 1934: Farmers' Relief Act 1932-1947: Rural Reconstruction Act 1939-1940.	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 Acts 1944-1947.	State Advances Acts 1916-1934: Co-ordination of Rural Advances and Agricultural Bank Acts 1938-1947: Farmers' Assistance (Debts Adjustment) Acts 1935-1945: Financial Arrangements and Development Aid Acts 1942-1947: Marsupial Proof Fencing Acts 1898-1944: Wire and Wire-netting Advances Acts 1927-1944: Wire and Wire-netting Advances Acts 1933-1944: Discharged Soldiers' Settlement Acts 1917-1945: Re-establishment and Employment Act 1945: War Service Land Settlement Acts 1946-1948.	
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 1933-1948.	Crown Lands Act 1935.	
CLOSER SETTLEMENT ACTS.			
Crown Lands Act 1929-1944: Land Settlement Act 1944.	Closer Settlement Act 1927.	Closer Settlement Act 1929-1945, incorporating Commonwealth and State War Service Land Settlement Agreement Act 1945-1948.	
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.
RETURNED SERVICE PERSONNEL SETTLEMENT ACTS.		
Discharged Soldiers' Settlement Act 1934-1940: War Service Land Settlement Agreement Act 1945.	Discharged Soldiers' Settlement Act 1918: War Service Land Settlement Agreement Act 1945: War Service Land Settlement Agreement (Land Application) Act 1945.	Closer Settlement Act 1929-1945, incorporating Commonwealth and State War Service Land Settlement Agreement Act 1945-1948.
AGRICULTURAL GRADUATES SETTLEMENT ACTS.		
Agricultural Graduates Act 1922-1938: Eyre Peninsula Land Purchase Act 1946.	..	..
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 1931-1948, the Darwin Town Area Leases Ordinance 1947 and the Darwin Short Term Leases Ordinance 1946; that relating to mining in the Mining Ordinance 1939-1947, the Mining (Royalty Suspension) Ordinance 1943, the Gold Dredging Act 1899 of South Australia, 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 1936-1947, 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 (except 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 Lands 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 : 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.
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.
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: Dredging Leases: Mineral Oil Leases.
SETTLEMENT OF RETURNED SERVICE PERSONNEL.		
1914-18 War—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: 1939-45 War—Closer Settlement Leases.	(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.
South Australia.	Western Australia.	Tasmania.
FREE GRANTS AND RESERVATIONS.		
Free Grants: Reservations.	Free Grants: Reservations.	Free Grants: Reservations.
UNCONDITIONAL PURCHASES OF FREEHOLD.		
Auction Sales: By Private Contract (Land passed at Auction).	Auction Sales.	Auction Sales: After-auction Sales: Sales of Land in Mining Towns.
CONDITIONAL PURCHASES OF FREEHOLD.		
Agreements to Purchase: Special Agreements to Purchase (40 years' term): Homestead Blocks: Town of Whyalla Allotments in fee simple.	Conditional Purchases with Residence: Conditional Purchases without Residence: Conditional Purchases by Direct Payment: Conditional Purchase of Land for Vineyards, etc.: Conditional Purchases by Pastoral Leases: 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.

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: Residences 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.
LEASES AND LICENCES UNDER MINING ACTS.		
Holdings under Mining Acts: 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: Mining Easements: Dam Sites.
SETTLEMENT OF RETURNED SERVICE PERSONNEL.		
Perpetual Leases: Pastoral Leases: Agreements to Purchase: Miscellaneous Leases: Licences: War Service Perpetual Leases and War Service Irrigation Perpetual Leases.	Ordinary Tenure: Special Tenure.	Free Grants: Ordinary Tenure Special Tenure.
AGRICULTURAL GRADUATES SETTLEMENT.		
Agreements to Purchase: Perpetual Leases.		

## § 2. Free Grants and Reservations.

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

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

(iii) *Areas Granted and Reserved.* During 1946-47 and 1947-48 1,631 and 1,572 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 115 and 82 respectively. The areas reserved at 30th June, 1947 and 1948 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)
1947 ..	5,330,327	4,055,348	2,083,032	836,743	1,217,525	419,633	4,079,554	18,022,162
1948 ..	5,327,695	4,155,138	2,083,095	833,309	1,215,757	420,665	3,986,921	18,022,580

(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.

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.

(iii) *Areas Granted and Reserved.* During 1947 and 1948 73 and 3 acres respectively were granted without purchase. The areas both temporarily and permanently reserved at the end of 1947 and 1948 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.			
1947 ..	1,794,218	315,919	8,434	4,939,494	161,943	410,000	549,384	8,179,392
1948 ..	1,794,218	315,309	8,434	4,939,494	161,941	410,000	549,392	8,178,788

(a) Timber Reserves, included in figures, amounted to 879,394 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 1947 and 1948 respectively the areas granted in fee simple without payment were nil, the area set apart as reserves 785,244 and 717,310 acres, and reserves cancelled 245,993 and 243,487 acres. The areas reserved, including roads, at the end of 1947 and 1948 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.
1947.. ..	3,123,065	4,309,462	6,471,986	3,454,000	5,658,358	23,016,871
1948.. ..	3,116,020	4,751,152	6,517,749	3,479,754	5,651,773	23,516,448

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 1946-47 and 1947-48 respectively, free grants were issued for areas of 67 and 96 acres, and reserves comprising 6,768 and 9,473 acres were proclaimed. At 30th June, 1947 and 1948, the total area of surveyed roads, railways and other reserves was 20,263,100 and 20,272,573 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 Ooldea, 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, 1947 and 1948, approximately 673,165 and 78,975 acres respectively were reserved for various purposes. At 30th June, 1948 (figures at 30th June, 1947, in parentheses), the total area reserved was 50,409,691 (50,328,930) acres, comprising State forests, 3,399,799 (3,398,013) acres, timber reserves 1,789,133 (1,789,133) acres, and other reserves 45,220,759 (45,141,784) 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 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 1947 and 1948 was 2,937,684 and 3,967,808 acres respectively, excluding 22,319 and 21,724 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 lands so resumed.

(ii) *Areas Reserved.* The total area of reserves at 30th June, 1947 and 1948 respectively was 69,334 and 71,018 square miles, comprising aboriginal native, 68,103 and 69,015 square miles; and other reserves, 1,231 and 2,003 square miles.

8. *Summary.*—The following table shows the total areas reserved in each State, and the grand totals, for the years 1944 to 1948:—

#### 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.
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
1947 ..	18,022	8,179	23,017	20,263	50,329	2,938	44,374	167,122
1948 ..	18,023	8,179	23,516	20,273	50,410	3,969	45,452	169,822

(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, 1948 (figures for year ended 30th June, 1947 in parentheses) the total area sold was 361 (469) acres, of which 3 (5) acres were sold by auction and 48 (98) acres as after-auction purchases, while 22 (13) acres were sold as improvement purchases and 137 (316) acres as special purchases. The amount realized for the sale of the whole area was £23,220 (£24,415).

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  $1\frac{1}{2}$  per cent. of the whole price; the residue is payable in equal half-yearly instalments with interest. Any unsold land in a city, town or borough, areas specially classed for sale, isolated pieces of land not exceeding 150 acres in area, and sites for churches or charitable purposes, if not more than 3 acres in extent, may be sold by auction on the same terms. Swamp or reclaimed lands may also be sold by auction, subject to the condition that the owner keeps open all drains, etc., thereon.

(ii) *Areas sold at Auction and by Special Sales.* During 1947 and 1948 totals of 1,248 and 1,480 acres respectively were disposed of under this tenure, 1,016 and 1,066 acres being country lands and 232 and 414 acres town and suburban lands.

