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CHAPTER IV.

LAND TENURE AND SETTLEMENT.

§ 1. Introduction.

For descriptions of the land tenure systems of the several States and the internal Territories *see* Official Year Book No. 4 (pp. 235-333) and subsequent issues, in particular No. 22 (pp. 133-195). Conspectuses of land legislation in force and of the systems of land tenure in the several States have appeared in issues up to and including No. 38, but only a brief summary is given below.

The land legislation in force in the several States may be classified broadly under five major types of land enactments, i.e., Crown Lands Acts, Closer Settlement Acts, Mining Acts, Returned Service Personnel Settlement Acts, and Advances to Settlers Acts, but within the groupings there is, of course, a wide variety of individual acts. In the two internal Territories the legislation relating to lands is embodied in various ordinances.

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. In the Northern Territory the Administrator, under the control of the Minister for Territories, 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.

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.

As with land legislation, land tenures may be classified under broad headings ; these indicate the nature of the tenure and comprise :—Free Grants and Reservations, Unconditional Purchases of Freehold, Conditional Purchases of Freehold, Leases and Licences under Land Acts, Closer Settlement, Leases and Licences under Mining Acts, and Settlement of Returned Service Personnel. For details of the various particular forms of land tenure within these seven groups in each State *see* Official Year Book No. 38, pp. 114-116 and earlier issues. Descriptions of the systems operating in the two internal Territories may be found on pp. 329-30 and 338 of Official Year Book No. 39.

The following sections contain figures showing the extent of the different tenures in the several States and Territories, together with some general descriptive matter.

§ 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 nor more than seven 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 1953-54, 15,585 acres were permanently reserved or dedicated for miscellaneous recreation reserves and similar purposes. The areas reserved at 30th June, 1954 were as follows:—For travelling stock, 5,319,275 acres; pending classification and survey, 4,341,818 acres; forest reserves, 2,251,473 acres; water and camping reserves, 876,906 acres; mining reserves, 1,117,695 acres; for recreation and parks, 452,358 acres; other reserves, 5,984,800 acres; total, 20,344,325 acres.

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 1954, 529 acres were granted without purchase. The areas both temporarily and permanently reserved at the end of 1954 were as follows:—For roads, 1,794,218 acres; water reserves, 318,239 acres; agricultural colleges, etc., 8,434 acres; forest and timber reserves, 5,368,492 acres; reserves in the mallee, 410,000 acres; other reserves, 551,591 acres; total, 8,450,974 acres.

(iv) *Revoking of Agricultural Reservations.* Under the Agricultural Colleges Act 1944, the land on which the agricultural colleges and experimental farms at Longerenong (2,386 acres) and Dookie (6,048 acres) are established is 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.

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 Acts, land to be used for the purpose of any undertaking under the Acts may be vested in fee simple in the Commissioner of Irrigation and Water Supply.

(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 1954 no areas were granted in fee simple without payment, 144,796 acres were set apart as reserves and reserves cancelled totalled 91,769 acres. The areas reserved, including roads, at the end of 1954 were as follows:—Timber reserves, 3,206,956 acres; for State forests and national parks, 5,475,687 acres; aboriginal reserves, 7,847,531 acres; for streets, surveyed roads and stock routes, 3,663,310 acres; general reserves, 5,679,171 acres; total, 25,872,655 acres.

4. *South Australia.*—(i) *Free Grants.* The Governor may dedicate Crown lands for any public purpose and grant the fee simple of such lands, with the exception of foreshores and land for quays, wharves or landing-places, which are inalienable in fee-simple from the Crown.

(ii) *Reservations.* The Governor may reserve Crown lands for the use and benefit of aboriginals, military defence, forest reserves, railway stations, park lands or any other purpose that he may think fit.

(iii) *Areas Granted and Reserved.* During 1953-54 free grants were issued for an area of 598 acres and reserves comprising 70,652 acres were proclaimed. At 30th June, 1954 the total area of surveyed roads, railways and other reserves was 21,335,543 acres, including 18,274,000 acres set apart as aboriginal reserves.

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 year ended 30th June, 1954, approximately 81,726 acres were reserved for various purposes. At 30th June, 1954 the total area reserved was 52,319,734 acres, comprising State forests, 3,462,239 acres, timber reserves, 1,831,503 acres and other reserves 47,025,992 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 Her 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 30th June, 1954 was 4,069,811 acres, excluding 21,444 acres 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, 1954 was 47,031,605 acres.

8. *Summary.*—The following table shows the total areas reserved in each State, and the grand totals, for the years 1950 to 1954 :—

AREAS RESERVED.

('000 Acres.)

Year.	N.S.W. (a)	Victoria. (b)	Q'ld. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (a)	Nor. Terr. (a)	Total.
1950 ..	18,585	8,224	25,045	21,240	51,809	4,016	45,455	174,374
1951 ..	19,654	8,429	25,243	21,249	51,998	4,043	45,648	176,264
1952 ..	20,158	8,429	25,538	21,252	52,014	4,068	46,159	177,618
1953 ..	20,319	8,429	25,797	21,265	52,238	4,069	47,001	179,118
1954 ..	20,344	8,451	25,873	21,336	52,613	4,070	47,032	179,719

(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 as determined by the local Land Board.

(iv) *Improvement Purchases.* The owner of improvements in land in authorized occupation by residence under any Mining or the 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) *Road Purchases.* Land from roads that are closed may, with certain exceptions, be sold to the owners of adjoining lands at a value determined by the local Land Board.

(vi) *Areas Sold.* During the year ended 30th June, 1954 the total area sold was 869 acres of which 117 were sold by auction and 35 acres as after auction purchases, while 78 acres were sold as improvement purchases, 596 acres as road purchases and 43 acres as special purchases. The amount realized for the sale of the whole area was £39,799.

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 of not less than £1 per acre. The purchaser must pay the survey fee at the time of the sale, together with a deposit of $12\frac{1}{2}$ per cent. of the whole price; the residue is payable in equal half-yearly instalments with interest. Any unsold land in a city, town or borough area, 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 1954 a total of 1,289 acres was disposed of under this tenure, 1,059 acres being country lands and 230 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.* No unconditional selections were made freehold during 1954.

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 year ended 30th June, 1954 the area of town lands and special blocks sold by auction was 65 acres. In addition, 73,952 acres were sold at fixed prices, and purchases on credit of 55,591 acres were completed, making a total of 129,608 acres.

5. *Western Australia.*—(i) *Sales by Auction.* Town, suburban and village lands may 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 year ended 30th June, 1954, the area of town and suburban allotments sold by auction was 678 acres in 609 allotments.

6. *Tasmania.*—(i) *Sales by Auction.* Town lands may be sold by auction.

