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CHAPTER IV

LAND TENURE AND SETTLEMENT

§ 1. Disposal of Crown Lands

1. Land Legislation and Tenures.—Descriptions of the land tenure systems of the several States and the internal Territories, and conspectuses of land legislation in force and of the systems of land tenure, have appeared in earlier issues of the Year Book (*see* List of Special Articles, etc., preceding General Index to this volume).

The land legislation in force in the several States may be classified broadly under five major types of land enactments, namely, 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 Minister for 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.

The following sections contain figures showing the extent of the different tenures in the several States and Territories, together with some general descriptive matter. Information in greater detail was provided in issue No. 48 and previous issues.

2. Forms of Land Tenure.—(i) *Free Grants and Reservations.* Provision exists in all States except Tasmania for the disposal of Crown lands for public purposes by free grants, and in all States for the temporary and or permanent reservation of Crown lands for public purposes. In the Northern Territory, any Crown lands not subject to any right of, or contract for, purchase, may be resumed for public purposes, and the whole or any portion of the lands resumed may be reserved for that purpose. In the Australian Capital Territory, under the *Seat of Government (Administration) Act 1910*, Crown lands may not be sold or disposed of for any estate in freehold except in pursuance of some contract entered into before the commencement of that Act.

The following table shows the total areas reserved in each State (except Tasmania) and in the Northern Territory, and the grand totals, at the end of the years 1957 to 1961.

AREAS RESERVED

('000 Acres)

Year	N.S.W. (a)	Victoria (b)	Qld. (b)	S. Aust. (a)	W. Aust. (a)	Nor. Terr. (a)	Total (c)
1957.. ..	21,353	8,649	26,097	22,641	56,938	47,928	183,606
1958.. ..	21,118	8,621	24,884	22,740	58,310	47,985	183,658
1959.. ..	20,901	8,624	24,891	22,742	59,807	48,985	185,950
1960.. ..	15,956	8,642	25,002	22,747	59,860	59,591	191,798
1961.. ..	15,877	8,646	25,006	22,750	59,885	59,590	191,754

(a) At 30th June.
not available.

(b) At 31st December.

(c) Excludes Tasmania, for which details are

Details of the purposes for which areas at the end of 1961, as shown above, were reserved are given hereunder.

New South Wales. For travelling stock, 5,049,592 acres; forest reserves, 1,557,468 acres; water and camping reserves, 784,053 acres; mining reserves, 1,018,785 acres; for recreation and parks, 685,820 acres; other reserves, 6,781,595 acres; total, 15,877,313 acres.

Victoria. For roads, 1,650,105 acres; water reserves, 316,268 acres; agricultural colleges, 8,434 acres; forest and timber reserves, 5,721,446 acres; mallee reserves, 410,000 acres; other reserves, 540,136 acres; total, 8,646,389 acres.

Queensland. Timber reserves, 3,023,741 acres; for State forests and national parks, 6,012,794 acres; aboriginal reserves, 6,543,381 acres; for streets, surveyed roads and stock routes, 3,832,223 acres; general reserves, 5,593,687 acres; total, 25,005,826 acres.

South Australia. Total area of surveyed roads, railways and other reserves, 22,749,925 acres, including 18,210,654 acres set apart as aboriginal reserves.

Western Australia. For State forests, 4,343,153 acres; timber reserves, 1,779,581 acres; other reserves, 53,762,628 acres; total, 59,885,362 acres.

Northern Territory. For aboriginal, defence and public requirements, 59,589,840 acres.

(ii) *Conditional and Unconditional Purchases of Freehold.* Crown lands in the States may be disposed of by unconditional purchase at public auction or by certain other forms of purchase (for details see Official Year Book No. 48, pp. 91-2), and conditional purchases of various types may also be made. In the Northern Territory, only 0.1 per cent. of the total area is alienated, the remainder being held under lease or licence, or reserved for various purposes or unoccupied. In the Australian Capital Territory, about 18 per cent. of the area is alienated or in process of alienation in consequence of contracts existing prior to the establishment of the Territory.

(iii) *Leases and Licences.* (a) *General.* Well over half the area of the States of New South Wales and South Australia and of the two Territories and more than four-fifths of that of Queensland are occupied under some form of lease or licence. In Victoria, only about one-ninth of the area is leased or licensed, more than half being alienated; in Western Australia, more than one-third is leased or licensed, most of the remainder being unoccupied; and in Tasmania only one-tenth is leased or licensed, while more than half the area of the State is occupied by the Crown or unoccupied, and the remainder alienated. Areas leased or licensed in the States are held under Crown lands Acts, closer settlement Acts, mining Acts, etc., and in the Territories under various Ordinances.