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 1947 unconditional selections made freehold totalled 125 acres. In 1948 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, 1947 and 1948 the area of town lands and special blocks sold by auction was 59 and 25 acres respectively. In addition, 82,259 and 134,360 acres respectively were sold at fixed prices, and the purchases of 41,265 and 73,105 acres respectively on credit were completed, making a total of 123,583 and 207,490 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, 1947 and 1948 the area of town and suburban allotments sold by auction was 864 and 766 acres in 413 and 363 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, 1947 and 1948 the total number of incomplete conditional purchases in existence was 40,552 and 39,784 respectively, covering an area of 13,218,370 and 12,964,458 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, 1947 and 1948, 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.
1947 .. ..	42	15	732	209,650	31,896,353
1948 .. ..	21	16	2,409	334,796	32,231,148

(a) Excludes conversions from other tenures—1946-47, 639 comprising 150,541 acres; 1947-48, 622 comprising 105,768 acres.

3. **Victoria.**—Excluding selections in the Mallee country, the total area purchased conditionally in 1947 and 1948 was 4,071 and 8,690 acres respectively, all with residence. The number of selectors was 30 and 53 respectively. There were no selections in the Mallee in 1947 and 1948.

In addition, the final payments were made during 1947 and 1948 on conditional purchases comprising 38 and 111 acres of Mallee lands.

4. **Queensland.**—The following selections were made freehold during 1947 and 1948 :—Agricultural farms 158,667 and 65,611 acres; agricultural homesteads 166 and 211 acres; prickly pear selections 63,315 and 121,740 acres; and prickly pear development selections 12,402 and 6,289 acres.

5. **South Australia.**—The land allotted under agreements to purchase during 1947-48 (figures for 1946-47 in parentheses) was 2,654 (13,598) acres, comprising Eyre's Peninsula railway lands 232 (1,039) acres, closer settlement lands 67 (2,309) acres, soldiers' acquired lands 1,589 (78) acres, surplus lands 717 (2,610) acres, and other Crown lands 49 (7,562) acres.

6. **Western Australia.**—During the year ended 30th June, 1948 (figures for the year ended 30th June, 1947 in parentheses) the number of holdings conditionally alienated was 607 (570), the total area involved being 698,079 (556,784) acres, comprising conditional purchases by deferred payments with residence of 692,414 (550,502) acres and free homestead farms 5,665 (6,282) acres. Under the heading "deferred payments with residence" are included conditional purchases of grazing lands.

In addition, Crown grants were issued during 1947-48 (1946-47 in parentheses) for the following selections, the prescribed conditions having been complied with :—Free homestead farms 22,952 (20,319) acres and conditional purchases 204,959 (175,108) acres.

7. **Tasmania.**—During 1947-48 (figures for 1946-47 in parentheses) conditional purchases of 37,340 (26,459) acres were completed. The total area sold conditionally was 2,304 (1,316) acres, comprising selections for purchase 2,099 (1,055) acres, and town and suburban allotments 205 (261) acres. The numbers of applications received and confirmed were 41 (19) and 183 (140) 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).

The following table shows the areas held under various descriptions of leases and licences at the end of 1946-47 and 1947-48 :—

(a) Excludes mining leases and permits; forest leases and occupation permits; and leases outside irrigation areas, controlled by the Water Conservation and Irrigation Commission—34,616 acres in 1947 and 42,502 acres in 1948.

3. **Victoria.**—The area of Crown lands occupied under leases and licences in each of the years 1947 and 1948 is shown in the following table :—

**AREAS OCCUPIED UNDER LEASE OR LICENCE : VICTORIA.**

(Acres.)

Particulars.	1947.	1948.
Grazing licences—Other than Mallee .. ..	5,533,484	5,703,371
Mallee lands .. ..	2,972,274	3,145,878
Auriferous lands (licences) .. ..	16,334	16,004
Perpetual leases—Other than Mallee .. ..	16,550	16,550
Mallee lands .. ..	66,244	63,263
Swamp lands (leases) .. ..	4,020	4,020
Agricultural college lands (a) .. ..	66,974	48,005
<b>Total .. ..</b>	<b>8,675,880</b>	<b>8,997,091</b>

(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 1947 and 1948 was as follows :—

**AREAS OCCUPIED UNDER LEASE OR LICENCE AT 31st DECEMBER :  
QUEENSLAND.**

(Acres.)

Particulars.	1947.	* 1948.
Pastoral leases .. ..	243,185,020	243,521,780
Occupation licences .. ..	17,498,880	17,001,160
Grazing selections and settlement farm leases ..	83,613,898	84,255,577
Special purpose leases—Crown land .. ..	491,427	501,816
Reserves .. ..	652,071	853,180
Perpetual lease selections and perpetual lease prickly pear selections .. ..	6,392,727	6,434,883
Auction perpetual leases, etc. .. ..	30,476	30,582
Forest grazing leases (of reserves) .. ..	2,103,800	1,919,200
<b>Total .. ..</b>	<b>353,968,299</b>	<b>354,518,178</b>

During 1947 and 1948 the areas taken up were 3,287,329 acres and 7,219,488 acres respectively. The latter area includes 1,904,014 acres of grazing selections which comprised land surrendered and re-opened in connexion with relief to South-Western grazing selectors. Pastoral leases amounted to 1,928,660 acres during 1947 and to 3,100,640 acres during 1948.

5. **South Australia.**—The total area including repurchased lands held under lease or licence, except mining lease and licence, at 30th June, 1947 and 1948, was respectively 135,771,083 acres and 136,809,071 acres, of which pastoral leases, 114,137,403 acres in

1947 and 115,295,542 acres in 1948, constituted the major proportion. The total area leased during 1946-47 was 803,353 acres, and during 1947-48 450,299 acres, pastoral, grazing and cultivation leases constituting 598,315 acres and 292,858 acres thereof.

6. **Western Australia.**—At 30th June, 1947 the total area held under lease or licence issued by the Lands Department amounted to 210,678,819 acres, of which 208,185,283 acres were under pastoral lease. Corresponding figures for 1948 were 214,570,348 acres and 211,877,572 acres. During 1946-47 the total area of leases issued was 5,116,885 acres (pastoral, 4,948,603 acres). Leases issued in 1947-48 totalled 5,217,746 acres (pastoral, 4,913,978 acres).

7. **Tasmania.**—Crown lands leased at 31st December, 1947 for other than mining purposes amounted to 2,715,612 acres, of which 2,062,933 acres were leased for pastoral purposes. At 31st December, 1948 corresponding figures were 2,684,579 acres and 2,026,455 acres. The area of land leased for pastoral purposes during 1946-47 was 67,812 acres and for 1947-48, 104,841 acres.

8. **Northern Territory.**—At 30th June, 1947 the total area held under lease, licence and permit was 154,201,390 acres, of which pastoral leases accounted for 104,497,920 acres and grazing licences 49,703,470 acres. At 30th June, 1948 the total area under lease, etc., was 157,595,520 acres, and pastoral leases and grazing licences, 115 144,320 acres and 40,231,338 acres respectively. Total annual rentals for all leases were £38,496 and £35,929 in 1946-47 and 1947-48 respectively.

9. **Australian Capital Territory.**—The number of leases granted under the City Area Leases Ordinance 1936-1947 to 30th June, 1947 and 1948 (excluding leases surrendered and determined) was 738 and 791 respectively, representing a capital value of £276,767 and £295,072. There were 68 new leases granted during 1946-47 and 80 during 1947-48. The total area held under grazing, etc., lease and licence (including Jervis Bay area) amounted to 304,298 acres in 1947 and 305,094 acres in 1948.

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 1944 to 1948 :—

#### 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. (b) (c) (d)	Total.
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
1947	111,865	8,676	353,968	135,771	210,679	2,716	154,201	304	978,180
1948	112,943	8,997	354,518	136,809	214,570	2,685	157,596	305	988,423

(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 years 1946–47 and 1947–48:—

#### AREAS TAKEN UP UNDER MINING ACTS: NEW SOUTH WALES.

(Acres.)

