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SECTION VI.

LAND TENURE AND SETTLEMENT.

§ 1. Introduction and Early History.

1. **Introduction.**—A comprehensive description, in a classified form, of the land tenure systems of the several States has been given in preceding issues of this book; see especially Year Book No. 4. (pp. 235 to 333). The details of that description have been necessarily condensed in the present issue, and for more complete information for past years, reference may therefore be made to Year Book No. 4. The historical matter dealing with the development of land legislation in the individual States may be found in Year Book No. 2 (pp. 263 to 272), and in a more condensed form in Year Books No. 3 (pp. 245 to 254), and No. 4 (pp. 235 to 244).

§ 2. Land Legislation in Individual States.

1. **New South Wales.**—(i.) *Acts now in Force.* The Crown Lands Act of 1884 and the supplementary Act of 1889 were passed chiefly for the purpose of putting an end to speculative selection without *bonâ fide* intention of settlement. Pastoral leases were required to be surrendered to the Crown and divided into two equal parts, one of which was returned to the lessee under a lease with a fixity of tenure for a term of years, the other half the lessee was allowed to hold under an annual occupation license, but this half was always open for selection.

Nevertheless accumulation of land into large estates continued, and settlement proceeded slowly. Entirely new principles of agrarian legislation have been embodied in the Crown Lands Acts 1895 to 1910, the Labour Settlements Act 1902, the Closer Settlement Acts 1904 to 1909, and the Closer Settlement Promotion Act 1910, which, while still giving fixity of tenure to pastoral lessees, retain the principle of free selection before survey, and offer *bonâ fide* settlers special inducements by the introduction of new forms of tenure on easy terms and conditions.

(ii.) *The Western Lands Acts.* All lands in the Western Division of New South Wales are now subject to the special provisions of the Western Lands Acts 1901 to 1909. All leases or occupation licenses could be brought within the provisions of the Western Lands Act by application before the 30th June, 1902. Otherwise the leases or licenses were dealt with by the Board as if the Act had not been passed. All leases issued or

brought under the provisions of the Western Lands Acts expire on the 30th June, 1943, except in cases where part of the land leased is withdrawn for the purpose of sale by auction, or to provide small holdings, in which case an extension of the term of lease of the remainder may be granted, as compensation for the part withdrawn.

2. **Victoria.**—(i.) *Acts now in Force.* The Consolidating Land Act of 1901, amended by the Acts of 1903, 1904, 1905, 1909, and 1910, deals with the whole system of land occupation and alienation in this State. Closer Settlement was provided for by the Land Acts of 1898 and 1901, and amendments until the introduction of the Closer Settlement Act 1904, amended in 1906, 1907, 1909, and 1910. Other special forms of tenure have been provided for by the Settlement on Lands Act 1893, and the Small Improved Holdings Act 1906; these, however, are now embraced in the Land Acts and Closer Settlement Acts respectively.

The Land Act 1910 allows large tracts of land in the counties of Millewa, Croajingolong, and Dargo hitherto reserved for public purposes to be dealt with as unalienated Crown Lands. It is proposed to pass an amending and consolidating Land Act at an early date.

(ii.) *Mallee Lands.* The lands in the Mallee territory comprising an area of about 11,000,000 acres in the north-western district of the State can be cleared at a moderate expenditure. An extension of railway facilities and of successful systems of water supply should bring this territory into greater prominence as a field for agricultural enterprise. More than one-half of this area is unalienated and available for occupation.

Alienation of Mallee lands is now dealt with by a special part of the Land Act of 1901 (see § 6, 3, iii. hereinafter), as amended in 1904, and by the Murray Settlements Act 1907..

3. **Queensland.**—*Acts now in Force.* The Closer Settlement Act 1906 and the Land Act 1910 control the alienation of Crown lands in this State. The latter Act consolidates, amends and simplifies the law relating to the occupation and alienation of Crown lands.

4. **South Australia and Northern Territory.**—(i.) *Acts now in Force.* The Crown Lands Act 1903, amended in 1905 and 1906, repealed and consolidated previous Land Acts, and also repealed the earlier Closer Settlement and Village Settlement Acts. An Act amending the provisions relating to Closer Settlement was passed in 1910. The Pastoral Act 1904 controls the pastoral occupation of lands, and the Irrigation and Reclaimed Lands Acts of 1908, 1909, and 1910 provide for leases of reclaimed lands.

(ii.) *Northern Territory.* During the year 1910 the sale and occupation of Northern Territory lands were regulated by the Northern Territory Crown Lands Act 1890, the Northern Territory Lands Act 1899, and the Northern Territory Tropical Products Act 1904, but since the transfer of the Northern Territory to the Commonwealth on the 1st January, 1911, under the Northern Territory Surrender Act 1907 of South Australia, and the Northern Territory Acceptance Act 1910 of the Commonwealth, the further alienation and occupation of land in the Northern Territory have been suspended, pending a complete reorganisation of the system of land settlement by the Commonwealth Government.

5. **Western Australia.**—*Acts now in Force.* The Land Act 1898 amended, repealed and consolidated previous legislation as to the management of Crown Lands. This Act has in turn been amended in 1899, 1900, 1902, 1904, 1905, 1906, and 1909, and, with its amendments, is now in force. The principle of repurchasing Crown lands for the purposes of closer settlement was introduced by the Agricultural Lands Purchase Acts 1896 to 1904; these Acts were repealed and consolidated by the Agricultural Lands Purchase Act 1909.

6. **Tasmania.**—*Acts now in Force.* The law relating to land tenure and settlement is now consolidated in the Crown Lands Acts 1903, 1905, and 1907; and in the Closer Settlement Acts of 1906, 1907, and 1908.

7. **Administration and Classification of Crown Lands.**—In each of the States of the Commonwealth there is now a Lands Department under the direction of a responsible Cabinet Minister, who is charged generally with the administration of the Acts relating to the alienation, occupation, and management of Crown Lands. The administrative functions of most of the Lands Departments are to some extent decentralised by the division of the States into what are usually termed Land Districts, in each of which there is a Land Office, under the management of a land officer, who deals with applications for selections and other matters generally appertaining to the administration of the Acts within the particular district. In some of the States there is also a Local Land Board or a Commissioner for each district or group of districts.

In most of the States Crown lands are classified according to their situation, the suitability of the soil for particular purposes, and the prevailing climatic and other conditions. The modes of tenure under the Acts, as well as the amount of purchase money or rent and the conditions as to improvements and residence, may vary in each State according to the classification of the land. The administration of certain special Acts relating to Crown lands has in some cases been placed in the hands of a Board under the general supervision of the Minister; for such purposes, for instance, are constituted the Western Lands Board in New South Wales, the Lands Purchase and Management Board in Victoria, and the Closer Settlement Board in Tasmania.

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 licenses of Crown lands for mining and auxiliary purposes. Such leases and licenses are more particularly referred to in a later part of this section. (See §.9, hereinafter.)

Full information respecting lands available for settlement or on any matter connected with the selection of holdings may be obtained from the Commonwealth representative in London, from the Lands Departments, or from the Agents-General of the respective States. The administration and classification of Crown lands in each State were more fully dealt with in Year Book No. 2 (pp. 273-6), to which reference may be made.

§ 3. Tenures under which Crown Lands may be Alienated or Occupied.

1. **Introduction.**—The freehold of Crown lands in the several States of the Commonwealth may now ordinarily be alienated either by free grant (in trust for certain specified purposes), by direct sale and purchase (which may be either by agreement or at auction), or by conditional sale and purchase. Crown lands may be occupied in the several States under a variety of forms of leases and licenses, issued both by the Lands and the Mines Departments.

2. **Classification of Tenures.**—The tabular statement given on pages 268-9 shews the several tenures under which Crown lands may be acquired or occupied in each State of the Commonwealth. The several forms of tenure are dealt with individually

in the succeeding parts of this section. In the State of Victoria it is proposed to amend and consolidate the Land Acts at an early date, and to abolish some of the existing forms of tenure. Reference to any amending Acts which are passed up to the latest available date prior to the publication of this book may be found in the Appendix.

(i.) *Free Grants, Reservations, and Dedications.* The modes of alienation given in this category include all free grants either of the fee simple or of leases of Crown lands. "Free" homesteads in Queensland and Western Australia are not included in this class, these tenures being free in the sense that no purchase-money is payable, though the grants are not free from residential and improvement conditions. Reservation and dedication, which are ordinarily conditions precedent to the issue of free grants, are also dealt with herein.

(ii.) *Sales by Auction and Special Sales.* This class of tenure includes all methods by which the freehold of Crown lands may be obtained (exclusive of sales under the Closer Settlement and kindred Acts) for cash or by deferred payments, and in which the only condition for the issue of the grant is the payment of the purchase-money.

(iii.) *Conditional Purchases.* In this class are included all tenures (except tenures under Closer Settlement and kindred Acts) in which the issue of the grant of the fee simple is conditional upon the fulfilment of certain conditions (as to residence or improvements) other than, or in addition to, the condition of the payment of purchase-money.

(iv.) *Leases and Licenses.* This class includes all forms of occupation of Crown lands (other than under Closer Settlement and kindred Acts) for a term of years under leases and licenses issued by the Lands Departments. As the terms indicate, the freehold cannot be obtained under these forms of tenure.

(v.) *Closer Settlement Sales, Leases, and Licenses.* In this division are included all forms of tenure provided for under the various Closer Settlement Acts and also under kindred Acts, such as the Village Settlements and Small Holdings Acts.

(vi.) *Mines Departments' Leases and Licenses.* The tenures here specified include all methods in which Crown lands may be occupied for mining and auxiliary purposes under leases and licenses issued by the Mines Departments in the several States.

3. Conversion of Tenures.—It may be seen in later parts of this section that in certain cases provision is made in the Land Acts for the conversion of one form of tenure into another. In this connection an important Act was passed in New South Wales in 1908, viz., the Crown Lands Amendment Act 1908.

(i.) *New South Wales.*—*The Crown Lands Amendment Act 1908.* This Act, which came into force on the 1st February, 1909, contains provisions for the conversion of various forms of tenure.

(a) *Conversion of Homestead Selections or Grants.* Under the amending Act any homestead selection or grant (see page 279) may be converted into (a) a conditional purchase lease, (b) a conditional purchase, or (c) a conditional purchase and conditional lease, but so that the area comprised in such lease does not exceed three times the area

comprised in the conditional purchase. Any application for conversion must be accompanied by a provisional deposit of one shilling per acre of the area of a proposed conditional purchase, as part payment of a deposit of 5 per cent. on the capital value; any balance of the latter deposit must be paid within one month after the applicant has been called upon to do so.

(b) *Conversion of Settlement Leases.* Any settlement lease (see § 7, 2, iii.) may be converted into an original conditional purchase or into an original conditional purchase and a conditional lease if the total area held by an applicant for conversion (exclusive of land under annual tenure) does not exceed an area which, in the opinion of the Board, would be sufficient for the maintenance in average seasons and circumstances of an average family. The area of the lease must not exceed three times the area of the conditional purchase.

If the total area held by an applicant for conversion (exclusive of land under annual tenure) exceeds such area, the conversion must be partly into an original conditional purchase and the balance into a conditional lease. Provision has been made for the conversion of part of the lease into an additional conditional purchase.

(c) *Conversion of Non-residential Conditional Purchases.* A non-residential conditional purchase (see p. 278) may be converted into an original conditional purchase, the term of ten years' residence commencing from the date of application for conversion. The term of compulsory residence is, however, reducible by any period (not exceeding five years) of continuous residence on the land by the holder up to and immediately preceding his application for conversion.

(d) *Conversion of Special Leases and Church and School Lands Leases.* The registered holder of any special lease for the purpose of access to water, agricultural, bee and poultry farming, dairying, dams, drainage, garden, grazing, irrigation, orchard, pig and poultry farm; residence, sugar-cane growing, tanks, tobacco-growing, or water conservation, or of any church or school lands lease, may apply to convert the same or part thereof into (a) a conditional purchase lease, (b) a conditional purchase, (c) a homestead selection, (d) a settlement lease, or (e) a conditional lease. An application for conversion must be accompanied by the prescribed deposit. The application is referred to the Board for inquiry and the Board reports to the Minister as to whether there is any objection to the granting of the application. If the Board recommends the granting of the application, it proceeds to appraise the capital value or price or rent of the land.

(e) *Purchase of Residential Leases.* The holder of any residential lease (see § 7, 2 vi.) may at any time after the first five years of his lease apply to purchase his holding. The application must be accompanied by the prescribed deposit, and is referred to the Secretary for Mines, who, if he concurs therein, reports to the Board, which in turn reports to the Minister. The purchase price is fixed by the Board and must be paid within three months, or within such extended time as the Minister may allow, subject to the payment of interest at 5 per cent.

(f) *Limitation of Transfer.* Conditional purchase leases, conditional purchases, homestead selections, and settlement leases, and subdivisions of the same may not be transferred, except by way of mortgage, to a person who already holds under any tenure (other than annual tenure) an area greater than a "home maintenance area."

(ii.) *Queensland.*—The Land Act 1910 facilitates the conversion of selection tenures from any one mode to any other mode, with the Minister's consent, on terms to be approved by the Land Court.

CLASSIFICATION OF TENURES UNDER WHICH CROWN LANDS MAY BE ALIENATED OR OCCUPIED.

New South Wales. ¹	Victoria.	Queensland.
FREE GRANTS, RESERVATIONS, AND DEDICATIONS.		
Free grants in trust Volunteer land grants Reservations and dedications under Land Act 1884 and Mining Act 1906	Free grants in trust and re- servations under Land Act 1901	Free grants in trust Reservations under Land Act 1897 and under State Forests and National Parks Act 1906
SALES BY AUCTION AND SPECIAL SALES.		
Auction sales for cash or on credit After-auction sales Special sales Improvement purchases	Auction sales for cash or on credit Special sales	Auction sales for cash or on credit After-auction sales Special sales Unconditional selections
CONDITIONAL PURCHASES.		
Residential or non-residential conditional purchases Conversion of conditional pur- chase leases Homestead selections	Agricultural allotments, resi- dential or non-residential Grazing allotments, residen- tial or non-residential Selection from grazing area, perpetual or auriferous leases, Selection from pastoral leases Mallee agricultural licenses Murray settlements leases	Agricultural farms Agricultural homesteads Prickly Pear selections Free homesteads
LEASES AND LICENSES.		
Conditional leases Conditional purchase leases Settlement leases Improvement leases Annual leases Residential leases Special leases Snow leases Pastoral leases Scrub leases Inferior lands leases Occupation licenses Western lands leases	Grazing area leases Perpetual leases Mallee leases Licenses of auriferous lands Leases of swamp or reclaimed lands Grazing licenses Leases and licenses for other than pastoral or agricultural purposes State forest and timber re- serve licenses	Grazing farms Grazing homesteads Occupation licenses Special leases Perpetual lease selections Special licenses Pastoral leases
CLOSER SETTLEMENT SALES, LEASES AND LICENSES.		
Sales by auction Closer settlement purchase Annual leases Labour settlements	Special sales Sales by auction Conditional purchase leases Holdings under small Im- proved Holdings Act 1906 Village communities	Sales by auction Agricultural farms Unconditional selections Settlements under Special Agri- cultural Selections Act 1910
MINES DEPARTMENTS, LEASES AND LICENSES.		
Miners' rights Business licenses Authorities to prospect Leases	Mining leases Special licenses Miners' rights Business & residence licenses	Miners' rights Mining leases and licenses Miners' homestead leases

1. See paragraph 4 (p. 270).

CLASSIFICATION OF TENURES UNDER WHICH CROWN LANDS MAY BE ALIENATED OR OCCUPIED.

South Australia.	Western Australia.	Tasmania.
FREE GRANTS, RESERVATIONS, AND DEDICATIONS.		
Free grants in trust Reservations and dedications under Crown Lands Act 1903 Artesian leases	Free grants in trust and free leases Reservations under Land Acts 1898 and 1906	Free leases Reservations under Crown Lands Act 1903
SALES BY AUCTION AND SPECIAL SALES.		
Auction sales for cash After-auction sales Sales for special purposes	Auction sales for cash	Auction sales for cash or on credit After-auction sales Special sales of residence or business allotments
CONDITIONAL PURCHASES.		
Agreements to purchase Special agreements under Pin- naroo Railway Act	Conditional purchase, resi- dential or non-residential Conditional purchase by direct payment Conditional purchase of small blocks Free homestead farms Conditional auction sales	Selection of rural lands Homestead areas Selection in mining areas Conditional auction sales
LEASES AND LICENSES.		
Perpetual leases Miscellaneous leases Grazing and cultivation leases Reclaimed swamp leases Special licenses Pastoral leases Leases with right of purchase * Northern Territory agri- cultural, pastoral, right of purchase, perpetual, tropical products, and horse-breeding leases. Northern Territory licenses.	Pastoral leases Timber licenses Special leases Quarrying licenses	Grazing leases Miscellaneous leases Timber licenses Occupation licenses
CLOSER SETTLEMENT SALES, LEASES, AND LICENSES.		
Sales by auction Agreements to purchase Miscellaneous leases Irrigation area leases Village settlements Homestead blocks	Sales by auction Conditional purchases Workingmen's blocks	Special sales Leases with right of purchase
MINES DEPARTMENTS' LEASES AND LICENSES.		
Miners' rights Mining leases Miscellaneous leases Business claims Occupation licenses	Miners' rights Mining leases Miners' homestead leases	Prospectors' licenses Miners' rights Mining leases Miscellaneous licenses

* See § 2. 4. (ii).

4. **Limitation of Tenures in New South Wales.**—In October, 1910, it was officially stated that it was the policy of the Government to discontinue the granting of the freehold of Crown Lands. Pending the necessary alteration of the law to give effect to that policy, settlement will continue under the provisions of the Crown Lands Acts. In cases where lands are to be classified and where the method of disposal is within the discretion of the Minister for Lands, disposal by way of homestead selection and settlement lease has been adopted for the present.

5. **Tenure of Lands by Aliens.**—In the States of New South Wales, Queensland, South Australia and Tasmania restrictions are imposed upon the tenure of lands by aliens (*i.e.*, persons other than natural-born or naturalised British subjects). In Victoria and Western Australia there are no such restrictions.

(i.) *New South Wales.* Under the Crown Lands Act 1895 (sections 40 and 41), an alien is not qualified to apply for a homestead selection, conditional purchase lease, settlement lease, original homestead lease, or original conditional purchase, unless he has resided in New South Wales for one year, and at the time of making application he lodge a declaration of his intention to become naturalised within five years. If he fail to become naturalised within that period, the land is forfeited.

It is proposed to pass a regulation at an early date giving priority to applicants in ballots for land in the following order :—(a) Members of any of the European races. (b) Persons who are not members of any European race. (c) Coloured people who are aliens.

(ii.) *Victoria.* Under the Aliens Act 1890 (section 3), every alien friend resident in Victoria may acquire, either by grant from the Crown or otherwise, both real and personal property.

(iii.) *Queensland.* Under the Land Act 1891 (section 85.2 and 86B), an alien cannot acquire the freehold of any land in Queensland unless he obtains a certificate that he is able to read and write from dictation words in such language as the Minister for Lands may direct. He must within three years of such acquisition become a naturalised subject. In the Land Bill recently introduced in Parliament these provisions are proposed to be re-enacted, save that the time within which an alien must be naturalised is extended to five years.

(iv.) *South Australia.* In South Australia Asiatics are disqualified from holding perpetual leases of lands in irrigation areas under Section 18 of the Irrigation and Reclaimed Lands Act 1908.

(v.) *Western Australia.* In this State aliens are under no disability as regards the acquisition of the freehold of lands already alienated. Every application to acquire Crown lands, whether by a British subject or an alien, is subject to the approval of the Minister for Lands, with an appeal to the Governor-in-Council.

(vi.) *Tasmania.* Under the Aliens Act 1861 (section 2), aliens cannot hold real estate. An alien, if the subject of a friendly State, may, however, occupy lands for any term not exceeding twenty-one years.

4. Free Grants, Reservations, and Dedications.

1. **Introduction.**—Although free grants of Crown lands were virtually abolished as far back as 1831, the Land Acts of all the States now contain provisions under which the free alienation or occupation of Crown lands for certain specified purposes—comprising generally charitable, educational, and public purposes—is allowed. In all the States, also, Crown lands may be excepted from sale and reserved to the Crown or dedicated for various public and special purposes. Generally reservation and dedication are conditions precedent to the issue of a free grant. In addition to reservations of a permanent nature, temporary reservations are also made, but these are, as a rule, subject to considerable fluctuations in area by reason of withdrawals, renotifications, and fresh reservations.