(b) *Land Acts and Ordinances.* The types of lease and licence which obtain under land legislation cover a wide range, and vary with each State or Territory. The following are examples:—grazing or pastoral, settlement and closer settlement, settlement purchase, conditional and conditional purchase, perpetual and Crown; however, the variations of these forms and the special forms of lease and licence which exist would extend this list considerably. Details of the various types in existence are given in Official Year Book No. 48, pp. 93-4, and some detail is included in the tables on pp. 106-108.

The following table shows the areas held under lease or licence other than mining and forestry in the States, the total under lease or licence for the Territories, and the grand totals, at the end of the years 1957 to 1961.

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. (a) (c)	Total
1957 ..	113,947	5,851	363,473	139,727	212,831	1,576	177,028	296	1,014,729
1958 ..	114,451	6,901	364,681	138,370	217,746	1,504	174,399	293	1,018,345
1959 ..	114,801	7,186	362,146	138,304	223,476	1,624	174,697	293	1,022,527
1960 ..	113,359	7,188	366,277	145,377	223,532	1,482	179,021	293	1,036,529
1961 ..	111,065	6,459	366,279	145,752	227,702	1,301	179,049	293	1,037,900

(a) At 30th June.

(b) At 31st December.

(c) Leases and licences for all purposes.

(c) *Mining Acts and Ordinances.* In addition to the lands held under lease or licence under land legislation, there are also areas occupied under mining Acts for the purpose of prospecting or mining for gold and other minerals. Details of the various types of mining lease and licence are given in Official Year Book No. 48, pp. 94-5.

Areas occupied in the States at the end of the years 1957 to 1961 are shown in the following table.

AREAS OCCUPIED UNDER MINING ACTS AND ORDINANCES
(⁰000 Acres)

Year	N.S.W. (a)	Victoria	Q'land (b)	S. Aust. (a) (b)	W. Aust. (c)	Tasmania (b)	N. Terr.	Total (d)
1957 ..	327	36	587	780	162	38	29	1,959
1958 ..	386	43	650	796	164	37	27	2,103
1959 ..	399	40	649	784	164	46	25	2,107
1960 ..	310	47	674	1,852	168	52	36	3,139
1961 ..	321	66	731	1,176	155	45	36	2,530

(a) Year ended 30th June.

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

(c) Excludes holdings under miners' rights.

(d) Excludes Australian Capital Territory, included in previous table.

(d) *Oil Prospecting or Exploring.* The following table shows for each year from 1957 to 1961 the areas occupied in each State under authorities to prospect or explore for petroleum. The legislation relating to the search for petroleum differs from State to State, and the terminology of, and the conditions applying to, the forms of authorization differ accordingly. The figures below relate to the exploratory stage of operations.

AREAS OCCUPIED UNDER AUTHORITIES TO PROSPECT OR EXPLORE
FOR PETROLEUM
(⁰000 Acres)

Year	N.S.W. (a)	Victoria	Q'land	S. Aust. (a)	W. Aust.	Tasmania	N. Terr.	Total
1957 ..	34,739	2,940	221,510	141,944	234,248	..	(b)	c 635,381
1958 ..	37,251	2,805	340,314	127,635	264,968	..	(b)	c 772,973
1959 ..	37,251	31,653	527,954	170,385	319,598	..	36,938	1,123,779
1960 ..	121,636	34,703	517,650	207,217	402,830	..	49,008	1,333,044
1961 ..	17,139	34,703	505,469	201,521	394,071	..	70,543	1,223,446

(a) Year ended 30th June.

(b) Not available.

(c) Excludes Northern Territory.

§ 2. Closer Settlement and War Service Settlement

1. *Closer Settlement.*—Particulars of the methods of acquisition and disposal of land for the closer settlement of civilians and returned service personnel (1914-18 War) 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. However, the amalgamation in some States of closer settlement records with those of other authorities has since made it impossible to obtain up-to-date figures for those States and for Australia as a whole. Official Year Book No. 48 contains particulars as at 30th June, 1960 of the areas and costs for those States for which separate information is available (*see* p. 96).