Particulars.	1946–47.		1947–48.	
	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 .. ..	951	6,287	1,411	5,425
Mining for other minerals .. ..	14,811	195,287	22,046	193,888
Authorities to prospect .. ..	5,148,218	32,403	743,354	1,127,441
Other purposes .. ..	427	7,280	830	7,248
Total .. ..	5,164,407	241,257	767,641	1,334,002

3. **Victoria.**—The following table gives particulars of the number of leases and licences granted during 1947 and 1948, and the area under occupation for mining purposes at the end of each year:—

#### AREAS TAKEN UP UNDER MINING ACTS: VICTORIA.

Particulars.	1947.		1948.	
	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 .. ..	75	23,697	41	21,082
Petroleum prospecting licences .. ..	1	523,446	8	948,665
Coal leases .. ..	61	{ (a) 12,995	66	{ (a) 16,023
Other leases and licences .. ..		3,514		3,871
Total .. ..	137	563,652	115	989,641

(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 1947 was 17,278 acres, and in 1948 596,903 acres. The rent, fees, etc., were £7,297 and £8,044 in 1947 and 1948 respectively.

4. **Queensland.**—During 1947 and 1948 the number of miners' rights issued was 3,202 and 2,965 respectively, and of business licences 3 and 2. The following table gives particulars of the areas of lands taken up under lease or licence and the total areas occupied for 1947 and 1948. 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.	1947.		1948.	
	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 .. .. .	947	3,301	434	3,365
Mining for other minerals .. .. .	2,659	27,782	7,005	32,287
Miners' homestead leases .. .. .	6,964	420,926	1,010	421,027
Petroleum-prospecting permits .. .. .	127,680	536,180	..	482,740
Coal prospecting areas .. .. .	2,698	3,509	5,550	5,550
Total .. .. .	140,948	991,698	13,999	944,969

The area of land held under lease only at 31st December, 1947 and 1948 was 452,009 and 456,679 acres respectively.

5. South Australia.—The following table gives particulars of operations for 1946-47 and 1947-48 :—

## AREAS TAKEN UP UNDER MINING ACTS : SOUTH AUSTRALIA.

(Acres.)

Particulars.	1946-47.		1947-48.	
	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 .. .. .	309	691	286	963
Mineral and miscellaneous leases .. .. .	1,318	70,258	1,603	70,046
Claims .. .. .	4,539	15,018	3,986	11,830
Occupation licences .. .. .	2	31	2	32
Oil licences .. .. .	31,360,000	35,936,000	32,000	35,968,000
Special mining leases .. .. .	50,880	26,880	..	26,880
Search licences .. .. .	640	640	..	..
Total .. .. .	31,417,688	36,049,318	37,877	36,077,751

6. Western Australia.—The following table gives particulars of operations for 1947 and 1948. The figures exclude holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1948 (1947 in parentheses), the area under lease was 4,110 (4,076) acres for gold-mining, 705 (2,150) for mining for other minerals, 768 (94) for miners' homesteads, and 128 (21) for miscellaneous—a total of 5,711 (6,341) acres. The balance was taken up under licences.

**AREAS TAKEN UP UNDER MINING ACTS : WESTERN AUSTRALIA.**  
(Acres.)

Particulars.	1947.		1948.	
	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 .. .. .	22,046	38,687	17,583	35,190
Mining for other minerals .. .. .	11,772	49,611	21,898	58,240
Other purposes .. .. .	188	37,734	2,490	36,643
<b>Total .. .. .</b>	<b>34,006</b>	<b>126,032</b>	<b>41,971</b>	<b>130,073</b>

7. **Tasmania.**—During 1948 (figures for 1947 in parentheses) the number of leases issued was 32 (72) of which 14 (21) were for tin-mining covering 209 (907) acres. The following table shows acreages for 1947 and 1948.

**AREAS TAKEN UP UNDER MINING ACTS : TASMANIA.**  
(Acres.)

Particulars.	1947.		1948.	
	Leases Issued during Year.	Total Areas Occupied at End of Year.	Leases Issued during Year.	Total Areas Occupied at End of Year.
Gold-mining .. .. .	72	953	..	464
Mining for other minerals .. .. .	1,946	14,441	608	12,805
Licences to search for coal or oil .. .. .	..	..	200	200
Mining for coal .. .. .	..	7,477	..	4,585
Other purposes .. .. .	724	2,829	133	4,627
<b>Total .. .. .</b>	<b>2,742</b>	<b>25,700</b>	<b>941</b>	<b>22,681</b>

8. **Northern Territory.**—At 30th June, 1948 the number and acreage of holdings under mining lease and tenement were as follows :—

**MINING LEASES AND TENEMENTS : NORTHERN TERRITORY, 30th JUNE, 1948.**

Particulars.	No.	Acres.
Gold-mining leases .. .. .	276	4,701
Mineral leases .. .. .	198	4,898
Mineral reward leases .. .. .	2	120
Tin dredging claims .. .. .	1	300
Mineral prospecting areas .. .. .	36	644
Gold prospecting areas .. .. .	20	312
Business and residence areas .. .. .	197	54
Miscellaneous .. .. .	66	334
<b>Total .. .. .</b>	<b>796</b>	<b>11,303</b>

At 30th June, 1947 leases and mining tenements in force numbered 787, with an aggregate area of 11,725 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 1944 to 1948 :—

### 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.

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
1947 ..	5,164,407	17,278	140,948	31,417,688	34,006	2,742	36,777,069
1948 ..	767,641	596,903	13,999	37,877	41,971	941	1,459,332

### TOTAL AREAS OCCUPIED AT END OF YEAR.

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
1947 ..	241,257	563,652	991,698	36,049,318	126,032	25,700	37,997,657
1948 ..	1,334,002	989,641	944,969	36,077,751	130,073	22,681	39,499,117

(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, 1948, 1,983 estates totalling 5,150,517 acres have been purchased by the Crown at a cost of £20,146,135 for purposes of closer settlement of civilians and returned service personnel. The total areas set apart, and the values thereof, to 30th June, 1947 and 1948, are shown below :—

### CLOSER SETTLEMENT AREAS (a) : NEW SOUTH WALES.

To 30th June—	Areas (Acres).			Values (£).		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Cost of Acquired Lands.	Value of Adjoining Crown Lands.	Total.
1947 .. ..	4,593,083	209,661	4,802,744	17,098,094	370,874	17,468,968
1948 .. ..	5,150,517	213,355	5,363,872	20,146,135	385,284	20,531,419

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

The following table gives particulars regarding the disposal of the farms by closer settlement purchase and closer settlement lease at 30th June, 1947 and 1948 :—

### 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.	£	£
1947 .. .. .	9,448	4,593,083	17,098,094	16,393,118
1948 .. .. .	9,943	5,150,517	20,146,135	17,131,820

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 available now, 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.						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.	Number of Farms, etc.			
	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, 1947 and 1948 :—

**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.				
1947 ..	839,461	342,012	..	1,353	125,528	20,881	337,019	12,668
1948 ..	840,918	321,059	..	1,293	124,668	14,845	300,861	18,192

The total area re-purchased at 30th June, 1948 was 922,568 acres at a cost of £2,835,437. Included in these figures are 51,872 acres purchased for £185,285 and afterwards set apart for returned service personnel, 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, 826,793 acres in 1947 and 822,726 in 1948 have been allotted to 2,809 and 2,818 persons respectively, the average area to each being 294 and 292 acres.