(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 price 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, 1954 the total number of incomplete conditional purchases in existence was 37,437 covering an area of 12,109,613 acres. During 1953–54 applications received for conditional purchases numbered 18, of which 16, with an area of 1,827 acres, were confirmed ; during the year deeds were issued for 322,241 acres, bringing the total acreage for which deeds had been issued to 34,218,179 at the end of the year. These figures exclude conversions from other tenures—657 comprising 184,723 acres.

3. *Victoria.*—Excluding selections in the Mallee country, the total area purchased conditionally in 1954 was 8,195 acres, all with residence. The number of selectors was 47. There were no selections in the Mallee in 1954.

4. **Queensland.**—The following selections were made freehold during 1954 :—Agricultural farms, 69,221 acres, prickly pear selections, 104,148 acres, and prickly pear development selections, 14,103 acres.

5. **South Australia.**—During 1953–54, 3,855 acres were allotted under agreements to purchase, comprising Eyre Peninsula railway lands, 55 acres, closer settlement lands, 2,611 acres, surplus lands, 675 acres, and other Crown lands, 514 acres.

6. **Western Australia.**—During the year ended 30th June, 1954 the number of holdings conditionally alienated was 840, the total area involved being 1,635,017 acres, comprising conditional purchases by deferred payments with residence, 1,634,317 acres and free homestead farms, 700 acres. Under the heading “deferred payments with residence” are included conditional purchases of grazing lands.

In addition, Crown grants were issued during 1953–54 for the following selections, the prescribed conditions having been complied with :—Free homestead farms, 14,845 acres and conditional purchases, 718,662 acres.

7. **Tasmania.**—During 1953–54 Crown grants were issued for 23,362 acres. The total area sold conditionally was 3,158 acres, comprising selections for purchase, 2,738 acres, and town and suburban allotments, 420 acres. The numbers of applications confirmed were 63 for country selections and 123 for town and suburban allotments.

§ 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 earlier issues of the Official Year Book (*see* No. 22, pp. 149–63).

2. **New South Wales.**—The following table shows the areas held under various descriptions of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission and the Western Lands Commission at 30th June, 1954.

AREAS OCCUPIED UNDER LEASE OR LICENCE AT 30th JUNE, 1954, NEW SOUTH WALES.(a)

(Acres.)

Particulars.	Area.	Particulars.	Area.
<i>Crown Lands or Closer Settlement Acts</i>		<i>Crown Lands or Closer Settlement Acts—continued.</i>	
Occupation licences	602,620	Suburban holdings	50,925
Conditional leases	11,090,317	Group purchase leases	222,567
Conditional purchase leases	138,535	Irrigation areas	193,537
Settlement leases	2,610,656	Other leases	19,208
Improvement leases	37,772		
Annual leases	402,792	<i>Western Lands Act.</i>	
Scrub and Snow leases	659,745	Conditional leases	93,823
Special leases	1,344,085	Perpetual leases	63,827,289
Permissive occupancies	2,309,699	Other long-term leases	10,736,590
Prickly pear leases	144,932	Permissive occupancies	367,676
Crown leases	7,088,574	Leases being issued—occupation	
Homestead farms	4,963,678	licences	115,276
Homestead selections and grants	1,683,690	Preferential occupation licences	2,381,943
Closer settlement leases	2,301,571		
Settlement purchase leases	1,046,171	Total	114,451,671

(a) Excludes mining leases and permits; forest leases and occupation permits; and leases outside irrigation areas, controlled by the Water Conservation and Irrigation Commission—164,689 acres.

3. **Victoria.**—The area of Crown lands occupied under leases and licences in the year 1954 was as follows :—Grazing licences—other than Mallee, 4,287,856 acres, Mallee, 1,965,122 acres ; auriferous lands licences, 15,806 acres ; perpetual leases—other than Mallee, 17,819 acres ; Mallee, 43,092 acres ; swamp lands leases, 4,020 acres ; agricultural college lands, 33,138 acres ; total, 6,366,853 acres.

4. **Queensland.**—The area occupied under lease or licence, excluding mining leases, at the end of 1954 was as follows :—Pastoral leases, 250,983,880 acres ; occupation licences, 10,519,328 acres ; grazing selections and settlement farm leases, 89,438,105 acres ; special purpose leases—Crown land, 485,202 acres ; reserves, 1,589,100 acres ; perpetual lease (including prickly pear) selections, 6,644,998 acres ; auction perpetual leases, 376,558 acres ; forest grazing leases (reserves), 1,620,320 acres ; total, 361,657,491 acres.

5. **South Australia.**—The total area, including repurchased lands held under lease or licence except mining lease and licence, at 30th June, 1954 was 137,866,596 acres of which pastoral leases, 115,387,376 acres, constituted the major proportion.

6. **Western Australia.**—At 30th June, 1954 the total area held under lease or licence issued by the Lands Department amounted to 202,753,778 acres, of which 198,870,488 acres were under pastoral lease.

7. **Tasmania.**—Crown lands leased at 30th June, 1954 for other than mining purposes amounted to 2,576,441 acres of which 2,071,075 acres were leased for pastoral purposes.

8. **Northern Territory.**—At 30th June, 1954 the total area under lease, etc., was 180,019,666 acres of which pastoral leases accounted for 139,962,335 acres and other leases, licences and mission stations, 40,057,331 acres.

9. **Australian Capital Territory.**—Under the terms of the City Area Leases Ordinance 1936–1951 each block is leased for a period of 99 years at a rental of five per cent. per annum of the unimproved capital value as assessed by the Commonwealth. The number of leases granted under this Ordinance to 30th June, 1954 (excluding leases surrendered and determined) was 2,166 representing an unimproved value of £725,420. Auction sales of city leaseholds are described in Official Year Book No. 22, p. 599. During the year ended 30th June, 1954, 365 leases were granted for residential purposes and 38 for business purposes.

Twelve leases under the Church Lands Leases Ordinance 1924–1932, which require the lessees to submit a definite building programme within a specified period, and one lease under the Church of England Lands Ordinance, 1926, have been granted for church purposes. A further 27 leases have been granted for either church or scholastic purposes under various other Ordinances.

The total area held under lease and licence for grazing, agricultural, dairying and other purposes (including the Jervis Bay area) amounted to 322,737 acres in 1953–54.

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 1950 to 1954.

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

('000 Acres.)