2. *Settlement of Returned Service Personnel, 1939-45 War and Korea-Malaya Operations.*—(i) *General.* The War Service Land Settlement Scheme provides for the settlement on the land of eligible ex-servicemen from the 1939-45 War and the Korea-Malaya operations. Finance for capital expenditure under the scheme in South Australia, Western Australia and Tasmania and for special loans to New South Wales and Victoria is provided through *Loan (War Service Land Settlement) Acts*. Finance for other aspects

of the Scheme in all States is provided by annual parliamentary appropriation. The *States Grants (War Service Land Settlement) Act 1952* provides that the responsible Commonwealth Minister may make grants of financial assistance to the States under such terms as he may from time to time determine.

New South Wales, Victoria and Queensland agreed, at the inception of the Scheme, to find their own finance for the acquisition and development of properties. In 1954, Queensland abandoned the Scheme and made available for general settlement all unallotted lands held under it.

Detailed information about the agreements and the methods of operation and administration of the Scheme are contained in earlier Year Books (*see List of Special Articles, etc., preceding General Index to this volume*).

(ii) *Summary of Operations to 30th June, 1962.* The following table shows the operations of the War Service Land Settlement Scheme in each State up to 30th June, 1962.

WAR SERVICE LAND SETTLEMENT

SUMMARY TO 30TH JUNE, 1962

State	Land acquired	Farms allotted		Farms in course of development		Other
		No.	Acres	No.	Acres	
New South Wales(a) ..	Acres 9,094,021	No. 3,047	Acres 9,094,021	No. ..	Acres ..	Acres ..
Victoria ..	b1,181,599	3,048	1,181,599	..	..	..
Queensland ..	398,524	470	218,640	..	..	(c) 179,884
South Australia ..	755,873	1,015	671,207	7	10,000	(d) 74,666
Western Australia ..	b2,059,472	1,001	1,934,281	26	(e) 125,191	..
Tasmania ..	(b) 446,761	515	414,661	81	32,100	..
Total ..	13,936,250	9,096	13,514,409	114	167,291	254,550

(a) In New South Wales, properties are regarded by the State as being allotted at the date of acquisition. Figures adjusted following review. (b) Figures adjusted following survey. Other land originally approved, but no longer required, has been disposed of outside the Scheme. (c) War Service Land Settlement was discontinued in 1954, and unallotted lands were made available for general settlement. (d) Will be surveyed on completion of projects under development. (e) This figure is subject to correction following the finalization of survey of large tracts of virgin crown land developed under the scheme.

(iii) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1962.

WAR SERVICE LAND SETTLEMENT (1939-45 WAR AND KOREA-MALAYA OPERATIONS): COMMONWEALTH EXPENDITURE TO 30th JUNE, 1962

(£'000)

Advances to States	N.S.W.	Vic.	Qld	S. Aust.	W. Aust.	Tas.	Total
For acquisition of land ..	..	..	..	3,457	3,483	2,515	9,455
For development and improvement of land ..	..	..	..	14,107	19,584	14,444	48,135
Special loans ..	6,771	7,199	..	..	..	..	13,970
Commonwealth contributions to excess cost over valuation ..	624	5,343	116	1,456	708	588	8,835
To provide credit facilities to settlers ..	..	..	..	9,426	18,103	4,622	32,151
For remission of settlers' rent and interest ..	429	184	36	210	505	135	1,499
For payment of living allowances to settlers ..	1,014	1,204	163	384	475	142	3,382
For operation and maintenance of irrigation projects ..	..	..	..	837	16	2	855
Loss on advances ..	15	3	335	6	156	21	536
Cost of administration of credit facilities ..	..	..	..	343	678	147	1,168
Total ..	8,853	13,933	650	30,226	43,708	22,616	119,986

(iv) *Loans and Allowances (Agricultural Occupations) Scheme.* Full details of the measures taken for the re-establishment of ex-servicemen in rural occupations were given in an earlier Year Book (see List of Special Articles, etc., preceding General Index to this volume). These measures provide for a scheme of loans and allowances to assist ex-servicemen in establishing themselves in agricultural occupations.

The 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. At 30th June, 1962, 14,307 loans had been approved and advances amounting to £10,175,645 had been made.

The 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. At 30th June, 1962, 16,114 applications for allowances had been made, and the total amount paid in allowances was £2,276,597.

Official Year Book No. 48 contains details of the applications received and approved and the amounts involved for the individual States and Territories to 30th June, 1961 (see p. 98). There has been little subsequent change.

