

## APPENDIX A.

## LAND SYSTEMS OF THE AUSTRALASIAN COLONIES.

## LAND SYSTEM OF VICTORIA.

(By A. J. SKENE, Esq., Surveyor-General of that colony.)

## LAND ACTS IN OPERATION.

The temporary occupation for pastoral purposes and the alienation of the waste lands of the colony of Victoria are provided for in the Land Act CCCLX., assented to 29th December 1869, which was subsequently amended by the Acts DCXXXIV. and DCLIII., assented to 6th December 1878 and 5th February 1880 respectively.

The principal Act and the Amending Acts expire on the 31st December 1880.

## PASTORAL OCCUPATION.

The waste lands of the colony are held under pastoral license renewable annually.

The carrying capability of these lands was, in terms of the principal Act, determined by the Board of Land and Works in 1870, and this capability has not been varied by any subsequent legislative action. The rent paid by a pastoral licensee was at the rate of eightpence for every sheep, and four shillings for every head of cattle, which the land covered by his license was determined to be capable of carrying.

In January 1875, the rate of rent payable was increased to one shilling for a sheep, and five shillings for one head of cattle, at which rate the waste lands of the colony are now occupied under pastoral license.

The issue of a pastoral license for the occupation of a run does not prevent it or any part thereof from being sold at auction, leased or licensed for agricultural purposes, proclaimed a common, or occupied by virtue of any miner's right or business license, or any license for other than pastoral purposes.

As the pastoral rents are not paid in advance, the amount of rent to be paid at any half-yearly term is adjusted, should any portion of the land occupied by the pastoral licensee have been sold, selected, or otherwise appropriated during the preceding six months. If the pastoral licensee be dissatisfied with the proposed diminution of rent to be paid by him, he may appeal to the Minister of Lands.

All lands not occupied by virtue of any lease, license, or other authority at the passing of the Land Act, and all runs that may be forfeited during the continuance of the Act, may be put up to auction in blocks of such extent as will carry not more than 4,000 sheep or 1,000 head of cattle at a rental to be fixed by the Board of Land and Works, and the person who shall bid the highest sum by way of premium for such block receives a license to occupy the same for pastoral purposes, subject, however, to the same limitations as to sale, selection, &c., as above.

The interest in a run held under a license to occupy for pastoral purposes is a chattel interest for all purposes, and, on payment of a fee, may be transferred. The licensed occupier of a run for pastoral purposes may cultivate so much of the run as may be necessary to provide grain, hay, vegetables, &c., for his own use, and that of the stock he may be depasturing on the run, but not for the purposes of sale or barter.

The occupier may, on payment of a fee, subdivide his run so that the amount of rent for the subdivisions shall not be less than the rent paid for the run when undivided.

The occupier of a run not occupied for pastoral purposes until after the passing of the Act may purchase 320 acres of the land, on which he may have erected buildings, yards, or other improvements, at the price of 20s. per acre, without competition.

The unauthorized occupation of the public estate, or depasturing thereon any stock, is punishable by fine not exceeding £50.

Within a quarter of a mile on either side of any road or track commonly used as a thoroughfare, and passing over the public estate, travelling stock may be depastured for any period not exceeding twenty-four hours. Cattle being driven every day a distance of not less than ten miles, and sheep not less than six miles, in the direction intended to drive such stock, subject to a penalty for delay, unless prevented by some sufficient cause.

The sites of wool-sheds, sheep-washes, reservoirs, tanks, dams, wells made on any land occupied under pastoral license are reserved for the exclusive occupation of the pastoral licensee of such lands, to the extent of one acre for every 20s. value of the same, but with the limitation that not more than 640 acres shall be so reserved within any one license.

#### ALIENATION BY SELECTION FOR AGRICULTURAL PURPOSES.

All the unalienated lands within Victoria, excluding auriferous country, State forests, and land within the limits of cities, towns, or boroughs, are open for selection in portions not exceeding 320 acres by any one individual (an infant under eighteen years of age and a married woman not judicially separated from her husband being debarred), under the following conditions:—

1. That the selection shall be held under *license* for a period of six years, the licensee paying in advance one shilling per acre per annum license fee in two half-yearly moieties.
2. That the licensee shall during five years reside in his own proper person on the selection.
3. That he shall within six years enclose the selection with a good and substantial fence, and cultivate one acre out of every ten acres thereof.
4. That he shall within six years erect substantial and permanent improvements on the selection to the value of 20s. in respect of every acre of the same.

All contracts and agreements relating to a selection made or entered into before or after the issue of a license, and to take effect wholly or in part before, at, or after the termination of six years from the commencement of the said license, are illegal and absolutely void, both at law and in equity.

Having complied with all the conditions, the selector, within twelve months after six years from the commencement of his license, may obtain a *Crown grant* upon payment of 14s. for each acre included under his license; or otherwise he may obtain a *lease* of the selection for a term of fourteen years at a yearly rental of one shilling per acre, payable in half-yearly moieties in advance; and at any time during such term, upon payment of the difference between the amount of rent and license fees actually paid and the entire sum of 20s. for each acre, the lessee or his representatives shall be entitled to a *grant*.

In the case of the death of a *licensee* during the currency of his license, the condition of residence is not obligatory on his executors or administrators.

On giving proper notice to an officer of the Lands Department, a *licensee*, in each and every year during the continuance of his license, may absent himself from his selection during a period or periods not exceeding in the whole three months.

Should an intending selector desire to secure a selection and improve it *without subjecting himself to the condition of residence thereon*, he may obtain a license for six years at a fee of 2s. per acre per annum, on condition that the selection is enclosed within three years, and 20s. per acre expended in substantial and permanent improvements within three years, and an additional sum of 20s. expended on improvements within six years.

The *entire* sum payable in respect of the purchase money for any such selection is at the rate of 40s. *per acre*, and such payment may be extended over a lease with a term of fourteen years, on the expiry of which a grant is obtained.

#### ALIENATION BY AUCTION.

Any of the unalienated lands of Victoria may be sold in fee simple by auction, subject to such covenants, conditions, exceptions, and reservations as the Governor may direct, at an upset price not less than 20s. per acre, or at such higher upset as the Governor may direct.

Notice of intention to sell is given in the *Government Gazette* not less than thirty days before the date of sale. It is a condition of sale that not less than 25 per cent. deposit of the whole price shall be at once paid, and the balance of purchase money within one month next after the date of the sale; on failure of such payment the deposit is forfeited, and the contract void.