Year.	N.S.W. (a)	Vic. (b)	Q'land. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (a)	N.T. (a) (c)	A.C.T. (b) (c) (d)	Total.
1950	114,125	8,708	358,940	137,419	222,489	2,799	162,561	331	1,007,372
1951	113,918	8,709	359,144	137,514	199,303	2,639	171,841	331	993,399
1952	114,051	7,218	360,684	138,177	200,839	2,704	178,135	321	1,002,129
1953	114,913	7,501	361,594	139,509	202,761	2,712	180,015	323	1,009,328
1954	114,452	6,367	361,657	137,867	202,754	2,576	180,020	323	1,006,016

(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). The following paragraphs contain particulars of operations during the year 1953–54 or 1954 and of areas occupied at the end of the year, under the various forms of lease, licence, etc., issued for mining purposes.

2. **New South Wales.**—During the year ended 30th June, 1954, 48,224,445 acres were taken up under Mining Acts of which authorities to prospect comprised 48,206,907 acres and mining for minerals other than gold, 16,816 acres. At the end of the year total areas occupied were as follows:—Gold-mining, 3,879 acres; mining for other minerals, 288,190 acres; authorities to prospect, 13,772,698 acres; other purposes, 13,497 acres; total, 14,078,264 acres.

3. **Victoria.**—During 1954 there were 142 leases and licences granted under Mining Acts, including 42 for gold-mining. Areas occupied at the end of 1954 were as follows: Gold-mining, 16,425 acres; petroleum prospecting, 2,881,280 acres; coal, 13,101 acres; uranium and radio active minerals, 61,772 acres; other purposes, 5,743 acres; total, 2,978,321 acres.

4. **Queensland.**—During 1954 there were 3,937 miners' rights and two business licences issued. Areas taken up during 1954 totalled 725,655 acres, of which petroleum prospecting comprised 703,040 acres and mining for minerals other than gold, 18,969 acres. Total areas occupied at the end of 1954 were as follows:—Gold-mining, 2,929 acres; mining for other minerals, 112,257 acres; miners' homesteads, 426,197 acres; petroleum prospecting, 1,211,840 acres; coal prospecting, 4,086 acres; total, 1,757,309 acres. The area of land held under lease only was 541,383 acres.

5. **South Australia.**—Areas taken up under Mining Acts during 1953–54 totalled 156,650,315 acres, including claims, 2,952 acres, gold leases, 87 acres, mineral and miscellaneous leases, 679,276 acres and oil licences, 155,968,000 acres. Total areas occupied at 30th June, 1954 were as follows:—Gold-mining, 590 acres; other mineral and miscellaneous leases, 763,335 acres; claims, 11,696 acres; oil licences, 155,968,000 acres; other purposes, 29 acres; total, 156,743,650 acres.

6. **Western Australia.**—Areas taken up during 1954 under Mining Acts totalled 33,910 acres, including gold-mining, 13,279 acres, and mining for other minerals, 19,328 acres. Total areas occupied at the end of 1954 were as follows:—Gold-mining, 33,089 acres; mining for other minerals, 92,098 acres; other purposes, 41,191 acres; total, 166,378 acres.

7. **Tasmania.**—During 1954 the number of leases issued covered 2,920 acres, including coal-mining, 255 acres and tin-mining, 486 acres. Total areas occupied at the end of 1954 were as follows :—Gold-mining, 654 acres; coal-mining, 6,514 acres; mining for other minerals, 18,358 acres; other purposes, 4,533 acres; total, 30,059 acres.

8. **Northern Territory.**—At 30th June, 1954 the number and acreage of holdings under mining leases and tenements were as follows :—Gold-mining leases, 269 (4,571 acres); other mineral leases, 283 (6,711 acres); gold and other mineral claims, 5 (851 acres); gold and other mineral prospecting areas, 33 (606 acres); business and residence areas, 186 (50 acres); other purposes, 92 (1,947 acres); total, 868 (14,736 acres). In addition 32 authorities to prospect aggregating 2,352 square miles were held at 30th June, 1954.

9. **Summary.**—The following table shows the total areas occupied under Mining Acts in each State at the end of the years 1950 to 1954 :—

AREAS OCCUPIED UNDER MINING ACTS.

(Acres.)

Year.	N.S.W. (a)	Victoria.	Q'land. (b)	S. Aust. (a) (b)	W. Aust. (c)	Tasmania. (b)	Total. (d)
1950 ..	455,778	1,095,637	1,267,012	36,672,566	145,847	30,462	39,667,302
1951 ..	364,901	1,096,495	1,285,740	36,669,380	137,523	32,744	39,586,873
1952 ..	477,873	840,989	840,344	740,094	151,376	32,150	3,082,826
1953 ..	2,372,244	957,797	1,040,816	44,742	148,932	31,398	4,595,929
1954 ..	14,078,264	2,978,321	1,757,309	156,743,650	166,378	30,059	175,753,981

(a) Year ended 30th June.

(b) Excludes lands held under miners' rights and dredging claims.

(c) Excludes holdings under miners' rights and mineral oil licences.

(d) Excludes Northern Territory.

§ 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 issues of the Official Year Book up to No. 22 (*see* No. 22, pp. 163-9) and the results of the operations of the several schemes have appeared in subsequent issues in considerable detail. In more recent years, however, the amalgamation, in some States, of closer settlement records with those of other authorities has made it impossible to obtain up-to-date figures for those States and for Australia as a whole, although aggregations of State totals as at the latest dates available have been published as rough approximations intended to convey some idea of the extent of the schemes throughout Australia. Particulars in this issue are restricted to a summary only of the position in each State at the latest date available.

2. **New South Wales.**—From the inception of closer settlement in 1905 to 30th June, 1954, 2,385 estates totalling 6,511,156 acres had been purchased by the Crown at a cost of £28,123,107 for purposes of closer settlement of civilians and returned service personnel.

Closer settlement is now being effected entirely under perpetual leasehold tenure (closer settlement leases).

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. Particulars of the operations under the provisions of the Closer Settlement Acts to 30th June, 1938, the latest date for which separate details are available, show that 1,402,568 acres were acquired at a cost, including the value of Crown lands taken over, of £10,244,023, and that 8,722 allotments were made, farm allotments comprising 1,162,676 acres, workmen's homes allotments, 790 acres, agricultural labourers' allotments, 3,484 acres and town allotments, 86,599 acres. The figures for 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 total area re-purchased for closer settlement at 30th June, 1954 was 948,885 acres, at a cost of £2,865,200. 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 £111,850, in connexion with reclamation of swamp-lands on the River Murray. Of the total area, 822,704 acres have been allotted to 2,791 persons.

6. **Western Australia.**—The total area acquired for closer settlement up to 30th June, 1954 was 2,480,671 acres, costing £4,246,516. Particulars of operations under the Act for the year ended 30th June, 1954 are as follows:—Area selected during the year, 30,582 acres; number of farms, etc., allotted to date, 2,373; total area occupied to date, 1,928,007 acres; area set aside for roads, reserves, etc., 20,972 acres; balance available for selection, 531,692 acres.