The following table shews the area for which free grants were issued and the areas permanently reserved or dedicated in each State during each year from 1901 to 1910 inclusive:—

PARTICULARS OF FREE GRANTS, RESERVATIONS, AND DEDICATIONS, 1901 to 1910.

Year.	N.S.W.	Victoria. §	Q'land.	S. Aust.	W. Aust.	Tasmania.	C'wealth.
FREE GRANTS.							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 ...	282	7	425	5	156	10†	885
1902 ...	92	97	3,709	92	1,918	159†	6,067
1903 ...	137	2,153	447	17	519	222†	3,495
1904 ...	633	...	223	13	4,426	570†	5,865
1905 ...	537	126	2,212	37	15	35†	3,012
1906 ...	171	4,622	3,095	7	147	80†	8,122
1907 ...	305	861	943	200	132	6,715†	9,156
1908 ...	1,575	89	463	38	265	110†	2,540
1909 ...	1,334	165	281	28	299	270†	2,377
1910 ...	2,039	103	186	300	280	288†	3,196

RESERVATIONS AND DEDICATIONS.

1901 ...	1,595	19,278	811,200	*	189,856	4,231	1,026,160†
1902 ...	1,784	81,145	1,456,358	*	209,883	2,611	1,751,781†
1903 ...	463	17,718	3,675,840	*	143,678	1,096	3,838,795†
1904 ...	3,206	9,026	257,195	*	177,779	763	447,969†
1905 ...	1,471	78,525	373,858	*	1,756,073	974	2,210,901†
1906 ...	632	6,711	438,895	*	1,905,504	129	2,351,871†
1907 ...	1,509	1,770	487,766	47,831	406,116	8,113	953,105
1908 ...	1,425	65,883	1,371,259	13,117	664,634	1,302	2,117,620
1909 ...	1,967	34,504	498,515	270,523||	394,266	997,213	2,196,988
1910 ...	437	1,575	122,272	6,587	1,985,807	24,825	2,141,503

* Not available. † Exclusive of South Australia. || Including Northern Territory.

§ Including both permanent and temporary reservations and dedications. ‡ Free leases.

2. **New South Wales.**—Under Sections 104 to 106 of the Crown Lands Act 1884, Crown lands may be reserved or dedicated for certain charitable, educational, and public purposes therein specified. No fresh promises of dedication for religious purposes were made after the 11th May, 1880, on which date a resolution against any further such grants was passed by the Legislative Assembly. During 1909-10, seven free grants of 50 acres each were issued under the Volunteer Force Regulations Act 1867.

(i.) *Reservations.* In addition to the reservations under Sections 104 to 106 of the Act of 1884, referred to above, Crown lands may also be temporarily reserved as sites for cities, towns, or villages under Section 101 of the same Act, and may be reserved for mining purposes under Section 106 of the Mining Act 1906. Crown lands within one mile of any made or projected railway may be temporarily reserved from sale under Section 103 of the Crown Lands Act 1884, and under Sections 112 to 114 of that Act any Crown lands may be reserved from sale for the preservation and growth of timber. Further, under Section 39 of the Crown Lands Act 1889, Crown lands may be reserved by notification in the *Gazette* from being sold or let upon lease or license, in such particular manner as may be specified, or may be reserved from sale or lease generally.

(ii.) *Areas Granted and Reserved, 1910-11.* During the financial year 1910-11, the total area for which free grants were prepared was 2186 acres, including grants of 1579 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 2195 acres were dedicated and permanently reserved, the number of separate dedications being 125.

On the 30th June, 1910, the total area temporarily reserved was 26,636,299 acres, of which 6,278,517 acres were for travelling stock, 6,492,519 acres for forest reserves, 2,973,694 acres for water, 1,269,278 acres for mining, and the remainder for temporary commons, railways, recreation and parks, and miscellaneous purposes.

3. **Victoria.**—Under Section 10 of the Land Act 1901, the Governor is authorised to reserve Crown lands, either temporarily or permanently, from sale, lease or license, for any public purpose whatever.

During the year 1910 eleven free grants, comprising an area of 103 acres, were issued. During the same year reservations of both a permanent and temporary nature, comprising an area of 1575 acres, were made; of this area 828 acres were reserved for recreation grounds.

4. **Queensland.**—Under the Land Act 1910, the Governor in Council may grant in trust, or reserve from sale, or lease, temporarily or permanently, any Crown lands, required for public purposes.

(i.) *Reservations.* Under Section 2 of the State Forests and National Parks Act 1906, the Governor-in-Council may permanently reserve any Crown lands and declare them to be a State Forest or a National Park.

(ii.) *Areas Granted and Reserved, 1910.* During the year 1910 there were forty-two free grants issued for a total area of 186 acres. During the same period reserves covering an area of 112,272 acres were proclaimed, of which 33,610 acres were for timber reserves, 31,286 acres for camping and water, and 10,412 acres for water supply. The total area reserved up to the end of the year 1910 was 13,135,315 acres.

5. **South Australia.**—Under Section 7 (d) of the Crown Lands Act 1903, the Governor is empowered to dedicate by proclamation any Crown lands for various charitable, educational, and public purposes, and may, at any time after dedication, grant the fee simple of such lands to secure the use thereof for the purpose for which they were dedicated.

(i.) *Reservations.* Under Section 7 (f) of the same Act the Governor may by proclamation reserve any Crown lands (a) for the use of aborigines, (b) for the purposes of military defence, (c) for forest or travelling-stock reserves, (d) for public recreation grounds, (e) for railways or tramways, and (f) for park lands.

(ii.) *Artesian Leases.* Under special circumstances free leases of pastoral lands may be granted to discoverers of artesian wells. (See § 8, 5 vi. c.)

(iii.) *Areas Granted and Reserved, 1910.* During the year 1910 there were 18 free grants issued for a total area of 300 acres. During the same year 101 reserves, comprising 6587 acres, were proclaimed.

6. **Western Australia.**—Under Section 39 of the Land Act 1898, as amended by Section 27 of the Act of 1906, the Governor may reserve any Crown lands which may be required for religious, charitable, or public purposes. These reservations may be either temporary or permanent.

During the year 1910, 16 free grants totalling 280 acres were issued, while the area reserved was 1,985,807 acres. Further particulars are not available.

7. **Tasmania.**—Under Section 24 of the Crown Lands Act 1903, the Governor may reserve any Crown lands for the purposes therein specified. The lands are ordinarily leased for a period of ninety-nine years at a peppercorn rental.

During the year 1910 there were 15 free leases, comprising an area of 288 acres issued. During the same period 24,825 acres were reserved, 12,300 acres being reserved for re-forestation purposes, 135 acres for recreation grounds, and 166 acres for other public reserves. The total area permanently reserved to the end of the year 1910 was 1,041,582 acres.

§ 5. Sales by Auction and Special Sales.

1. **Introduction.**—In all the States sales by auction of Crown lands are held from time to time. Notifications of such sales are given in the *Government Gazettes*, together with particulars as to the upset price and conditions of sale. Excepting in the case of South Australia, where land is sold at auction for cash only, the purchase may be either for cash or on credit by deferred payments. In most of the States land may also be purchased by private contract at the upset price, when it has been offered at auction and not sold. In the case of auction sales on credit in the States of Western Australia and Tasmania, certain improvement conditions are imposed, and such sales are therefore classed for the purposes of this article among *Conditional Purchases*. (See § 6 below.) In most of the States comparatively small areas of Crown lands may be sold without competition under special circumstances. Sales by auction and special sales under Closer Settlement Acts are referred to in a later part of this section. (See § 8.)

2. **New South Wales.**—Under the Crown Lands Act 1884 lands not exceeding in the aggregate 200,000 acres for the whole State may be sold by auction during any one year. The sales are notified in the *Gazette* not less than one month before the day of sale. The upset prices may not be less than £8 an acre for town lands; £2 10s. for suburban lands; and other lands fifteen shillings. Town lands may not be sold in areas exceeding half-an-acre; suburban lands in areas exceeding twenty acres; and country lands in areas exceeding 640 acres. A deposit of 25 per cent. on the purchase money must be paid at the sale, and the remainder within three months.

(i.) *Deferred Payment on Auction Sales.* Under the Auction Sales Balances Act 1887 and the Crown Lands Amendment Act 1903 special terms of payment may be made on auction sales of land subdivided into areas not exceeding forty acres. The time for deferred payments may not exceed five years and the instalments carry interest at five per cent. per annum. A cash deposit of 25 per cent. on the purchase money must be paid.

(ii.) *After-auction Sales.* Under the Crown Lands Amendments Acts 1895 and 1903, lands which have been offered for sale at auction and not sold may be granted at the upset price to any person applying. A deposit of 25 per cent. on the upset price must be paid, and the remainder according to the terms on which the land was offered at auction.

(iii.) *Special Sales without Competition.* Under the Crown Lands Act 1884 the Governor is authorised to rescind the reservation of water frontage, or of land adjoining such frontage, contained in any Crown grant, and to sell the land, the subject of such rescission, at a fair price not less than the upset price, to the owner of the land contained in the grant. Crown lands may be sold to the owners of adjacent lands in a similar manner in the following cases:—(a) Where there is no way of access attainable, (b) where the lands comprised are insufficient in area for conditional sale, (c) where the lands are situated between granted land and a road which should form the way of approach to such granted land, (d) where the lands are encroached upon by buildings erected on granted land, and (e) where lands have been reclaimed with the authority of the Governor from below high-water mark.

(iv.) *Improvement Purchases.* Only lands within proclaimed goldfields are available for improvement purchases. The areas which may be acquired in this manner may not exceed one-quarter of an acre within the boundaries of a town or village, or two acres of land outside such boundaries. The price must not be less than £8 per acre for town lands, and £2 10s. for suburban or other lands. The applicant must be in authorised occupation under the Mining Act of the land he applies for, and must be the owner of the improvements thereon; such improvements must be of value equal to the respective minimum rates above-mentioned.

(v.) *Alienation by Auction and Special Sales.* During the year ended the 30th June, 1911, the area of Crown lands sold by auction and special sales for which grants were prepared amounted to 10,911 acres, of which 6311 acres were sold by auction in 1341 lots; 2826 were sold by after-auction sales in 1029 lots: 88 acres were sold as improvement purchases in 171 lots; and 1686 acres were sold as special purchases in 172 lots. The following table gives particulars of Crown lands alienated by auction and special sales during each year from 1901 to 1910:—

NEW SOUTH WALES.—AUCTION AND SPECIAL SALES, 1901 to 1910.

Year.	Auction and After-auction Sales.	Improvement Purchases.	Special Sales.	Total.	
				Area.	Price.
	Acres.	Acres.	Acres.	Acres.	£
1901 ...	49,074	43	445	49,562	116,562
1902 ...	50,110	801	1,022	51,933	115,625
1903 ...	40,610	23	576	41,209	117,879
1904 ...	53,556	23	1,185	54,764	120,946
1905 ¹ ...	22,390 ³	6	129	22,525	99,246
1906 ² ...	22,774 ³	36	2,616	25,426	86,802
1907 ² ...	25,327 ³	57	1,131	26,515	132,127
1908 ² ...	13,995 ³	34	712	14,741	94,928
1909 ² ...	11,745 ³	48	1,229	13,022	98,763
1910 ² ...	7,980 ⁴	86	1,109	9,175	91,374

1. Half-year ended 30th June. 2. Year ended 30th June. 3. Including land sold under the Centennial Park Sale Act. 4. Exclusive of 3,423 feet frontage sold for £15,005 under the Centennial Park Sale Act.

The total areas alienated by auction and other forms of sale up to the 30th June, 1910, are shewn hereinafter. (See § 11.)

3. **Victoria.**—Lands specially classed for sale by auction, and any land in any city, town, or borough, may be sold by auction in fee simple, not exceeding 100,000 acres in any one year, at an upset price of £1 an acre, or at any higher price determined. The purchaser must pay the survey charge at the time of the sale, together with a deposit of 12½ per cent. of the whole price; the residue is payable in equal half-yearly instalments not exceeding forty in number, according to the amount, with interest at the rate of 4 per cent. per annum.

(i.) *Special Sales without Competition.* Detached strips of land not exceeding twenty acres may be sold at a valuation to the owner of the adjoining freehold in cases somewhat similar to those specified above in respect to Crown lands in New South Wales.

(ii.) *Areas Sold at Auction and by Special Sales, 1901 to 1910.* The following table gives particulars of auction sales and special sales for the year 1901 and from 1905 to 1910:—

VICTORIA.—AUCTION AND SPECIAL SALES, 1901 to 1910.

Particulars.	1901.	1905.	1906.	1907.	1908.	1909.	1910.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Country lands ...	4,079	3,267	2,060	2,776	2,805	2,729	2,469
Town and suburban lands ...	2,127	2,129	1,946	1,369	1,630	2,062	1,789
Special sales ...	846	3,382	2,636	2,168	2,117	2,602	1,537
Total ...	7,052	8,778	6,642	6,313	6,552	7,393	5,795

Particulars of total areas alienated are given hereafter. (See § 11.)

4. **Queensland.**—The Minister may, with the approval of the Governor-in-Council, cause any Crown lands to be offered for sale by auction. The notification must specify the amount of deposit, and the term for payment of the balance of the money, which term may not exceed ten years. The upset price may not be less than £8 per acre for town lands, £2 per acre for suburban lands, and 10s. per acre for country lands.

(i.) *After-auction Sales.* The proclamation of lands for sale by auction declares that any lands therein mentioned, which have been offered at auction, but not sold or withdrawn, shall be open to purchase at the upset price by the first applicant. The price may be paid in the same instalments and at the same periods as if the land had been bought at the auction.

(ii.) *Special Sales without Competition.* Land may be sold without competition to the holder or holders of adjoining lands at a price to be determined by the Land Court, under circumstances similar to those specified above in the case of New South Wales. When the holder of any land proves that, owing to danger from floods or other reasons, it is unsafe to reside on his holding, he may be granted, on payment of a price determined by the Land Court, an area not exceeding ten acres out of the nearest convenient and available Crown lands.

(iii.) *Areas Sold at Auction, after Auction, and by Special Sales, 1901 to 1910.* The following table shews the areas sold at or after auction, and by special sales, during the year 1901 and from 1905 to 1910:—

QUEENSLAND.—AUCTION AND SPECIAL SALES, 1901 to 1910.

Particulars.	1901.	1905.	1906.	1907.	1908.	1909.	1910.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Town ...	334	128	340	285	472	227	464
Suburban ...	793	363	706	364	621	340	1,175
Country—							
Ordinary sales ...	52,132	157,839	15,481	11,556	7,585	12,844	8,939
Special sales ...	...	1,659	...	3,716	...	...	...
Total ...	53,259	159,989	16,527	15,921	8,678	13,411	10,578

Particulars as to the total areas alienated by all forms of purchase up to the end of each year from 1901 to 1910 are given in a later part of this section. (See § 11 herein.)

(iv.) *Unconditional Selections.* This form of tenure is similar to that of a sale by auction with deferred payment. The minimum price for the land is 13s. 4d. an acre, payable in twenty annual instalments, and the maximum area granted to the applicant is 1,280 acres. A deed of grant may be obtained upon payment of the purchase money.

The following table shews the number and area of unconditional selections for which applications were accepted during the year 1901 and from 1905 to 1910:—

QUEENSLAND.—UNCONDITIONAL SELECTIONS, 1901 to 1910.

Particulars.	1901.	1905.	1906.	1907.	1908.	1909.	1910.
Number ...	151	90	130	91	126	131	98
Area ... Acres	24,322	10,586	25,262	25,382	22,770	27,395	15,930
Rent ... £	1,180	481	1,113	1,042	1,073	1,111	685

5. **South Australia.**—The following lands may be sold by auction for cash :—(a) Special blocks. Any single section of Crown lands which may be surrounded by lands sold or contracted to be sold, and any section (not exceeding 100 acres in area) which may be required for the establishment of any industry. (b) Crown lands which have been offered for perpetual lease, and not taken up for two years. (c) Town lands. (d) Suburban lands. The upset price is determined by the Commissioner, and 20 per cent. of the purchase-money must be deposited at the time of sale, and the residue paid within such a time as the Commissioner may allow.

(i.) *After-auction Sales.* All Crown lands, except town or suburban lands, offered at auction and not sold remain open for leasing or sale under agreement or may be sold by private contract for cash at the upset price.

(ii.) *Sales for Special Purposes.* The Governor may, on the application of the purchaser or lessee under any of the Crown Lands Acts, grant 2 acres of the land comprised in such agreement or lease to trustees, to be used for any public or charitable purposes, or he may grant not over one acre of land, comprised in such agreement, as a site for a shop, mill, or post office. The purchase-money for such land must be paid at the time of application.

(iii.) *Areas Sold for Cash, 1901 to 1910.* The following table shews the areas sold for cash during the year 1901 and from 1905 to 1910. The total areas sold under all types of sale at the end of the year 1901 and from 1905 to 1910 are shewn in a later part of this section. (See § 11.)

SOUTH AUSTRALIA.—AUCTION AND SPECIAL SALES, 1901 to 1910.

Year	1901.	1905.	1906.	1907.	1908.	1909.	1910.
Area in acres ...	11,314	77,022	69,060	70,349	78,557	128,529	386,977

6. **Western Australia.**—Surveyed town lots notified in the *Gazette* as open for sale, may be sold by public auction at a prescribed upset price. Any person may apply to the Minister to put up for sale by auction any lot already surveyed on depositing 10 per cent. of the upset price. The balance of the purchase-money, and the value of the improvements, if any, must ordinarily be paid in four equal quarterly instalments. In the case of suburban lands, the purchaser must carry out certain improvements, which are more particularly referred to below. (See § 6, *Conditional Purchases*, 6, vii.)

(i.) *Areas Sold by Auction, 1901 to 1911.* The following table shews the areas of town and suburban lands sold at auction during the year 1901 and from 1906 to 1911 :—

WESTERN AUSTRALIA.—AUCTION SALES, 1901 to 1911.

Year	1901.	1906. ¹	1907. ¹	1908. ¹	1909. ¹	1910. ¹	1911. ¹
Area sold ... Acres	856	1,109	1,895	2,258	2,160	1,643	1,848
Number of Allotments	1,366	935	995	1,090	879	783	778

1. For the year ended 30th June,

Particulars as to total areas alienated are given in a later part of this section. (See § 11.)

7. **Tasmania.**—Any town lands may be sold at auction or by private contract, either for cash or on credit, provided that no such lands may be sold on credit if the price is less than £15. Rural lands may also be sold at auction or by private contract, but lots of

first-class land may not be sold on credit if less than fifteen acres in area. In the case of sales on credit both of town and rural lands, improvement conditions are imposed, and such sales are therefore classified for the purposes of this article as *Conditional Purchases*. (See § 6.)

(i.) *After-auction Sales*. All rural lands and town lands, not within five miles of any city, which have been offered at auction and not sold, may be purchased by private contract at the upset price, and subject to the conditions on which they were offered at auction.

(ii.) *Sale of Land in Mining Towns*. The holder of a residence or business license, who is in occupation and is the owner of buildings and improvements upon the area licensed of a value equal to the upset price of such area, is entitled to purchase not more than half an acre in area. The areas may be sold on credit.

(iii.) *Areas Sold for Cash, 1901 to 1910*. The following table shews the areas sold for cash during the year 1901 and from 1905 to 1910:—

TASMANIA.—AUCTION AND SPECIAL SALES, 1901 to 1910.

Year	...	...	...	1901.	1905.	1906.	1907.	1908.	1909.	1910.
Area in acres	...	...	...	1,915	404	463	504	603	1,026	55

Particulars of total areas alienated are given in a later part of this section. (See § 11.)

§ 6. Conditional Purchases.

1. **Introduction.**—In all the States of the Commonwealth the freehold of the land may be acquired under what are known as systems of conditional purchase by deferred payments of half-yearly or yearly instalments. Certain conditions, generally as to residence and improvements, have to be complied with before the freehold is granted, but these conditions are usually of a light nature and are inserted chiefly with the object of guaranteeing that the occupier will become of benefit to the community by making a reasonable effort to render his holding wealth-producing. Though there is a considerable similarity between some of the forms of tenure in the several States, the terms and conditions vary greatly in detail. As a rule a lease or license for a certain period is first issued to the selector, and upon fulfilment of the prescribed conditions and payment of the full amount of purchase-money the freehold is conveyed to him. In Queensland and Western Australia “free” homesteads may be acquired. Although under these tenures no purchase-money is payable, the grant is conditional on the performance of residential and improvement conditions; these tenures are therefore included here with conditional purchases rather than with free grants.

2. **New South Wales.**—The following are the methods by which land may be alienated by conditional purchase:—(i.) Residential conditional purchase; (ii.) non-residential conditional purchase; (iii.) conversion of conditional purchase; and (iv.) homestead selections.