6. **Western Australia.**—The total area acquired for closer settlement up to 30th June, 1948 was 1,654,117 acres, costing £2,882,626. Of this area, 20,972 acres have been set aside for roads, reserves, etc., leaving a balance of 1,633,145 acres available for selection. Particulars of operations under the Act for the year ended 30th June, 1948 (figures for year ended 30th June, 1947 in parentheses) are as follows :—Area selected during the year 75,171 (3,738) acres; number of farms, etc., allotted to date 1,768 (1,700); total area occupied to date 867,235 (792,064) acres; balance available for selection 765,910 (451,526) acres; and total revenue £1,284,726 (£1,228,736).

7. **Tasmania.**—Up to 30th June, 1948, 37 areas had been opened up for closer settlement, the total purchase-money paid by the Government being £360,578 and the total area acquired amounting to 104,193 acres, including 12,053 acres of Crown lands. The number of farms occupied at 30th June, 1947 and 1948 was 185 and 182 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, 10,400,000 acres; cost thereof, £38,750,000.

## § 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, 1948 (figures at 30th June, 1947 in parentheses) the area set apart for soldiers of the 1914-18 War was 5,379,279 (5,379,279) acres, of which 1,710,272 (1,710,272) acres comprised acquired land purchased at a cost of £8,113,956 (£8,113,956). The number of settlers to whom farms, etc., had been allotted up to 30th June, 1948 was 9,882 (9,846). Five thousand, four hundred and sixty-eight (5,414) soldiers have either transferred or abandoned their farms, leaving 4,414 (4,432) in occupation of 5,648,358 (6,336,216) acres, consisting of 4,461,366 (5,023,689) acres of Crown lands, including 2,147,250 (2,716,300) acres in the Western Division taken up under the Western Lands Act, 2,241,583 (2,242,834) acres miscellaneous holdings, and 72,533 (64,555) acres within Irrigation Areas. The area of acquired lands still occupied is 1,186,992 (1,201,952) acres. 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, 1947 and 1948 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, 1948 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, 1948 (1947) farms, etc., occupied numbered 1,283 (1,357) containing 826,379 (898,371) acres.

6. **Western Australia.**—At 30th June, 1947 the area of private land acquired for soldier settlement (1914-18 War) was 345,110 acres purchased at a cost of £605,076. To that date, assistance had been given to 5,213 returned soldiers, and the number of farms, etc., occupied was 1,145. No further land has been purchased for returned soldiers of the 1914-18 War.

Owing to the amalgamation of records in the Rural and Industries Bank, information regarding assistance to returned soldiers is no longer available, but at 30th June, 1944 the area of land acquired or set apart for soldier settlement was 14,287,643 acres.

7. *Tasmania*.—At 30th June, 1948 (figures at 30th June, 1947 in parentheses) the area acquired or set apart for soldier settlement (1914–18 War) was 364,200 (364,200) acres, of which 277,348 (276,844) acres comprised private land purchased at a cost of £2,100,040 (£2,093,189). Up to 30th June, 1948 (figures to 30th June, 1947 in parentheses) 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, 1948 was 795 containing 137,111 acres compared with 917 containing 166,768 acres at 30th June, 1947.

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, 24,400,000 acres, including 5,300,000 acres of private land acquired at a cost of £28,300,000.

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  $3\frac{1}{2}$  per cent. in the first year, increasing by  $\frac{1}{2}$  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  $2\frac{1}{2}$  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.* Information regarding the method of operation and the administration of the War Service Land Settlement Scheme (the agreement between the Commonwealth and States for the settlement of returned soldier personnel on the land) will be found in preceding issues of the Official Year Book (see No. 37, pp. 113-117).

While the scheme is concentrated mainly on the expansion of the wool, fat lamb, wheat, dairying, citrus and dried fruit industries throughout Australia, other important industries have not been overlooked. The Commonwealth Government, under this scheme, is giving practical assistance and encouragement to the establishment of tobacco growing, particularly in the States of Queensland and Western Australia.

Before ex-servicemen are allotted tobacco farms, a course of training extending over a period of twelve months is provided under the Commonwealth Rural Training Scheme. This course, carried out mainly in the field, starts from the raising of seedlings and finishes with the grading of the crop. Tobacco-growing projects in Queensland and Western Australia which have been approved to date will, it is anticipated, result in an annual yield of nearly 1,000,000 lb. of tobacco leaf.

The sugar industry is now also included under the scheme, the Central Sugar Cane Prices Board having granted an assignment of land in Queensland for the growing of sugar-cane by ex-servicemen.

(ii) *Summary of Operations to 31st December, 1948.* Up to 31st December, 1948 the States had submitted to the Commonwealth settlement proposals involving 8,313,511 acres, and of that total 6,588,038 acres had been approved as suitable for soldier settlement.

The tables hereunder show the position up to 31st December, 1948.

### WAR SERVICE LAND SETTLEMENT (1939-45 WAR): SUMMARY TO 31st DECEMBER, 1948.

State.	Land Submitted by States.		Land Approved by Commonwealth.					
			As Suitable for Soldier Settlement.		For Acquisition.		Acquired by States.	
	Sub- missions.	Area.	Pro- perties.	Area.	Pro- perties.	Area.	Pro- perties.	Area.
	No.	Acres.	No.	Acres.	No.	Acres.	No.	Acres.
New South Wales—								
Subdivision ..	70	1,039,426	62	844,058	62	844,058	38	536,699
Irrigation Lands ..	20	220,014	19	206,534	19	206,534	6	113,311
Western Division ..	96	3,385,320	86	2,640,259	86	2,640,259	86	2,640,259
Promotion Scheme ..	247	763,507	173	638,540	173	638,540	87	414,731
Irrigation Lands ..	28	57,808	27	56,205	27	56,205	16	35,975
<b>Total, New South Wales ..</b>	<b>461</b>	<b>5,466,075</b>	<b>367</b>	<b>4,385,596</b>	<b>367</b>	<b>4,385,596</b>	<b>233</b>	<b>3,740,975</b>
Victoria—								
Irrigation Lands ..	10	152,638	10	107,638	10	107,638	9	17,324
Other ..	83	464,253	79	440,406	79	440,406	68	389,019
<b>Total, Victoria ..</b>	<b>93</b>	<b>616,891</b>	<b>89</b>	<b>548,044</b>	<b>89</b>	<b>548,044</b>	<b>77</b>	<b>406,343</b>
Queensland ..	125	228,654	108	191,773	108	191,773	33	90,246
South Australia ..	118	454,530	101	362,719	99	361,864	82	322,021
Western Australia ..	504	1,361,437	330	942,847	313	917,171	291	818,293
Tasmania ..	(a) 27	185,924	(a) 21	157,059	(a) 14	144,772	(a) 10	93,892
<b>Total, Australia ..</b>	<b>1,328</b>	<b>8,313,511</b>	<b>1,016</b>	<b>6,588,038</b>	<b>990</b>	<b>6,549,220</b>	<b>726</b>	<b>5,471,770</b>

(a) Excludes portion of one property.

WAR SERVICE LAND SETTLEMENT (1939-45 WAR): SUMMARY TO  
31st DECEMBER, 1948—continued.