7. **Tasmania.**—Up to 30th June, 1954, 38 areas had been opened up for closer settlement, the total purchase-money paid by the Government being £371,486 and the total area acquired amounting to 104,294 acres, including 12,149 acres of Crown lands. The number of farms occupied at 30th June, 1954 was 107.

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

1. **War Service Land Settlement Scheme.**—(i) *General.* The War Service Land Settlement Agreements Act 1945 authorized the execution by or on behalf of the Commonwealth of agreements between the Commonwealth and the States for proposals to settle discharged members of the Forces and other eligible persons on land in the States. The proposals were subsequently ratified by the States, and the agreements were signed in November, 1945.

For more detailed information about the agreements and the methods of operation and administration of the scheme *see* Official Year Book No. 37, pp. 113-8. Issue No. 39 contains a brief general description of the scheme.

(ii) *Summary of Operations to 30th June, 1954.* The tables hereunder show the operations of the War Service Land Settlement Scheme in each State up to 30th June, 1954.

**WAR SERVICE LAND SETTLEMENT (1939-45 WAR): SUMMARY TO
30th JUNE, 1954.**

State.	Land Submitted by States.		Land Approved by Commonwealth.				Land under Con- sidera- tion.	Land Rejected or With- drawn.
			As Suitable for Soldier Settlement.		Acquired by States.			
		Sub- missions.	Area.	Pro- perties.	Area.	Pro- perties.	Area.	Area.
	No.	Acres.	No.	Acres.	No.	Acres.	Acres.	Acres.
New South Wales—								
Subdivision ..	129	1,619,272	111	1,363,709	67	865,295	2,300	252,763
Irrigation Lands ..	(a) 31	266,329	(a) 30	233,604	(a) 15	169,344	..	32,725
Western Division ..	160	6,114,006	131	5,399,020	147	4,566,754	..	715,586
Promotion Scheme ..	577	7,363,570	446	1,186,460	443	1,177,043	256	176,854
Irrigation Lands ..	78	118,335	73	107,142	62	102,122	..	11,193
Total, New South Wales ..	975	9,482,112	811	8,289,935	734	6,881,158	3,056	1,189,121
Victoria—								
Irrigation Lands ..	19	177,044	19	133,500	17	94,951	..	43,544
Other ..	216	871,471	214	853,963	(a) 190	778,901	..	17,508
Total, Victoria ..	235	1,048,515	233	987,463	207	873,852	..	61,052
Queensland ..	182	531,259	145	455,476	(d) 134	398,524	..	75,783
South Australia ..	(b) 198	717,487	(c) 166	583,968	(b) 160	560,840	..	133,519
Western Australia ..	755	2,791,071	543	2,065,507	520	2,063,502	95,000	630,564
Tasmania ..	124	568,576	96	444,078	89	415,407	..	124,498
Total, Australia	2,469	15,139,020	1,996	12,826,427	1,844	11,202,283	98,056	2,214,537

State.	Land Approved by Commonwealth for Subdivision.			Single Properties Approved by Commonwealth.		Land Allotted to Settlers.	
	Pro- perties.	Area.	Hold- ings.	Pro- perties.	Area.	Area.	Hold- ings.
	No.	Acres.	No.	No.	Acres.	Acres.	No.
New South Wales—							
Subdivision ..	104	1,161,788	959	..	..	914,591	771
Irrigation Lands ..	(a) 26	204,786	336	1	770	161,131	288
Western Division ..	..	..	..	195	5,399,020	4,132,941	143
Promotion Scheme ..	187	912,720	646	254	260,111	1,021,649	792
Irrigation Lands ..	33	90,307	162	38	15,755	83,384	150
Total, New South Wales ..	350	2,369,601	2,103	488	5,675,656	6,313,096	2,144
Victoria—							
Irrigation Lands ..	14	104,002	1,112	5	2,336	77,522	743
Other ..	195	786,866	1,393	11	7,522	768,019	1,395
Total, Victoria ..	209	890,868	2,505	16	9,858	845,541	2,138
Queensland ..	88	399,241	604	43	15,143	218,696	471
South Australia ..	(d) 79	271,183	657	49	32,952	277,097	603
Western Australia ..	146	1,208,813	513	369	478,173	1,082,903	695
Tasmania ..	24	111,040	216	49	26,858	112,213	184
Total, Australia ..	896	5,250,746	6,598	1,014	6,238,640	8,849,546	6,235

(a) Excludes portions of four properties. (b) Excludes portions of three properties. (c) Excludes portions of two properties. (d) Excludes portion of one property.

(iii) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1954 :—

**WAR SERVICE LAND SETTLEMENT (1939-45 WAR) : COMMONWEALTH
EXPENDITURE TO 30th JUNE, 1954.
(£.)**

Advances to States.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	Total.
For acquisition of land ..	..	..	..	2,042,789	3,304,532	1,075,107	6,422,428
For development and improvement of land ..	..	..	..	7,806,390	8,237,072	3,976,856	20,020,318
Commonwealth contributions to excess cost over valuation ..	..	1,014,144	91,799	..	146,758	84,000	1,337,001
To provide credit facilities to settlers ..	..	..	..	1,703,431	5,875,769	920,906	8,500,106
For remission of settlers' rent and interest ..	228,804	74,492	26,754	68,555	182,590	47,457	628,652
For payment of living allowances to settlers ..	630,973	571,000	161,000	131,866	263,002	52,589	1,810,430
For operation and maintenance of irrigation projects ..	..	..	..	211,653	10,197	1,359	223,209
Loss on advances ..	..	14	1,132	1,727	11,093	..	13,986
Cost of administration of credit facilities ..	..	..	..	37,925	202,097	11,333	251,357
Total ..	859,777	1,659,950	280,685	12,004,336	18,233,110	6,169,609	39,207,467

Repayments of expenditure to 30th June, 1954 on the acquisition, development and improvement of land amounted to £2,945,064, and on the provision of credit facilities to settlers to £3,264,590, so that the total expenditure was reduced by £6,209,554 to £32,997,813. In addition, miscellaneous receipts in South Australia, Western Australia and Tasmania to 30th June, 1954 amounted to £1,091,526.

2. Loans and Allowances (Agricultural Occupations) Scheme.—(i) *General.* 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.

(ii) *Loans (Agricultural Occupations).* The following table shows particulars for each State and certain Territories to 30th June, 1954 :—

LOANS (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1954.