(i.) *Residential Conditional Purchase*. Any vacant Crown lands in the “Eastern Division” and “Central Division,” and certain proclaimed areas in the “Western Division” are available for conditional purchase. An applicant must be not less than sixteen years of age, and must pay on application both the prescribed deposit and a survey fee according to a fixed scale. The area which may be selected depends upon the division in which the land is situated, and ranges from 40 to 2,560 acres. The price is ordinarily £1 per acre. After three years the purchaser may pay an instalment equal to 5 per cent.

on the price of the land, and thereafter annually a similar amount. These instalments include $2\frac{1}{2}$ per cent. interest on the outstanding balance of the purchase money. The holding must be fenced within three years and improved to the value of ten shillings an acre (but not exceeding 50 per cent. of the price of the land) at the end of the first five years. Residential conditions, which for sufficient reason may be suspended, are imposed. A certificate which permits transference of the holding will be issued at the expiration of five years if the required conditions have been fulfilled.

The holder of a conditional purchase may obtain an additional conditional purchase the area of which, together with that of the original holding, must not exceed the prescribed maximum unless in the opinion of the Board such area is insufficient for the maintenance of a home.

(ii.) *Non-residential Conditional Purchase.*—The maximum area granted for a non-residential conditional purchase is 320 acres, and the minimum 40 acres. The price, deposit and annual instalments are double those required under residential conditions, and the improvement conditions are more stringent. A non-residential conditional purchase may be converted into an original conditional purchase (see p. 267 *ante*).

(iii.) *Conversion of Conditional Purchase Leases.* Under the Crown Lands Amendment Act 1905, a conditional purchase lease, for which the term is forty years, carries with it a right of conversion into a conditional purchase at any time during its currency, and ultimately into a freehold. These leases are more particularly referred to below. (See § 7, *Leases and Licenses*).

(iv.) *Applications Made and Confirmed and Deeds Issued, 1901 to 1911.* During the year ended the 30th June, 1911, deeds of grant were prepared on the completion of conditional purchases for 632,737 acres, making the total number of conditional purchases in existence at the end of the financial year 93,408 for a total area of 15,614,036 acres. The following table gives particulars of conditional purchases for each year from 1901 to 1911:—

NEW SOUTH WALES.—CONDITIONAL PURCHASES, 1901 to 1911.

Year.	Applications Made.		Applications Confirmed.		Areas for which Deeds have been Issued.	
	Number.	Area.	Number.	Area.	During the Year.*	To end of Year.
		Acres.		Acres.	Acres.	Acres.
1862-1900 ...	254,303	34,672,319	46,449	8,169,874	...	3,711,635
1901 ...	2,277	549,898	1,555	360,910	500,554	4,212,189
1902 ...	2,340	400,710	1,691	360,235	1,005,391	5,217,580
1903 ...	2,113	332,886	1,823	297,267	792,449	6,010,029
1904 ...	2,922	528,102	1,793	285,930	959,596	6,969,625
1905 ¹ ...	1,456	245,468	1,013	161,701	584,827	7,554,452
1906 ² ...	3,123	496,781	2,088	343,832	1,448,109	9,002,561
1907 ² ...	3,723	685,795	2,639	443,679	1,261,660	10,264,221
1908 ² ...	3,850	734,125	2,961	580,209	1,395,648	11,659,869
1909 ² ...	4,541	1,105,307	3,325	803,354	1,188,297	12,848,166
1910 ² ...	2,264	342,367	1,984	294,897	1,079,837	13,928,053
1911 ² ...	1,602	221,537	1,613	227,520	632,738	15,614,036
Total ...	284,514	40,315,295	68,934	12,329,408	10,849,155 ³	15,614,036

1. Half-year ended 30th June. 2. Year ended 30th June. 3. From 1901 to 1911 inclusive.

4. Exclusive of exchanges under the Crown Lands Act 1895.

Further particulars as to the total areas alienated and in process of alienation are given hereinafter. (See § 11.)

(v.) *Homestead Selection.* Under the Act of 1895 suitable land may be classified for homestead selection. Good agricultural lands are divided into blocks, with maximum area of 1280 acres, and suitable lands for business people within easy access to towns may be provided. Conditions as to area of blocks, capital value, etc., are published in the *Gazette*. After five years' continuous residence a grant will be issued; thereafter a residence for at least seven months in the year will be necessary. The rent for the first six years will be $1\frac{1}{2}$ per cent. of the capital value of the land, and thereafter $2\frac{1}{2}$ per cent. of the capital value. Should an area granted under this tenure be found to be insufficient for the maintenance of a home, it may be increased to a home maintenance area by additional homestead selection. Conditional purchases may be converted into homestead selections and vice versa.

During the year ended 30th June 1910, there were 183 original and 85 additional homestead selections applied for, comprising an area of 79,787 acres. During the same period the total number of applications confirmed was 265, comprising 76,003 acres, 1764 homestead selections comprising an area of 622,903 acres were in existence on the 30th June 1910, and up to the same date 4,028 homestead grants of 1,628,176 acres had been issued. Further particulars for previous years are given in a later part of this section. (See § 11.)

3. *Victoria.*—The freehold of agricultural and grazing lands may be acquired by conditional purchase under the following tenures:—(i.) Agricultural allotments and grazing allotments; (ii.) Agricultural and grazing allotments by selection from grazing area or perpetual leases; (iii.) Mallee agricultural licenses; (iv.) Murray settlements leases; and (v.) swamp or reclaimed lands purchase leases. Numbers (i.), (ii.) and (iii.) may be either on residential or on non-residential conditions. It is proposed to make various important alterations at an early date in the land laws of Victoria. Particulars of any Acts which are passed up to the latest available date prior to the publication of this book may be found in the Appendix.

(i.) *Agricultural Allotments and Grazing Allotments.* An agricultural allotment is an area not exceeding 200 acres of first-class lands or 320 acres of second-class lands, and a grazing allotment is an area not exceeding 640 acres of third-class lands, which may for 20s., 15s., and 10s. an acre for the first, second and third-class lands respectively, be paid for in twenty or forty years. The applicant must be over 18 years of age, and must not already be in possession of a selection under the Land Acts.

Agricultural allotments and grazing allotments may be granted under either (a) residential or (b) non-residential licenses.

(a) *Residential Licenses* are granted for six years at a fee, according to the valuation of the land, of not less than sixpence per acre per annum. The licensee may not transfer, assign, or sublet this allotment. The licenses are granted subject to conditions as to residence, improvements, fencing, and destruction of vermin. During the term of license improvements equal in value to the minimum price of the land must be effected. Upon satisfying the Board that all conditions of the license have been fulfilled, the licensee is entitled after six years to obtain a grant upon payment of the balance of the purchase-money; or otherwise he may obtain a lease of the allotment for a term of fourteen years at the same rental as the fee paid under license. During the currency of the lease a grant in fee of the lands leased may be obtained upon payment of the difference between the amount actually paid and the purchasing price of the land.

Residential licenses are also granted, subject to the same covenants and conditions as stated above, but varied with regard to the term and to the amount of the fee and rent reserved, being double the term at half the yearly payment.

(b) *Non-residential Licenses* for both agricultural and grazing allotments may be issued on conditions similar to the above, with the exception that the term of the lease granted after the license period must be on the fourteen years basis only.

(ii.) *Agricultural and Grazing Allotments by Selection from Grazing Areas and Perpetual Leases or Auriferous Lands Licences.* The lessee of a grazing area may select thereout, under residential conditions (see 3 (i.) above), and if the residence and improvement conditions necessary under an agricultural or grazing allotment license have already been complied with, the license may be antedated any period, not exceeding 6 years, upon payment of the difference in the rent for such period, and a grant may, therefore, be obtained immediately. The lessee of a grazing area may, if preferred, select thereout under non-residential conditions (see 3 (i.) (b) above). Grazing area-leases are more particularly referred to below, under the heading of *Leases*. (See § 7, 3 i.) Either residential or non-residential, agricultural or grazing allotments may also be selected under certain circumstances out of areas held under perpetual leases (see § 7, 3, ii.) below or auriferous lands licenses. (See § 7, 3, iv.)

(iii.) *Mallee Agricultural Licences.* These licenses are issued for first, second, and third-class Mallee lands, the maximum areas being 640, 1000 and 1280 acres of first, second and third-class land respectively. The licenses are for six years, and are issued subject to similar conditions (both residential and non-residential) as agricultural allotments. (See above.)

(iv.) *Murray Settlements Leases.* Under the Murray Settlements Act 1907, any Crown lands within the Mallee country or Mallee border may be subdivided into either (a) *Homestead Allotments* near the river Murray, each containing an area of not more than fifty acres, or (b) *Mallee farm allotments*, situated more or less remotely from the homestead allotments, and each containing an area not exceeding 640, 1000, 1280, or 1600 acres of first, second, third, or fourth class land respectively. Payment of the value of a holding, with interest at not less than $4\frac{1}{2}$ per cent. per annum, must be made in sixty-three half-yearly instalments, and the prescribed improvements must be carried out. Part II. of the Act provides for the construction and maintenance of irrigation works and gives power to constitute irrigation areas. Two settlement areas have been laid out under the Act with due regard to irrigation conditions, viz., those at White Cliffs and Nyah, and at the former place a dry farm area has also been subdivided. At White Cliffs 6273 acres were subdivided as homestead allotments, and 50,345 acres as dry farm allotments, while at Nyah 1960 acres were subdivided as homestead allotments. At the commencement of the year 1911, there were 256 irrigation allotments held under the Act, covering an area of 9527 acres.

(v.) *Swamp or Reclaimed Lands Purchase Leases.* The special conditions attached to conditional purchase leases of swamp or reclaimed lands are referred to below. (See § 7, 3 v.)

(vi.) *Area Selected Conditionally and Area Sold, 1901 to 1910.* The subjoined table gives particulars shewing the areas selected conditionally during the year 1901 and from 1905 to 1910. A large proportion of the areas shewn has reverted to the Crown in consequence of non-fulfilment of conditions.

VICTORIA.—AREAS PURCHASED CONDITIONALLY, 1901 to 1910.

Particulars.	1901.	1905.	1906.	1907.	1908.	1909.	1910.
	Acres	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
With residence ...	466,155	189,442	149,893	151,865	184,942	214,999	210,331
Without residence ...	50,257	27,977	23,220	39,367	28,941	42,180	38,363
Total ...	516,412	217,419	173,113	191,232	213,883	257,179	248,694
No. of selectors ...	2,979	1,448	1,579	1,518	1,533	1,736	1,740

Particulars as to total areas alienated and in process of alienation are given in a later part of this section. (See § 11.)

4. **Queensland.**—The several types of selections under which the freehold may be acquired by conditional purchase are as follows:—(i.) Agricultural farms; (ii.) agricultural homesteads; (iii.) prickly pear selections; and (iv.) free homesteads.

Land is made available for selection by proclamation in the *Gazette*, specifying the modes in which the land may be selected, the area, rent, price and conditions.

The applicant must be over the age of sixteen years. Applications for selections must be made in the prescribed form and be lodged with the land agent for the district in which the land is situated, and must be accompanied by the prescribed deposit. In the case of a prickly pear selection the deposit must be the full amount of the survey fee, and in other cases, except free homesteads, a year's rent and one-fifth of the survey fee. In the case of a free homestead application the deposit consists of an application fee of £1 and one-fifth of the survey fee. If land is open for selection in two or more modes, alternatively, and there are simultaneous applications to select it under different modes, priority among such applications is given to an application for the land as an agricultural homestead, as against an application for it as an agricultural farm, and to an application for it as an agricultural farm as against an application for it as an unconditional selection. In the case of simultaneous applications for the same land as an agricultural farm, priority is secured by an applicant who undertakes to personally reside on the land during the first five years of the lease. Provision is made in the Land Act 1910 for the conversion of one form of selection into another.

(i.) *Agricultural Farms.* The more accessible lands are usually set apart for agricultural selection up to the maximum area of 2560 acres allowed to each selector of an agricultural farm. The term is twenty years, and the price ranges from ten shillings per acre upwards. The annual rent is one-fortieth of the purchasing price, and the payments are credited as part of the price. Conditions relating to residence and improvements must be fulfilled. A selector who obtains a certificate that he has carried out such requirements upon payment of the balance of the purchase money, receives a deed of grant in fee-simple.

During the year 1910, applications were accepted to select agricultural farms to the number of 1733 for 628,222 acres, an average area of 362 acres, at an average price of 22s. 1d. per acre. The number of selections and the total area selected were higher than the corresponding figures for the previous year by 300 and 86,929 acres, respectively. The average area is less by 12 acres, and the average price higher by 4s. per acre.

(ii.) *Agricultural Homesteads.* The maximum area for an agricultural homestead must not exceed 320 acres. Upon fulfilment of the prescribed improvement conditions, a lease may be issued for a period of ten years, during which time the lessee must reside upon the holding. The annual rent will be 3d. per acre, and the purchasing price 2s. 6d. per acre, of which the annual rents are considered to be instalments.

Particulars of agricultural homesteads are given in par. (iv.) hereinafter.

(iii.) *Prickly Pear Selections.* Under the Land Act, 1910, the maximum area held under a prickly pear selection tenure by any one person, may not exceed 2560 acres. The term of the lease is fifteen years. All prickly pear must be destroyed during a prescribed period, and the lease may contain a residential condition. The rent for the first prescribed period is nominal, and the purchasing price is published in the notification of sale. Upon fulfilment of all conditions and payment of the remainder of the purchasing price, the lessee is entitled to a deed of grant in fee-simple.

In the case of prickly pear (bonus) selections, the freehold of the land and a bonus in addition are granted for the complete eradication of the pear.

Particulars of prickly pear selections are given in the following paragraph.

(iv.) *Number and Area of Conditional Purchases, 1901 to 1910.* The following table shews the number and area of conditional purchases for which applications were accepted during each year from 1901 to 1910 :—

QUEENSLAND.—CONDITIONAL PURCHASES (APPLICATIONS ACCEPTED),

1901 to 1910.

Year.	Agricultural Farms.		Agricultural Homesteads.		Prickly Pear Selections.		Total.	
	Number.	Area.	Number.	Area.	Number.	Area.	Number.	Area.
		Acres.		Acres.		Acres.		Acres.
1901 ...	661	160,804	669	155,512	19	48,450	1,349	364,766
1902 ...	683	168,801	523	118,246	10	51,058	1,216	337,605
1903 ...	499	124,026	424	89,037	6	5,423	929	218,486
1904 ...	516	136,092	355	73,705	1	200	872	209,997
1905 ...	962	254,117	448	97,543	7	31,457	1,417	383,117
1906 ...	1,427	438,605	392	96,561	3	9,562	1,822	544,728
1907 ...	1,948	689,916	267	68,464	439	524,956	2,654	1,283,336
1908 ...	1,608	607,164	229	55,152	714	870,849	2,551	1,533,165
1909 ...	1,433	541,293	162	39,654	496	665,614	2,091	1,246,561
1910 ...	1,733	623,222	67	14,778	920	1,308,170	2,720	1,951,170

The average area of agricultural farms selected during the year 1910 was 362 acres at an average price of 22s. 1d. per acre; the average area of agricultural homesteads was 221 acres. The average price of the land selected as prickly pear infested selections during the year was 3s. 4½d. per acre, and of prickly pear frontage selections was 5s. 11d. per acre.

Particulars as to total areas alienated and in process of alienation may be found hereinafter. (See § 11.)

(v.) *Free Homesteads.* The maximum area which may be selected in this manner is 160 acres. The term is five years, and during that period the selector must occupy the land by personally residing on it, and must enclose it with a fence or make improvements equal in value to that of a fence. During the year 1910 the number of acres of land opened for selection as free homesteads was 320, and 17 applications, totalling 2720 acres, were accepted.

5. South Australia.—The types of conditional purchases under which land may be alienated in this State are as follows :—(i.) Agreement to purchase, and (ii.) Agreement under the Pinnaroo Railway Act 1903. A month's notice of lands open for application is given in the *Gazette*. Applicants must not be under 18 years of age. Preference is given to applicants who will reside on the land applied for. Interest at the rate of 5 per cent. is charged on arrears due under leases and agreements; if over two months in arrears the Commissioner may recover the same in court. The unimproved value of any land held under any tenure, except under pastoral lease, must not exceed £5000. Exceptions are made in cases where the land to be included in the lease or agreement is suitable only for pastoral purposes, and the carrying capacity of which, together with all other lands held by the lessee or purchaser under any tenure does not exceed 5000 sheep; if the land is outside Goyder's line¹ the limitation may be increased to a carrying capacity of 10,000 sheep.

1. Goyder's line is not exactly based on rainfall, but on the evidence of vegetation ("salt-bush" and "blue-bush," etc.), and marked the northern limit of what was thought to be fit land for agricultural pursuits. The vegetation which was supposed incapable of flourishing in regions of regular rainfall afforded the indications for locating the line.

(i.) *Agreement to Purchase*.—Applications must be made in writing to the Commissioner, and must be accompanied by a deposit equal to the first half-yearly instalment of the purchase-money of the land and improvements. The purchase-money and interest for the land and improvements must be paid at not less than the rate of 2 per cent. per annum by sixty equal half-yearly instalments payable in advance. If the conditions relating to fencing, vermin destruction, and in some cases to residence, be fulfilled the purchase may be completed after a term of six years on payment of all principal and interest due.

(ii.) *Pinnaroo Railway Lands*. Under the Pinnaroo Railway Act 1903 provision was made for opening up about 1,500,000 acres of good agricultural country in the vicinity of a line from Pinnaroo adjoining the Victorian border to Taillem Bend, a distance of eighty-seven miles. These lands are now offered on agreement with covenant to purchase or on perpetual lease under the Crown Lands Act 1903. The railway has been paid for from the proceeds of the land already selected. The conditions of purchase are similar to those stated in par (i.) above.

The total area held on 30th June, 1911, was 452,310 acres; of this area 17,604 acres are held on perpetual and right of purchase leases, allotted before the Pinnaroo Railway Act was passed.

(iii.) *Particulars of Conditional Purchases, 1901 to 1910*. The subjoined table gives particulars of the areas alienated by conditional purchase, on fulfilment of the conditions, at the end of 1901 and from 1905 to 1910 inclusive:—

**SOUTH AUSTRALIA.—AREAS ALIENATED UNDER AGREEMENTS TO PURCHASE,
1901 to 1910.**

Year ...	1901.	1905.	1906.	1907.	1908.	1909.	1910.
Area in acres ...	57,460	16,106	6,439	57,890	68,977	128,656	160,668

Particulars as to the total areas alienated and in process of alienation are given in a later part of this section. (See § 11.)

6. Western Australia.—The various types of selections under which the freehold can be alienated by conditional purchase in this State are as follows:—(i.) Residential conditional purchase; (ii.) non-residential conditional purchase; (iii.) conditional purchase by direct payment; (iv.) conditional purchase of blocks for vineyards, orchards, or gardens; (v.) conditional purchase of grazing lands; and (vi.) free homestead farms.

All applications must be lodged, with the prescribed deposit and fees, at the agency in which the land is situated. No person may acquire under homestead farm, conditional purchase, and grazing lease, collectively, or any two or more of them, either as lessee or transferee, more than 2000 acres of cultivable land (that is, land acquired as homestead farm and by conditional purchase), or an equivalent area of grazing land, or cultivable and grazing land mixed. Where a man has selected up to the maximum allowed, his wife may hold a further area of 1000 acres of cultivable land or its equivalent area of grazing or of cultivable and grazing land. Five acres of grazing land are deemed to be an equivalent of two acres of cultivable land, and all unclassified land disposed of prior to the 1st February, 1907, is deemed to be cultivable land until otherwise classified by the Lands Department. If the holder require the land to be classified he must pay the prescribed fee.

(i.) *Residential Conditional Purchase.* Under this form of tenure any person over the age of sixteen years may select from a minimum area of 100 acres to a maximum of 1000 acres. The price of the land varies from ten shillings to forty shillings per acre payable in twenty years by half-yearly instalments, or sooner, at the occupier's option, but for the first three years of the lease only sixpence per acre per annum is charged; subsequent payments are increased when the value of the land is over ten shillings per acre. Residence by a member of the family of the holder during 6 months of the year is compulsory. Improvements equal in value to the value of the land, but not exceeding £1 per acre, must be effected. One half of the land must be fenced within five years, and the whole within ten years.

Special conditions governing improvements apply to holders of land in the neighbourhood of railways, but such improvements need not exceed in cost the amount which the Agricultural Bank is prepared to advance to the holder. After 5 years from the date of the lease the holder may obtain a Crown grant, if the prescribed conditions have been fulfilled and the purchase money paid.