#### LAND REVENUE APPLIED TO RAILWAY CONSTRUCTION.

Arising out of the proceeds from the sale and alienation of the public estate, the sum of £200,000 is annually paid to the credit of the Railway Loan Liquidation and Construction Account.

#### LEASES AND LICENSES, THE RENTS PAID UNDER WHICH ARE NOT CREDITED TOWARDS THE PURCHASE OF THE FEE SIMPLE.

The Act authorizes the issue of leases in no case to exceed a term of twenty-one years, or of annual licenses for the occupation of sites for the following purposes, the area not to exceed three acres, viz. :—

Quarries,  
Inns, stores, &c., in thinly populated districts,  
Bathing-houses, Bridges, Ferries,  
Tanneries, Factories, Saw Mills, Paper Mills,  
Quays, Landing-places,  
Mineral Springs,  
Ship and Boat building,  
Manufacture of Salt.

If the lessee or licensee desire to acquire the fee simple of any such site after his improvements have been effected and his business established, if there be no departmental objection, it has become a practice to put such sites up to sale by auction at an upset price approved by the Governor, with a valuation of the improvements to be paid by the purchaser of the site, if the same is not acquired at auction by the lessee or licensee.

#### RESIDENCE LICENSES ON GOLDFIELDS.

These licenses entitle the holders to reside on or to cultivate any lands on any goldfield or lands adjacent thereto not exceeding in extent twenty acres. When the licensee has been in possession two years and a half and has effected improvements, and the Board of Land and Works is satisfied that the site is not actually auriferous, the licensee may acquire the fee simple at a price to be determined by the Board not exceeding the upset price of the nearest land alienated by the Crown before the issue of the license, all payments of license fee being credited to the licensee in calculating the total amount to be paid for the fee simple.

#### TIMBER RESERVES.

The Governor may make and proclaim reserves for the preservation and growth of timber, and the Board of Land and Works may issue licenses to cut timber upon such reserves or any part thereof, on terms and conditions set forth in such licenses.

#### COMMONAGE.

Authority is given in the Act for the proclamation of commonage for the use of the residents in cities, towns, boroughs, and townships, as well as for the convenience of miners and farmers.

In the case of goldfields commons, the Mining Board has the control and management of the same; in all other cases, the municipal authorities of the district in which the common may be situated; the regulations framed by the managers for the management of the common and the fees to be paid by commoners for the use of the same being subject to the revision of the Board of Land and Works.

The proclamation of land as commonage does not prevent the sale by auction or the leasing or licensing of the whole or any portion thereof.

## LAND SYSTEM OF NEW SOUTH WALES.

(By W. WILBERFORCE STEPHEN, Esq., Under Secretary for Lands in that Colony.)

## LAND ACTS IN OPERATION.

The public estate of the colony of New South Wales is controlled under the Crown Lands Occupation Act of 1861, the Crown Lands Alienation Act of 1861, and the Lands Acts Amendment Act of 1875.

## PASTORAL OCCUPATION.

Leases for pastoral purposes are granted in accordance with the provisions of the Occupation Act, there being different terms of lease, viz.:—"Annual leases," "five years," and "ten years" tenures. The Crown lands situated in what is known as the first class settled, or more inhabited districts, being open to annual lease, and those embraced in the second class settled and unsettled districts are generally leased for five years, and in some instances the term is extended to ten years.

Leases in the first class settled districts, of areas of 640 acres and upwards, are sold by auction at a rental of not less than at the rate of £2 for every 640 acres. Although these leases are only annual, it is not customary to interfere with the tenants should the rents be regularly paid in advance unless the land be required for some other purpose.

The area of runs in the second class settled and unsettled districts varies in size, the maximum area leased in one block being 100 square miles. Runs of this character are obtainable from the Crown in two ways, viz., by tender and by purchase at auction. Land which has not been previously leased may be obtained by tender on application, on a form provided for that purpose. The tenderer must give a clear description of the land (and point it out if called upon to do so) sought to be leased, and offer the minimum rental (£10 per annum) at which this class of run, irrespective of its area, is let, together with any sum by way of premium, the object of which is hereafter explained, the tenderer may deem advisable, although it is not necessary to offer any. Tenders for runs are opened once a month on a fixed date by a board appointed for the purpose, and the proceedings are as follows:—Should there be only one tender for any run, the tenderer is entitled to the lease of it. If there be two or more tenders for the same run opened on the same day, the lease is granted to the person offering the highest premium; but, if no one tender be higher than others, a fresh day is named upon which persons who previously made the highest tenders are at liberty to send in fresh tenders, which are dealt with as before stated. A run obtained by tender, for which purpose, however, there is now very little land remaining, must be occupied, and stocked with not less than 200 head of cattle or 1,000 sheep within six months, or, in the event of it being necessary to provide water by artificial means, within eighteen months from the date of the notification of the acceptance of the tender, otherwise the run is liable to be forfeited, and to be leased by sale at auction. In the first instance, these runs are held from year to year at the rental specified, also being subject to a payment of £20 per annum for two years, under the "Increased Rent and Assessment Act of 1858" (22 Victoria No. 7). Generally, however, before the expiration of the second year, the value of the run is appraised, and the rent fixed accordingly, and the tenure converted into a lease for five years, the payment for assessment being then no longer required. Although the payment for assessment is always, in the first instance, enforced, it is refunded on receipt of a declaration from the lessee that the run has been *bonâ fide* occupied and depastured over by not less than one-fourth of the stock which it has been estimated to carry, or, in the event of such declaration being made within the period of twelve months from the date of the acceptance of the tender, the first year's assessment is refunded, and the second year's remitted. At the expiration of the five years for which the run was originally leased, its fair annual value for pastoral purposes is again appraised, and the rent thereof either reduced (though not below the minimum rate) or increased in accordance with the award of the appraiser, appraisers, or umpire, as the case may be, and another term of five years is entered upon.

The appraisement is conducted by an officer representing the Government, a person appointed by the lessee, and an umpire. Should the lessee, however, not desire to appoint an appraiser to act in his behalf, he is at liberty to concur in the appointment of the Government appraiser, who then conducts the valuation alone.

Leases of runs are extended to ten years at the original rental, provided applications for the extension of leases are made during the first quarter of the last year of the five years' lease, and upon it being proved to the satisfaction of the Government that the lessees have by artificial means made the runs capable of carrying one-half or more beyond the number of sheep or cattle they in their natural state were capable of depasturing.