State.	Applications.			Loans Approved.		Advanced by Commonwealth Treasury Lending Authorities.	Advanced by Lending Authorities to Applicants. (b)
	Re- ceived.	Ap- proved.	Refused, With- drawn or Not Yet Approved.	Gross Amount.	Net Approvals.(a)		
					Applica- tions.	Amount.	
				£		£	£
New South Wales	7,757	6,294	1,463	4,951,002	5,479	4,252,324	2,660,000
Victoria ..	4,817	3,350	1,467	2,175,881	3,090	2,016,830	1,940,000
Queensland ..	2,368	1,968	400	1,003,766	1,605	889,134	610,000
South Australia ..	2,110	1,173	846	990,349	1,210	948,735	465,000
Western Australia ..	3,190	2,284	906	2,149,297	2,148	2,017,954	1,110,000
Tasmania ..	1,124	758	366	473,265	728	454,404	300,400
Northern Territory ..	34	15	19	11,945	12	10,148	10,748
New Guinea ..	16	7	9	7,272	6	6,772	5,496
Norfolk Island ..	3	1	2	1,000	..	..	..
Total ..	21,428	15,950	5,478	11,853,771	14,278	10,596,301	6,201,644

(a) After deduction of loans declined after approval—£1,257,470.
principal repaid by borrowers.

(b) Includes advances from

These loans are made to eligible ex-servicemen for the purchase of land, effecting improvements on land, the acquisition of tools of trade, livestock, plant or equipment, the establishment of a co-operative business with other persons, reduction or discharge of a mortgage, bill of sale, etc.

(iii) *Allowances (Agricultural Occupations)*. The following table shows details for each State and New Guinea to 30th June, 1954:—

ALLOWANCES (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1954.

State.	Applications.			Advanced by Commonwealth Treasury to Bank.	Allowances Paid.
	Received.	Approved.	Rejected, Withdrawn or Not Yet Approved.		
				£	£
New South Wales ..	4,071	3,620	451	580,000	578,739
Victoria ..	3,066	2,311	755	296,500	296,013
Queensland ..	3,041	2,512	529	476,744	476,744
South Australia(a) ..	2,258	1,749	509	323,500	322,232
Western Australia ..	3,014	2,607	407	479,500	479,125
Tasmania ..	633	522	111	115,000	114,476
New Guinea ..	4	3	1	846	846
Total ..	16,087	13,324	2,763	2,272,090	2,268,175

(a) Includes allowances paid to four ex-servicemen in the Northern Territory.

These allowances are payable only in respect of the period during which the income derived from the occupation by the ex-serviceman concerned is considered inadequate.

3. **War Service Land Settlement Division—Total Expenditure.**—The following table shows details, by States and Territories, of the total expenditure of the War Service Land Settlement Division for the years 1945-46 to 1953-54, and the aggregate to 30th June, 1954. The aggregate, £50,055,299, includes—War Service land settlement, £39,207,467; agricultural loans, £6,201,644; agricultural allowances, £2,272,090; administrative expenses, £960,026; rural training, £1,414,072.

COMMONWEALTH WAR SERVICE LAND SETTLEMENT DIVISION : EXPENDITURE.

(£.)

Period.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	N. Ter.	N. G'nea.	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	870,890	388,323	269,158	1,169,650	2,156,805	366,240	..	..	5,221,066
1949-50	629,094	302,966	301,453	1,691,974	2,617,441	641,083	4,453	4,158	6,192,622
1950-51	287,491	145,773	109,691	1,743,583	2,844,116	830,343	4,295	389	5,965,681
1951-52	197,084	177,450	81,396	2,075,184	2,880,716	1,510,783	..	..	6,922,613
1952-53	172,001	403,500	63,708	2,257,968	3,746,099	1,412,346	..	1,500	8,057,122
1953-54	114,528	858,382	63,464	1,662,482	2,327,206	1,191,137	..	295	6,217,494
Total to 30th June, 1954 ..	4,872,494	3,585,065	1,534,650	13,037,347	20,289,510	6,719,143	10,748	6,342	50,055,299

After deducting repayments of expenditure to 30th June, 1954 which amounted to £6,209,654 and miscellaneous receipts (£4,892,420), the net expenditure to 30th June, 1954 was £38,953,225.

§ 9. 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).

The summaries of loans and advances in the following paragraphs are compiled from returns supplied by the various State government lending agencies in the several States. They include the transactions in lands acquired under closer and soldier settlement schemes, but exclude the balances owing on former Crown lands sold on the conditional purchase, etc., system.

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. In general, they include both principal and interest outstanding.

A summary for Western Australia is not included, as practically the only Governmental funds being made available are Commonwealth (*see* § 8 above).

In New South Wales and Victoria expenditure on the acquisition, development and improvement of land for war service land settlement is provided for by the States, and particulars thereof are included in the respective summaries. In Queensland no money is paid for the value of the land acquired, most land being occupied on lease from the Government, but advances in respect of improvements are included. In the other States, this expenditure is provided for by the Commonwealth and particulars are included in § 8 above.

Loans (Agricultural Occupations) under the Commonwealth Re-establishment and Employment Act 1945 and certain advances for the purchase of wire-netting and for other purposes made from finance provided by the Commonwealth are included in the summaries following.

2. New South Wales.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1954 :—

ADVANCES TO SETTLERS, ETC. : NEW SOUTH WALES.

Advances, etc.	Advances, etc., made during 1953-54.	Total Advances, etc., at 30th June, 1954.	Balance outstanding at 30th June, 1954.	
			Number of Accounts.	Amount.
	£	£		£
Department of Lands—				
Closer Land Settlement .. .. .	..	15,124,116	5,295	2,365,677
Soldier Settlers, 1914-18 War .. .. .	..	(b) 3,196,005	368	119,307
1939-45 War	612,834	8,466,076	4,895	3,161,457
Soldier Land Settlement—Acquisition, development and improvement of land, War Service Land Settlement Agreement Act	2,873,508	19,213,626	1,937	15,846,512
Wire Netting .. .. .	..	1,494,653	170	17,757
Prickly Pear	25,632	245,831	191	8,616
Rural Bank—				
General Bank Department—				
Commonwealth Re-establishment and Employment Act 1945	15,300	4,219,888	2,320	1,353,972
Other	3,109,445	66,605,762	9,098	17,375,012
Government Agency Department—				
Rural Industries	261,032	8,264,200	711	394,324
Unemployment Relief and Dairy Promotion	505,301	2,339,782	1,307	745,785
Rural Reconstruction(d)	381,190	12,594,769	812	1,678,038
Shallow Boring	75,217	1,231,660	170	142,404
Farm Water Supplies	86,783	246,994	265	190,376
Soil Conservation	888	3,504	6	2,081
Rivers and Foreshores Improvement	1,615	3,932	30	924
Irrigation Areas	337,288	(e)	358	2,505,375
Government Guarantee Agency	56	225,475	5	2,625
Closer Settlement Agency .. .. .	..	167,014	46	55,649
Total	8,286,089	143,644,187	28,002	45,865,791

(a) Excludes an amount of £4,674,295 capitalized to 30th June, 1954, on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943. (b) In addition, the sum of £1,926,952 has been expended to 30th June, 1954 on developmental works on soldiers' settlements.