(ii.) *Non-residential Conditional Purchase.*—Under this form of tenure the conditions are similar to those described under § 6, 6 (i.), except that residence is not compulsory, and the total value of improvements must be 50 per cent. over and above the value of the land, but need not exceed 30s. per acre.

(iii.) *Conditional Purchase by Direct Payment.* Unalienated Crown lands of an area of 100 to 1000 acres at a price not less than 10s. per acre may be acquired by direct payment of 10 per cent. of the purchase-money with the application; then a license for seven years may be granted, and the balance of the purchase-money is payable within twelve months. Improvements to the value of 10s. per acre and fencing must be carried out. The Crown grant may be obtained when all conditions have been fulfilled, and purchase-money and fees have been paid.

(iv.) *Conditional Purchase of Small Blocks for Vineyards, Orchards or Gardens.* Areas of five to fifty acres at a price of not less than £1 per acre may be selected for these purposes. The purchase-money and survey cost must be paid in instalments within three years. The land must be fenced and one-tenth of the area planted with vines, fruit trees or vegetables.

(v.) *Conditional Purchase of Grazing Lands.* Lands suitable for grazing purposes only, and not within an agricultural area, may be selected at a price not less than 3s. 9d. per acre, which is payable half-yearly at the rate of one-twentieth of the total purchase-money. The maximum area is 5000 acres, and the minimum area 500 acres, unless the land adjoin an applicant's holding, when the minimum area is 300 acres. Conditions pertaining to residence, improvements and fencing must be fulfilled.

(vi.) *Free Homestead Farms.* Any male person of 16 years of age and upwards, not holding more than 100 acres within the State, may select 10 to 60 acres on lands opened for free homestead farms in the South-west, Central, or Eucla division. The holder or approved agent must reside six months of the year for the first five years on the holding, and improvements at the rate of four to six shillings per acre per annum for seven years must be carried out. Part of the improvement money must be expended on fencing, which must be completed in seven years. The Crown grant for a homestead farm within a surveyed block will not be issued separately unless the holder pays the prescribed survey fees and 30s. for the Crown grant.

(vii.) *Conditional Auction Sales.* Sales of town and suburban lands at auction have already been referred to (see § 5, 6, above). For suburban lands set apart for cultivation the payment of the purchase money is extended over five years; the land must be fenced within two years, and cultivation must be carried on.

(viii.) *Areas Alienated Absolutely under Forms of Conditional Purchase, 1901 to 1911.* The following table shews the area of the selections for which grants were issued, the prescribed conditions having been fulfilled, during the year 1901 and from 1906 to 1911.

Particulars as to the total areas alienated absolutely, and in process of alienation, are given in a later part of this section. (See § 11).

WESTERN AUSTRALIA.—AREAS SELECTED CONDITIONALLY FOR WHICH CROWN GRANTS WERE ISSUED, 1901 to 1911.

Particulars.	1901.	1906. ¹	1907. ¹	1908. ¹	1909. ¹	1910. ¹	1911. ¹
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Free homestead farms	147	9,655	12,765	16,122	18,482	35,334	93,444
Conditional purchases	5,234	20,351	38,116	138,812	61,272	64,957	92,986
Poison land leases ...	...	...	135,444	130,729	2,668	3,284	...
Village allotments ...	...	2	...	...	...	...	...
Total ...	5,381	30,008	186,825	285,663	82,422	103,575	186,430
Number of holdings	48	177	356	437	475	564	1,073

1. For financial year ended 30th June.

(ix.) *Area Conditionally Alienated, 1901 to 1911.* The following table shews the areas conditionally alienated under various methods of selection during the year 1901 and from 1906 to 1911 :—

WESTERN AUSTRALIA.—AREAS CONDITIONALLY ALIENATED, 1901 to 1911.

Particulars.	1901.	1906.*	1907.*	1908.*	1909.*	1910.*	1911.*
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Conditional Purchase—</i>							
Deferred payments (with residence)	161,302	465,326	355,778	447,159	595,115	910,953	890,816
" (without residence)	46,498	237,016	284,953	199,584	265,561	475,860	574,805
Direct payments (without residence)	1,909	3,236	2,175	2,645	1,762	3,641	2,458
<i>Village Allotments</i> ...	...	15	9	3	...	...	...
<i>Free Homestead Farms</i> ...	63,623	155,740	109,090	189,086	257,528	238,102	201,172
<i>Under the Agric. Lands Purchase Acts</i>	4,295	24,933	11,674	8,201	35,599	23,787	49,983
<i>Homestead or Grazing Leases</i> ...	64,834	25,578	375	295,696	850,066	238,876	194,839
<i>Poison Land Leases</i> ¹ ...	9,530	...	...	...	...	...	...
<i>Workingmen's Blocks</i> ² ...	8	104	149	131	189	148	99
Total ...	351,999	911,948	764,203	1,142,505	2,005,820	1,891,367	1,923,172
Number of holdings ...	1,888	4,201	3,573	4,362	5,861	5,403	4,265

* For year ended 30th June. 1. Provisions repealed by Act of 1906.

2. Closer settlement. (See § 8, 7, hereinafter.)

Particulars as to the total areas in process of alienation are given in a later part of this section. (See § 11.)

7 Tasmania.—The various types of conditional purchases in this State are as follows:—(i.) Selection of rural land; (ii.) homestead areas; (iii.) selection in mining areas; and (iv.) sales by auction on credit, either of town or rural lands. Upon all first-class lands purchased or selected under the Acts now in force habitual residence is

necessary for five years, commencing to run two years after the date of purchase, and must be continuous; but on land within a mining area the necessary period of residence is reduced to three years. If purchased at auction on credit all lands (town or rural) must be improved to the value of a sum at least equal to the sale price of the land. No person may hold more than 200 acres of first-class, 250 acres of second-class, and 500 acres of third-class lands on credit at one time. The Lands Department advances four-fifths of the survey fee to the selector of first-class land, but for lands purchased by auction and for second and third-class lands, the survey fee must be paid in full. The amount of this fee ranges according to the class and area of land from £4 10s. to £20.

(i.) *Selection of Rural Lands.* From 15 to 500 acres according to the quality of the land may be selected. The cash price ranges from 5s. an acre upwards, payable with interest over terms of 14 to 18 years. The conditions as to residence on first-class land and as to improvements on all classes are as stated above.

(ii.) *Selection of Homestead Areas.* 50 acres of first-class land at the price of £1 an acre with one-third added for credit, may be selected as a homestead area. Provision is made for easy payments, extending over a term of 19 years. A grant will be issued upon fulfilment of the conditions pertaining to improvements and residence.

(iii.) *Selection in Mining Areas.* From 10 to 100 acres in a proclaimed "Mining Area" may be selected as first-class agricultural land. The terms as to payment of purchase-money are the same as in the case of selection of rural lands, mentioned above.

(iv.) *Conditional Sales on Credit.* Both town and rural lands may be sold on credit, either at auction or by private contract. In the case of sales of town lands on credit, improvements may be required to be effected. Such improvements are obligatory in the case of credit purchase of rural lands. Residence for five years is necessary in the case of a credit purchase of first-class rural land (except lands within a mining area). The purchase-money is payable over a term of fourteen years.

(v.) *Areas Sold Conditionally, 1901 to 1910.* The following table shews the areas, alienated absolutely under systems of conditional purchases and sales on credit, the conditions having been fulfilled, and also shews the areas sold conditionally and the applications for conditional purchases received and confirmed, during the year 1901 and from 1905 to 1910, inclusive:—

TASMANIA.—CONDITIONAL PURCHASES, 1901 to 1910.

Particulars.	1901.	1905.	1906.	1907.	1908.	1909.	1910.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Completion of Conditional Purchases</i> ¹ ...	23,781	15,926	27,528	36,492	42,362	41,942	42,276
<i>Sold Conditionally—</i>							
Free Selections	40,004	161,815	139,433	121,186	120,420	183,237	145,651
Homestead Areas	9,108	2,554	1,884	1,148	2,037	971	364
Auction Sales on Credit	12,961	4,380	1,415	2,571	2,740	4,968	4,365
Other Sales (Town Lands)	636	1,384	1,853	2,093	1,632	2,400	2,380
Total	62,709	170,133	144,585	126,998	126,829	191,596	152,760
<i>Applications—</i>							
Received	1,444	2,848	2,448	1,995	3,225	2,929	3,171
Confirmed	768	1,655	1,164	992	1,249	1,501	1,180

1. Including selections and sales on credit.

Particulars of total areas alienated and in process of alienation are given hereinafter. (See § 11.)

§ 7. Leases and Licenses.

1. Introduction.—Leases and licenses are issued in all the States for various terms and upon various conditions. In Victoria, Queensland, and South Australia perpetual leases are issued for an indefinitely long period upon payment of an annual rent, while in all the States leases or licenses of comparatively large areas may be obtained for pastoral purposes. Provision has also been made in all the States for convenient forms of leases and licenses for various special purposes, and also for special classes of lands. The leases and licenses dealt with below are exclusive of those issued under Closer Settlement and kindred Acts, and also of those issued for mining and auxiliary purposes. (See § 8 and 9 hereinafter.)

2. New South Wales.—The following are the various types of leases and licenses issued in this State:—(i.) Conditional leases; (ii.) conditional purchase leases; (iii.) settlement leases; (iv.) improvement leases; (v.) annual leases; (vi.) residential leases; (vii.) special leases; (viii.) snow leases; (ix.) pastoral leases; (x.) scrub leases; (xi.) inferior lands leases; (xii.) occupation licenses; (xiii.) Western lands leases.

(i.) *Conditional Leases.* Before applying for a conditional lease it is necessary to apply for a residential conditional purchase, in virtue of which such a lease may be held. The area of land conditionally leased may not be less than 40 acres, nor more than three times the area of the conditional purchase, nor must the area of the two together exceed, except by permission, 1280 acres in the Eastern, or 2560 acres in the Central division. The lease is for forty years, and the annual rent may, on application, be periodically determined by appraisal. The whole or part of the lease may be converted into an additional conditional purchase.

The total area held under conditional leases on the 30th June, 1910, was 15,581,163 acres, the total rent therefrom being £189,509, as compared with an area of 15,480,660 acres at a rent of £184,929 on the 30th June, 1909.

(ii.) *Conditional Purchase Leases.* The intending settler can, for a small initial outlay by way of deposit, obtain a lease for forty years at a moderate rent and under easy conditions, together with a right of ultimately converting it into a freehold. No one may apply who already holds land other than town or suburban lands or land leased from a private individual. The conditions specified in Section 40 of the Crown Lands Act of 1895, and Section 14 of the Act of 1905, should be read by intending applicants. The rent equals $2\frac{1}{2}$ per cent of the capital value of the land, which is determined every fifteen years by the Minister and Local Land Board. A condition of ten years' continuous personal residence on or near the holding is attached to holdings of this class.

The following statement gives particulars of conditional purchase leases applied for and confirmed during the year ended 30th June, 1910.

NEW SOUTH WALES.—CONDITIONAL PURCHASE LEASES.

YEAR ENDED 30TH JUNE, 1910.

Applications Received.		Applications Confirmed.			
Number.	Area.	Number.	Area.	Capital Value.	Annual Rent
	Acres.		Acres.	£	£
288	171,474	267	147,902	174,651	3,755

The total area held under conditional purchase leases on 30th June, 1910, was 667,795 acres, compared with an area of 534,499 acres held on the same date in 1909.

Designs for the subdivision of large areas of country in the Dorrig and Ellenborough River districts have been prepared. Roads are in course of construction to facilitate settlement.

(iii.) *Settlement Leases.* 1280 acres for agricultural, and up to 10,240 acres for grazing purposes may be selected as settlement leases; these areas may be increased by the Local Land Board by additional settlement leases.

The lease is for a term of forty years. The annual rent for every period of fifteen years may be fixed by the Minister or on appeal by appraisalment. The holding must be the *bond-fide* residence of the lessee. Regulations as to fencing and the destruction of vermin must be complied with. 1,280 acres of the lease may be converted into a homestead grant. Settlement leases may be converted into original conditional purchases. (See 267 *ante*.)

The following statement gives particulars of applications for settlement leases received and confirmed during the year ended 30th June, 1910:—

NEW SOUTH WALES.—SETTLEMENT LEASES.

YEAR ENDED 30TH JUNE, 1910.

Applications Received.		Applications Confirmed.		
Number.	Area.	Number.	Area.	Rent.
	Acres.		Acres.	£
207	525,807	193	571,816	6,025

The total area held under settlement leases on the 30th June, 1910, was 7,569,925 acres at an annual rent of £94,843, as against 6,671,742 acres at a rent of £85,602 on the same date in the preceding year.

(iv.) *Improvement Leases.* Scrub or inferior lands can be obtained in the Eastern or Central Divisions by auction or tender at a moderate annual rental for a lease term of twenty-eight years. 640 acres may be converted into a homestead selection. On the 30th June, 1910, an area of 6,884,330 acres was held under improvement leases, the total annual rent amounting to £51,884 or an average of 1½ pence per acre.

(v.) *Annual Leases.* Annual leases are renewable, and any number of leases, each of whose area may be 1920 acres, may be held by the lessee. The annual rent is notified in the *Cazette*. Security of tenure is not guaranteed. On the 30th June, 1910, there were current 10,302 annual leases for 5,405,694 acres, producing a yearly rental of £35,825.

(vi.) *Residential Leases.* Only lands situated within proclaimed gold or mineral fields are available for holdings of this class. An applicant must be a holder of what is termed a "miner's right," or "mineral license," and must pay a deposit of £1, provisional rental of one shilling per acre applied for, and the survey fee. The maximum area that may be leased is twenty acres, and the term may not exceed twenty-eight years. Fences and buildings must be erected. On the 30th June, 1910, there were 910 leases current for 13,387 acres at a rental of £1536.

(vii.) *Special Leases.* These leases are issued chiefly for industrial or business purposes, for the erection of dams, tanks, irrigation works, mills, etc. The area may not exceed 320 acres, except in the case of leases under secs. 89 and 92 of the Act of 1884, for such purposes as wharves, jetties, tramways, and irrigation works, and the term of a special lease may not exceed twenty-eight years. Special leases may be obtained either by application, purchase at auction, or by tender. A special lease may, under the Crown Lands (Amendment) Act 1908, be converted into (a) a conditional purchase lease, (b) a conditional purchase, (c) a homestead selection, (d) a settlement lease, or (e) a conditional lease. On the 30th June, 1910, there were 4692 leases current, comprising an area of 496,759 acres, at a total rent of £27,588, as compared with 419,469 acres at a rent of £25,583 in the preceding year.

(viii.) *Snow Leases.* Lands not held under pastoral or other lease, which may be usually covered with snow for a part of each year, may be leased in areas of not less than 1280 acres, nor more than 10,240 acres. Such leases are sold by auction or let by tender or by after-auction tender for terms not exceeding ten years. On the 30th June, 1910, there were 22 leases current, covering an area of 71,730 acres, at a rental of £389 per annum.

(ix.) *Leases under Section 18, Act of 1903.* The only existing pastoral leases under the Crown Lands Act are situated in the Western district (see para. xiii. hereof). Under the provisions of the amending Act of 1903, Section 18, leases may, on the recommendation of the Local Land Board, be granted to the registered holder of any pastoral lease, occupation license, or preferential occupation license, for an area not exceeding one-third of the total area comprised within the lease, license, or lease and license, at the date of expiration of the pastoral lease. The term of the lease may not exceed twenty-eight years, and the lease is subject to such rent and conditions as may be determined. At the end of the year 1909-10, there were 153 leases current for 1,136,141 acres at a rental of £10,381 per annum.

(x.) *Scrub Leases.* Leases of land declared as "Scrub Land" may be sold by auction or tender for a term of twenty-one to twenty-eight years. The total area held under scrub leases on the 30th June, 1910, was 2,234,314 acres at a total rent of £8347.

(xi.) *Inferior Land Leases.* Isolated or abandoned inferior lands may be leased by auction or tender for a period of from twenty to twenty-eight years. At the close of the financial year 1909-10 there were current thirty leases, covering 106,562 acres, at a rental of £275 per annum.

(xii.) *Occupation Licenses.* There are two forms of occupation licenses, viz., (a) preferential, consisting of the areas within expired pastoral leases, and (b) ordinary, which relate to the parts of holdings formerly known as resumed areas. Occupation licenses are granted annually by the Minister for Lands at rents determined by the Land Boards, and are terminable at notice. On the 30th June, 1910, there were 1391 occupation licenses current, embracing about 9,994,307 acres; seventy-three permissive occupancies over rifle ranges, etc., having an area of 7310 acres, were granted to the Commonwealth Government.

(xiii.) *Western Lands Leases.* Subject to existing rights and to the extension of tenure to the 30th June, 1943, which might be granted to a lessee on bringing his lease within the provisions of the Western Lands Act 1901 (see § 2, 1, ii., above), all forms of alienation, other than by auction and leases, prescribed by the Crown Lands Act, ceased to operate within this division from the 1st January, 1902. Lands are declared open for lease by notice in the *Government Gazette*. The annual rent is determined by the Commissioners for periods not exceeding ten years. No rent or license fee may be less than

2s. 6d. per square mile, but it may not be fixed at a higher rate than sevenpence per sheep on the carrying capacity of the land as determined by the Commissioners. All lands leased must be fenced. Special leases may be granted to discoverers of artesian water.

(xiv.) *Leases and Licenses Current, 1901 to 1910.* On the 30th June, 1910, there were 61,207 leases and licenses current under the Lands Department and the Western Land Board, comprising 127,755,783 acres of Crown Lands. Of these leases there were 40,368, comprising 22,002,710 acres, in the Eastern Division; 17,845, comprising 29,582,587 acres, in the Central; and 2,994, comprising 76,170,486 acres, in the Western Division.

The following table shows the areas held under various descriptions of leases and licenses at the end of the year 1901, and at the end of the financial years 1906-7, 1907-8 and 1908-9, and also the area and rental of leases current on the 30th June, 1910:—

NEW SOUTH WALES.—AREAS OCCUPIED UNDER LEASES AND LICENSES,

1901 TO 1910.

Leases and Licenses.	1901.	1906-7.	1907-8.	1908-9.	1909-10.	
					Area.	Rent.
	Acres.	Acres.	Acres.	Acres.	Acres.	£
Pastoral	44,805,221	3,393,372	1,258,955	1,196,715	1,137,095	706
Outgoing pastoral lessees ...	—	807,359	1,133,082	1,142,409	1,136,141	10,381
Western land leases ...	—	69,766,491	73,227,685	73,711,644	73,912,534	88,263
Occupation (i.) Ordinary ...	25,812,215	8,640,653	8,530,311	8,067,161	7,464,823	15,376
.. licenses (ii.) Preferential ...	12,985,651	3,969,825	4,004,925	3,190,085	2,529,484	15,847
Homestead leases	10,953,388	1,650,309	931,910	807,206	636,440	1,433
Condit'l. leases—(i.) Gazetted ...	13,014,055	15,178,016	15,384,176	15,480,660	15,581,163	189,509
(ii.) Not gazetted (under provisional rent) ...	966,887	17,647	954,500	815,795	741,802	6,181
Conditional purchase leases ...	—	187,839	328,448	534,499	669,795	20,561
Settlement leases	3,468,675	5,711,520	5,942,867	6,671,742	7,569,925	94,843
Improvement	5,551,060	6,527,792	6,550,713	6,676,655	6,884,330	51,684
Annual	6,755,942	6,344,890	6,666,862	5,885,768	5,405,694	35,825
Scrub	1,535,415	2,030,149	2,127,279	2,253,952	2,234,314	8,346
Snow land	79,582	27,682	70,330	76,930	71,730	388
Special	124,877	298,612	354,866	419,469	496,759	27,588
Inferior land	288,530	251,579	128,729	106,090	106,562	275
Artesian well	358,071	255,692	225,276	102,400	92,160	198
Blockholders'	—	7	1	1	1	6
Residential leases (on gold and mineral fields) ...	5,751	10,211	11,606	12,640	13,387	1,536
Church and school lands ...	97,207	41,611	41,534	29,647	25,188	716
Permissive occupancies ...	118,634	724,861	992,510	915,521	979,667	6,059
Prickly pear leases	—	68,583	65,082	62,138	66,789	960
Total under Lands Dept. and Western Land Board	126,921,161	125,904,700	128,931,647	128,179,127	127,755,783	576,881

The total annual rent derived from the leases and licenses issued by the Lands Department and the Western Lands Board amounted to £576,881, or an average of 1.084 pence per acre. Particulars regarding leases and licenses issued by the Mines Department are given in a later part of this section. (See § 9. *Occupation of Crown Lands for Mining Purposes.*)

3. **Victoria.**—The various types of leases and licenses (exclusive of Closer Settlement and Mines Department leases and licenses) which may be issued in this State are as follows:—(i.) Grazing area leases; (ii.) perpetual leases; (iii.) Mallee perpetual leases; (iv.) licenses of auriferous lands; (v.) swamp or reclaimed lands leases; (vi.) grazing licenses and pastoral leases; (vii.) leases and licenses for other than pastoral purposes and (viii.) State forests and timber reserves licenses.