Rents of runs are payable on or before the 31st day of December in each year in advance for the ensuing year. Should default be made in payment for three months after that date, a fine of eight per centum upon the amount of rent overdue is imposed, and if not paid within six months a penalty of ten per centum is charged, and after that period, forfeiture may ensue, and the leases of the runs for five years may then be offered for sale at auction, at a rental not being less than £10 per annum.

With regard to the boundaries of runs, the Minister has the power to modify the boundaries of those obtained by tender so as to make the runs compact blocks of a rectangular form, subject, however, to such deviations as the natural features of the country, and the adoption of natural boundaries, may require. In the event of any dispute between the lessees as to boundaries the matter may be determined by arbitration, each side being represented by an arbitrator, and in the event of their being unable to agree, the award rests with an umpire appointed by them.

The whole of the Crown lands embraced in the leases before mentioned, whether annual or otherwise, are, unless reserved from sale for water supply, or some other public purpose, or embracing improvements to the value of £40 or more, or being within a prohibited distance of a township, which is determined in accordance with its population, liable to be alienated in various ways in accordance with the provisions of the Crown Lands Alienation Act of 1861, and the Lands Acts Amendment Act of 1875, and when alienations take place to such an extent as to affect the grazing capabilities of the leasehold, fresh appraisements are, in the cases of runs in the second class settled and unsettled districts, permitted, and the rentals are reduced; but no concessions are made on account of alienations within leaseholds in the first class settled districts, the full rents must be paid or the leases surrendered. Should the latter course be adopted by the lessees, leases of the unalienated lands are offered at auction at upset rentals, not being lower than the minimum rental for such class of leases before specified.

Lessees of Crown lands, who erect or make improvements which are necessary for the beneficial working of their runs, are permitted to purchase the land upon which the improvements are made at a value to be determined by appraisement, not being less than £1 per acre. The extent of the purchases, which must be made in areas of not less than forty acres or more than 640 acres, are limited to one acre for every pound's worth of improvements.

Land to be alienated in virtue of improvements must be paid for, together with a fee for the deed of grant, or £1 for each portion, within three months from the date of notification of the sale, or a penalty of ten per centum upon the price of the land is incurred; and, if not paid within a further period of three months, the sale becomes void, and the land may be offered for sale at auction.

The holders of leasehold property are also permitted to purchase portions of their leaseholds, in right of improvements intended to be made thereon, in blocks of not less than forty acres, nor exceeding 340 acres. The extent of purchase is limited to a block of not more than one square mile within each block of five miles square out of each lease, or a proportionate quantity out of any holding of less area. The improvements to be placed upon land so applied for must be specified in the application for it, and must be completed within twelve months from the date of such application, and be of a value equal to £1 per acre of the area applied for. When the land is applied for, a deposit of £1 per acre on the area must be paid, which will be afterwards appropriated in part or full payment of the value of the land, which will be determined by appraisement, not

being less than £1 per acre. In default of the performance of any of the conditions attached to the sale, the applicant forfeits twenty-five per cent. of the deposit.

Although lessees avail themselves of the privilege of purchasing portions of their leaseholds in virtue of improvements and intended improvements, the far greater portions of these runs which have become freehold property have been, until recently, when the upset price was fixed at 25s. per acre, purchased at auction, in blocks varying from 40 to 640 acres, at the minimum price of £1 per acre. In some instances, land of the class now in question has brought much more than the prices mentioned, but, as a rule, no advance upon that at which the land is offered is obtained.

The mode of payment of the purchase money for land sold at auction is as follows:—A deposit of one-fourth of the amount on the day of sale, and the balance, together with a fee of £1 for each deed of grant, within three months from that date. In default of payment of the balance within the time specified, the deposit is liable to forfeiture, and the land may be again offered for sale at auction.

Pastoral properties are frequently obtained by persons desiring to enter upon grazing pursuits by purchase at auction or by private contract from the Crown lessee, the only action taken by the Government in such cases being to transfer the properties to the new tenant.

#### ALIENATION BY AUCTION.

Crown lands within towns (not being goldfields townships), and the suburban lands attached thereto, are sold by auction only, and are offered at a price not being for town lands less than at the rate of £8, and suburban lands £2 per acre. The conditions of sale are similar to those particularized in connection with the auction sales previously referred to.

With regard to Crown lands offered at auction and not purchased, or purchased and the deposit forfeited, there is a provision for such land being purchased upon payment of the value thereof in full; but at present no such alienations are being made, all lands offered and not sold being immediately withdrawn from sale in the manner mentioned, and the forfeitures of deposits for non-payment of the balance of the purchase money upon land sold at auction are rarely enforced; but this latter action may be discontinued, and the land therein open to sale as before stated.

#### ALIENATION BY CONDITIONAL PURCHASE OR FREE SELECTION FOR AGRICULTURAL PURPOSES.

The mode of obtaining land usually adopted by agriculturists and persons desirous of acquiring small areas for grazing purposes is by what is known as "conditional purchase" or "free selection." The law provides that any person, not being a married woman or under the age of sixteen years, may conditionally purchase any area of not less than forty acres or more than 640 of Crown lands, not being town or suburban lands, or within land reserved for any special purpose, and notwithstanding that it is under lease.

For the convenience of persons desiring to obtain Crown lands in this manner, officers, designated Crown land agents, are located in certain portions of the colony, which is divided into land districts, and to these officers, who have in their possession for inspection maps showing all land open to selection, applications to conditionally purchase are made, on any Thursday, not being a public holiday, during the year. There is a form of application which is supplied by the Crown land agents, and every information is given to applicants to enable them to secure the land they desire to obtain. Should there be two or more applications for the same land made at the same time, the right to the land is determined by lot. With the application a deposit at the rate of 5s. per acre on the area applied for is payable, and, within three months from the date of the land being applied for, the conditional purchaser must occupy it as his or her *bonâ fide* place of residence, and continue to do so for the term of three years, and during that period place upon the land improvements to the value of £1 per acre of the area selected. At the expiration of three years from the date of selection, or within three months thereafter, a solemn declaration

must be made by the purchaser, or his alienee if the land has been transferred, to the effect that he or she has continually resided thereon since the date of selection, or within three months thereafter, and has effected improvements equal to the value of £1 per acre of the area. The balance of purchase money, viz., 15s. per acre, the price of the land being £1 per acre, is also payable; but should the conditional purchaser be unwilling or unable to pay the balance in one sum, he or she may do so by paying at the rate of one shilling, or any multiple thereof, per acre yearly in advance, which will be appropriated in part payment of the balance, and five per cent. per annum interest on the amount of the purchase money remaining unpaid.