(v) *War Service Land Settlement Division—Total Expenditure.* The following table shows details of the total expenditure on various projects by the War Service Land Settlement Division from the commencement of operations to 30th June, 1962.

COMMONWEALTH WAR SERVICE LAND SETTLEMENT DIVISION:
EXPENDITURE TO 30th JUNE, 1962
(£'000)

Project	N.S.W.	Vic.	Qld	S. Aust.	W. Aust.	Tas.	Total Expenditure	Receipts and Re-payments	Net Expenditure
War Service Land Settlement expenditure from revenue or loan funds	8,853	13,933	650	30,227	43,708	22,615	119,986	35,698	84,288
Agricultural loans(a) ..	4,283	1,797	874	827	1,972	406	(b) 10,176	6,582	5,879
Agricultural allowances	587	297	478	325	481	116	(c) 2,285	..	1,474
Administration expenses	736	160	71	87	374	46	1,474	..	1,474
Rural training ..	330	503	106	190	227	108	1,464	149	1,315
Total	14,789	16,690	2,179	31,656	46,762	23,291	(d) 135,385	42,429	92,956

(a) Includes expenditure on new loans of moneys repaid by borrowers. £10,000, and New Guinea, £7,000.

(c) Includes New Guinea, £1,000.

(b) Includes Northern Territory, £10,000, and New Guinea, £8,000.

(d) Includes Northern Territory,

§ 3. Alienation and Occupation of Crown Lands

1. *General.*—The figures in the previous parts of this chapter show separate particulars of various forms of land settlement. The following tables set out the position with regard to the tenure of land in each State, in the Northern Territory, and in the Australian Capital Territory during 1961. A summary for each State and Territory and for Australia as a whole is also included. Particulars for each year from 1951 to 1961 appear in *Primary Industries Bulletin* No. 55, Part I.—*Rural Industries*, page 1. The area occupied includes roads, permanent reserves, forests, etc. In some cases, lands which are permanently reserved from alienation are occupied under leases or 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 28.2 per cent. had been alienated at 30th June, 1961; 5.4 per cent. was in process of alienation; 57.1 per cent. was held under leases and licences; and the remaining 9.3 per cent. was unoccupied, or held by the Crown.

ALIENATION AND OCCUPATION OF CROWN LANDS: NEW SOUTH WALES
30th JUNE, 1961
(Acres)

Particulars	Area	Particulars	Area
1. Alienated	55,767,025	3. Held under leases and licences— Homestead selections and grants Alienable leases, long-term and perpetual	1,692,481 23,467,241
		Long-term leases with limited right of alienation	1,522,692
		Other long-term leases	81,928,559
		Short-term leases and temporary tenures	2,453,601
		Forest leases	1,791,200
		Mining and auriferous leases	201,609
		<i>Total</i>	113,057,383
2. In process of alienation— Conditional purchases	9,006,666	4. Unoccupied— Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied (approximate)	18,428,989
Closer settlement purchases	1,269,654		
Soldiers' group purchases	131,180		
Other forms of sale	376,223		
<i>Total</i>	10,783,723	5. Total Area of State	198,037,120

3. Victoria.—The total area of Victoria is 56,245,760 acres, of which 56.1 per cent. had been alienated up to the end of 1961; 2.6 per cent. was in process of alienation under deferred payments and closer settlement schemes; 11.5 per cent. was occupied under leases and licences; and 29.8 per cent. was unoccupied or held by the Crown.

ALIENATION AND OCCUPATION OF CROWN LANDS: VICTORIA
31st DECEMBER, 1961
(Acres)

Particulars	Area	Particulars	Area
1. Alienated	31,531,121	3. Leases and licences held— Under Lands Department— Perpetual leases	1,093,497
		Agricultural college leases	28,655
		Other leases and licences	1,872
		Temporary (yearly) grazing licences	5,335,049
2. In process of alienation— Exclusive of mallee and closer settlement lands	176,723	<i>Total</i>	6,459,073
Mallee lands (exclusive of closer settlement lands)	1,063,148		
Closer settlement lands	231,117	4. Occupied by the Crown or un- occupied	16,784,578
<i>Total</i>	1,470,988	5. Total Area of State	56,245,760

4. Queensland.—The total area of this State is 426,880,000 acres, of which, on 31st December, 1961, 6.1 per cent. was alienated; 0.5 per cent. was in process of alienation; and 86.3 per cent. was occupied under leases and licences. The remainder, 7.1 per cent., was either unoccupied or held as reserves or for roads.