(i.) *Grazing Area Leases.* These leases may be granted for any term of years expiring not later than the 29th December, 1920. The area leased must not exceed 200, 640, or 1280 acres of first, second, or third-class land respectively, for which the annual rent must not be less than 3d., 2d., and 1d. an acre for first, second and third class land respectively. Fencing or other improvement conditions are imposed, and the lessee must destroy all vermin and noxious weeds. The Crown reserves to itself the right to resume the land, in which case the lessee receives the value of his interest in the lease and improvements.

The lessee may select an agricultural or grazing allotment out of the land leased in the manner indicated above. (See § 6, 3 ii.)

(ii.) *Perpetual Leases.* The area of any Crown lands which may be granted to any one person under perpetual lease must not exceed three times the area which may be selected. The lessee must enclose the holding with a fence, carry out improvements, and conform with conditions as to residence. The rent payable by the lessee (other than for mallee, swamp, or reclaimed lands, which are specially dealt with under the respective headings), is 4 per cent. on the unimproved value of the land. The lessee may obtain an agricultural or grazing allotment license. (See § 6, 3, i.).

(iii.) *Mallee Perpetual Leases.* The rent payable for a mallee perpetual lease is $1\frac{1}{4}$ per cent. per annum on the estimated unimproved value of the land and is reviewed every ten years. Residential conditions are not enforced if the prescribed improvements be carried out. The lessee may, at any time, surrender and obtain a mallee agricultural license (see above § 6, 3, iii.), or if the conditions under a license have been fulfilled, a mallee agricultural lease may be issued.

(iv.) *Licenses of Auriferous Lands.* Annual licenses may be issued for areas not exceeding 20 acres. Improvement and residential conditions must be complied with, and an annual fee paid. The land remains subject to mining conditions. The license may be surrendered and in lieu thereof an agricultural or grazing allotment may be acquired. (See above § 6, 3, i. and ii.)

(v.) *Swamp or Reclaimed Lands.* An allotment of 160 acres of swamp or reclaimed lands may be leased either for a term of 21 years, or under a perpetual lease, or under a conditional purchase lease (see § 6, 3, v.), or may be disposed of by public auction (see § 5, 3), on condition that (a) the holder will keep open all drainage works on and adjacent to the land, and (b) that the holder will make permanent improvements on the land to the value of 10s. an acre in each of the first three years, unless the Minister omits or modifies the condition. The rent under a perpetual lease is payable at the rate of 4 per cent. per annum on the value of the land. Under a conditional purchase lease, 3 per cent. half-yearly in 63 instalments pays off the purchase money and interest.

(vi.) *Grazing Licenses and Pastoral Leases.* Pastoral lands are now occupied under annual grazing licenses which are also issued for lands set apart as reserves, and Crown lands, not required for other purposes. There is no limit to the area which may be so held; the rental charged varies according to the grazing value.

(vii.) *Leases and Licenses for other than Pastoral or Agricultural Purposes.* Leases are granted of any Crown lands not exceeding (except in the case of leases for guano or other manure) three acres, for a term of not more than twenty-one years, and at an annual rent of not less than £5. These leases are granted for various purposes, such as—for obtaining guano, stone or earth; for sites of inns, stores, bridges, ferries, factories, quays, or landing places; for the working of mineral springs, and for the manufacture of salt. If the lessee fail to use the land *bona-fide* for the purpose for which he leased it, the lease may be cancelled at any time. Leases are also granted to persons who are willing to construct canals, docks, roads or tramways. Annual licenses are used for any of the purposes for which the leases are granted as above, and also for bee-farms. If the licensee of a site for a butter factory or creamery,

or for a residence, garden, inn, store, smithy, or similar building not within the boundaries of a city, has been in possession for five years and has constructed improvements on the land, provided that there are no objections to the alienation of the land on the ground of being auriferous or other reasons of a public nature, he may purchase the allotment at an appraised price and receive credit for all rent paid. No such licensee can purchase more than one site. Similar holdings under miner's right for areas not exceeding one acre may be purchased under Sec. 36, Mines Act 1890, after two and a half years' possession.

(viii.) *State Forests and Timber Reserves Licenses.* Grazing licenses, residence licenses, and licenses to cut timber are issued for lands situated within State forests and timber reserves, which are now controlled by the Forest Branch of the Department of Mines under the Forests Act 1907.

(ix.) *Areas held under Leases and Licenses, 1901 to 1910.* The following statement shews the areas of Crown lands occupied under leases and licenses at the end of the year 1901, and from 1906 to 1910 inclusive :—

**VICTORIA.—OCCUPATION OF CROWN LANDS UNDER LEASE OR LICENSE,
1901 to 1910.**

Tenure.	Area in Acres.					
	1901	1906.	1907.	1908.	1909.	1910.
Pastoral Leases	39,450	64,150	59,510	63,510	51,450	14,200
Grazing Area Leases... ..	2,338,649	3,533,792	3,402,536	3,163,800	3,087,173	3,006,998
Grazing Licenses—						
Land Acts 1890-91	5,908,985	—	—	—	—	—
Land Acts 1901 (exclus. of Mallee)	—	5,820,997	5,833,488	6,469,855	6,774,794	5,763,489
Mallee Lands	—	4,897,943	5,217,846	4,467,218	4,970,042	5,273,592
Auriferous Lands (Licenses)... ..	377,427	101,163	104,555	106,040	103,986	101,623
Swamp Lands (Leases)	4,200	4,450	4,513	4,566	4,500	4,038
Perpetual Leases	8,137	29,267	33,319	31,952	32,354	22,150
Mallee Pastoral Leases	7,980,592	1,731,217	1,305,914	987,186	718,249	637,083
Mallee Allotment Leases						
Perpetual Leases under Mallee Lands						
Acts 1896-1901	448,842	501,013	604,236	641,219	641,837	610,693
Wattles Act 1890	4,427	—	—	—	—	—
Total	17,110,709	16,683,992	16,565,917	15,955,346	16,384,395	15,433,875

4. **Queensland.**—In this State Crown lands may be occupied under the following types of leases and licenses :—(i.) Grazing farms; (ii.) grazing homesteads; (iii.) occupation licenses; (iv.) special leases; (v.) perpetual lease selections; (vi.) special licenses; and (vii.) pastoral leases. General conditions as to applications for selections have been mentioned above. (See § 6, 4.)

(i.) *Grazing Farms.* Under this form of tenure an applicant may not obtain more than 60,000 acres, and the term of the lease may not exceed twenty-eight years. In order to obtain priority of claim the applicant may tender an annual rent higher than the notified one, for the first seven years. As soon as the land is fenced the selector becomes entitled to a lease, and may thereafter mortgage the same. The lease is subject to the condition of occupation during the whole term. The Crown may resume the whole or part of the lease.

Particulars of grazing farms are given in paragraph (iii.) hereinafter.

(ii) *Grazing Homesteads.* Lands opened for grazing selections are available for fifty-six days as grazing homesteads only, at the same rental, and for the same term of lease as for grazing farms. Personal residence is necessary for the first 5 years; thereafter the lease is subject to the condition of occupation.

Particulars of grazing homesteads are given in paragraph (iii.) hereinafter.

(iii.) *Grazing Farms, Homestead and Scrub Selections, 1901 to 1910.* The following table shews the number of grazing farms, grazing homesteads, and scrub selections, for which applications were accepted during each year from 1901 to 1910:—

**QUEENSLAND.—GRAZING FARMS, HOMESTEAD AND SCRUB SELECTIONS,
1901 to 1910.**

Year.	Grazing Farms.		Grazing Homesteads		Scrub Selections.		Total.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.
		Acres.		Acres.		Acres.		Acres.
1901 ...	247	1,371,283	47	290,785	19	48,450	313	1,710,518
1902 ...	245	1,410,364	38	171,104	10	51,058	293	1,632,526
1903 ...	106	709,183	25	123,026	6	5,423	137	837,632
1904 ...	150	1,244,072	21	176,435	1	200	172	1,420,707
1905 ...	210	1,738,882	23	120,982	7	31,457	240	1,891,321
1906 ...	262	2,067,275	56	404,499	3	9,562	321	2,481,336
1907 ...	374	3,028,696	54	315,444	8	58,954	436	3,403,094
1908 ...	314	2,459,653	91	870,325	4	16,401	409	3,346,379
1909 ...	304	3,114,593	116	1,509,210	2	8,489	422	4,632,292
1910 ...	182	1,406,087	243	2,477,743	1 ¹	5,324	426	3,889,154

1 The Land Act 1910, makes no provision for the further selection of land as scrub selections.

The average rent in 1910 was $\frac{7}{8}$ d. per acre for grazing farms and $1\frac{1}{4}$ d. per acre for grazing homesteads.

Particulars of total areas held under leases and licenses are given in a later part of this section. (See § 11.)

(iv.) *Occupation Licenses.* Annual licenses are granted to occupy Crown lands which have been declared open for such occupation by notification in the *Gazette*. The rent is as specified by the notification or as bid by the licensee, but the Minister may by notice before the 1st September in any year increase the rent. The total number of licenses in force at the end of the year 1910 was 1729 comprising an area of 59,117 square miles, the total rent being £27,799. Particulars of the area held under license for previous years are given in a later part of this section. (See § 11.)

(v.) *Special Leases.* Leases of any portion of land may be issued for a term not exceeding thirty years to any person for any manufacturing, industrial, business or recreation purposes. Leases for a similar term may be issued for any country lands reserved for public purposes and which are infested with noxious weeds.

During the year 1910 there were 130 leases for special purposes granted, comprising an area of 6590 acres, the total annual rent being £472, and there were extant at the end of the year 475 such leases, reserving rents amounting to £2785 per annum. In addition, 35 leases of reserves, aggregating 21,918 acres, were granted at rentals amounting to £198 per annum; the total number of these leases of reserves in force at the end of the year being 105, reserving rents amounting to £452. Particulars of special leases for previous years are given in a later part of this section. (See § 11.)

(vi.) *Perpetual Lease Selections.* Land proclaimed to be open for agricultural farm selection (see § 6, 4, above) may also be opened for perpetual lease selection, and the latter mode may be conceded priority of application over the former. The rent for the first period of ten years of the lease is $1\frac{1}{2}$ per cent. on the proclaimed purchase price of the land for

agricultural farm selection. The rent for each succeeding period of ten years is determined by the Land Court. Similar conditions of occupation and improvement as are prescribed for agricultural farms are attached to perpetual lease selections.

(vii.) *Special Licenses.* Licenses to cut timber or to dig for any stone, gravel, earth, shells, or guano, may be issued.

(viii.) *Pastoral Leases.* Existing pastoral leases are now deemed to be held under the Land Act 1910. Lands open for selection as pastoral leases may be leased for a period not exceeding thirty years. The annual rent, per square mile, for the first ten years must be notified. If the value of the holding become enhanced by the development of public works in the neighbourhood, or by the occurrence of minerals on the holding, the rent may be redetermined.

The following table shews the total areas of pastoral leases (including resumed parts) occupied under the various Acts at the end of the year 1901 and from 1906 to 1910, inclusive:—

QUEENSLAND.—PASTORAL LEASES OCCUPIED UNDER VARIOUS ACTS, 1901 to 1910.

Particulars.	Area in Square Miles.					
	1901.	1906.	1907.	1908.	1909.	1910.
Pastoral Leases Act 1869	39,307	5,494	3,524	1,513	1,379	890
Crown Lands Act 1884	243,586	37,626	31,802	26,842	18,733	11,710
Land Act 1897	15,046	4,653	3,686	3,686	1,307	86
Pastoral Leases Act 1900	50,076	27,249	27,130	24,061	24,061	21,739
Pastoral Holdings New Leases Act 1901	—	129	339	349	347	500
Land Act 1902	—	209,824	235,597	258,975	280,960	305,924
Total	348,015	284,975	302,078	315,426	326,787	340,849

The gross area held at the end of the year 1910 for purely pastoral purposes (under *Occupation Licenses and Pastoral Leases*) was 399,965 square miles, at rentals aggregating £321,686 per annum. The area was 13,706 square miles greater than that for the previous year, and the rental was £10,352 greater. The average rent was 16s. 1d. per square mile, as against 16s. 1½d. for the previous year.

5. *South Australia.*—The following are the various types of leases and licenses which are issued in this State:—(i.) Perpetual leases; (ii.) miscellaneous leases; (iii.) grazing and cultivation leases; (iv.) reclaimed swamp leases; (v.) licenses for special purposes; (vi.) leases under the Pastoral Act 1904; and (vii.) leases with right of purchase. General information regarding applications for leases and agreements has been given above. (See § 6, 5.) Leases of lands in the Northern Territory are dealt with in the next succeeding part of this sub-section.

(i.) *Perpetual Leases.* All surveyed Crown lands are available for perpetual lease. The land is vested in the lessee in perpetuity, and the rent is determined for each period of fourteen years, at least twelve months before the expiration of each such period. The rent of land suitable only for pastoral purposes is fixed at pastoral rates. All minerals are reserved to the Crown, and the Crown may resume any part of the land for the purposes of roads, mining, etc., on making compensation to the lessee.

(ii.) *Miscellaneous Leases.* Leases of Crown lands, not exceeding 640 acres in extent, may be granted on such terms and conditions as the Governor may think fit to any *bona-fide* discoverer of any guano or other valuable substance or deposit (not including minerals).

The possession of wells and land contiguous thereto to the extent of one to five square miles may be resumed and leased by private contract or public auction.

Leases of Crown lands for the purpose of obtaining guano, stone, clay, for sites for stores, inns and factories may be acquired for a term not exceeding twenty-one years, and of forest reserve lands for a term not exceeding forty-two years.

(iii.) *Grazing and Cultivation Leases.* Every miscellaneous lease under any of the Crown Lands Acts for grazing and cultivation purposes, or grazing purposes only, is held to have been lawfully granted, and the power of resumption, if required for any purpose of public utility, is reserved to the Crown.

(iv.) *Reclaimed Swamp Lands.* The rent of these lands may not be less than 4 per cent. per annum on the cost of reclaiming and the unimproved value of the land. For the first three years a part only of this rent need be paid. The maximum area is fifty acres. (See also § 8, 6 iii. hereinafter.)

(v.) *Special Licenses.* Licenses to remove timber, stone, guano, manure, shell or seaweed from Crown lands, and for fishermen's residences and drying grounds, for manufactures, slaughter-houses or saw mills, for depasturing stock, or other approved purposes for any term not exceeding a year, may be granted by the Commissioner or any person authorised by him on payment of a fee as fixed by regulation.

(vi.) *Leases under the Pastoral Act 1904.* This Act deals with Crown lands which do not come within the scope of the Lands Acts.

(a) *General Provisions.* The area, situation, term of rent, price to be paid for improvements, and the cost of valuation of each block are published in the *Gazette*. The first year's rent and the lease fee must be paid within one month after allotment. A lease does not entitle the holder to mine, or to remove timber. The Commissioner may advance part of the cost of vermin-proof fencing. Blocks not exceeding 1000 square miles may be leased to charitable incorporated bodies for aboriginal reserves.

(b) *Terms and Conditions.* Unless already improved up to £3, every lessee is required to spend in improvements on the land a sum fixed by the Board, not exceeding ten shillings per mile per annum, until at least £3 per mile has been so expended. The term of the lease is from twenty-one to forty-two years. The rent is determined by the Board.

(c) *Resumption and Free Leases of Pastoral Lands.* The lessee is entitled to compensation for land resumed from his run, or for loss or depreciation in value of his lease caused by such resumption, and for improvements. If water is discovered by any person on any run, an area from one to five square miles contiguous to the water may be resumed. If the lessee discover an artesian supply on his run ten miles distant from any other artesian supply, he is entitled to 100 square miles of land surrounding the well, rent free for ten years.

Very little pastoral country was applied for or allotted during 1910, although 14,685 square miles at low rentals, once stocked, have been open to application for some years. In addition there are available about 148,000 square miles of unoccupied country. The area of land held under pastoral leases is 130,607 square miles at an annual rent of £24,595 and yearly instalments of purchase-money for improvements £12,806; also 12,260 square miles are held on annual permits at a rental of £1086.

(vii.) *Leases with Right of Purchase.* Under the Crown Lands Act of 1888, now repealed by the Crown Lands Act 1903, and the Pastoral Act 1904, leases were granted with a right of purchase for a term of twenty-one years, containing a right of renewal for a further term of twenty-one years and a right of purchase, exercisable at any time after the first six years at a price of not less than five shillings an acre. The renewed leases are now governed by Part V. Division V. of the Act of 1903.

(viii.) *Area held under Lease, 1901 to 1910.* The following table shews the area held under leases and licenses at the end of the year 1901, and from 1905 to 1910 :—

SOUTH AUSTRALIA (Proper).—AREA UNDER LEASES AND LICENSES, 1901-1910.

Particulars.	1901.	1905.	1906.	1907.	1908.	1909.	1910.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases	5,639,519	4,898,422	4,724,954	4,579,418	4,424,814	4,232,009	3,697,423
Perpetual Leases...	7,115,782	10,573,154	11,445,372	12,568,576	13,269,290	14,088,223	14,789,305
Pastoral Leases ...	68,916,125	76,402,950	76,685,510	79,388,240	83,009,650	87,038,450	91,434,450
Other Leases ...	3,905,729	2,273,383	2,113,718	1,985,866	1,812,959	1,513,032	1,394,964
Total held under Lease ...	85,577,155	94,147,909	94,969,554	98,522,100	102,516,713	106,871,714	111,316,142

6. Northern Territory.—The system of land settlement in the Northern Territory is being reorganised by the Commonwealth Government. The various types of leases and licenses current are as follows :—(i.) Agricultural leases ; (ii.) pastoral leases ; (iii.) special leases ; (iv.) leases with right of purchase ; (v.) tropical products leases ; (vi.) leases for horsebreeding stations ; and (vii.) licenses. (See § 2, 4, ii.)

(i.) *Area held under Lease, 1901 to 1910.* The following table shews the total area held under lease at the end of the year 1901 and from 1906 to 1910 :—

NORTHERN TERRITORY.—AREAS HELD UNDER LEASE, 1901 to 1910.

Particulars.	1901.	1906.	1907.	1908.	1909.	1910.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases	1,067	2,397	2,771	2,931	5,224	667
Pastoral Leases...	111,476,240	108,347,680	105,918,880	102,123,040	95,559,840	98,729,120
Other Leases ...	1,176,381	1,376,010	1,347,858	1,293,457	512,650	445,236
Total Leased ...	112,654,288	109,726,087	107,269,509	103,419,428	96,077,714	99,175,023

7. Western Australia.—The following are the various types of leases and licenses issued in this State :—(i.) Pastoral leases ; (ii.) permits and licenses to cut timber ; (iii.) special leases ; and (iv.) licenses for quarrying.

(i.) *Pastoral Leases.* Leases are granted for pastoral purposes throughout the State, but the lands leased may be thrown open to selection by the Crown at any time upon giving twelve months' notice to the lessee. All pastoral leases expire on the 31st December, 1928. The smallest areas leased range from 3,000 to 50,000 acres according to the division, and the annual rents range from three shillings to twenty shillings for each 1000 acres. After the first two years the lease must be stocked to the extent of at least 10 head of sheep or one head of large stock for every 1000 acres comprised therein. On fulfilment of this condition, lessees on the Kimberley Division may obtain a reduction of one-half the rent.

(ii.) *Permits and Licenses to Cut Timber.* The alienation of forests and timber lands is now regulated by the Lands Act Amendment Acts of 1904 and 1906. The Governor is authorised to declare any Crown Lands to be a State forest or timber reserve, and to grant to persons desirous of erecting saw-mills permits to cut timber in any State forest or timber reserves, or on any Crown land, upon certain conditions. Licenses may also be granted to hew and fell timber for piles, poles, or baulks, subject to the payment by the licensee of royalties proportional to the measurement of the timber hewn or felled. The amount of all fees or royalties is fixed by the Governor.

(iii.) *Special Leases.* Crown land may be leased for the purpose of obtaining guano or other manure, and for the collection of salt, for a term not exceeding twenty-five years; and for the purpose of procuring stone, earth, mineral water; the production of electricity, gas and water; the erection of inns, stores, bridges, and jetties, for a period not exceeding twenty-one years.