In the event of a selector not in the first instance applying for the maximum area of 640 acres, he or she may at any future time, by one or more applications, increase the area of his or her holding to the full extent permitted, should there be available Crown lands immediately adjoining his or her original purchase. Such extension of area is known as an additional conditional purchase or purchases, and the same conditions, except that of residence, as are required in connection with the original purchase must be observed, unless, as regards improvements, there be sufficient upon the latter purchase to meet the requirements for the whole area.

In the same manner, any person or persons acquiring a freehold of less than 600 acres within areas open to conditional purchase, may increase the area of such holding to 640 acres, the conditions of residence and improvements being required to be complied with, on some portion of the whole area, if not already conformed with upon the freehold.

Conditional purchasers are permitted, after having held the land for twelve months, to transfer it to any person, not being a minor under the age of sixteen years, so that should they desire to sell after the expiration of that period they may do so, and are at liberty, if they choose, to select elsewhere. The alienee must of course complete any unfulfilled conditions attached to the purchase. In default of the performance of any of the conditions as to residence, improvements, or payment of balance of purchase money, in one or other of the modes before specified, being proved to the satisfaction of the Minister, after an enquiry before a land commissioner, the land and all improvements may become forfeited to the Crown, and may be offered for sale at auction, the value of the improvements being added to the usual reserve price placed upon the land. A conditional purchaser cannot hold at the same time more than one original purchase, with the additional selections, if any, made in virtue of it, in respect to which the condition of residence is unfulfilled.

All surveys of land for the purpose of alienation are made at the expense of the Government by officers duly appointed for the purpose, and, with the exception of conditional purchases, such surveys must be made before alienation.

Should a conditional purchase not be surveyed within twelve months after being made, the purchaser is at liberty, at his or her own expense, to have the survey made by a duly licensed surveyor, and credit will be given for the amount so expended, which must be at the rate paid by the Government for such surveys, in part payment of the balance of the purchase money payable on account of the land.

The privilege of surrendering land conditionally purchased, but not surveyed within twelve months, is also conferred, and a refund of the deposit paid is made.

As regards the improvements required to be made upon conditional purchases, and to the possibility of the non-survey of the land interfering with their being effected, an application for an extension of time for making such improvements for three years from the actual date of survey is always allowed. Lands which have been previously measured by the authority of the Government must, as a rule, be taken as measured; yet in some instances, by consent of the Minister, part of the measured portions are alienated, and in these cases the purchaser has to pay the cost of sub-division.

#### ALIENATION BY SELECTION FOR MINING PURPOSES.

There is also another class of conditional purchase, viz., that for mining purposes other than gold mining. The price of land purchased in this manner is £2 per acre instead of £1, the deposit upon application being 10s. per acre, and a sum equal to £2 per acre must be expended on the land in mining operations.

The balance of purchase money, viz., 30s. per acre, must be paid in a similar manner to that before described, or paid for in full, as soon as the sum just previously mentioned has been expended in mining operations, to which effect a declaration must be made. The condition of residence is not required in connection with mining conditional purchases.\*

#### GRAZING RIGHTS.

In virtue of all conditional purchases, or a similar class of land purchased at auction, or in virtue of improvements, the holder thereof may claim a grazing right, or a privilege to occupy for grazing purposes adjoining Crown lands at an annual rental of £2 per section of 640 acres, to the extent of three times the area of his or her conditional purchase or freehold, if there be so much Crown land available, and notwithstanding such land may be held under lease for pastoral purposes, excepting it be so held as a grazing right. Thus a conditional purchaser can, the day after making a purchase of 640 acres, obtain 1,920 acres as a grazing right, making his or her holding 2,560 acres. The land embraced in these grazing rights is liable to be conditionally purchased, and to be sold at auction, although the latter is not frequently done, except at the desire of the occupier. The protection against the former, however, being that a grazing right cannot be granted within an area already held under similar tenure, and, therefore, a selector within a grazing right cannot obtain a similar holding, and is consequently confined to the area of his or her purchase.

The right to purchase in virtue of improvements made upon the land held as a grazing right is conferred as in the cases of other leases before described.

#### ALIENATION WITHIN GOLDFIELDS TOWNSHIPS.

Sales of land in areas varying from half an acre to two acres within goldfields townships are permitted in right of improvements, provided the applicants are authorized by miners' rights or business licenses issued under the Mining Act to occupy it, and that it should have been reported not to be auriferous. The price of such land is determined by valuation, not being less than £8 per acre for town lands, and £2 10s. for suburban lands.

#### ALIENATION OR OCCUPATION FOR MISCELLANEOUS PURPOSES.

There are provisions made for what is termed "miscellaneous special alienations," such as "the reclamation and purchase of land below high-water mark," "closing and purchase of unnecessary road," and "the purchase of land to which no way of access may exist, or which may be of insufficient area for conditional or auction sale, and cases of a similar character," and "for the rescission of the reservation of water frontage."

Small areas of Crown lands are leased with or without the right of purchase for various purposes not otherwise provided for in the Acts quoted. The maximum area leased for each purpose being 200 acres, and the rental is fixed in accordance with the estimated value of the lease, as a rule not being less than £10 per annum. Leases for the purposes mentioned are occasionally sold at auction.

#### RESERVES, COMMONS, ETC.

Powers are conferred for the withdrawal of any land from the lease of a run for the site of any city, town, or village, or for any roadway for general traffic, passage of stock, access to back runs, for temporary commonage, for the use of any such city, town, or village, or working any mines of gold or other minerals, or for any public purpose whatsoever.

A further provision is made for the temporary reservation from sale of land for all the purposes above mentioned, excepting mining; also for defining the limits of suburban land to be attached to cities, towns, and villages; also such portions thereof as are to be set apart for public purposes, and to reserve land from sale for water supply and other public purposes.

Powers for the removal of trespassers on Crown lands are also given, and the penalties for trespass defined.

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\* The previous five paragraphs also refer to these selections.



## TIMBER RESERVES.

Provisions are made for the preservation of the forests of indigenous timber, and with this view considerable areas have been reserved from sale. Special licenses to cut timber within these reserves are granted, subject to regulations limiting the minimum girth of the trees to be felled on payment of license fee and royalty, varying in accordance with the description of timber, which consists of cedar, pine, and other valuable soft woods, and a very large variety of hard-wood timber of great size, strength, and durability.