(c) Includes capital value of Closer Settlement Leases, £11,842,608, and unpaid balance and interest on structural improvements, £4,003,904. (d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £1,149,132.

(e) Not available. (f) Incomplete.

3. Victoria.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1954 :—

ADVANCES TO SETTLERS, ETC. : VICTORIA.

Advances, etc.	Advances, etc., made during 1953-54.	Total Advances, etc., at 30th June, 1954.	Balance outstanding at 30th June, 1954.	
			Number of Persons.	Amount.
State Savings Bank, Cr��dit Foncier—	£	£		£
Civilians	19,016	11,698,241	800	638,202
Discharged Soldiers	267	848,567	42	24,121
Treasurer—				
Cool Stores, Canneries, etc.	89,636	1,480,449	(a) 3	484,282
Department of Lands and Survey—				
Closer Settlement Settlers and Soldier Settlers .. .. .	..	b 16,904,855	2,629	2,822,573
Cultivators of Land .. .. .	..	2,463,558	185	33,070
Wire Netting	2,199	728,398	138	39,550
Soldier Settlement Commission—				
Purchase of land	1,367,235	12,029,606	..	(c) 16,317,732
Development and Improvement of Holdings	2,566,939	14,693,538	..	
Advances for sales of land not required for Soldier Settlement(d)	65,361	819,437	4	36,965
Advances for Settlers' Lease Liability, Soldier Settlement Act 1946	865,348	6,839,562	965	6,257,545
Advances to assist in acquiring and developing single unit farms	512,888	9,086,890	1,857	6,701,506
Advances for improvements, stock, implements, etc.	524,521	1,788,709	1,060	878,178
Advances for shares in Co-operative Companies, Soldier Settlement Act 1946	8,000	84,914	199	72,190
Commonwealth Re-establishment and Employment Act 1945 Advances	1,067	1,796,239	978	485,135
Total	6,022,477	111,262,966	8,860	34,793,049

(a) Companies and Co-operative Societies. (b) Represents consolidated debts of settlers (Section 30, Act 4091). (c) After allowing an amount of £2,147,131 representing excess acquisition, development and improvement cost which has been written off. (d) Sale price of land not required for settlement; balance outstanding represents instalments not yet due where terms were given to purchasers.

4. Queensland.—The following table shows particulars of advances to 30th June, 1954. The figures exclude transactions in land :—

ADVANCES TO SETTLERS : QUEENSLAND.

Advances, etc.	Advances, etc., made during 1953-54.	Total Advances, etc., at 30th June, 1954.	Balance outstanding at 30th June, 1954.	
			Number of Accounts.	Amount.
Co-ordination of Rural Advances and Agricultural Bank Acts	£	£		£
Discharged Soldiers' Settlement (a)	1,291,259	18,720,695	3,083	5,254,178
Water Facilities .. .. .	..	2,467,913	262	49,206
Wire Netting, etc. .. .. .	..	58,079	4	264
Seed Wheat and Barley .. .. .	..	1,019,403	391	35,022
Drought Relief	98	(b) 143,229	(c)	12,205
War Service Land Settlement .. .. .	..	961,047	153	120,271
Income (Unemployment Relief and State Development) Tax Acts (d)	613,624	2,844,480	451	2,340,712
Irrigation .. .. .	..	1,183,861	373	58,526
Farmers' Assistance (Debt Adjustment Acts) .. .. .	..	54,914	6	1,407
Commonwealth Re-establishment and Employment Act 1945	300	1,033,573	82	158,239
.. .. .	..	867,314	504	197,840
Total	1,905,281	29,354,508	(e) 5,309	8,227,960

(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 shows particulars respecting advances under State Authorities to 30th June, 1954 :—

ADVANCES TO SETTLERS : SOUTH AUSTRALIA.

Advances, etc.,	Advances, etc., made during 1953-54.	Total Advances, etc., at 30th June, 1954.	Balance outstanding at 30th June, 1954.	
			Number of Persons.	Amount.
	£	£		£
Department of Lands—				
Advances to Soldier Settlers	20,457	5,031,373	311	1,294,271
Advances to Blockholders .. .. .	..	41,451	..	..
Advances for Sheds and Tanks .. .. .	..	75,693	..	4,976
Advances Under Closer Settlement Acts	4,430	2,719,863	..	878,138
Advances under Agricultural Graduates Settlement Act .. .. .	..	62,258	..	25,236
Settlement of Returned Service Personnel, 1939-45 War	418,544	1,719,958	747	1,470,710
Primary Producers Assistance Department—				
Advances in Drought-affected Areas .. .. .	..	2,146,768	15	7,522
Advances under Farmers Relief Acts .. .. .	..	4,435,509	24	4,953
Irrigation Branch—				
Advances to Civilians	49	291,443	134	19,642
Advances to Soldier Settlers	735	1,048,174	265	379,188
State Bank of South Australia (Crédit Foncier Department)—				
Advances to Primary Producers	249,144	9,229,299	1,180	2,216,819
Advances to Settlers for Improvements	24,910	973,717	111	46,635
Advances under Vermin and Fencing Acts	1,171	1,383,760	122	49,379
Advances under Loans to Producers Act	307,264	1,071,241	74	734,175
Commonwealth Re-establishment and Employment Act 1945	10,281	801,255	457	319,267
Total	1,036,985	31,031,762	3,440	7,450,911

6. **Western Australia.**—The operations prior to 1945 covered in this section related to moneys made available through, or by, the old Agricultural Bank and other Government Departments for the purpose of agricultural development. On 1st October, 1945, however, the Agricultural Bank was reconstituted as the Rural and Industries Bank of Western Australia, and was given authority to operate similarly to the associated banks. Certain securities in the books of the old bank were taken over by the general banking division of the new bank, and the clients concerned then operated with privileges and obligations similar to those provided by other banking institutions. The majority of the remaining securities, also, were eventually transferred.

At present, very limited funds are being made available by the State Government for advances for agricultural development, the bulk of the moneys for this purpose being provided by the Commonwealth Government under the War Service Land Settlement and Commonwealth Re-establishment and Employment Acts. Particulars of this expenditure are shown in § 8 above.

7. **Tasmania.**—The following table shows particulars of advances under State Authorities to 30th June, 1954. 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, ETC. : TASMANIA.