(iv.) *Licenses for Quarrying.* Licenses are granted to any person to quarry and dig for any rock, soil, or other material, on any lands vested in the Crown, not being on a goldfield or in a mining district.

(v.) *Areas Held under Leases and Licenses, 1901 to 1911.* The following table shows the number and area of leases and licenses issued during the year 1901, and from 1906 to 1911:—

WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED, 1901 to 1911.

Particulars.	1901.	1906. ¹	1907. ¹	1908. ¹	1909. ¹	1910. ¹	1911. ¹
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral Leases ...	19,909,251	19,255,374	26,367,463	16,161,172	9,737,020	10,130,358	9,057,002
Special Leases ...	149	2,805	13,727	71,900	12,438	6,212	3,112
Leases in Reserves ...	324	1,000	75,640	152,050	31,376	327,020	174,007
Timber Leases and Permits ²	109,630	41,370	19,300	30,433	38,500	236,970	68,430
Residential Lots ...	221	199	21	1	3	6	4
Total ...	20,019,575	19,300,748	26,476,151	16,415,556	9,869,397	10,700,566	9,302,555
Number Issued ...	1,466	1,370	873	870	480	505	396

1. For financial year ended the 30th June. 2. No timber leases granted since 1903.

Particulars as to the total area occupied under leases and licenses are given in a later part of this section. (See § 11.)

8. *Tasmania.*—The several forms of leases and licenses in this State are as follows:—(i.) Grazing leases; (ii.) miscellaneous leases; (iii.) timber licenses; and (iv.) occupation licenses.

(i.) *Grazing Leases.* Grazing leases of unoccupied country may be offered at auction, but such runs are liable at any time to be sold or occupied by virtue of a license for other than pastoral purposes, and to be otherwise alienated and dealt with. The rent is payable in advance. The land may be resumed by the Crown, which compensates the lessee for his improvements.

(ii.) *Miscellaneous Leases.* The Governor in Council may grant leases for a period not exceeding fourteen years of any land bordering upon a navigable river, or on the sea, if required for the purpose of constructing wharves, docks, jetties, or any other works of public utility, also for the purpose of constructing watercourses, or of erecting a manufactory, mill, or such other work, or for constructing railways or tramways.

(iii.) *Timber Licenses.* Temporary licenses for a period not exceeding five years may be granted for the purpose of felling timber, or for removing gravel, clay, or stone, etc., on or from particular localities.

(iv.) *Occupation Licenses.* Occupation licenses may be issued for a period not exceeding twelve months upon payment of a fee of five shillings. The licensee may occupy one quarter of an acre within any mining area.

Residence land licenses for mining areas are granted on similar terms upon payment of a fee of ten shillings, and business licenses upon payment of a fee of twenty shillings.

(v.) *Area held under Leases and Licenses.* The following table shews the areas of Crown lands occupied under leases and licenses at the end of the year 1901 and from 1906 to 1910:—

TASMANIA.—LEASES AND LICENSES, 1901 to 1910.

Particulars.	1901.	1906.	1907.	1908.	1909.	1910.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Ordinary Leased Land	1,280,688	1,117,311	1,145,823	1,235,823	1,173,823	1,176,900
Islands	149,165	91,131	109,531	103,130	90,100	87,100
Land Leased for Timber	40,768	86,817	88,035	91,972	100,098	108,889
Total	1,470,621	1,295,259	1,343,389	1,430,925	1,364,021	1,372,889

§ 8. Closer Settlement.

1. *Introduction.*—In all the States, Acts have been passed authorising the Governments to repurchase alienated lands for the purpose of cutting them up into blocks of suitable size and throwing them open to settlement on easy terms and conditions. Special Acts have also been passed in several of the States authorising the establishment on particular lines of co-operative communities, village settlements, and labour colonies. Lands may be acquired either compulsorily or voluntarily in New South Wales, Victoria, Queensland, and Tasmania, but only voluntarily in South Australia and Western Australia.

The following table gives particulars up to the latest available date of operations under the Closer Settlement Acts for each State and the whole Commonwealth:—

CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED UP TO

30th JUNE, 1911.

Particulars.	N.S.W.	Victoria.	Qld.¶	S. Aust.	W. Aust.	Tas.	Cwth.
Area acquired acres	676,278	455,954	537,449	592,972	297,391	34,441	2,594,485
Purchasing price £	2,525,717	3,177,831	1,490,489	1,732,618	262,302	98,142	9,287,099
Farms, etc., allotted { No.	1,316	2,708	2,095	1,588	†	137	7,844*
{ acres	604,319	312,794	437,496	509,393	261,942	29,726	2,155,670

* Exclusive of Western Australia. † Not available. ¶ To 31st December, 1910.

The following table shews the areas of private lands acquired in each State for each financial year from 1901 to 1911 inclusive:—

CLOSER SETTLEMENT.—AREAS OF PRIVATE LANDS ACQUIRED, 1901 to 1911.

Year ended 30th June.	N.S.W.	Victoria.	Q'land.*	S. Aust.*	W. Aust.	Tasmania.	C'wealth.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 ...	...	28,553	132,760	...	46,624	...	207,937
1902 ...	...	33,655	266,925	156,481	55,439	...	512,500
1903 ...	...	33,662	286,952	156,481	72,372	...	549,467
1904 ...	...	33,662	308,605	174,963	131,283	...	648,513
1905 ...	...	36,516	308,605	214,752	148,614	...	708,487
1906 ...	53,523	148,902	381,724	260,355	165,945	...	1,010,449
1907 ...	142,403	207,775	409,563	326,576	170,881	13,397	1,270,595
1908 ...	142,403	211,140	456,742	354,454	170,881	25,177	1,360,797
1909 ...	321,209	237,400	497,095	500,464	215,822	33,079§	1,805,069
1910 ...	461,723	343,829	497,095†	527,501||	249,522	34,441§	2,114,111
1911 ...	676,278	455,954	537,449‡	592,972||	297,391	34,448§	2,594,492

* Particulars are for calendar years. † Up to the 31st December, 1909. ‡ Up to 31st December, 1910.
 || To 30th June. § Including 4581 acres of Crown lands.

2. **Government Loans to Settlers.**—For the purpose of promoting pastoral, agricultural, and similar pursuits, and with the object of assisting settlers in erecting buildings and carrying out improvements on their holdings, general systems have been established in all the States, under which financial aid is rendered to settlers by the State Governments. These general systems are more particularly referred to in the section in this book dealing with "Agriculture." In many of the Closer Settlement and similar Acts, however, special provisions have been inserted with the object of lending money to settlers taking up land under these Acts, with which to build homes or effect improvements. The principal features of these provisions are referred to below.

3. **New South Wales.**—Under the Closer Settlement Act of 1901 provision was made for the acquisition of private lands or of Crown lands held under lease, for the purpose of closer settlement. No power of compulsory resumption was conferred by the Act, which was consequently practically inoperative. Under the Closer Settlement Act of 1904, as amended in 1906, 1907, and 1909, and the Closer Settlement Promotion Act 1910, the Government is empowered to resume private lands, either by agreement or by compulsory purchase, and to alienate them on favourable terms to persons who desire to settle and make homes for themselves and their families on the soil. The administration of the Closer Settlement Acts is in the hands of a Board. Land acquired under the Acts is subdivided into blocks or farms, and by notification in the *Government Gazette* is declared to be a settlement purchase area available for application. The *Gazette* notice also gives all necessary information as to the class and character of the land, and the capital value, area, etc., of each block or farm.

(i.) **Closer Settlement Purchase.** Under this tenure a settler may acquire the freehold of the land under a system of deferred payments. A deposit of 5 per cent. of the notified value of the settlement purchase must be lodged with the application, and a similar amount by way of instalment, paid annually until the purchase-money, together with interest at the rate of 4 per cent., is paid off. Under this system the balance due to the Crown will be paid off in thirty-eight years, the holding then becoming a freehold. A condition of residence for ten years attaches to every settlement purchase. Under the amending Act of 1909 postponement of the payment of instalments may be granted by the Minister, subject to the conditions (a) that additional improvements to the value of the amount postponed be made on the land within twelve months, and (b) that interest at 4 per cent. per annum be paid on the amount postponed.

(ii.) *Closer Settlement Annual Leases.* Leases for areas not exceeding 320 acres may be obtained under the Closer Settlement Acts at a rent fixed by the Board. They may be renewed from year to year on payment of the yearly rent in advance. The land held under this form of lease may be applied for by the lessee as a settlement purchase.

(iii.) *Sales by Auction.* Areas within closer settlement districts necessary for township settlement may be set apart by notification in the *Gazette*. Allotments, each of which may not exceed half an acre in extent, within such areas may be sold by auction.

(iv.) *Private Sub-division.* An important feature of the amending Act of 1909 is the power which is given to owners for private sub-division of lands which have been notified by proclamation for resumption. Upon the owner entering into an agreement with the Minister to sub-divide the land and to sell or lease in such areas and subject to such terms as may be agreed upon, the Minister is empowered to suspend the power of resumption for a period not exceeding two years.

(v.) *The Closer Settlement Promotion Act 1910.* Under this Act any three or more persons who are qualified to hold settlement purchases and who desire to purchase from the same owner any private lands may, upon entering into an agreement with the owner and subject to valuation by the Advisory Board and the Savings Bank Commissioners, acquire such lands through the Minister on Closer Settlement conditions. The maximum sum which may be advanced for the purposes of this Act may not exceed £1,000,000 in any financial year.

(vi.) *Areas Acquired and Disposed of, 1901 to 1911.* Up to the 30th June, 1911, ten areas had been opened for settlement under the Closer Settlement Acts.

The following statement gives particulars of the areas opened up to the 30th June, in each year from 1906 to 1911:—

NEW SOUTH WALES.—CLOSER SETTLEMENT AREAS, 1906 to 1911.

Year Ended 30th June.	Areas.			Capital Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Acquired Lands.	Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1906 ...	53,523	13,166	66,689	137,795	24,589	162,384
1907 ...	142,403	25,712	168,115	438,490	37,178	475,668
1908 ...	142,403	25,719	168,122	438,362	37,192	475,554
1909 ...	321,209	28,064	349,273	1,246,508	42,878	1,289,386
1910 ...	461,723	83,045	544,768	1,624,858	147,977	1,772,835
1911 ...	591,830	86,127	677,957	2,297,194	148,749	2,445,943

The total area thus set apart has been divided into 1396 farms comprising 653,144 acres, the remaining 24,802 acres being reserved for recreation areas, roads, stock routes, schools, etc. Up to the 30th June, 1911, 1316 of these farms had been allotted.

The Murrumbidgee Irrigation Act 1910 provides for the acquisition of 1,668,000 acres near Narrandera, in Riverina, for irrigation and other purposes in connection with the Burrinjuck Irrigation Scheme.

The following table gives particulars as to the disposal of the farms by closer settlement purchase for each year ended the 30th June, 1905 to 1911:—

NEW SOUTH WALES.—CLOSER SETTLEMENT ALLOTMENTS, 1905 to 1911.

Year.	Farms Allotted by Board to Date.			Total Amount received in respect of Settlement Purchases.	Total Number of Applications received.
	Number.	Area.	Value.		
	No.	Acres.	£	£	No.
1904-5 ...	49	18,568	56,235	2,817	50
1905-6 ...	98	48,567	120,445	6,560	120
1906-7 ...	320	154,922	470,787	24,698	551
1907-8 ...	326	157,649	475,554	31,793	558
1908-9 ...	683	312,075	1,192,293	73,193	953
1909-10 ...	941	471,639	1,731,480	147,945	1,209
1910-11 ...	1,316	604,319	2,420,035	220,720	1,328

(vii.) *Labour Settlements.* These settlements were founded by the Labour Settlements Acts 1893 and 1894, which have now been amended and repealed by the Labour Settlements Act 1902. Land may be set apart for lease for a period of 28 years as a labour settlement under the superintendence of a Board of Control. The functions of the Board of Control are to enrol members of the settlement; to make regulations concerning the work to be done; to apportion the work among the members; and to distribute the wages and profits. The Minister is empowered to grant financial assistance to the Board of Control.

(a) *Settlements Established.* Only two settlements had been established under the Act up to the 30th June, 1911. Particulars are given in the following statement:—

NEW SOUTH WALES.—PARTICULARS OF LABOUR SETTLEMENTS, 30th JUNE, 1911

Settlement.	Date of Establishment.	Area.	Population.				Value of Improvements.	Loans Advanced by the Government.
			Men Enrolled.	Women.	Children.	Total.		
		Acres.					£	£
Bega ...	1893	1,360	26	30	90	146	3,110	2,420
Wilberforce ...	1893	435	10	9	32	51	1,280	2,480
Total ...	—	1,795	36	39	122	197	4,390	4,900

4. *Victoria.*—(i.) *Closer Settlement Acts, 1904 to 1909.* The Closer Settlement Acts (see § 2, p. 264, hereof) are administered by a Board consisting of three persons appointed by the Governor-in-Council, and intrusted with power to acquire, either compulsorily or by agreement, private lands in any part of the State for the purpose of Closer Settlement. The Board may dispose of all lands acquired, either Crown lands or repurchased lands, on conditional purchase leases either as (a) farm allotments not exceeding £2500 in value, (b) workmen's homes allotments not exceeding £100 in value, and (c) agricultural labourers' allotments not exceeding £200 in value. The price of the land must cover the cost of the original purchase and the cost of all improvements. Land acquired by the Board may also be sold in small areas in fee simple as sites for churches, public halls, butter factories, creameries, or recreation reserves.

The Board may approve of an agreement between an owner and one or more persons to purchase a farm or farms, not exceeding £2500 in value. On the property being acquired by the Board, the applicant obtains a lease under Closer Settlement conditions.

(a) *Closer Settlement Leases.* Every conditional purchase lease is for such a term of years as may be agreed upon by the lessee and the Board, and payment must be made with interest at $4\frac{1}{2}$ per cent. per annum by sixty-three half-yearly instalments, or such lesser number as may be agreed upon. Under the amending Act of 1906 postponement of payment of instalments may be granted by the Board up to 60 per cent. of the value of improvements. The lessee must personally reside during eight months in each year on his allotment, and for six years he must carry out prescribed improvements. Thereafter he may, with permission, transfer, assign, mortgage or sublet his allotment. After twelve years, if all conditions have been fulfilled, a Crown grant will be issued. In the case of workmen's homes allotments the land must be fenced within one year, and a dwelling-house to the value of at least £50 must be erected within the same time; within two years further improvements must be made to the value of at least £25. As regards agricultural labourers' allotments, a dwelling-house to the value of at least £30 must be erected within one year, and within two years the allotment must be fenced.

(b) *Advances to Settlers.* The Board may make advances for the purpose of fencing and building dwelling-houses, and is empowered to erect dwelling-houses, outbuildings, or improvements on any allotment at a cost not exceeding £250 for any one allotment. Any sum so expended is repayable by instalments extending over a prescribed period, not greater than twenty years. Provision has also been made for deferring payments in cases of hardship, as well as for advances (to the extent of 60 per cent. of the value of the improvements) to enable work to be carried on. Special advances may also be granted to purchase wire netting in rabbit-infested districts.

(c) *Loans to Municipalities.* Under the Amendment Act of 1907 loans may be made out of the Closer Settlements Fund for the purpose of carrying out any road-making or other public works within the boundaries of an estate.

(d) *Areas acquired and made available for Closer Settlement, 1901 to 1911.* The following statement shews the operations which have taken place in Victoria under the provisions of the Closer Settlement Acts, 1898 to 1910, up to the 30th June in each year from 1901 to 1911, inclusive:—

VICTORIA.—CLOSER SETTLEMENT, 1901 to 1911.

Year ended 30th June.	Total Area Acquired by Government to Date.	Total Cost to Date.	How Made Available for Settlement.						Number of Applications Granted to Date.	Total Receipts to Date.	Repayments of Principal to Date.	Area Available for Settlement.
			Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments.	Roads and Reserves.					
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.	
1901	23,553	151,566	28,461	69	—	44	240	193	7,529	—	—	
1902	33,655	205,715	33,477	69	—	48	329	239	21,181	5,002	—	
1903	33,662	206,285	33,483	69	—	48	329	239	28,846	6,921	—	
1904	33,662	209,341	33,483	69	—	48	329	239	42,128	16,625	—	
1905	36,516	228,982	35,513	152	366	48	335	336	56,549	18,110	19	
1906	148,902	1,008,839	116,371	186	924	232	775	933	92,638	28,869	2,790	
1907	207,775	1,349,661	156,358	428½	1,108	308½	827½	1,212	163,203	60,224	2,429	
1908	211,140	1,471,300	186,971	473	917	724	1,708	1,470	245,095	85,501	10,549	
1909	237,400	1,579,958	193,015	228	660	610	2,242	1,645	337,803	121,247	5,789	
1910	343,829*	2,390,738	237,670	243	1,659	617	2,242	1,880	391,746	153,890	9,302	
1911	455,954	3,177,831	363,676	571	2,761	—	—	2,708	606,558	234,038	54,214	

* Includes eight estates (97,315 acres) not yet made available for settlement.

(e) *Areas Alienated and in Process of Alienation, 1901 to 1911.* The following table shews, so far as available, particulars of areas alienated absolutely and in process of alienation on the 30th June, 1901, and from 1906 to 1911, inclusive :—

VICTORIA.—CLOSER SETTLEMENT. AREAS ALIENATED AND IN PROCESS OF ALIENATION, 1901 to 1911.

Particulars.	1901.	1906.	1907.	1908.	1909.	1910.	1911.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Alienated Absolutely—</i>							
Conditional Purchases completed ...	...	274	1,700	2,504	4,924	8,705	9,770
Sold for cash, etc. ...	183	237	239	268	1,307	1,320	1,362
Total ...	183	511	1,939	2,772	6,231	10,025	11,132
<i>In Process of Alienation ...</i>	...	114,691	164,561	174,812	190,784	221,565	303,024

(ii.) *The Small Improved Holdings Act 1906.* Under this Act, which has been repealed, 2822 acres at a cost of £53,568 allotted to 260 settlers were purchased close to towns where industrial employment could be obtained by the settlers.

These settlements are now under the control of the Closer Settlement Board.

(iii.) *Village Communities.* The settlement of land by Village Communities is now provided for in the Land Act 1901, but is not availed of to any extent. Certain unalienated Crown lands were surveyed into allotments of one to twenty acres. The price is not less than twenty shillings an acre. Additional areas may be acquired by conditional purchase. The rent is a nominal one for 3 years. The total amount of monetary aid advanced up to the 30th June, 1911, was £67,379, of which sum the amount repaid to date was £37,236. After three years a lease may be obtained.

Particulars of areas in process of cultivation under the Act are given hereinafter. (See § 11, 3).

On the 30th June, 1911, there were 1199 settlers actually residing, and 150 not residing, but improving, making a total of 1349 in occupation. Including wives and children the total number in residence was 5500. At the same date the area under cultivation was 16,215 acres; the value of live stock £76,544, and of improvement, £204,730.

5. **Queensland.**—Under the provisions of the Closer Settlement Act of 1906 private lands may be re-purchased by the Crown, either by agreement or compulsorily.

(i.) *Compulsory Acquisition.* The owner of an estate in possession, the whole of which is proposed to be taken compulsorily, has the right to retain in one block, land of the value of £10,000 to £20,000 according to the value of the whole estate. The maximum sum which may be expended on the acquisition of land for the purpose of closer settlement is £500,000 in any one year.

(ii.) *Disposal of Land.* A sufficient part of the land acquired must be set apart for roads, public reserves, and townships, and the remainder is proclaimed open for selection as agricultural farms under the Land Act 1910, which repealed the Land Acts 1897 to 1909; the term of the lease is 25 years. The rent to be paid for the first year is equal to £10 for every £100 of the purchasing price; and (no payment being required during the second, third, or fourth years) an annual payment of £8 2s. 7d. for every £100, continued from the fifth to the twenty-fifth year will, at the end of the term, have paid off the principal sum together with interest.

(iii.) *Areas Acquired and Selected, 1901 to 1910.*—The operations under the Closer Settlement Acts resulted up to the end of the year 1910 in the acquisition by the Government of twenty-seven estates, of a total area of 537,449 acres, at a total cost of £1,490,489. The following table gives particulars of the operations under the above Acts at the end of each year from 1901 to 1910, inclusive:—

QUEENSLAND.—CLOSER SETTLEMENT, 1901 to 1910.