## CONDITION OF PUBLIC ESTATE, APRIL 1880.

What may be designated as a short synopsis of the land laws of New South Wales having been given, it may be well to give a general idea of the land transactions. The approximate area of the colony is 199,000,000 acres. It is estimated that to the present date the public estate has been disposed of as follows:—

	Acres.
Alienation by sale at auction ... ..	15,771,139
„ in virtue of improvements ... ..	721,107
„ conditional purchase ... ..	10,464,497
„ in right of intended improvements ... ..	276,759
Grants for military service (volunteers) ... ..	136,000
Public grants ... ..	3,871,548
Granted as church and school estate ... ..	435,387
Total ... ..	31,676,437

From the above figures, and after making allowance for the area 17,460,882 acres of the colony under water (including navigable rivers), and lands so barren and rocky as to be unfit for grazing or agricultural purposes, there is yet an area of 149,862,681 acres of Crown lands.

Taking an average of five years' sales, it results in showing that town lands brought at public auction during that period £19 per acre, being £11 above the minimum price fixed by law, and that suburban lands realized £3 5s. per acre, or £1 5s. above the minimum price. Country land sold in a similar manner, and during a like period averaged £1 1s. 5d. per acre, being 1s. 5d. above the minimum price. The average price realized during the period specified for land sold in virtue of improvements being £1 0s. 9d., or 9d. over the minimum price.

The estimated area held under pastoral lease, other than annual leases, is 133,233,319 acres, realizing a rental of £158,838 8s. per annum, or at the rate of 15s. 3d. per annum per square mile.

It is estimated that 12,000,000 acres are held under annual lease, at a rental of £2 for every square mile or section of 640 acres.

NOTE.—There is a Bill at present\* before the Legislature for the purpose of further amending the Land Acts of 1861, and amending the Act of 1875. The chief propositions may be briefly stated to be as follows:—The repeal of the 31st clause of the Lands Acts Amendment Act of 1875. The reduction of the value of improvements to be erected on conditional purchases, except those for mining purposes, to 10s. per acre. The extension of the time for completing such improvements to five years, subject to three-fifths thereof (of 6s. worth per acre) being made at the expiration of three years from the date of purchase, and fixing the term of residence at five years. Extending the period allowed for making the improvements (£2 per acre) upon mining conditional purchases, in a similar way to that before stated, to five years. Extending the time for which a conditional purchase must be held before transfer to five years, instead of as at present twelve months, except in the case of death, insolvency, &c. Limiting the purchase by lessees in virtue of improvements to four blocks, equalling one twenty-fifth of the area of their respective runs. Fixing the minimum rent of runs at £1 per section of 640 acres in some instances, and 10s. in others, the latter being the rate for runs to be appraised for the first and second leases thereof.

## LAND SYSTEM OF QUEENSLAND.

(By J. ALCOCK TULLY, Esq., Under Secretary for Public Lands in that colony.)

## LAND ACTS IN OPERATION.

The several Acts of Parliament under which land may be secured are "The Crown Lands Alienation Act of 1876," "The Settled Districts Pastoral Leases Act of 1876," "The Pastoral Leases Act of 1869," "The Mineral Lands Act of 1872," and "The Goldfields Act of 1874."

"The Crown Lands Alienation Act of 1876" deals with the vacant Crown lands of the colony. This measure is a consolidation of previous Acts. Land can be acquired in two ways under its provisions, viz., by conditional purchase or by auction.

## PASTORAL OCCUPATION.

Pastoral runs in the unsettled districts of the colony are leased for 21 years, in blocks of not less than 25 square miles, at a rental of 5s. per square mile for the first seven years, 10s. for the next seven years, and 15s. for the third seven years, the conditions being the stocking of the land with sheep or cattle equal to one-fourth of its carrying capacity, which is defined by "The Pastoral Leases Act of 1869" to be 100 sheep or 20 head of cattle per square mile.

## CONDITIONAL SELECTION.

In the case of conditional selection the land requires to be declared open to selection, specifying not only the upset price, but also the maximum area which may be selected. Land cannot be sold for less than 5s. per acre, and ten years are allowed to pay the purchase money. A selector may obtain, by conditional purchase, not more than 5,120 acres, and not less than 40 acres, but the Act provides that in any district the Government may limit, by proclamation, the maximum area that one selector can secure, provided that the maximum shall not be less than 640. Selectors of conditional purchases must expend a sum equal to the upset price up to 10s. per acre on the land, but not more than 10s. per acre is required under any circumstances. In addition to expenditure, the selector must reside personally or keep a bailiff on the land during the currency of the ten years' lease. After proof of three years' residence from date of selection and fulfilment of the conditions of expenditure, a certificate may be issued to the selector which enables him to transfer his interest in the selection, if he desires to do so, or to pay up the balance of purchase money and obtain a deed of grant.

The annual payments on homestead selections are 6d. per acre for five years. The area that can be selected under the homestead clauses of the Act is 160 acres. The land may be secured in fee simple by the homestead selector after a personal residence of five years, and proof of improvements of the value of 10s. per acre being effected on the land.

In homestead areas the area which can be selected under conditional purchase is limited to 1,280 acres, and under homestead selection to 160 acres. The homestead areas usually comprise land of the best class, and most suitable for settlement. All persons selecting in homestead areas must reside personally; the residence of bailiffs is not sufficient to entitle the selector to a deed of grant.

## CONDITION OF PUBLIC ESTATE, 1879.

At the end of 1879 the area conditionally selected as conditional purchases, homesteads, pre-emptive selections, or volunteer selections, was 5,570,160 acres.

The area of the selected lands of which the purchase had not yet been completed was 3,720,000 acres.

The area of the colony, after deducting the land alienated by purchase or selection, is 420,786,291 acres.

The area of land alienated in fee simple to end of 1879 is 3,986,509 acres.

The amount realized for sale of land by auction in 1879 was £23,195 10s. 4d., being at the rate of £1 16s. 9d. per acre.

The average price realized of the lands selected under conditional purchase during the year 1879 was 11s. 3d. per acre, whilst the price realized for homesteads selected during that year was 2s. 11d. per acre.

The squatting runs in 1879 numbered 6,423.

The area embraced in runs is 175,939,012 acres ; the rental is £159,079 12s. 4d., being about .79479 of a farthing per acre, or 10s. 7.16d. per mile, in the unsettled districts ; and 3.046 farthings per acre, or £2 0s. 7½d. per mile, in the settled districts.

## LAND SYSTEM OF SOUTH AUSTRALIA.

(Compiled by the author of the *Victorian Year-Book* from printed official documents forwarded by H. J. ANDREWS, Esq., Secretary for Crown Lands in South Australia, who has also revised the manuscript.)

Land system.