Advances, etc.	Advances, etc. made during 1953-54.	Total Advances, etc. at 30th June, 1954.	Balance outstanding at 30th June, 1954.	
			Number of Persons.	Amount.
	£	£		£
Agricultural Bank—				
State Advances Act and Rural Credits ..	167,330	2,957,816	448 (a)	562,752
Orchardists' Relief, 1926 ..	..	46,832	1	53
Unemployed (Assistance to Primary Producers) Relief Act 1930-1931 ..	..	114,302	..	..
Bush Fire Relief 1934 ..	..	14,555	3	56
Crop Losses, 1934-35 ..	..	10,086	2	213
Assistance to Fruitgrowers Act 1941 ..	..	34,556	3	333
Flood Sufferers' Relief Act 1942 ..	..	3,764	..	..
Flood Sufferers' Relief Act 1944 ..	..	1,902	5	441
Commonwealth Re-establishment and Employ- ment Act 1945 ..	8,168	403,995	325	217,953
Primary Producers' Relief Act 1947 ..	..	297,846	302	64,589
Minister for Agriculture—				
Soldier Settlers—				
Advances ..	10,465	970,038	27 (b)	29,917
Purchase of Estates, etc.(c) ..	3,244	2,555,654 (d)	513	406,436
Closer Settlers—				
Advances ..	1,122	98,533	5	6,459
Purchase of Estates, etc.(c) ..	4,338	525,268 (d)	119	100,944
Total ..	194,667	8,035,147	1,753	1,390,146

(a) Excludes £5,600 forfeited properties. (b) Excludes £204,813 advances capitalized, £79,166 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 1953-54 two advances totalling £1,234 were made. The total amount advanced to 30th June, 1954 was approximately £34,220. At 30th June, 1954 the balance outstanding from 13 settlers, including interest, was £4,806.

9. Summary of Advances.—The following table is a summary for each State (except Western Australia) and the Northern Territory to the 30th June, 1954. 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. Particulars of Loans (Agricultural Occupations) under the Commonwealth Re-establishment and Employment Act 1945 and of certain advances for wire-netting and other purposes provided from Commonwealth funds are included.

ADVANCES TO SETTLERS, ETC. : SUMMARY.

State.	Advances, etc., made during 1953-54.	Total Advances, etc., at 30th June, 1954.	Balance outstanding at 30th June, 1954.	
			Number of Persons.	Amount.
	£	£		£
New South Wales(a) ..	8,286,089	6143,644,187	28,002	45,865,791
Victoria(a) ..	6,022,477	111,262,966	8,860	34,793,049
Queensland ..	1,905,281	29,354,508 (b)(c)	5,309	8,227,960
South Australia ..	1,036,985	31,031,762	3,440	7,450,911
Tasmania ..	194,667	8,035,147	1,753	1,390,146
Northern Territory ..	1,234	34,220	13	4,806

(a) Includes expenditure on acquisition, development and improvement of land for war service land settlement (see p. 102). (b) Incomplete. (c) Number of accounts.

§ 11. Alienation and Occupation of Crown Lands.

1. **General.**—The figures shown 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 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—1954 in all cases. A summary for each State and Territory and for Australia as a whole is also supplied. Particulars for each year from 1943 to 1953 appear in *Primary Industries Bulletin* No. 47, Part I.—Rural Industries, page 10. The area occupied 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 26.2 per cent. had been alienated at 30th June, 1954; 7.1 per cent. was in process of alienation; 58.9 per cent. was held under leases and licences; and the remaining 7.8 per cent. was unoccupied, or held by the Crown.

The following table shows particulars as at 30th June, 1954 :—

ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES. 30th JUNE, 1954.

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. Alienated.		3. Held under Leases and Licences.	
Granted and sold prior to 1862	7,146,579	Homestead selections and grants ..	1,683,690
Sold by auction and other sales, 1862 to date	15,560,557	Alienable leases, long-term and perpetual	26,082,601
Conditionally sold, 1862 to date	34,218,179	Long-term leases with limited right of alienation	1,652,004
Granted under Volunteer Land Regulations, 1867 to date	172,198	Other long-term leases	78,134,188
Granted for public and religious purposes	265,929	Short-term leases and temporary tenures	7,042,250
	57,363,442	Forest leases	1,916,477
		Mining and auriferous leases	189,765
Less lands resumed or reverted to Crown	5,524,455	Total	116,700,975
Total	51,838,987		
2. In Process of Alienation.		4. Unoccupied—Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied (Approximate)	
Conditional purchases	12,109,613		15,512,113
Closer settlement purchases	1,494,169		
Soldiers' group purchases	158,168		
Other forms of sale	223,095		
Total	13,985,045	5. Total Area of State	198,037,120

3. **Victoria.**—The total area of Victoria is 56,245,760 acres, of which 54.7 per cent. had been alienated up to the end of 1954; 4.0 per cent. was in process of alienation under deferred payments and closer settlement schemes; 16.6 per cent. was occupied under leases and licences; and 24.7 per cent. was unoccupied or held by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : VICTORIA,
31st DECEMBER, 1954.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	30,715,199	3. <i>Leases and Licences held—</i>	
		Under Lands Department—	
		Perpetual Leases	60,911
		Agricultural College Leases ..	33,138
		Other Leases and Licences ..	19,906
		Temporary (Yearly) Grazing	
		Licences	6,252,978
2. <i>In Process of Alienation—</i>		Under Mines Department(a) ..	2,970,322
Exclusive of Mallee and Closer			
Settlement Lands	330,249	Total	9,337,255
Mallee Lands (exclusive of Closer			
Settlement Lands)	1,423,125	4. <i>Occupied by the Crown or Un-</i>	
Closer Settlement Lands	522,224	occupied	13,917,675
Village Settlement	33	5. <i>Total Area of State</i>	56,245,760
Total	2,275,631		

(a) Includes State Coal Mine area, 7,275 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, 1954, 5.8 per cent. was alienated ; 0.7 per cent. was in process of alienation ; and 84.4 per cent. was occupied under leases and licences. The remainder, 9.1 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, 1954.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and</i>	
By Purchase	24,515,360	<i>Licences—</i>	
Without Payment	92,126	Pastoral Leases	250,983,880
		Occupation Licences	10,519,328
		Grazing Selections and Settle-	
		ment Farm Leases	82,438,105
		Leases—Special Purposes	2,074,302
		Mining Leases	553,802
		Perpetual Leases Selections	
		and Perpetual Lease Prickly	
		Pear Selections	6,644,998
		Auction Perpetual Leases, etc.	
		Forest Grazing Leases (of	
		Reserves)	1,620,320
		Total	362,211,293
Total	24,607,486	4. <i>Reserves (net, not leased), Surveyed</i>	
		<i>Roads and Surveyed Stock</i>	
		<i>Routes</i>	22,663,237
		5. <i>Unoccupied</i>	16,496,315
2. <i>In Process of Alienation</i> ..	3,141,669	6. <i>Total Area of State</i>	429,120,000

(a) Special leases of Crown Land, 485,202 acres ; special leases of reserves, 1,589,100 acres.