State.	Land Approved by Commonwealth for Subdivision.			Single Properties Approved by Commonwealth.		Land Allotted to Settlers.		Land Under Consideration, Rejected or Withdrawn.
	Properties.	Area.	Holdings.	Area.	Properties.	Area.	Holdings.	Area.
	No.	Acres.	No.	Acres.	No.	Acres.	No.	Acres.
New South Wales—								
Subdivision ..	51	673,172	574	..	..	464,352	384	195,368
Irrigation Lands ..	15	161,661	188	..	..	45,239	68	13,480
Western Division ..	..	..	..	2,377,459	79	2,377,459	79	745,061
Promotion Scheme ..	113	560,379	394	69,763	58	438,866	350	124,967
Irrigation Lands ..	20	52,184	85	4,021	7	11,909	20	1,603
Total, New South Wales ..	199	1,447,396	1,241	2,451,243	144	3,337,825	901	1,080,479
Victoria—								
Irrigation Lands ..	5	33,017	368	2,336	5	21,868	247	45,000
Other ..	70	349,242	603	3,019	5	327,715	554	23,847
Total, Victoria ..	75	382,259	971	5,355	10	349,583	801	68,847
Queensland ..	52	128,393	214	8,807	16	80,973	104	36,881
South Australia ..	(a) 44	113,339	289	6,032	12	19,444	99	91,811
Western Australia ..	84	460,682	223	314,118	205	348,587	208	418,590
Tasmania ..	(a) 8	69,221	82	157	1	..	..	28,865
Total, Australia ..	462	2,601,290	3,020	2,785,712	388	4,136,412	2,113	1,725,473

(a) Excludes portion of one property.

The area approved in New South Wales as suitable for settlement to 31st December, 1948 was 4,385,596 acres. Plans had been approved for the subdivision of 199 properties into 1,241 holdings. In addition, approval had been given to include 144 single farm properties, making a total of 1,385 holdings, with an area of 3,898,639 acres. The number of holdings allotted to settlers was 901, involving 3,337,825 acres. In Victoria the area approved for soldier settlement to 31st December, 1948 was 548,044 acres. By the subdivision of 75 properties and the inclusion of 10 single farm holdings, a total of 981 holdings with an area of 387,614 acres had been provided. In Queensland 191,773 acres had been provided for soldier settlement to 31st December, 1948. This included 20,323 acres approved for sugar production and 17,375 acres to be used in the establishment of tobacco farms. Sixteen single farm holdings and the subdivision of 52 properties into 214 holdings provided 230 holdings with an area of 137,200 acres. The area submitted for soldier settlement by South Australia was 454,530 acres and 362,719 acres had been approved by the Commonwealth. To 31st December, 1948 an area of 119,371 acres had been subdivided into 301 holdings, and 99 holdings, with an area of 19,444 acres, had been allotted to settlers. Of the total holdings provided, 104 were in the Loxton, Chaffey and Loveday Irrigation areas. Western Australia had submitted 504 proposals for soldier settlement involving 1,361,437 acres, and 942,847 acres had been approved. To 31st December, 1948 there had been 460,682 acres subdivided into 223 holdings and 205 existing single farms with a total area of 314,118 acres had been approved as suitable. There had been 208 holdings with an area of 348,587 acres allotted to ex-soldier applicants. The production of tobacco leaf in Western Australia is to be expanded under the War Service Land Settlement Scheme. There had

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been 157,059 acres approved for soldier settlement in Tasmania and on King and Flinders Islands. Considerable developmental work is in progress and to 31st December, 1948 83 holdings, comprising 69,378 acres, had been provided. Fourteen of the holdings provided will be subject to an irrigation scheme on the Lawrenny Estate. Settlers will be engaged chiefly in dairying and sheep breeding for wool and fat lambs.

(iii) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 31st December, 1948:—

## WAR SERVICE LAND SETTLEMENT (1939-45 WAR): EXPENDITURE TO 31st DECEMBER, 1948.

(£.)

Advances to States.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	Total.
For acquisition of land .. ..	..	..	..	1,132,655	2,121,117	351,750	3,605,522
For development and improvement of land .. ..	..	..	..	950,790	571,701	269,292	1,791,783
For payment of living allowances to settlers .. ..	127,403	..	9,000	4,384	46,500	..	187,287
To provide credit facilities to settlers .. ..	..	..	..	36,805	437,700	..	474,505
Remission of Interest .. ..	1,632	..	..	..	..	..	1,632
Valuations, Commonwealth Contributions .. ..	..	..	5,747	..	..	..	5,747
Remission of Rent .. ..	10,535	..	..	..	..	..	10,535
Total .. ..	139,570	..	14,747	2,124,634	3,177,018	621,042	6,077,011

2. *Loans and Allowances (Agricultural Occupations) Scheme.*—Full details of the measures taken to provide for the re-establishment of ex-servicemen in rural occupations are contained in Official Year Book No. 37, pp. 117-8.

Ex-servicemen are taking advantage of this means of re-establishing themselves and to the 31st December, 1948 the number of loan applications approved by State authorities for the Commonwealth was 10,988 for an amount of £7,890,164. The amount actually advanced to applicants to 31st December, 1948 was £5,819,953. The following table shows particulars for each State to 31st December, 1948:—

## LOANS (AGRICULTURAL OCCUPATIONS): SUMMARY TO 31st DECEMBER, 1948.

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	5,595	4,606	989	3,413,114	4,085	2,995,756	2,200,000	2,537,003
Victoria ..	3,545	2,302	1,243	1,465,655	2,143	1,363,738	1,010,000	1,083,187
Queensland ..	1,438	1,120	318	612,507	937	507,989	385,000	398,963
South Australia ..	1,465	841	624	625,314	794	596,148	410,000	453,350
Western Australia	2,460	1,691	769	1,507,599	1,600	1,425,503	975,000	1,152,740
Tasmania ..	760	426	334	263,975	405	251,279	175,000	192,710
Northern Territory	11	2	9	2,000	2	2,000	2,000	2,000
Total ..	15,274	10,988	4,286	7,890,164	9,966	7,142,413	5,157,000	5,819,953

(a) After deduction of loans declined after approval—£747,751.

To the 31st December, 1948 there had been 10,386 allowance applications approved and the amount paid was £1,568,250. The following table gives State details to 31st December, 1948 :—

**ALLOWANCES (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 31st DECEMBER, 1948.**

State.	Applications.			Advanced by Commonwealth Treasury to Bank.	Allowances Paid.
	Received.	Approved.	Rejected, Withdrawn or Not Yet Approved.		
New South Wales ..	3,376	3,032	344	£ 460,000	£ 448,135
Victoria ..	2,443	1,850	593	240,000	212,186
Queensland ..	2,237	1,849	388	313,500	307,960
South Australia ..	1,715	1,293	422	232,000	215,673
Western Australia ..	2,399	2,062	337	359,000	335,896
Tasmania ..	384	300	84	53,000	48,400
Total ..	12,554	10,386	2,168	1,657,500	1,568,250

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 to 1947-48, the six months to 31st December, 1948, and the aggregate to 31st December, 1948. The aggregate, £13,903,033, includes—War service land settlement, £6,077,011; agricultural loans, £5,157,000; agricultural allowances, £1,657,500; administrative expenses, £230,397; rural training, £781,125. Details of the larger items are given in the tables 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	536,230	261,780	1,285,495	1,337,384	140,506	2,000	4,852,821
1947-48 ..	1,191,480	618,637	324,000	887,712	1,769,701	294,936	..	5,086,466
1948-49 (six months) ..	448,586	298,205	213,591	434,265	915,039	153,146	..	2,424,332
Total to 31st December, 1948 ..	3,049,992	1,606,876	859,371	2,870,771	4,632,166	920,357	2,000	13,903,033