In South Australia the public estate is divided into country lands and town and suburban lands.

Price of country lands.

For country lands the minimum price is £1 per acre, this price being increased in the case of "reclaimed lands," or lands improved by means of Government expenditure on drains or other public works ; and in the case of "improved lands," or lands on which improvements have been made by purchasers on credit, or Crown lessees.

### PASTORAL OCCUPATION.

Pastoral leases.

Lands not already held can be leased for pastoral purposes, without right of purchase, the yearly rent paid being 2d. per head for each sheep and 1s. per head of cattle depastured. With the proviso that such yearly rent is in no case to be less than 2s. 6d. per square mile.

### ALIENATION BY SELECTION.

No Crown lands are allowed to be selected until after they have been surveyed and declared open for sale. The deposit paid on lands bought on credit does not form part of the purchase money.

Mode of selection.

When land is declared open for selection, the sections are offered for sale by auction, in the order fixed by the Surveyor-General, at an upset price of £1 per acre, the competition being, in the first instance, confined to persons who declare their intention of residing upon the land they buy. The highest bidder is entitled to the section bid for and also to select adjoining lands, the whole area not to amount to more than 640 acres of reclaimed lands, or 1,000 acres of country or improved lands. He is then declared the purchaser, and has at once to pay 10 per cent. of the purchase money, with the value of Crown improvements, if any, added ; but the value of improvements by former lessees of the Crown is to be paid in full at once. Successive lots are offered in this manner, until all the bidders under personal residence are satisfied, when the unselected lots are offered to persons who do not intend to reside upon the land, who, however, are required to make a declaration to the effect that they intend to cultivate, and that they purchase only for their own use and benefit. Lands which have been offered and remain unselected are open for sale at £1 per acre, with the cost of improvements added. In the case of simultaneous applications, the person declaring his intention to reside on the land has the first choice ; and if all the applicants either do or do not intend to reside, the right of choice is decided by lot.

Conditions attached to credit purchases.

Within twenty-one days of the purchase, the purchaser has to sign an agreement to the effect that after six months he will reside on the land, or, if he has not declared to do so, that he will keep there a substitute, and that he will continue to do this during nine months of every year until the purchase money is paid ; that he will make substantial improvements before the end of the second year to the extent of 5s. per acre ; before the end of the third year, to the extent of 7s. 6d. per acre ; and before the end of the fourth year, to the extent of 10s. per acre ; such improvements to consist of all or any of the following :—Erecting buildings,

sinking wells, constructing tanks, and fencing, draining, and clearing the land; that he will bring into cultivation, during the first year, at least one-tenth of the land; and during each subsequent year until the purchase money is paid that he will have under cultivation at least one-fifth of the land; but if osiers, olives, mulberries, vines, apples, pears, oranges, figs, almonds, potatoes, onions, beetroot, mangel-wurzel, or hops are grown, one acre under any of these counts for six acres under ordinary cultivation.

The amount paid by the purchaser on credit is regarded as the payment of interest upon the purchase money in advance for three years. Within fourteen days of the end of the third year he pays a second amount, equal to 10 per cent. of the purchase money, such payment being considered as payment in advance of interest of the purchase money, for the next three years; and within fourteen days of the end of the sixth year he pays one-fourth of the purchase money, and a further sum, equal to 10 per cent. on the balance, which is considered interest in advance thereon for the next three years; and within fourteen days of the end of the ninth year he pays the balance of the purchase money, and if he has complied with the conditions, he is entitled to a Crown grant. Selectors under personal residence conditions can, however, complete their purchases after carrying out all the conditions of agreement for five years only.

Payments on credit purchases.

Persons who, having bid for land, refuse or neglect to make the necessary payments, or sign the requisite declarations, render themselves liable to a penalty of £25.

Penalty for not taking land bid for.

Lands sold on credit are not allowed to be transferred, unless with the approval of the Commissioner of Crown Lands, and the permission is only given in cases where the purchaser dies or the transferor is unable to occupy the land from illness, physical incapacity, or necessary absence from the colony, or, being a woman, marries. The transferee is in all cases bound by the same conditions as the original purchaser.

Transfer of lands sold on credit.

Country lands offered at auction for cash and not sold, and which remain afterwards unsold for five years, may be offered on lease for ten years, in blocks of not more than 1,280 acres, at an annual rent of not less than 6d. per acre, with a right of purchase at the expiration of the lease, at £1 per acre. No conditions beyond paying the rent when due are attached to these leases.

Leases for ten years.

Country lands, in certain districts named in the Land Act, or afterwards to be proclaimed, which have remained unsold for one month after being offered at auction, may be offered for lease for twenty-one years, in blocks of two square miles, at an annual rent of not less than 10s. per square mile, with a right of purchase at any time during the last eleven years of the term, at £1 per acre.

Leases for twenty-one years.

The right to leases of country lands, under these provisions, is to be offered for sale by auction. If there are no bidders, the right may be had by any person applying.

Leases to be offered at auction.

The rent of such leases is to be paid yearly in advance, and the lessee must each year clear not less than a fortieth of the land, until one-half of the same is fit for agricultural purposes, as far as the nature of the land permits.

Conditions of leases.

No person is allowed to hold or have any interest in more than 3,200 acres in all leased under these provisions.

Extent allowed to be leased.

#### ALIENATION BY AUCTION.

Town and suburban lands are sold by auction for cash, and not upon credit. Twenty per cent. of the purchase money is paid upon the fall of the hammer, and the balance in one month. Any country lands which have been open for selection for two years can be offered at auction for cash.

Town and suburban lands.

#### MINING OCCUPATION.

Lands are let for mining for minerals and metals other than gold, in blocks not greater than 640 acres, for periods not exceeding ninety-nine years, at the annual rent of 1s. per acre, and a further sum of 6d. in the pound sterling on the net profits of the mine. Leases to discoverers of coal, guano, petroleum, or other valuable deposits may be granted by the Governor, on such terms as he may see fit.

Mining leases.

## LAND SYSTEM OF WESTERN AUSTRALIA.

(Compiled by the author of the *Victorian Year-Book*, from official documents forwarded by MALCOLM FRASER, Esq., Commissioner of Crown Lands in Western Australia, who has also revised the manuscript.)

Land system. Western Australia is divided into four districts, for the purpose of land occupation, viz. :—the Central, Northern, Central-Eastern, and South-Eastern Districts.