Year.	Number of Estates Acquired.	Total Area Acquired to Date.	Total Amount of Purchase Money.	Total Area Selected to Date.
		Acres.	£	Acres.
1901	15	132,760	335,056	124,710
1902	19	266,925	699,815	230,149
1903	20	286,952	790,445	253,096
1904	21	308,605	877,058	277,939
1905	21	308,605	877,058	289,878
1906	24	381,724	968,844	301,908
1907	26	409,563	1,057,463	340,405
1908	27	456,742	1,208,013	364,334 ¹
1909	27	497,095	1,349,251	409,381 ¹
1910	27	537,449	1,490,489	437,496 ¹

1. In addition there were at the end of the year 1910, 10,821 acres sold at auction and 3129 acres retained by the Government for experimental farms and other sales.

The total area opened for selection up to the end of the year 1910 was 512,681 acres, of which 437,496 acres had been selected by 1798 selectors at a total purchasing price of £1,323,827. There remained 75,185 acres unselected or reserved. The total amount of rent paid up to the same date was £678,014, the amount in arrear being £9,045. At the end of the year 1910 there were 1798 selectors holding 1694 agricultural farms, 394 unconditional selections, and two prickly pear infested selections. In addition, land and improvements to the value of £75,084 had been sold at auction.

(iv.) *The Special Agricultural Selections Acts 1901 to 1905.* These Acts were partly repealed by the Amending Act of 1909, which was in its turn repealed by the Land Act 1910. Under the last Act land may be set apart for members of bodies of selectors who desire to settle in the same locality. The terms and conditions are similar to those in force for single selectors. Every group selection shall be subject to the condition of personal residence during the first five years of the term.

The Special Agricultural Selections Act 1905 provides that financial aid may be granted to all or any of the members of a body of selectors of agricultural homesteads. Advances may also be made to each selector for a value not exceeding £80 for the purpose of buying tools, rations, stock and poultry.

The portions opened for "group settlement" in 1910 numbered 924, and comprised a gross area of 748,172 acres. Up to the end of that year 720 portions, comprising 628,423 acres, valued at £343,406 had been applied for by members of the bodies of settlers for whom they were opened. The greater part of the remaining lots have since been selected.

6. **South Australia.**—Under the provisions of the Crown Lands Acts the Commissioner may repurchase land for the purposes of closer settlement at a cost not exceeding £600,000 in any two years.

Reference has already been made to the provisions of the Irrigation and Reclaimed Lands Acts 1908, regarding the settlement of reclaimed lands. (See § 7, 5 iv.)

(i.) *Disposal of Land.* The Crown Lands Act Further Amendment Act 1910, enlarges the value of the blocks into which estates may be subdivided for closer settlement purposes from £2000 to £5000 unimproved value. The purchase money with interest thereon at 4 per cent. per annum is payable in seventy half-yearly instalments, the first ten payments being interest only.

For the first five years, improvements to the value of £3 for every £100 of the purchase money must be yearly effected.

(ii.) *Areas Acquired and Selected.* The following table shews the area of land acquired by the Government in South Australia for the purposes of closer settlement and the manner in which the same has been disposed of under the provisions of the Crown Lands Acts:—

SOUTH AUSTRALIA.—CLOSER SETTLEMENT, 1902 to 1910.

Year.	Area of Lands Repurchased to 31st Dec.	Agreements with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Miscellaneous Leases.	Sold.	Remainder Unoccupied (including Roads).
			Right of Purchase.	Perpetual Lease.				
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1902	156,481	—	2,717	3,073	90,128	309	403	59,851
1903	156,481	60,331	2,487	2,895	89,378	274	566	550
1904	174,063	81,566	2,268	2,795	86,881	295	626	542
1905	214,752	116,854	2,057	2,907	82,431	295	736	9,472
1906	260,355	168,930	1,930	2,482	78,642	295	1,987	6,089
1907	326,576	235,673	1,758	2,306	77,017	211	4,808	4,803
1908	354,454	261,457	1,590	1,953	74,651	281	9,142	5,380
1909	500,464	296,013	1,381	1,779	75,045	50,056	24,641	51,549
1910	527,501	327,480	1,241	1,510	62,386	40,077	35,266	29,541

During the financial year 1910-11 four estates aggregating 71,686 acres were repurchased. The total area repurchased at the 30th June, 1911, was 597,624 acres, the purchase money being £1,760,635. Of that area 509,893 acres had been allotted to 1587 persons, the average area to each being 321 acres.

(iii.) *Irrigation Areas.* Under the Irrigation and Reclaimed Lands Act 1908, 1909 and 1910, special provisions are made for granting perpetual leases of reclaimed lands. The maximum area of irrigable or reclaimed land one person may hold in any irrigation area is 50 acres. Each block is offered on perpetual lease, at a rent not less than a sum equivalent to 4 per cent. on the unimproved value of the land, plus the cost of reclaiming. For the first year only one-quarter of the fixed rent is payable, for the second year one-half, and for the third year three-quarters.

(a) *Irrigation Boards.* Irrigation Boards, to whom advances of money may be made by the Commissioner for Crown Lands, may be constituted in irrigation areas.

(b) *Government Loans to Settlers.* Under Part V. of the Act a fund is to be constituted, to be called the Lessees of Reclaimed Lands Loan Fund, consisting of moneys provided by Parliament, to be advanced to assist lessees to make improvements on their lands. The total amount owing by any lessee may not exceed £300. In cases of hardship the time may be extended by the Commissioner, the deferred payments carrying interest at 5 per cent.

In January, 1910, the Waikerie village district was proclaimed an irrigation area.

(iv.) *Village Settlements.* Out of the reserved lands the Commissioner is directed to set apart for the purpose of village settlement such land as he shall consider fit (a) for horticultural purposes, to be termed "horticultural land;" (b) for agricultural purposes.

to be termed "commonage land;" and (c) land whereon any irrigation works are situated. Land so set apart is to be divided as follows:—Horticultural lands into blocks of as nearly as practicable equal unimproved value, and of about ten acres in extent; and the commonage lands into one or more blocks of such area as the Commissioner may determine, and the lands so set apart in each case form the district of the association. No person may hold more than two blocks. Commonage lands may only be leased to the association on perpetual lease, and all unleased horticultural blocks are under the control of the association. Every member of each association must provide or contribute towards the maintenance and regulation of irrigation works and the care and cultivation of the commonage lands.

As the Waikerie district has been proclaimed an irrigation area under the Irrigation and Reclaimed Lands Acts 1908 and 1909, and the settlers at both Ramco and Kingston have applied to be dealt with under the same Acts, this would leave only the Lyrrup Village Settlement, which is in a better position, both financially and as regards population, than the others.

(v.) *Homestead Blocks.* Aboriginal reservations, except those at Point McLeay or Point Pearce, and other suitable lands may be offered as homestead blocks on perpetual lease or lease with a right of purchase. Each block must not exceed £100 in value, and residence by a member of the family for at least nine months of every year is compulsory.

There is now hardly any demand for homestead blocks, persons generally preferring small blocks of repurchased or Crown lands on ordinary conditions. The system appears to be of value only in centres of population where work can be obtained, and within a reasonable distance of a school.

(a) *Advances to Blockholders.* Advances up to £50 may be made by the Commissioner to any homestead blockholder who has complied with the conditions of his lease or agreement, to assist in erecting permanent buildings on the blocks, or other improvements. Advances must be repaid, with interest at 4 per cent. per annum, by twenty equal instalments, commencing twelve months from the date of advance. The Commissioner may, in case of hardship, extend the time of repayment, deferred payments bearing interest at 5 per cent. per annum. The total amount advanced up to the 30th June, 1911, was £40,457, of which £37,468 had been repaid.

(b) *Particulars of Homestead Blocks.* The total number of leases and agreements of which purchase had been completed to the 31st December, 1910, was 1669, comprising 25,035 acres, at a purchase price of £56,240 or an average of £2 5s. per acre, the average of each holding of which purchase was completed being 15 acres.

7. *Western Australia.*—Under the Agricultural Lands Purchase Act 1909, which repealed and consolidated the Agricultural Lands Purchase Acts 1896 to 1904, sums not exceeding in the aggregate £400,000 may be expended on the repurchase of Crown lands near the railways, suitable for immediate cultivation.

(i.) *Acquisition of Land by the Government.* For the purpose of carrying out the provisions of the Acts, a Land Purchase Board has been constituted. Advised by the report of the Board, the Minister, with the approval of the Governor, may make a contract for the acquisition of the land by surrender at the price fixed by the Board, or at any lesser price.

(ii.) *Sale of Repurchased Land.* After reservation of part of the repurchased land for public purposes, the remainder is thrown open for selection. The maximum quantity held by one person must not exceed 1000 acres; in special cases 2000 acres.

(iii.) *Conditions of Sale to Selectors.* The maximum selling price of any re-purchased land is equal to 105 per cent. of the actual cost of the land plus the cost of any improvements made upon it. A lease for twenty years is issued at a rent, the half-yearly instalments of which are to be at the rate of £3 17s. 9d. for each £100 of the selling price. Improvements must be made to the value of one-fifth of the purchase-money every two years of the first ten years of the lease. One-half of the land must be fenced within the first five years and the whole within ten years. Loans may be granted to selectors under the provisions of the Agricultural Bank Acts.

(iv.) *Areas Acquired and Selected, 1901 to 1911.* The transactions conducted under the provisions of the Agricultural Lands Purchase Acts are shewn for each year since 1901 in the subjoined table :—

WESTERN AUSTRALIA.—CLOSER SETTLEMENT, 1901 to 1911.*

Year.	Total Area Acquired.	Total Purchase- money.	Roads, Reserves, etc.	Total Area made available for Selection.	Area Se- lected during the Year.	Total Area oc- cupied to Date.	Balance of Area available for Selection.	Total Re- venue received to Date.
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	£
1901 ...	46,624	52,764	1,459	45,165	4,295	37,235	7,929	14,451
1902 ...	55,439	60,514	1,712	53,727	11,540	48,616	5,111	23,538
1903 ...	72,372	73,395	2,665	69,707	16,232	65,368	4,339	29,815
1904*	131,283	82,580	4,734	126,549	42,305	105,106	21,443	37,371
1905-6*	165,945	100,811	9,009	156,936	24,933	139,553	17,383	52,445
1906-7 ...	170,881	109,373	8,624	162,257	11,673	147,817	9,504	65,420
1907-8 ...	170,881	109,373	8,652	162,229	8,201	155,436	6,793	82,030
1908-9 ...	215,822	131,373	11,142	204,680	30,950	189,820	15,531	94,438
1909-10	249,522	158,041	10,757	228,823	25,134	213,416	15,407	111,125
1910-11	297,391	262,302	14,876	282,515	50,032	261,942	20,573	129,386

* Since the year 1904 the figures are given as up to the 30th June instead of the 31st December; 1905 figures are therefore omitted.

On the 30th June, 1911, the total expenditure, exclusive of purchase-money but including interest, was £58,378, which left a balance of £71,008. At the same date the amount invested as sinking fund was £72,300. During the year 1910-11 two properties, namely those at Avondale and Bowes, having a total area of 47,868 acres, were thrown open to settlement.

(v.) *Working Men's Blocks.* Any person not already holding land within the State is entitled to obtain a lease of lands which have been surveyed and thrown open for selection as working men's blocks. The maximum area that may be selected by one person is, if within any town or goldfield, half an acre, or five acres elsewhere. The price is not less than twenty shillings per acre, payable in ten years by half-yearly instalments. Residence and improvement conditions must be fulfilled. At the expiration of the lease, or at any time after five years from the date of the commencement of the lease, upon compliance with all conditions and upon payment of the full purchase-money and fee, a Crown grant will be issued. No person who has once held a working-man's block is allowed to select another, except under very special circumstances.

The following table shews the number and area of accepted applications for working men's blocks during each year, as well as the total number and area in existence at the end of the year 1901 and for each year from 1905 to 1911, inclusive :—

WESTERN AUSTRALIA.—PARTICULARS OF WORKING MEN'S BLOCKS, 1901 to 1911

Year	1901.	1905.	1906. ¹	1907. ¹	1908. ¹	1909. ¹	1910. ¹	1911. ¹
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NUMBER AND AREA OF ACCEPTED APPLICATIONS DURING YEAR.

Number	2	45	37	201	91	88	122	53
Area in Acres	6	106	104	149	131	189	148	99

NUMBER AND AREA OF BLOCKS OCCUPIED AT END OF YEAR.

Number	7	211	229	401	387	408 ¹	440	388
Area in Acres	31	333	393	489	537	667	719	722

1. For financial year ended 30th June.

During the years 1907 to 1911 residential blocks on the goldfields were made available as workingmen's blocks, instead of under residential lease, as before.

8. **Tasmania.**—The principles of closer settlement were not introduced into Tasmania until the Closer Settlement Act of 1906 was passed. Under this Act, which was amended in 1908, power is given to the Minister for Lands, on the recommendation of the Closer Settlement Board, to purchase by agreement private land in any part of Tasmania for the purpose of closer settlement, and also to deal with and dispose of any unoccupied Crown land for the same purpose.

(i.) *Disposal of Land.* Lands so bought under the Act are subdivided into farm allotments of a suitable size—not exceeding £1500 in value—and are disposed of by way of lease for ninety-nine years. The rental is determined by the Board at a rate not exceeding 5 per cent. per annum on the capital value of the land. Any lessee who has fulfilled the conditions under the Act may, after the expiration of ten years of the term of the lease, purchase the land leased to him. Under the Amendment Act of 1908 the Minister is authorised to lease any allotment of land exceeding £1500, but not exceeding £4000 in value, exclusive of buildings.

A lessee must improve his holding to a value equal to $2\frac{1}{2}$ per cent. on the capital value of the land in each of the first ten years of the term of his lease, and he must, within two years of the date of the lease, personally reside on his allotment during at least eight months of each of the following nine years.

(ii.) *Advances to Settlers.* The total advance by the Government in aid of the cost of effecting improvements to any one lessee must not exceed one-fifth of the capital value of such lessee allotment, and must not exceed pound for pound the sum expended by him in fencing and building. Such advances must be repaid, together with interest at 5 per cent., in equal half-yearly instalments.

(iii.) *Special Sales.* The fee-simple of land acquired may be disposed of by sale on the recommendation of the Board as sites for churches, public halls, dairy factories, fruit-preserving factories, mills, or creameries. The area sold may not exceed one acre in the case of a church or public hall, or five acres in other cases.

(iv.) *Areas Acquired and Selected.* Up to the 30th June, 1911, six areas, viz., Cheshunt, Mount Pleasant, Forester, Isandula, Brinktop and Frogmore had been opened up for closer settlement. Particulars are given in the following statement:—

TASMANIA.—CLOSER SETTLEMENT, 1907 to 1911.

Year.	Number of Farms made Available.	Number of Farms Allotted.	Area of Farms Allotted.	Rental of Farms Allotted.	Total Area Purchased.
			Acres.	£	Acres.
1907 ...	61	54	10,365	1,923	13,397
1908 ...	28	26	8,191	634	11,780
1909 ...	49	45	9,117	789	7,902
1910 ...	9	15	1,872	539	1,362
1911 ...	...	...	...	...	...
Total ...	147	140	29,545	3,885	34,441

The total purchase-money paid by the Government up to the 30th June, 1911, was £98,142.

§ 9. Occupation of Crown Lands under Leases and Licenses Issued by Mines Departments.

1. *Introduction.*—Leases and licenses for the occupation of Crown lands for mining and other purposes are issued by the Mines Departments in all the States. Such leases and licenses may be issued with respect to all Crown lands, whether otherwise unoccupied or whether occupied also under leases and licenses issued by the Lands Departments. Certain Crown lands, such as reserves, etc., are, however, subject to special conditions.

(i.) *Mining on Private Lands.* Certain of the Crown lands of the several States have been alienated from time to time, subject to various reservations in respect of gold and other minerals which might afterwards be found therein. Other lands have been alienated without such reservation, but as the mineral gold does not pass from the Crown unless by express conveyance, it has remained the property of the State on all alienated lands. All lands alienated or in process of alienation are open to mining for gold; but to mining for other minerals, those lands only are open in respect of which the rights are reserved in the grants. There are, however, generally certain reservations, such as those with reference to town or village lands and lands which have been built on or are used for special purposes. The working of minerals on private lands is regulated in the several States either by special Acts or by special provisions of the Acts relating to mining.

(ii.) *Leases and Licenses Issued and Total Areas of Crown Lands Occupied, 1901 to 1910.* The following tables shew the total areas of Crown lands for which leases and licenses for mining purposes were issued in each State during each year from 1901 to 1910 inclusive, and also the total areas of Crown lands occupied for mining purposes at the end of each year during the same period:—

CROWN LANDS, LEASES AND LICENSES FOR MINING PURPOSES, 1901 to 1910.

Particulars.	N.S.W.	Victoria. ¹	Qld. ²	S. Aust. ³	W. Aust.	Tas.	Owlth.
AREAS FOR WHICH LEASES AND LICENSES ISSUED.							
1901 ...	Acres. 50,349	Acres. ...	Acres. 55,698	Acres. 93,985	Acres. 37,593	Acres. 18,125	Acres. 255,750
1902 ...	46,017	58,376	60,172	84,488	54,473	13,932	326,458
1903 ...	40,111	46,909	81,970	762,225	75,012	11,918	1,018,145
1904 ...	34,308	38,287	40,876	100,600	49,646	11,859	275,576
1905 ...	64,593	45,845	17,373	102,154	55,757	8,964	294,686
1906 ...	27,164	84,720	25,490	170,260	41,443	19,415	368,492
1907 ...	96,159	67,048	25,333	136,312	51,514	31,255	407,621
1908 ...	81,418	42,716	35,834	69,202	57,093	20,546	306,809
1909 ...	72,696	36,114	43,591	49,135	55,133	20,414	277,083
1910 ...	31,674	38,655	41,687	216,273	87,429	24,173	439,891

TOTAL AREA OCCUPIED AT END OF YEAR.

1901 ...	134,209	Not available.	124,182	14,140	66,682	50,362	389,575
1902 ...	131,690		143,861	103,334	115,703	47,692	542,280
1903 ...	127,514		163,792	793,583	122,919	45,298	1,233,106
1904 ...	124,773		111,180	130,281	111,439	44,341	532,014
1905 ...	147,074		102,952	128,045	116,390	45,075	539,536
1906 ...	134,723		112,013	213,492	100,670	53,122	624,020
1907 ...	183,916		123,321	170,204	117,361	79,163	673,965
1908 ...	218,931		140,735	100,387	130,970	56,693	647,716
1909 ...	236,265		147,010	84,293	128,129	55,819	651,516
1910 ...	235,235	136,710	164,737	197,714	164,963	57,908	957,267

1. Including private lands, leases, and water right licenses only. 2. Exclusive of lands held under miners' rights only, amounting in 1908 to approximately 27,500 acres. 3. Exclusive of miners' rights. 4. Excluding Victoria, except for 1910.

The increase in the area held during 1903 is due to the unusually large number of search licenses issued in South Australia during the year, no less than 466 being registered with areas varying from 640 to 3200 acres each.

2. **New South Wales.** Under the provisions of the Mining Act 1906 and the regulations made thereunder, Crown lands may be occupied for mining or other purposes by virtue of (i.) miners' rights; (ii.) business licenses; (iii.) authorities to prospect; or (iv.) leases.

(i.) *Miners' Rights.* A miner's right may be issued for any term not less than six months and not exceeding twenty years from the date of issue, at a fee calculated at the rate of two shillings and sixpence for every half-year of the term. The holder is entitled to take possession of and exclusively occupy for mining purposes Crown lands not expressly exempted from such occupation. Areas so occupied are styled *tenements*, which are divided into nine classes, viz.:—(a) prospecting areas; (b) dams or reservoirs; (c) roads; (d) claims; (e) races; (f) machinery areas; (g) tramways; (h) water rights; and (i) tunnel sites. Any holder of a miner's right may occupy one tenement of any or each of the foregoing classes, but for every additional tenement of the same class he must hold additional miner's right. The holder of a miner's right may, in addition to the above, occupy a residence area not exceeding one-quarter acre within the boundaries of a town or village, or two acres outside such boundaries.

(ii.) *Business Licenses.* A business license may be issued for any term not less than six months and not exceeding twenty years at a fee calculated at the rate of ten shillings for every half-year of the term. It entitles the holder to occupy as a business area not

more than one-quarter acre within the boundaries of a town or village, or one acre outside such boundaries.

(iii.) *Authorities to Prospect.* Under the Mining Act 1906, the Minister for Mines may grant to the holder of a miner's right an authority to prospect upon any area of Crown lands, whether exempted from ordinary occupation under a miner's right or not. These authorities are protective titles during prospecting operations only, and do not authorise mining.

(iv.) *Leases.* The Governor may grant leases of Crown lands for (a) mining, (b) mining purposes, or (c) dredging.