**§ 10. Advances to Settlers.**

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

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

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

2. New South Wales.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1948 :—

## ADVANCES TO SETTLERS : NEW SOUTH WALES.

Advances.	Advances made during—		Total Advances at 30th June, 1948.	Amount outstanding at 30th June, 1948.	
	1946-47.	1947-48.		Number of Accounts.	£
Department of Lands—	£	£	£		
Closer Land Settlement .. ..	..	..	15,113,154	7,200	(a) 4,693,466
Soldier Settlers, 1914-18 War ..	..	..	(b) 3,196,005	1,045	450,400
1939-45 War .. ..	14,638	382,304	396,942	308	389,347
Soldier Land Settlement .. ..	1,245,882	2,821,863	4,316,229	335	(c) 2,050,095
Wire Netting .. ..	..	..	1,494,653	1,542	164,021
Prickly Pear .. ..	5,835	7,782	172,830	322	5,288
Rural Bank—					
General and Rural Bank Divisions ..	4,146,021	4,161,002	48,786,987	14,391	17,034,888
Government Agency Department—					
Rural Industries .. ..	141,573	89,659	7,655,274	1,322	657,706
Unemployment Relief and Dairy Promotion .. ..	28,325	25,065	1,488,283	1,823	284,193
Rural Reconstruction (d) .. ..	993,258	933,978	10,391,165	3,030	4,700,120
Shallow Boring .. ..	16,031	17,915	938,339	547	169,455
Farm Water Supplies .. ..	1,678	12,448	14,126	56	12,681
Irrigation Areas .. ..	35,084	48,768	(e)	(e)	1,304,208
Government Guarantee Agency ..	25,666	19,268	170,127	17	8,658
Closer Settlement Agency .. ..	..	..	166,826	116	151,419
Total .. ..	6,653,991	8,520,052	794,300,940	(f) 32,054	32,075,945

(a) Excludes an amount of £4,090,848 to 30th June, 1948, capitalized on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943. (b) In addition, the sum of £1,925,084 has been expended on developmental works on soldiers' settlements. (c) Includes capital value of Closer Settlement Leases, £1,867,042, and unpaid balance and interest on structural improvements, £183,053. (d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £3,451,203. (e) Not available. (f) Incomplete.

3. Victoria.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1948 :—

## ADVANCES TO SETTLERS : VICTORIA.

Advances.	Advances made during—		Total Advances at 30th June, 1948.	Amount outstanding at 30th June, 1948.	
	1946-47.	1947-48.		Number of Persons.	£
State Savings Bank, Credit Foncier—	£	£	£		
Civilians .. ..	93,609	99,257	11,403,329	2,092	1,890,013
Discharged Soldiers .. ..	479	182	847,608	158	111,534
Treasurer—					
Cool Stores, Canneries, etc. ..	17,500	78,000	937,783	(a) 7	255,212
Department of Lands and Survey—					
Closer Settlement Settlers and Soldier Settlers .. ..	..	..	646,904,855	5,800	7,143,321
Cultivators of Land .. ..	8,539	33,238	2,449,800	585	126,406
Wire Netting .. ..	..	16,004	591,541	899	93,127
Soldier Settlement Commission—					
Advances for sales of land not required for Soldier Settlement ..	..	2,094	2,094	4	1,570
Single Unit Farms .. ..	319,173	2,537,814	2,856,987	842	2,848,389
Improvements, stock, implements, etc. .. ..	3,000	3,450	6,450	4	4,483
Re-establishment and Employment Act 1945 .. ..	392,711	478,310	879,421	1,437	769,972
Total .. ..	835,011	3,248,349	66,879,868	11,828	13,244,027

(a) Companies and Co-operative Societies.

(b) Represents consolidated debts of settlers (Section 30, Act 4091).

4. Queensland.—The following table gives particulars of advances to 30th June, 1948. The figures exclude transactions in land.

#### ADVANCES TO SETTLERS : QUEENSLAND.

Advances.	Advances made during—		Total Advances at 30th June, 1948.	Amount outstanding at 30th June, 1948.	
	1946-47.	1947-48.		Number of Persons.	£
	£	£	£		
Co-ordination of Rural Advances and Agricultural Bank Acts ..	1,087,599	956,266	11,776,709	3,301	2,916,963
Discharged Soldiers' Settlement (a) ..	1,153	367	2,469,956	611	150,941
Water Facilities ..	..	..	58,079	80	5,590
Wire Netting, etc. ..	..	..	1,019,403	1,412	168,553
Seed Wheat and Barley ..	1,563	4,883	(b) 133,358	(c)	13,140
Drought Relief ..	366,479	11,227	699,369	(c)	375,653
War Service Land Settlement ..	..	54,076	54,076	26	53,395
Income (Unemployment Relief and State Development) Tax Acts (d) ..	70	32	1,184,475	1,455	248,626
Irrigation ..	..	..	54,914	53	13,480
Farmers' Assistance (Debt Adjustment Acts) ..	37,194	11,877	988,585	283	488,597
Re-establishment and Employment Act 1945 ..	118,092	181,439	303,869	533	279,756
<b>Total .. ..</b>	<b>1,612,150</b>	<b>1,220,167</b>	<b>18,742,793</b>	<b>(e) 7,754</b>	<b>4,714,694</b>

(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, 1948 :—

#### ADVANCES TO SETTLERS : SOUTH AUSTRALIA.

Advances.	Advances made during—		Total Advances at 30th June, 1948.	Amount outstanding at 30th June, 1948.	
	1946-47.	1947-48.		Number of Persons.	£
	£	£	£		
<b>Department of Lands—</b>					
Advances to soldier settlers, 1914-18 War ..	13,195	25,304	4,463,331	723	1,966,988
Advances to soldier settlers, 1939-45 War ..	4,817	2,167	6,984	7	6,688
Advances to blockholders ..	..	..	41,451	..	..
Advances for sheds and tanks ..	..	..	75,693	81	11,327
Advances under Closer Settlement Acts ..	30,823	26,147	2,560,909	1,005	1,141,709
Advances under Agricultural Graduates Settlement Act ..	..	..	62,258	30	37,087
<b>Primary Producers Assistance Department—</b>					
Advances in drought-affected areas ..	..	..	2,146,768	338	96,115
Advances under Farmers Relief Acts ..	11,060	9,931	4,429,012	238	86,687
<b>Irrigation Branch—</b>					
Advances to civilians ..	2,779	882	290,630	215	52,017
Advances to soldier settlers ..	1,759	2,805	1,043,825	560	669,443
<b>State Bank of South Australia (Credit Foncier Department) ..</b>	<b>99,453</b>	<b>220,396</b>	<b>5,874,611</b>	<b>1,064</b>	<b>758,022</b>
Advances to Primary Producers ..	48,853	9,908	1,176,395	301	582,208
Advances to settlers for improvements ..	1,000	1,434	1,117,618	563	181,082
Advances under Vermin and Fencing Acts ..	465	386	1,377,159	1,643	159,850
Advances under Loans to Producers Act ..	16,021	10,421	383,573	64	196,024
Re-establishment and Employment Act 1945 ..	196,440	167,500	375,685	487	333,000
<b>Total .. ..</b>	<b>426,665</b>	<b>477,281</b>	<b>25,425,902</b>	<b>7,319</b>	<b>6,278,247</b>

6. Western Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1948 :—

## ADVANCES TO SETTLERS : WESTERN AUSTRALIA.

Advances.	Advances made during—		Total Advances at 30th June, 1948.	Amount outstanding at 30th June, 1948.	
	1946-47.	1947-48.		Number of Accounts.	£
Department of Lands and Surveys—	£	£	£		
Development loans .. ..	324,194	59,663	10,852,535	4,694	3,218,323
Soldier settlement loans .. ..	11,463	2,121	a 6,124,210	(b)	(b)
Cropping advances .. ..	53,963	7,761	c14,481,525	130	19,982
Group Settlement Advances ..	16,437	8,907	6,327,742	(b)	(b)
Repurchased Estates—					
Under Agricultural Lands Pur-					
chase Act 1909 .. ..	..	..	575,368	363	10,632
Soldier Settlement .. ..	..	..	605,076	828	25,970
Wire and Wire Netting Advances..	..	..	513,748	850	160,048
Rural and Industries Bank—					
Re-establishment and Employment					
Act 1945 .. ..	539,806	365,596	994,686	1,546	91,261
Total .. ..	945,863	444,048	40,474,890	8,411	3,526,216