## ALIENATION BY CONDITIONAL PURCHASE FOR AGRICULTURAL PURPOSES.

Central district. In the Central district, which embraces the most settled portion of the colony, ordinary rural lands are sold in sections of not less than 40 acres, at 10s. per acre. Other rural lands are called "Lands for special occupation," and may be taken up within defined areas, in sections of from 100 to 500 acres, upon conditions of deferred payment and improvements, the ultimate price to be 10s. per acre. The annual rent is to be paid each year in advance, at the rate of 1s. per acre or fractional part thereof. The selector is granted a license which lasts for three years, and afterwards a lease for seven years, and he is not allowed to sublet, assign, or transfer his land during the currency of the license or lease, except by permission of the Government, and on payment of a fee of 10s., and must during the term of his license or lease fence in all his land and have cleared and cropped one-fourth of the whole. At the end of three years, if he has complied with these conditions, and if he has either by himself, his tenant, or agent resided on the allotment for not less than two and a half years, he is entitled to demand and obtain a Crown grant upon payment of 7s. for each acre, or, if he has failed to comply with the conditions, he may obtain a lease of his allotment for seven years, at a yearly rental of 1s. per acre, and at the expiration of the term, or at any time prior to that period, upon paying the difference between what rent he has already paid and the whole sum of 10s. per acre, he may, if he has made the necessary improvements, be entitled to a grant in fee of the land.

## ALIENATION BY UNCONDITIONAL PURCHASE.

Northern, Central-Eastern, and South-Eastern districts. In the Northern, Central-Eastern, and South-Eastern districts, rural lands are open for sale in blocks of not less than 400 acres in extent, without conditions of residence and improvement; but no purchase within the limits of a pastoral lease is allowed, unless the lessee has been first challenged and has refused to buy.

Special industries. In any district, for the encouragement of planting vineyards, orchards, and gardens, the Governor has power to sell land in blocks of not less than 10 acres, at 10s. per acre.

## ALIENATION BY AUCTION.

Sales by auction. Town and suburban lands are offered by auction at an upset price fixed by the Government. Ten per cent. of the purchase money is paid on the fall of the hammer and the balance within thirty days. Lands put up and not sold may be taken afterwards at the upset price.

Crown grants. Crown grants of any description of land are issued at the uniform price of 30s. each grant.

## LAND SYSTEM OF TASMANIA.

(Compiled by the author of the *Victorian Year-Book*, from printed official documents forwarded by H. J. HULL, Esq., Deputy Commissioner of Crown Lands in Tasmania, who has also revised the manuscript.)

Land system. In Tasmania the waste lands of the Crown are divided into three classes, viz., town, agricultural, and pastoral.

Agricultural lands. Agricultural lands must either be situated within certain areas proclaimed as agricultural divisions, or must be such as the Commissioner of Crown Lands deems to be suitable for cultivation; or which, after having been surveyed, are described in any official notice as "Agricultural Lands."

ALIENATION BY SELECTION.

Agricultural lands may be selected in lots not exceeding 320 acres in extent, at the price of £1 per acre; the amount, with 33½ per cent. added for credit, being paid by instalments extending over fourteen years upon the following scale:—

	£	s.	d.	Price and mode of payment.
100 acres at 20s. per acre ...	100	0	0	
Add one-third for credit ...	33	6	8	
	<hr/>			
	£133	6	8	
	<hr/>			
	£	s.	d.	
Cash at time of purchase ...	3	6	8	
„ first year ...	5	0	0	
„ second year ...	5	0	0	
„ third year ...	10	0	0	
„ fourth year ...	10	0	0	
„ fifth year ...	10	0	0	
„ sixth year ...	10	0	0	
„ seventh year ...	10	0	0	
„ eighth year ...	10	0	0	
„ ninth year ...	10	0	0	
„ tenth year ...	10	0	0	
„ eleventh year ...	10	0	0	
„ twelfth year ...	10	0	0	
„ thirteenth year ...	10	0	0	
„ fourteenth year ...	10	0	0	
	<hr/>			
	£133	6	8	
	<hr/>			

And so in proportion for any greater or smaller area than 100 acres.

The land may be selected before survey, but must be surveyed afterwards at the cost of the selector. Selection before survey.

The selector must, under the penalty of forfeiture of his allotment, either in person or by his tenant or servant, within one year of the date of his selection reside thereon, and continue to do so until the full amount of his purchase money is paid. Residence necessary.

Until the time the purchase is completed, only one lot is allowed to be held by an individual, except one or more such lots should besides descend to him in inheritance or be acquired by marriage. One lot only to be selected.

As soon as 500 acres have been taken up under these provisions in not less than ten adjoining, or closely contiguous, lots, an amount equal to one-half the purchase money, exclusive of the addition for credit, is raised by the Government on debentures chargeable on the Land Fund, and the amount so raised is expended on roads in the vicinity of the selected lands, and one-half the purchase money of such lands is set apart for the redemption of the debentures. Construction of roads.

Minors and married women not being legally able to enter into contract for the purchase of land are not eligible to make selections. There is, however, no objection raised to selections being made by members of the same family provided they are eligible. Family selections.

The balance of the purchase money of any lands selected, or taken up on credit, may be paid off at any time, a rebate of 5 per cent. being allowed upon the amount. Balance may be paid off.

No portion of land of which the price is less than £15 sterling is allowed to be purchased on credit. Price of credit lands must exceed £15.

No purchaser of land on credit is allowed to transfer his interest in such land unless the balance of the purchase money is paid, or he obtain special permission from the Commissioner to transfer his interest. Transfer of interest.

ALIENATION BY AUCTION.

Town lands are sold only by auction, the upset price being fixed by the Crown Lands Commissioner, according to their position and supposed value. Town lands.

Agricultural lands may also be sold by auction in lots of not less than 320 acres each. The upset price is fixed according to the nature and quality of the soil, but must be in no case less than £1 per acre. Agricultural lands.

- Pastoral lands.** Pastoral lands embrace all lands not included in the foregoing classes. They are disposed of by auction, the lowest upset price being a sum equal to twelve years' rental, provided such price is not less than 5s. per acre.
- Cost of survey and Crown grant.** In the case of lands of all classes sold by auction the cost of survey and of the grant deed is added to the upset price.
- Lands passed at auction.** With the exception of town lands situated within five miles of the city of Hobart Town or town of Launceston, all Crown lands which have been offered at auction, and not sold, may be taken up at the upset price. Such lands may be paid for in cash or on credit. If the former, one-fifth of the price must be paid at the time of sale, and the residue within one month. If on credit, a sum equal to one-third of the purchase money is added for the allowance of credit, and the purchaser pays one-eighth of the whole amount at the time of sale, and the residue in thirteen equal annual instalments.