ALIENATION AND OCCUPATION OF CROWN LANDS: QUEENSLAND
31st DECEMBER, 1961
(Acres)

Particulars	Area	Particulars	Area
1. Alienated	26,031,736	3. Occupied under leases and licences—	
		Pastoral leases	244,178,560
		Occupation licences	17,586,560
		Grazing selection and settlement farm leases	94,386,612
		Leases—special purposes(a)	2,950,333
		Mining leases	2,192,015
		Perpetual lease selections and perpetual lease prickly pear selections	6,740,092
		Auction perpetual leases, etc.	41,208
		Forest grazing leases (of reserves)	395,520
		<i>Total</i>	<i>368,470,900</i>
		4. Reserves (net, not leased)	18,342,151
		5. Surveyed roads and surveyed stock routes	3,832,223
		6. Unoccupied	8,118,636
2. In process of alienation	2,084,354	7. Total Area of State	426,880,000

(a) Special leases of Crown land, 514,401 acres; special leases of reserves, 2,435,932 acres.

5. South Australia.—The area of South Australia is 243,244,800 acres and at 30th June, 1961, 6.5 per cent. was alienated; 0.2 per cent. in process of alienation; 59.9 per cent. occupied under leases and licences; and 33.4 per cent. occupied by the Crown or unoccupied.

ALIENATION AND OCCUPATION OF CROWN LANDS: SOUTH AUSTRALIA
30th JUNE, 1961
(Acres)

Particulars	Area	Particulars	Area
1. Alienated	15,681,235	3. Held under lease and licence(a)—	
		Perpetual leases, including irrigation leases	20,291,497
		Pastoral leases	122,257,728
		Other leases and licences	3,202,474
		<i>Total</i>	<i>145,751,699</i>
		4. Area unoccupied(b)	81,323,438
2. In process of alienation	488,428	5. Total Area of State	243,244,800

(a) Mining leases and licences have also been issued over an area comprising 202,696,415 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 30th June, 1961, 4.4 per cent. was alienated; 2.1 per cent. was in process of alienation; and 37.0 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 56.5 per cent. was unoccupied.

ALIENATION AND OCCUPATION OF CROWN LANDS: WESTERN AUSTRALIA
30th JUNE, 1961
(Acres)

Particulars	Area	Particulars	Area
1. Alienated	27,786,699	3. Leases and licences in Force—	
		(i) Issued by Lands Department—	
		Pastoral leases ..	220,128,193
		Special leases ..	4,608,621
		Leases of reserves ..	869,901
		Residential lots ..	4,564
		Perpetual leases ..	1,495,824
		(ii) Issued by Mines Department—	
		Gold-mining leases ..	18,098
		Mineral leases ..	40,401
		Miners' homestead leases ..	33,375
		(iii) Issued by Forests Department—	
		Timber permits ..	4,011,966
		<i>Total</i>	<i>231,210,943</i>
		4. Area unoccupied	352,761,330
<i>Total</i>	<i>12,829,828</i>	5. Total Area of State	<i>624,588,800</i>

7. **Tasmania.**—The total area of Tasmania is 16,778,000 acres, of which, at 30th June, 1961, 38.2 per cent. had been alienated; 1.3 per cent. was in process of alienation; 8.4 per cent. was occupied under leases and licences for either pastoral, agricultural, timber or mining purposes, or for closer settlement; while the remainder (52.1 per cent.) was unoccupied or reserved by the Crown.

ALIENATION AND OCCUPATION OF CROWN LANDS: TASMANIA
30th JUNE, 1961
(Acres)

Particulars	Area	Particulars	Area
1. Alienated	6,403,018	3. Leases and licences— <i>continued</i>	
		(i) Issued by Lands Department— <i>continued</i>	
		Soldier settlement ..	44,659
		Short-term leases ..	585
		(ii) Issued by Mines Department ..	52,467
		<i>Total</i>	<i>1,411,433</i>
		4. Area occupied by the Crown or unoccupied	8,752,024
		5. Total Area of State	<i>16,778,000</i>
2. In process of alienation ..	211,525		
3. Leases and licences—			
(i) Issued by Lands Department—			
Islands	77,379		
Ordinary leased land ..	1,011,662		
Land leased for timber ..	212,338		
Closer settlement ..	12,343		

8. **Northern Territory.**—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1961, only 0.1 per cent. was alienated; 53.4 per cent. was held under leases and licences; 17.8 per cent. was reserved for aboriginal, defence and public requirements; and the remaining 28.7 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1961:—alienated, 375,922 acres; leased—pastoral leases, 147,331,152 acres; other leases, licences and mission stations, 31,718,196 acres; total leased, 179,049,348 acres; reserved for aboriginal, defence and public requirements, 59,589,840 acres; unoccupied and unreserved, 96,101,690 acres; total, 335,116,800 acres.