(a) Includes capitalization of interest to principal. (b) Not available. Included in Development Loans. (c) 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, 1948. 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, 1948.	Amount outstanding at 30th June, 1948.	
	1946-47.	1947-48.		Number of Persons.	£
Agricultural Bank—	£	£	£		
State Advances Act and Rural					
Credits .. ..	145,350	167,262	2,036,331	408	(a) 179,923
Orchardists' Relief, 1926 .. ..	..	..	46,832	5	207
Unemployed (Assistance to Primary	..	..	114,302	65	2,148
Producers) Relief Act 1930-1931	..	..	14,855	10	275
Bush Fire Relief Act 1934 .. ..	..	..	35,523	11	1,339
Flood Sufferers' Relief Act 1929 ..	..	..	10,086	16	508
Crop Losses, 1934-35 .. ..	..	..	34,556	11	582
Assistance to Fruitgrowers Act 1941	..	..	3,764	..	..
Flood Sufferers' Relief Act, 1942 ..	..	..	1,902	5	1,323
Flood Sufferers' Relief Act, 1944 ..	..	..	..	..	..
Re-establishment and Employment					
Act 1945 .. ..	28,859	74,071	152,930	215	137,010
Primary Producers' Relief Act 1947	..	297,846	297,846	834	297,846
Minister for Agriculture—					
Soldier Settlers—					
Advances .. ..	10,648	14,536	884,823	40	(b) 29,730
Purchase of Estates, etc. (c) ..	11,548	9,117	2,525,076	(d) 795	723,278
Closer Settlers—					
Advances .. ..	144	195	92,589	3	2,471
Purchase of Estates, etc. (c) ..	2,939	1,504	515,910	(d) 182	217,020
Total .. ..	249,488	564,531	6,767,325	2,600	1,593,660

(a) Excludes £19,988 forfeited properties. (b) Excludes £200,593 advances capitalized, £79,114 advances written off to bad debts, and £40,789 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 year 1947-48 three advances totalling £146 were made. The total amount advanced to 30th June, 1948 was approximately £25,695. At 30th June, 1948 the balance outstanding from 13 settlers, including interest, was £1,362.

9. **Summary of Advances.**—The following table gives a summary for each State and the Northern Territory to the 30th June, 1948. 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, 1948.	Amount outstanding at 30th June, 1948.	
	1946-47.	1947-48.		Number of Persons.	£
	£	£	£		
New South Wales ..	6,653,991	8,520,052	<i>b</i> 94,300,940	( <i>ab</i> ) 32,054	32,075,945
Victoria ..	835,011	3,248,349	66,879,868	11,828	13,244,027
Queensland ..	1,612,150	1,220,167	18,742,793	( <i>b</i> ) 7,754	4,714,694
South Australia ..	426,665	477,281	25,425,902	7,319	6,278,247
Western Australia ..	945,863	444,048	40,474,890	8,411	3,526,216
Tasmania ..	249,488	564,531	6,767,325	2,600	1,593,660
Northern Territory ..	..	146	25,695	13	1,362
Total ..	10,723,168	14,474,574	252,617,413	69,979	61,434,151

(a) Number of accounts.

(b) Incomplete.

### § 11. Alienation and Occupation of Crown Lands.

1. **General.**—The figures given in the previous parts of this chapter show separately the areas alienated, in process of alienation, or occupied under various tenures. The following tables set out in summarized form the position in regard to the tenure of land in each State, in the Northern Territory, and in the Australian Capital Territory during the latest year for which information is available—1948 in all cases. Particulars for each

year from 1937 to 1947 appear in *Production Bulletin* No. 42, 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 198,037,120 acres, of which 25.7 per cent. had been alienated at 30th June, 1948, 7.7 per cent. was in process of alienation, 58.2 per cent. was held under leases and licences and the remaining 8.4 per cent. was unoccupied or held by the Crown.

The following table gives particulars as at 30th June, 1948:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: NEW SOUTH WALES,  
30th JUNE, 1948.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
<b>1. Alienated.</b>		<b>3. Held under Leases and Licences.</b>	
Granted and sold prior to 1862 ..	7,146,579	Homestead selections and grants ..	1,667,470
Sold by auction and other sales, 1862 to date ..	13,234,281	Alienable leases, long-term and perpetual ..	26,924,920
Conditionally sold, 1862 to date	32,231,148	Other long-term leases ..	74,258,831
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	Short-term leases and temporary tenures ..	10,134,624
Granted for public and religious purposes ..	265,832	Forest leases ..	2,121,545
		Mining and auriferous leases (a) (c) ..	195,950
	55,050,038	<b>Total</b> ..	<b>115,303,340</b>
Less lands resumed or reverted to Crown ..	4,178,218		
<b>Total</b> ..	<b>50,871,820</b>		
<b>2. In Process of Alienation.</b>		<b>4. Unoccupied (b)—Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied (Approximate) ..</b>	<b>16,688,840</b>
Conditional purchases ..	12,964,458		
Closer settlement purchases ..	1,797,181		
Soldiers' group purchases ..	188,147		
Other forms of sale ..	223,334		
<b>Total</b> ..	<b>15,173,120</b>	<b>5. Total Area of State</b> ..	<b>198,037,120</b>

(a) At 31st December, 1947. (b) Of this area only 2,758,782 acres are available for selection, the balance being reservations for roads, various public purposes, water frontages, and river and lake surfaces. (c) Excludes lands held by virtue of miners' rights and business licences; also lease areas applied for, and in occupation, under the Mining Act 1906, but not yet confirmed.

3. *Victoria*.—The total area of Victoria is 56,245,760 acres, of which 52.9 per cent. had been alienated up to the end of 1948; 5.2 per cent. was in process of alienation under deferred payments and closer settlement schemes; 17.7 per cent. was occupied under leases and licences; and 24.2 per cent. was unoccupied or held by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : VICTORIA,  
31st DECEMBER, 1948.  
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i> .. .. .	29,767,882	3. <i>Leases and Licences held—</i> <i>Under Lands Department—</i>	
		Perpetual Leases .. .. .	79,813
		Agricultural College Leases .. .. .	48,005
		Other Leases and Licences .. .. .	20,024
2. <i>In Process of Alienation—</i>		Temporary (Yearly) Grazing .. .. .	
Exclusive of Mallee and Closer .. .. .	439,090	Licences .. .. .	8,849,249
Settlement Lands .. .. .		Under Mines Department(a) .. .. .	979,267
Mallee Lands (exclusive of .. .. .			
Closer Settlement Lands) .. .. .	1,932,201	Total .. .. .	9,976,358
Closer Settlement Lands .. .. .	550,578		
Village Settlement .. .. .	34	4. <i>Occupied by the Crown or</i> <i>Unoccupied</i> .. .. .	13,579,617
<b>Total</b> .. .. .	2,921,903	5. <i>Total Area of State</i> .. .. .	56,245,760

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

4. *Queensland.*—The total area of this State is 429,120,000 acres, of which, on 31st December, 1948, 5.3 per cent. was alienated : 1.2 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, 1948.  
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and</i> <i>Licences—</i>	
By Purchase .. .. .	22,757,111	Pastoral Leases .. .. .	243,521,780
Without Payment .. .. .	92,116	Occupation Licences .. .. .	17,001,160
		Grazing Selections and Settle- ment Farm Leases .. .. .	84,255,577
		Leases—Special Purposes .. .. .	a 1,354,996
		Mining Leases .. .. .	470,562
		Perpetual Leases Selections and Perpetual Lease Prickly Pear Selections .. .. .	6,434,883
		Auction Perpetual Leases, etc. Forest Grazing Leases (of Reserves) .. .. .	30,582
		Total .. .. .	1,919,200
<b>Total</b> .. .. .	22,849,227	4. <i>Reserves (net, not leased),</i> <i>Surveyed Roads and Surveyed</i> <i>Stock Routes</i> .. .. .	354,988,740
			20,744,068
2. <i>In Process of Alienation</i> .. .. .	4,921,093	5. <i>Unoccupied</i> .. .. .	25,616,872
		6. <i>Total Area of State</i> .. .. .	429,120,000

(a) Special leases of Crown Land, 501,816 acres ; special leases of reserves, 853,180 acres.