#### PASTORAL OCCUPATION.

- Rent of runs.** Crown lands not required for sale are let for pastoral purposes on licenses for periods not exceeding fourteen years, old runs being subject to a fixed rent, according to the carrying capabilities of the land, of not less than 4d. nor more than 9d. per sheep, and not less than 2s. nor more than 4s. per head of cattle. The annual rental of new and forfeited runs is submitted at auction, the highest bidder being entitled to the run.

### LAND SYSTEM OF NEW ZEALAND.

(Compiled by the author of the *Victorian Year-Book*, from printed official documents forwarded by H. J. H. ELLIOTT, Esq., Under Secretary for Lands in New Zealand.)

- Land system.** In New Zealand the manner of acquiring Crown lands is either by auction or application. If by auction, the land must have been previously surveyed and marked off on the ground into definite areas, designated sections. The upset price is either so much per acre or so much per section. If by application, or free selection, as it is frequently termed, the land need not have been previously surveyed, but after survey there is an adjustment, either by supplementary payment or refund, according as the surveyed area is found to be in excess or defect of the area stated in the application.

#### ALIENATION BY AUCTION.

- Town and suburban lands.** Town and suburban lands are sold by auction. The former are usually surveyed in quarter-acre sections, the minimum upset price of which is £7 10s. per section; the latter in sections of 2 or 3 up to 10 or 15 acres, with a minimum upset price of £3 per acre.

#### ALIENATION BY APPLICATION OR SELECTION.

- Village lands.** Village lands, if surveyed into sections under 1 acre each, are offered on application at not less than £5 per section, except in inland districts not opened up by railways, where the price may be £2 10s. per section. In the event of two or more persons applying on the same day for the same section, such section is submitted at auction, the right of bidding being, however, confined to the persons who have applied. But if village lands are surveyed into sections of a greater area than one acre each, but not more than fifty acres, they are designated "small farm allotments," and in the case of more than one applicant for the same section its occupancy is determined by lot. The minimum price of such allotments is in districts opened up 20s., in districts not opened up 10s., per acre; or they may be had on lease, with or without a purchasing clause.

- Rural lands.** Rural lands comprise all other Crown lands, whether agricultural, pastoral, or forest. The price varies in different districts, and ranges from the mere cost of survey, under the homestead system in Auckland and Westland, up to 40s. per acre, as in the system of selection before survey in Canterbury.

- Mode of payment for land.** The mode of payment for suburban and rural lands is either immediate or deferred. Under the immediate system the purchaser has completed the transaction on full payment of the purchase money, and no further obligation rests on him, nor is there any restriction as to the extent of land he may acquire. In the deferred payment system the payments are spread over a number of years, during

which the purchaser must fulfil certain conditions, or, failing to do so, forfeit any payments he may have made. Under this system, if suburban land, an allotment must not exceed 20 acres ; if rural agricultural land, 320 acres ; if pastoral land, it must not be less than 500 nor more than 5,000 acres. The price per acre of suburban land is £4 10s., and of rural or pastoral land not less than 20s. Suburban and rural agricultural lands are open to application, and only go to auction if two or more persons apply for the same allotment, in which case the bidding is confined to the applicants ; pastoral land is put up to auction at an upset price of not less than 20s. per acre, and is open to all bidders. No person is allowed to take up an allotment of more than one class. The deferred payments are made in equal instalments every six months over which the period extends : in the case of suburban lands this is five years, in that of rural lands ten years, and in that of pastoral lands fifteen years.

Residence on the land by the purchaser is compulsory in all cases of its being taken up under the system of deferred payments, unless where the land is wholly or mostly covered with forest, in which case the Governor may declare residence optional. In suburban land, residence must begin within six months of the issue of license, and continue for four years ; in rural land, the period is six years ; in pastoral lands, it must begin within twelve months, and continue for six years. Residence compulsory.

The holder under the deferred payment system of suburban lands must bring into cultivation not less than a tenth of the allotment the first year, one-fifth the second year, and within four years have three-fourths cultivated, the whole fenced, and have made substantial improvements to the value of £10 per acre. In the case of rural lands, the holder must bring into cultivation not less than one-twentieth the first year, one-tenth the second year, and within six years must have cultivated one-fifth, and effected permanent improvements to the value of £1 per acre ; but he may at any time, after the first three years, discharge all his obligations by paying up the balance of the purchase money in one payment, provided he has effected the improvements, and is then entitled to receive a Crown grant. In the case of pastoral lands there are no improvements required of the purchaser, the only condition being residence for six years ; he may at the end of ten years discharge the balance of the price in one payment, and thereby acquire the right to his Crown grant. Improvements.

Land within proclaimed goldfields is let under agricultural leases, under conditions of improvement without residence. The yearly rent is 2s. 6d. per acre, and the conditions being fulfilled, and there being no objections, the land may be bought during the currency of the lease at the upset price. After the third year an "exchange lease" may be granted, which will enable the purchase to be completed by the payment of 2ls. per acre in fourteen equal half-yearly instalments, or the balance at any time in full ; or the freehold may be acquired by the payment of the rent for 17 years. Agricultural leases on goldfields.

The homestead system is in force in the Auckland and Westland districts of New Zealand. Under it the settler makes no payment for the land, the only cost to him being the expense of survey. The conditions are—five years' residence, the erection of a house, and the cultivation of one-third of the selection if open land, and one-fifth if forest land ; on the fulfilment of which the Crown grant is issued. In the Auckland district, each person of the age of eighteen years, or upwards, may select from 50 to 75 acres, according to the quality of the land ; and a person under eighteen years of age, from 20 to 30 acres. Provided that no family or household may take up more than 200 acres of first-class, or 300 acres of second-class land. In Westland the conditions are the same, except that 50, 20, and 200 acres are the limits, irrespective of the quality of the land. Homestead system.

Original holders of pastoral licenses are entitled to the pre-emption of 320 acres in one block for a homestead. Pre-emptive rights.

#### CONDITION OF PUBLIC ESTATE, FEBRUARY 1880.

The total area of New Zealand exceeds 64,000,000 acres. Of this, up to February 1880, 14,000,000 had been sold or disposed of in education and other public reserves ; 16,000,000 belonged to the aborigines, or to Europeans who had purchased from them ; and 34,000,000 acres still remained for disposal by the Government. Of the latter, 15,000,000 were open grass or fern country, 10,000,000 forest, and 9,000,000 of barren mountain tops, lakes, and worthless country. Land remaining unsold.