9. **Australian Capital Territory.**—Alienated land of the Territory at the end of 1961 comprised 11.0 per cent. of the total area; land in process of alienation 6.9 per cent.; land held under lease and licence 48.7 per cent.; land otherwise occupied, including city tenures, 8.1 per cent.; and unoccupied 25.3 per cent.

The following are the particulars of land areas in the Australian Capital Territory at the end of 1961:—alienated 65,857 acres; in process of alienation 41,224 acres; leased—grazing, agricultural, etc., leases, 275,458 acres; grazing licences, 11,100 acres; otherwise occupied, including city area leases, 48,604 acres; total leased, 335,162 acres; unoccupied, 140,686 acres; total, 582,929 acres. Including the Jervis Bay area of 18,000 acres—6,266 acres leased and 11,734 acres otherwise occupied—the grand total for the whole Territory is 600,929 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 1961.

ALIENATION AND OCCUPATION OF CROWN LANDS, 1961

State or Territory	Private lands				Crown lands				Total area
	Alienated		In process of alienation		Leased or licensed		Other (a)		
	'000 acres	Per cent.	'000 acres	Per cent.	'000 acres	Per cent.	'000 acres	Per cent.	
	'000 acres	Per cent.	'000 acres	Per cent.	'000 acres	Per cent.	'000 acres	Per cent.	
N.S.W.(b) ..	55,767	28.2	10,784	5.4	113,057	57.1	18,429	9.3	198,037
Victoria(c) ..	31,531	56.1	1,471	2.6	6,459	11.5	16,785	29.8	56,246
Queensland(c) ..	26,032	6.1	2,084	0.5	368,471	86.3	30,293	7.1	426,880
S. Aust.(b) ..	15,681	6.5	488	0.2	145,752	59.9	81,324	33.4	243,245
W. Aust.(b) ..	27,786	4.4	12,830	2.1	231,211	37.0	352,761	56.5	624,588
Tasmania(b) ..	6,403	38.2	212	1.3	1,411	8.4	8,752	52.1	16,778
Nor. Terr.(b) ..	376	0.1	..	..	179,049	53.4	155,692	46.5	335,117
A.C.T.(c)(d) ..	66	11.0	41	6.9	342	56.8	152	25.3	601
Australia ..	163,642	8.6	27,910	1.5	1,045,752	55.0	664,188	34.9	1,901,492

(a) Occupied by Crown; reserved; unoccupied; unreserved.
31st December.

(d) Includes Jervis Bay area.

(b) At 30th June.

(c) At

§ 4. 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 may be found in earlier issues of the Official Year Book (*see* List of Special Articles, etc., preceding General Index to this volume).

The summaries of loans and advances under State authorities in the following paragraphs are compiled from returns supplied by the various State government lending agencies in the several States. They include transactions in lands acquired under closer and soldier settlement schemes, but exclude balances owing on former Crown lands sold on the conditional purchase, etc., system. Advances made by general banking institutions in the course of their ordinary business are not included. For information on such advances *see* Chapter XX. *Private Finance*.

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 re-appraisements 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* § 2 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 § 2 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, 1961.