5. *South Australia.*—The area of South Australia is 243,244,800 acres and at 30th June, 1948, 5.5 per cent. was alienated ; 0.3 per cent. in process of alienation ; 70.9 per cent. occupied under leases and licences and 23.3 per cent. occupied by the Crown or unoccupied.

The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : SOUTH AUSTRALIA.**  
**30th JUNE, 1948.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i> —		3. <i>Held under Lease and Licence</i> —	
Sold .. .. .	13,250,438	Perpetual Leases, including	
Granted for Public Purposes ..	134,896	Irrigation Leases ..	18,223,916
		Pastoral Leases ..	115,295,542
		Other Leases and Licences ..	2,727,946
		Mining Leases and Licences ..	36,077,751
Total .. .. .	13,385,334	Total .. .. .	172,325,155
		4. <i>Area Unoccupied (a)</i> .. ..	56,757,159
2. <i>In Process of Alienation</i> ..	777,152	5. <i>Total Area of State</i> .. ..	243,244,800

(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, 1948, 3.5 per cent. was alienated; 1.6 per cent. was in process of alienation; and 34.9 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 60.0 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA.**  
**30th JUNE, 1948.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i> .. .. .	21,893,785	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 ..	211,877,572
Free Homestead Farms ..	473,785	Special Leases ..	2,157,105
Conditional Purchases ..	5,735,127	Leases of Reserves ..	461,386
Selections under the Agricultural Lands Purchase Act ..	445,671	Residential Lots ..	4,771
Grazing Leases ..	3,249,696	Perpetual Leases ..	69,516
Town and Suburban Lots ..	3,188	(ii) Issued by Mines Department—	
Crown Grants of Reserves ..	941	Gold-mining Leases ..	25,481
		Mineral Leases ..	32,961
		Miners' Homestead Leases ..	29,835
		(iii) Issued by Forests Department—	
		Timber Permits ..	1,148,336
Total .. .. .	9,963,208	Total .. .. .	217,806,963
		4. <i>Area Unoccupied (a)</i> .. ..	374,924,844
		5. <i>Total Area of State</i> .. ..	624,588,800

(a) Includes reservations for roads and various public purposes, 50,409,691 acres.

7. **Tasmania.**—The total area of Tasmania is 16,778,000 acres, of which, at 31st December, 1948, 36.4 per cent. had been alienated; 2.3 per cent. was in process of alienation; 16.1 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, 1948.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i> .. .. .	6,110,902	3. <i>Leases and Licences</i> —continued.	
2. <i>In Process of Alienation</i> ..	376,949	(i) Issued by Lands Department—continued.	
3. <i>Leases and Licences</i> —		Soldier Settlement ..	153,121
(i) Issued by Lands Department—		Short-Term Leases ..	11,134
Islands .. .. .	126,341	(ii) Issued by Mines Department ..	22,681
Ordinary Leased Land ..	1,900,114	Total .. .. .	2,707,260
Land Leased for Timber	439,467	4. <i>Area Occupied by the Crown or Unoccupied (a)</i> .. ..	7,582,889
Closer Settlement .. ..	54,402	5. <i>Total Area of State</i> .. ..	16,778,000

(a) Includes reservations for roads and various other public purposes, 3,967,808 acres; lands occupied by Commonwealth or State Departments, 21,724 acres; and land acquired for soldier and closer settlement but not leased, 145,543 acres.

8. **Northern Territory.**—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1948, only 0.1 per cent. was alienated; 47.1 per cent. was held under leases and licences; 13.5 per cent. was reserved for aboriginal, defence and public requirements; and the remaining 39.3 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1948 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NORTHERN TERRITORY  
30th JUNE, 1948.**

(Acres.)

Particulars.	Area.
1. <i>Alienated</i> .. .. .	455,321
2. <i>Leased</i> —	
Pastoral leases .. .. .	115,144,320
Other leases, licences and mission stations .. ..	42,451,200
Total .. .. .	157,595,520
3. <i>Reserved</i> —	
Aboriginal, defence and public requirements ..	45,451,833
4. <i>Unoccupied and Unreserved</i> .. .. .	131,614,126
5. <i>Total Area</i> .. .. .	335,116,800

9. **Australian Capital Territory.**—Alienated land of the Territory (excluding the Jervis Bay area) at the end of 1948 comprised 10.9 per cent. of the total area, land in process of alienation 7.0 per cent. land held under lease and licence 50.2 per cent. land otherwise occupied, including city tenures 5.3 per cent. and unoccupied 26.6 per cent.

The following table gives particulars of land areas in the Australian Capital Territory (excluding the Jervis Bay area) at the end of 1948 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : AUSTRALIAN CAPITAL TERRITORY (a), 31st DECEMBER, 1948.**  
(Acres.)

Particulars.	Area.
1. <i>Alienated</i> .. .. .	63,635
2. <i>In Process of Alienation</i> .. .. .	41,056
3. <i>Leased, etc.</i> —	
Grazing, agriculture, etc., leases .. .. .	290,581
Grazing licences .. .. .	2,725
Total .. .. .	293,306
4. <i>Otherwise Occupied (b)</i> .. .. .	30,870
5. <i>Unoccupied</i> .. .. .	153,933
6. <i>Total Area (a)</i> .. .. .	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 1947 and 1948 :—

**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.
1947.									
N.S.W. (a) ..	51,439	25.97	14,909	7.53	114,973	58.06	16,716	8.44	198,037
Victoria (b) ..	29,599	52.62	3,045	5.41	9,240	16.43	14,362	25.54	56,246
Queensland (b) ..	22,655	5.28	5,118	1.19	354,432	82.60	46,915	10.93	429,120
S. Aust. (a) ..	13,178	5.42	856	0.35	171,254	70.40	57,957	23.83	243,245
W. Aust. (a) ..	19,996	3.20	12,087	1.94	213,884	34.24	378,621	60.62	624,588
Tasmania (b) ..	6,080	36.24	388	2.31	2,744	16.36	7,566	45.09	16,778
N.T. (a) ..	457	0.14	..	..	154,201	46.01	180,459	53.85	335,117
A.C.T. (b) ..	58	9.65	48	7.99	304	50.58	191	31.78	601
Australia ..	143,462	7.54	36,451	1.91	1,021,032	53.63	702,787	36.92	1,903,732
1948.									
N.S.W. (a) ..	50,872	25.69	15,173	7.66	115,303	58.22	16,689	8.43	198,037
Victoria (b) ..	29,768	52.92	2,922	5.20	9,976	17.74	13,580	24.14	56,246
Queensland (b) ..	22,849	5.32	4,921	1.15	354,989	82.73	46,301	10.80	429,120
S. Aust. (a) ..	13,385	5.50	777	0.32	172,325	70.85	56,758	23.33	243,245
W. Aust. (a) ..	21,894	3.51	9,963	1.59	217,807	34.87	374,924	60.03	624,588
Tasmania (b) ..	6,111	36.42	377	2.25	2,707	16.13	7,583	45.20	16,778
N.T. (a) ..	455	0.14	..	..	157,596	47.03	177,066	52.83	335,117
A.C.T. (b) ..	64	10.65	41	6.82	305	50.75	191	31.78	601
Australia ..	145,398	7.64	34,174	1.79	1,031,008	54.16	693,152	36.41	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 1948. 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.