5. **South Australia.**—The area of South Australia is 243,244,800 acres and at 30th June, 1954, 5.9 per cent. was alienated ; 0.1 per cent. in process of alienation ; 56.4 per cent. occupied under leases and licences ; and 37.6 per cent. occupied by the Crown or unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : SOUTH AUSTRALIA,
30th JUNE, 1954.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i> —		3. <i>Held under Lease and Licences (a)</i> —	
Sold	14,236,166	Perpetual Leases, including Irrigation Leases	18,686,678
Granted for Public Purposes	139,306	Pastoral Leases	115,387,376
		Other Leases and Licences	3,018,212
			137,092,266
Total	14,375,472	4. <i>Area Unoccupied (b)</i>	91,431,672
2. <i>In Process of Alienation</i>	345,390	5. <i>Total Area of State</i>	243,244,800

(a) Mining leases and licences have also been issued over an area comprising 156,743,650 acres.

(b) 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 31st December, 1954, 3.9 per cent. was alienated ; 2.1 per cent. was in process of alienation ; and 33.4 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 60.6 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA,
31st DECEMBER, 1954.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	24,484,828	3. <i>Leases and Licences in Force</i> —	
		(i) Issued by Lands Department—	
2. <i>In Process of Alienation</i> —		Pastoral Leases	200,803,157
Midland Railway Concessions	54,800	Special Leases	2,319,600
Free Homestead Farms	386,138	Leases of Reserves	596,193
Conditional Purchase	10,102,400	Residential Lots	4,718
Selections under the Agricultural		Perpetual Leases	1,045,890
Lands Purchase Act	328,355	(ii) Issued by Mines Department—	
Grazing Land	2,153,665	Gold-mining Leases	24,677
Town and Suburban Lots	3,218	Mineral Leases	44,239
Crown Grants of Reserves	77,831	Miners' Homestead	
		Leases	33,264
		(iii) Issued by Forests Department—	
		Timber Permits	3,761,194
Total	13,106,407	Total	208,632,932
		4. <i>Area Unoccupied</i>	378,364,633
		5. <i>Total Area of State</i>	624,588,800

7. *Tasmania*.—The total area of Tasmania is 16,778,000 acres, of which, at 30th June, 1954, 37.3 per cent. had been alienated; 2.0 per cent. was in process of alienation; 15.6 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 (45.1 per cent.) was unoccupied or reserved by the Crown.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS : TASMANIA.
30th JUNE, 1954.

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	6,262,004	3. <i>Leases and Licences</i> —continued. (i) Issued by Lands Department—continued.	
2. <i>In Process of Alienation</i> ..	338,289	Soldier Settlement ..	80,562
		Short-term Leases ..	8,462
		(ii) Issued by Mines Department ..	(a) 30,059
3. <i>Leases and Licences</i> — (i) Issued by Lands Department—		Total	2,606,500
Islands	161,061	4. <i>Area Occupied by the Crown or Un-occupied</i> (b)	7,571,207
Ordinary Leased Land ..	1,910,014		
Land Leased for Timber ..	393,019	5. <i>Total Area of State</i>	16,778,000
Closer Settlement	23,323		

(a) At 30th December, 1954. (b) Includes reservations for roads and various other public purposes 4,069,811 acres, lands occupied by Commonwealth or State Departments, 21,444 acres and land acquired for Soldier and Closer Settlement but not leased, 2,256 acres.

8. *Northern Territory*.—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1954, only 0.1 per cent. was alienated; 53.7 per cent. was held under leases and licences; 14.1 per cent. was reserved for aboriginal, defence and public requirements; and the remaining 32.1 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1954 :—Alienated, 455,322 acres; leased—pastoral leases, 139,962,335 acres, other leases, licences and mission stations, 40,057,331 acres, total leased, 180,019,666 acres; reserved for aboriginal, defence and public requirements, 47,031,605 acres; unoccupied and unreserved, 107,610,207 acres; total, 335,116,800 acres.

9. *Australian Capital Territory*.—Alienated land of the Territory (excluding the Jervis Bay area) at the end of 1954 comprised 11.0 per cent. of the total area; land in process of alienation 6.9 per cent.; land held under lease and licence 53.7 per cent.; land otherwise occupied, including city tenures, 6.9 per cent.; and unoccupied 21.5 per cent.

The following are the particulars of land areas in the Australian Capital Territory at the end of 1954 :—Alienated, 65,857 acres; in process of alienation, 41,224 acres; leased—grazing, agricultural, etc., leases, 302,775 acres, grazing licences, 7,174 acres, total leased, 309,949 acres; otherwise occupied, 36,324 acres; unoccupied, 129,446 acres; total, 582,800 acres. Including the Jervis Bay area of 18,000 acres—12,788 acres leased and 5,212 acres otherwise occupied—the grand total for the whole Territory is 600,800 acres.

10. Summary.—The following table provides a summary for each State and Territory, and for Australia as a whole, of the alienation and occupation of Crown lands in 1954 :—

ALIENATION AND OCCUPATION OF CROWN LANDS, 1954.

State or Territory.	Private Lands.				Crown Lands.				Total Area.
	Alienated.		In Process of Alienation.		Leased or Licensed.		Other.		
	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.
N.S.W.(a) ..	51,839	26.2	13,985	7.1	116,791	58.9	15,512	7.8	198,037
Victoria(b) ..	30,715	54.7	2,276	4.0	9,337	15.6	13,918	24.7	56,246
Queensland(b) ..	24,607	5.8	3,142	0.7	362,211	84.4	39,160	9.1	429,120
S. Aust.(a) ..	14,376	5.9	345	0.1	137,092	56.4	91,432	37.6	243,245
W. Aust.(b) ..	24,485	3.9	13,106	2.1	208,633	33.4	378,364	60.6	624,588
Tasmania(a) ..	6,262	37.3	338	2.0	2,607	15.6	7,571	45.1	16,778
Nor. Terr.(a) ..	455	0.1	..	..	180,020	52.7	154,642	46.2	335,117
A.C.T.(b)(c) ..	66	11.0	41	6.9	323	53.7	171	28.4	601
Australia ..	152,805	8.0	33,233	1.8	1,016,924	53.4	700,770	36.8	1,903,732

(a) At 30th June.

(b) At 31st December.

(c) Includes Jervis Bay area.

A diagram showing in graphical form the areas alienated from the State, those in process of alienation under the various systems of deferred payments, the areas held under leases or licences and the areas left unoccupied was included in earlier issues of the Year Book (see No. 41, page 73), but is not reprinted in this issue.