ADVANCES TO SETTLERS, ETC.: NEW SOUTH WALES

Advances, etc.	Advances, etc., made during 1960-61	Total advances, etc. to 30th June, 1961	Balances outstanding at 30th June, 1961	
			Number	Amount
<i>Department of Lands—</i>	£	£		£
Closer land settlement .. .. .	..	15,126,063	6,187	(b) 1,400,021
Soldier settlers 1914-18 War .. .. .	..	3,196,005	45	12,444
1939-45 War	135,186	14,592,467	4,397	3,923,378
Soldier land settlement—Acquisition, develop- ment and improvement of land, War Service Land Settlement Agreement Act	83,865	28,749,212	2,383	26,814,580
Wire netting .. .. .	..	1,494,653	6	596
Prickly pear	40,194	444,678	239	30,555
<i>Rural Bank—</i>				
<i>General Bank Department—</i>				
Commonwealth Re-establishment and Employ- ment Act 1945 .. .. .	..	4,239,659	1,007	491,022
Other	3,996,622	99,179,357	7,429	18,622,149
<i>Government Agency Department—</i>				
Rural industries	92,125	9,242,793	590	255,920
Unemployment relief and dairy promotion	308,223	4,416,858	2,075	1,195,924
Rural reconstruction(d)	429,799	14,999,338	747	2,427,026
Shallow boring	135,300	2,063,188	416	531,432
Farm water supplies	192,879	1,020,259	787	670,823
Soil conservation	32,541	115,846	162	94,658
Rivers and foreshores improvement .. .. .	..	4,916	23	815
Irrigation areas	555,347	(e)	23,653	4,863,960
Government Guarantee Agency .. .. .	..	225,475	..	..
Closer Settlement Agency .. .. .	..	167,914	31	34,201
Total	6,002,081	199,278,681	50,177	61,369,504

(a) In addition, the sum of £1,927,687 has been expended to 30th June, 1961, on subdivision maintenance, improvement and disposal of land acquired for closer settlement. (b) Excludes an amount of £4,691,737 capitalized to 30th June, 1961, on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943. (c) Includes capital value of 2,612 Closer Settlement Leases, £19,578,821, and unpaid balances on 2,383 Structural Improvement Accounts, £7,235,759. (d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Monies), amount outstanding £1,109,471. (e) Not available. (f) Incomplete. (g) Includes £17,000,000 additional funds not previously brought into account in respect of previous years.

3. Victoria.—The following table shows particulars respecting advances, etc., under State authorities to 30th June, 1961.

ADVANCES TO SETTLERS, ETC.: VICTORIA

Advances, etc.	Advances, etc., made during 1960-61	Total advances, etc., to 30th June, 1961	Balances outstanding at 30th June, 1961	
			Number	Amount
<i>State Savings Bank, Crédit Foncier—</i>	£	£		£
Civilians	49,310	12,061,008	438	461,185
Discharged soldiers .. .. .	..	848,567	9	2,205
<i>Treasurer—</i>				
Cool stores, canneries, etc.	124,416	1,842,783	(a) 2	796,038
<i>Department of Lands and Survey—</i>				
Closer settlement settlers and soldier settlers .. .. .	..	46,904,855	1,604	1,527,208
Cultivators of land .. .. .	..	2,463,557	47	11,199
Wire netting	2,571	736,052	41	7,307
<i>Soldier Settlement Commission—</i>				
<i>For Soldier Settlement—</i>				
Purchase of land	34,992	19,702,281	(c)	7,852,808
Development and improvement of holdings	1,378,732	26,922,880	(c)	(d)
Advances for—				
Settlers' lease liability	2,368,902	24,362,521	2,469	21,282,265
Development of single unit farms	14,802	11,942,879	1,739	6,712,698
Improvement stock, etc.	200,407	5,880,405	808	950,783
Other advances	30,108	3,441,724	533	446,976
<i>For general land settlement—</i>				
Purchase of land	(e) 126,100	567,535	(c)	3,884,786
Development and improvement of holdings	(e) 959,584	3,359,546	(c)	(d)
Advances for sale of land not required for land settlement	14,643	21,806	1	7,140
Total	5,304,567	161,058,399	(f) 7,691	43,942,598

(a) Number of companies. (b) Represents consolidated debts of settlers (Section 30, Act 4091). (c) Not available. (d) After allowing an amount of £12,184,832, representing excess acquisition, development and improvement costs which has been written off. (e) Includes amounts transferred from Soldier Settlement at 1st July, 1959. (f) Incomplete.

4. **Queensland.**—The following table shows particulars of advances, etc., to 30th June, 1961. The figures exclude transactions in land.

ADVANCES TO SETTLERS, ETC.: QUEENSLAND

Advances, etc.	Advances, etc., made during 1960-61	Total advances, etc., to 30th June, 1961	Balances outstanding at 30th June, 1961	
			Number	Amount
Co-ordination of Rural Advances and Agricultural Bank Acts	£ 3,471,884	£ 37,221,820	5,486	£ 15,202,182
Discharged soldiers' settlement (a) .. .. .	.. .. .	2,467,913	166	31,753
Water facilities .. .. .	.. .. .	58,079	..	..
Wire netting, etc. .. .. .	.. .. .	1,019,403	24	833
Seed wheat and barley	4,156 (b)	163,835	(c)	13,627
Drought relief	30,375	1,359,434	106	131,843
War Service Land Settlement	124,330	4,613,949	254	1,344,934
Income (Unemployment Relief and State Development) Tax Acts (d) .. .. .	.. .. .	1,183,891 (e)	82	5,443
Irrigation .. .. .	.. .. .	54,914	2	158
Farmers' Assistance (Debt Adjustment Acts) .. .. .	.. .. .	1,055,590	27	37,752
Commonwealth Re-establishment and Employment Act 1945 .. .. .	.. .. .	874,155	77	19,388
Water Supplies Assistance Act	165,501	247,487	155	248,311
Total	3,796,246	50,320,470 (e)	6,379	17,036,224

(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, etc., under State authorities to 30th June, 1961.

ADVANCES TO SETTLERS, ETC.: SOUTH AUSTRALIA

Advances, etc.	Advances, etc., made during 1960-61	Total advances, etc., to 30th June, 1961	Balances outstanding at 30th June, 1961	
			Number	Amount
Department of Lands—	£	£		£
Advances to soldier settlers .. .. .	.. .. .	5,071,780	30	1,008,318
Advances to blockholders .. .. .	.. .. .	41,451	..	..
Advances for sheds and tanks .. .. .	.. .. .	75,693	..	..
Advances under Closer Settlement Acts .. .. .	.. .. .	2,730,516	520	558,663
Advances under Agricultural Graduates Settlement Act .. .. .	.. .. .	62,258	..	..
Settlement of Returned Service Personnel, 1939-45 War	1,778,914	7,964,820	1,013	5,039,286
Advances under Crown Lands Development Act	128,962	363,343	50	334,690
Primary Producers Assistance Department—				
Advances in drought-affected areas .. .. .	.. .. .	2,146,768	4	1,088
Advances under Farmers Relief Acts .. .. .	.. .. .	4,435,509	2	413
Irrigation Branch—				
Advances to civilians .. .. .	.. .. .	291,443	27	7,282
Advances to soldier settlers .. .. .	.. .. .	1,048,174	226	215,054
State Bank of South Australia—				
Advances to settlers for improvements	52,446	1,788,882	258	299,865
Advances under Vermin and Fencing Acts	6,577	1,412,579	77	33,245
Advances under Loans to Producers Act	251,711	2,640,475	127	1,841,801
Commonwealth Re-establishment and Employment Act 1945 .. .. .	.. .. .	827,486	271	141,730
Total	2,218,610	30,401,177	2,605	9,481,435

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 in similar manner 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 § 2 above.

7. *Tasmania*.—The following table shows particulars of advances under State authorities to 30th June, 1961. Although advances made for the purchase of land for closer and soldier land settlement are not regarded as outstanding advances by the Department of Agriculture, the figures have been included in the table for comparative purposes; the areas so purchased have been leased on 99-year terms with an option of purchase which the leaseholder may exercise at any time.

ADVANCES TO SETTLERS, ETC.: TASMANIA

Advances, etc.	Advances, etc., made during 1960-61	Total advances, etc., to 30th June, 1961	Balances outstanding at 30th June, 1961	
			Number	Amount
<i>Agricultural Bank—</i>	£	£		£
State Advances Act and Rural Credits ..	192,570	4,074,175	801	913,739
Assistance to Fruitgrowers Act 1941 ..	..	34,556	..	..
Commonwealth Re-establishment and Employment Act 1945 ..	..	407,429	151	78,662
Primary Producers' Relief Act 1947 ..	..	297,846	49	9,631
<i>Minister for Agriculture—</i>				
<i>Soldier Settlers—</i>				
Advances ..	3,680	1,022,258	..	14,629
Purchase of estates, etc.(a) ..	9,462	2,582,489	250	253,954
<i>Closer Settlers—</i>				
Advances ..	14,600	117,407	10	14,719
Purchase of estates, etc.(a) ..	1,801	532,032	54	130,938
Total ..	222,113	9,068,192	1,315	1,416,272

(a) Not regarded by the Department as outstanding advances.

8. *Northern Territory*.—During the year 1960-61, seven advances totalling £21,034 were approved and advances made totalled £24,346. At 30th June, 1961, the balance outstanding from 101 settlers, including interest, was £186,537.