(a) *Mining Leases.* These leases may be either *gold-mining leases*, for which the rental is at the rate of five shillings per acre per annum, the maximum area which may be demised being twenty-five acres; *mineral leases* (other than coal or shale), for which the rental is at the rate of five shilling per acre per annum, the maximum area being eighty acres; *coal or shale leases*, for which the rental is at the rate of one shilling per acre per annum, with a royalty of sixpence per ton on all shale or large coal, and threepence per ton on all small coal raised, the maximum area being 640 acres. *Special leases* may be granted for gold or minerals, other than shale or coal, if by reason of unusual circumstances the Minister is of the opinion that it is necessary that an area in excess of the limit prescribed for ordinary leases should be leased.

(b) *Leases for Mining Purposes* are granted for the surface of the land and to a limited depth below the surface. Such leases do not authorise mining on the land, but are for such purposes as the construction of dams and reservoirs, tramways, buildings, and machinery.

(c) *Dredging Leases* may be granted for the purpose of mining for gold or any other mineral by dredging, pumping, sluicing, etc., on any Crown lands forming the bed of any river or other suitable land. The rent is two shillings and sixpence per acre per annum, and a royalty of 1 per cent. on the value of all gold and other minerals won must be paid to the Crown. Labour and capital expenditure conditions are attached to dredging leases.

(v.) *Particulars of Leases and Licenses Issued, 1910.* The following table gives particulars of leases and licenses of Crown lands issued by the Mines Department during the year 1910:—

NEW SOUTH WALES.—LEASES AND LICENSES

ISSUED BY MINES DEPARTMENT DURING YEAR 1910.

Particulars.	Act under which Issued.	Purpose for which Issued.	Area.
<i>Leases—</i>	Mining Act 1874 & amending Acts	To mine for—	Acres.
	Mining Act 1906 ... " ... "	Minerals other than coal ...	40
	" " ... " ... "	Coal ... " ... " ...	1,280
	" " ... " ... "	Gold ... " ... " ...	4,853
	" " ... " ... "	Minerals other than coal ...	8,380
	" " ... " ... "	Coal ... " ... " ...	6,462
	Gold & Mineral Dredging Act 1899	Leases (mining purposes) ...	662
	" " ... " ... "	Gold ... " ... " ...	32
	Mining Act 1906 (Dredging) ...	Minerals other than gold ...	...
	" " ... " ... "	Gold ... " ... " ...	1,527
	" " ... " ... "	Minerals other than gold ...	331
<i>Licenses—</i>	Mining Act 1874 (section 28) ...	Coal and shale ...	...
<i>Other forms of occupancy—</i>	Mining Act 1874 & amending Acts	Sites for dams, machinery, etc.	...
	Mining Act 1906 ... " ... "	Authorities to prospect ...	8,107
Total ...	—	—	31,674

It may be remarked that the Mining Act 1874, has now been repealed, so that no further authorities will be issued under that Act.

(vi.) *Leases and Licenses Issued and Areas Occupied, 1901 to 1910.*—The following table gives particulars of the areas of Crown lands for which leases and licenses were issued by the Mines Department during each year, and of the total areas of Crown lands occupied under such leases and licenses at the end of the year 1901 and from 1906 to 1910, inclusive :—

NEW SOUTH WALES.—LEASES AND LICENSES

ISSUED BY MINES DEPARTMENT, 1901 TO 1910.

Purposes for which Issued or Occupied.	1901.	1905.	1906.	1907.	1908.	1909.	1910.
LEASES AND LICENSES ISSUED. —							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	2,272	1,664	1,776	1,463	4,131	5,243	6,412
Mining for other minerals	47,990	62,844	25,018	93,796	37,237	41,008	16,493
Authorities to prospect...	...	...	...	...	38,890	25,481	8,107
For other purposes ...	87	85	370	900	1,160	964	662
Total ...	50,349	64,593	27,164	96,159	81,418	72,696	31,674
TOTAL AREAS OCCUPIED.							
Gold mining ...	6,942	5,754	5,963	5,669	11,456	16,079	18,917
Mining for other minerals	126,885	140,555	127,749	176,558	192,178	190,153	199,497
Authorities to prospect...	...	...	...	...	13,239	28,287	12,441
For other purposes ...	382	765	1,011	1,689	2,058	1,746	4,380
Total ...	134,209	147,074	134,723	183,916	218,931	236,265	235,235

3. **Victoria.**—Leases of Crown lands for mining and auxiliary purposes in this State are issued by the department of Mines and Forests under the Mines Act 1890 to 1907. Miners' rights are issued by the Treasury under the authority of the same Acts.

(i.) *Mining Leases.* These are of three kinds—(a) Gold-mining leases; (b) mineral leases; and (c) dredging leases. (a) *Gold-mining Leases* are granted for a term of fifteen years in such areas as the Minister may recommend. The annual rent is two shillings and sixpence an acre. (b) *Mineral Leases* are granted for a term of 15 years, the maximum area being 640 acres. The annual rent varies from one shilling to £1 per acre. (c) *Dredging Leases* are issued upon the recommendation of the Sludge Abatement Board and on the approval of the Minister. The annual rent is five shillings an acre.

(ii.) *Special Licenses.* Special licenses are also granted by the Department of Mines and Forests. (a) *Searching Licenses* are granted to search for minerals over Crown lands for a term of three months at a minimum rent of £1. (b) *Tailings Licenses* are issued over tailings, which have become the property of the Crown, for a term of five years at a rent of one penny per 100 cubic yards, the minimum rent being ten shillings. (c) *Water-right Licenses* are issued, to divert water by cutting races, etc., over Crown lands, for a term of fifteen years, at a rent fixed according to the length of race, the quantity of water diverted, and the size of the reservoir.

(iii.) *Miners' Rights, Business Licenses, and Residence Areas.* Miners' rights are issued by the Treasury Department upon payment of a fee of two shillings and sixpence,

and are available for a period of twelve months. The holder is entitled to take possession for mining purposes of Crown lands, not otherwise exempted, in any mining district. Upon registration and payment of the prescribed fees, the holder of a miner's right may occupy not more than one acre of Crown lands on any goldfield as a business or residence area.

Licenses of auriferous lands not for mining purposes may be issued by the Lands Department. (§ 7, 3 iv.)

(iv.) *Leases and Licenses Issued and Areas Occupied for Mining.* Particulars of leases and licenses for mining purposes of Crown lands alone are not available, the official returns including also private lands. During the year 1910 the number of mining leases, licenses, etc., issued was 450, covering an area of 38,655 acres; the rent, fees, etc., received amounted to £2219. No particulars are available as to the total area of either Crown or private lands occupied for mining purposes.

4. **Queensland.**—The occupation of the Crown lands for mining purposes in this State is regulated by the Mining Acts 1898 to 1902. Under these Acts the Department of Mines is authorised to issue—(i.) Miners' rights; (ii.) mining leases; (iii.) coal-mining leases and licenses; and (iv.) miners' homestead leases.

(i.) *Miners' Rights.* The foundation of title under a miner's right is prior appropriation, and the permanency of any such title depends upon compliance by the occupier with certain prescribed conditions of use and working. The ground occupied under a miner's right is known as a "claim," which term may include an area taken up for purposes auxiliary to the actual operation of mining, such as machine areas. Water rights and residence areas do not come within the definition of "claim," being licenses which may be granted or refused. The forfeiture of a claim on account of non-compliance with the prescribed conditions may be decreed by the Warden on the application of any holder of a miner's right. The forfeiture of water rights or of residence areas may be declared only by the Crown, who alone can challenge the title of the occupier.

(ii.) *Mining Leases.* These leases are divided into two classes—(a) Gold-mining leases, and (b) mineral leases. Both classes contain certain covenants as to rent, the employment of labour and other matters. Special leases may be granted for auxiliary purposes, such as constructing tramways, erecting buildings, cutting water-races, etc. (a) *Gold-mining Leases.* The maximum area is fifty acres, the term twenty-one years, renewable for a further term of like duration, and the annual rent is £1 an acre. (b) *Mineral Leases.* The maximum area is 160 acres (except for coal, as mentioned hereinafter), the term twenty-one years, renewable for a like period, and the annual rent is ten shillings an acre.

(iii.) *Coal-mining Leases and Licenses.* Mineral leases for coal may be granted for a term of twenty-one years at an annual rent of sixpence an acre, together with a royalty of threepence per ton of coal raised during the first ten years of the lease and of sixpence per ton during the remainder of the term. Special concessions may be granted to discoverers of payable seams of coal. Licenses to occupy not more than 640 acres may be granted to any person desiring to prospect Crown lands for coal upon payment of sixpence for every acre comprised in the application.

(iv.) *Miners' Homestead Leases.* These leases are issued to holders of miners' rights who reside on gold or mineral fields, for the purpose of residence or carrying on business, and range in area from one to eighty acres, in accordance with the proximity to a proclaimed township. The rent ranges from sixpence to five shillings an acre. In the case of homesteads situated outside the limits of a township, after thirty years' rent has been paid the rent ceases to be payable, and in lieu thereof the rent shall be one shilling, if demanded.

(v.) *Particulars of Leases and Licenses Issued, 1910.* The subjoined table gives particulars of the leases and licenses of Crown lands issued for mining purposes during the year 1910:—

QUEENSLAND.—MINING LEASES AND LICENSES, 1910.

Lease or License.	Mining Leases.				Miners' Homestead Leases.	Coal Prospecting Licenses.	Miscellaneous Rights & Licenses.
	To mine for gold	To mine for minerals other than gold	Tramways	Buildings and machinery	Residence, business, etc.	To prospect for coal	Mining, residence, etc.
Purpose for which issued							
Area in acres...	1,306	3,003	29	63	5,697	31,579	*25,000

* Approximate.

(vi.) *Particulars of Areas Occupied, 1901 to 1910.* The following table shews the areas for which leases and licenses of Crown lands were issued during each year, and the total area occupied at the end of the year 1901 and from 1906 to 1910 inclusive.

The particulars given are exclusive of miners' rights.

QUEENSLAND.—LEASES AND LICENSES.

Particulars.				1901.	1906.	1907.	1908.	1909.	1910.
* LEASES AND LICENSES ISSUED DURING YEAR.									
				Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining	...	...	...	3,581	2,207	2,333	1,800	1,668	1,306
Mining for other minerals	...	...	...	7,142	10,998	7,598	5,004	2,878	3,105
For other purposes	...	...	...	44,975	12,285	15,402	29,030	39,045	37,276
Total				55,698	25,490	25,333	35,834	43,591	41,687
* TOTAL AREA OCCUPIED AT END OF YEAR.									
				Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining	...	...	...	11,296	10,067	10,562	8,860	8,590	8,082
Mining for other minerals	...	...	...	23,113	28,897	33,021	27,691	20,292	25,188
For other purposes	...	...	...	89,773	73,049	79,738	104,184	118,128	131,467
Total				124,182	112,013	123,321	140,735	147,010	164,737

* Exclusive of lands held under miners' rights only.

5. **South Australia.**—In this State leases and licenses for mining purposes are issued by the Department of Mines under the authority of the Mining Act 1893, as amended in 1900. Under these Acts mining and prospecting are permitted in virtue of (i.) miners' rights; (ii.) mining leases; (iii.) coal or oil leases; and (iv.) miscellaneous leases, and in addition occupation of Crown lands is permitted by virtue of (v.) business claims, and (vi.) occupation licenses.

(i.) *Miners' Rights.* These rights are issued for a period of one year upon payment of five shillings. The holder is authorised to prospect for any mineral or oil, and to peg out a claim in the prescribed manner on any Crown lands. Under the Amendment Act of 1900, special licenses to search, on specific mineral lands not exceeding five square miles in extent, may be granted for (a) precious stones; (b) mineral phosphates; (c) oil; and (d) rare metals, minerals, and earths, the mining for which has not proved payable in any portion of the State.

(ii.) *Mining Leases.* These leases are of two classes—(a) Gold leases and (b) mineral leases. (a) *Gold Leases* may be issued for a term not exceeding forty-two years to holders

of miners' rights at an annual rent of one shilling an acre. The maximum area which may be so leased is twenty acres. (b) *Mineral Leases* may be issued to holders of miners' rights for lands not comprised in a goldfield. The area leased may not exceed forty acres, nor the term forty-two years. The annual rent is one shilling an acre, together with a royalty of sixpence in the pound on the net profits.

(iii.) *Coal or Oil Leases.* These leases are issued to holders of miners' rights for Crown lands not comprised in goldfields. The maximum area is 640 acres, and the maximum term forty-two years. The rent and conditions are as prescribed. In addition to the rent a royalty of sixpence in the pound on the net profits must be paid.

(iv.) *Miscellaneous Leases.* Leases for any term not exceeding forty-two years may be granted to holders of miners' rights on the prescribed terms and conditions (a) for manufacturing or obtaining salt or gypsum; (b) as sites for smelting or mining works. The maximum area, if the land leased is on a water frontage, is twenty-one acres. A royalty of sixpence in the pound on the net profits must be paid.

(v.) *Business Claims.* Business licenses are granted on payment at the rate of ten shillings for six months, entitling the holder to peg out and occupy for business and residential purposes a claim not exceeding a quarter of an acre in extent, if within a township, or one acre on other lands.

(vi.) *Occupation Licenses.* Licenses are granted authorising the holder to occupy, for purposes of residence and cultivation, any Crown lands not exceeding half an acre in extent for a term of fourteen years at an annual rent not exceeding two shillings an acre.

(vii.) *Particulars of Leases and Licenses, 1910.* The following table gives particulars of leases and licenses of Crown lands issued by the Mines Department during the year 1910:—

SOUTH AUSTRALIA.—LEASES AND LICENSES.

ISSUED BY THE MINES DEPARTMENT DURING YEAR 1910.

Particulars.	Act under which Issued.	Purpose for which Issued.	Area.
			Acres.
<i>Leases ...</i>	Mining Act 1893 ...	To mine for—	777
<i>Mineral claims</i>	...	Gold and other metals and miner's l's	4,407
<i>Licenses</i>	Mining Act Amendment Act 1900 ...	To search for "precious stones, mineral phosphates, oil, rare metals, minerals, and earths, the mining for which has not proved payable in any portion of the State"	196,300
<i>Other forms of occupancy</i>	Mining Act 1893 ...	—	14,789
Total	—	—	216,273

(viii.) *Leases and Licenses Issued and Areas Occupied, 1901 to 1910.* The following table gives particulars of the areas of Crown lands for which leases and licenses were issued by the Mines Department during each year, and of the total area of Crown lands occupied under such leases and licenses at the end of the year 1901 and from 1906 to 1910 inclusive:—

SOUTH AUSTRALIA.—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT, 1901 TO 1910.

Particulars.	1901.	1906.	1907.	1908.	1909.	1910.
LEASES AND LICENSES ISSUED.*						
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	1,377	1,380	370	306	334	145
Mining for other minerals	92,587	168,875	135,897	68,896	48,799	216,128
For other purposes	21	5	45	...	2	...
Total	93,985	170,260	136,312	69,202	49,135	216,273

* Exclusive of miners' rights.

SOUTH AUSTRALIA.—LEASES AND LICENSES—(Continued.)

Particulars.	1901.	1906.	1907.	1908.	1909.	1910.
TOTAL AREAS OCCUPIED.*						
Gold mining	14,140	10,171	7,952	2,490	2,374	1,353
Mining for other minerals ... ..	...	203,321	162,113	97,780	81,811	196,256
For other purposes ... ..	...	...	139	117	108	105
Total	14,140	213,492	170,204	100,387	84,293	197,714

* Exclusive of miners' rights.

The following table shews the total area occupied (exclusive of miners' rights) at the end of the year 1910, classified according to the nature of the holding :—

SOUTH AUSTRALIA.—TOTAL AREA HELD UNDER MINING ACTS, 1910.

Nature of Holding.	Number.	Area.	Nature of Holding.	Number.	Area.
		Acres.			Acres.
Mineral leases	293	14,999	Search licenses	139	144,460
Gold leases	70	1,304	Coal and oil claims	30	19,220
Gold dredging leases	1	34	Gold claims	6	15
Miscellaneous leases	41	7,584			
Mineral claims	301	9,993			
Occupation licenses	210	105	Total	1,091	197,714

6. **Western Australia.**—The issue of leases and licences by the Mines Department is regulated by the Mining Act 1904. Under this Act Crown lands may be occupied by virtue of (i.) Miners' rights; (ii.) mining leases; and (iii.) miners' homestead leases.

(i.) *Miners' Rights.* Any holder of a miner's right may take up and occupy ground, subject to the approval of the Warden, for the following purposes:—Prospecting for any minerals; claims, water rights, residence and business areas, and machinery, tailings, washing, or market garden areas. Lands may be occupied by the holder of a miner's right for the purpose of mining for alluvial gold without registration, the only restriction being that the occupier must peg out his holding according to the prescribed regulations.

(ii.) *Mining Leases.* These leases are granted for mining and auxiliary purposes, and are of three descriptions, viz.:—(a) Gold-mining leases; (b) mineral leases; and (c) coal leases. (a) *Gold-mining Leases.* The maximum area is twenty-four acres, except in the case of a mine which has already been worked and abandoned, is excessively wet, or requires costly appliances, when the maximum area is forty-eight acres. (b) *Mineral Leases.* The maximum area is forty-eight acres, except under the special circumstances referred to in the case of gold-mining leases, when the maximum area is ninety-six acres. (c) *Coal Leases.* The maximum area is 320 acres, but special leases of larger areas may be granted to the discoverer of a payable seam.

(iii.) *Miners' Homestead Leases.* These leases are granted for agricultural purposes on land within goldfields. The area is restricted to twenty acres, if within two miles of a township, and if beyond that distance to 500 acres. Improvement conditions are imposed.

(iv.) *Particulars of Leases and Licenses Issued, 1910.* The following table gives particulars of mining leases and licenses of Crown lands issued during 1910 :—

WESTERN AUSTRALIA.—MINING LEASES AND LICENSES ISSUED, 1910.*

Particulars.	Gold-Mining.	Minerals other than Gold.	Miners' Homesteads.	Miscellaneous.	Total.
	Acres.	Acres.	Acres.	Acres.	Acres.
Leases ...	16,487	3,835	3,766	42	24,130
Licenses ...	15,878	47,173	...	248	63,299

* Exclusive of miners' rights.

(v.) *Particulars of Areas Occupied, 1901 to 1910.* The following table shews the areas for which leases and licenses of Crown lands were issued during each year, and the total area occupied at the end of the year 1901, and from 1906 to 1910 inclusive :—

WESTERN AUSTRALIA.—LEASES AND LICENSES

ISSUED BY MINES DEPARTMENT, 1901 TO 1910.

Particulars.	1901.	1906.	1907.	1908.	1909.	1910.
LEASES AND LICENSES ISSUED DURING YEAR.*						
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	17,454	28,572	28,050	26,898	32,092	32,365
Mining for other minerals ...	19,281	9,787	15,985	22,293	14,843	51,008
For other purposes ...	858	3,084	7,479	7,902	8,198	4,056
Total ...	37,593	41,443	51,514	57,093	55,133	87,429
TOTAL AREA OCCUPIED AT END OF YEAR.*						
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	40,525	48,398	46,374	40,591	41,521	44,157
Mining for other minerals ...	14,091	36,019	41,470	55,244	45,229	78,838
For other purposes ...	12,066	26,253	29,517	35,135	41,379	41,968
Total ...	66,682	110,670	117,361	130,970	128,129	164,963

* Exclusive of miners' rights.

7. *Tasmania.*—Under the provisions of the Mining Act 1905, Crown lands in this State may be occupied for mining and auxiliary purposes by virtue of (i.) prospectors' licenses; (ii.) miners' rights; (iii.) mining leases; and (iv.) miscellaneous licenses. Business and residence licenses within mining areas may be issued by the Lands Department. (See § 7, 8 iv.)

(i.) *Prospectors' Licenses.* These licenses are granted for the calendar year in which they are applied for, upon payment of the sum of ten shillings if applied for before the 30th June, or five shillings if after that date. They confer the right to prospect upon prescribed Crown lands, and any discoveries made may be protected in the prescribed manner.

(ii.) *Miners' Rights.* These rights are also issued each year upon payment of five shillings if applied for before the 30th June, or of two shillings and sixpence if after that date. They confer the right to occupy specified Crown lands and to mine thereon.

(iii.) *Mining Leases.* Mining leases are of three kinds—(a) gold-mining leases; (b) mineral leases; and (c) miscellaneous leases. (a) *Gold-mining Leases* are granted for a term not exceeding twenty-one years at an annual rent of £1 an acre. The maximum area which may be so leased is forty acres. The lessee has the exclusive right to mine for gold and other minerals on the land demised. (b) *Mineral Leases* are issued for mining for minerals other than gold on areas not exceeding eighty acres for a term of not more than twenty-one years, at an annual rent of five shillings an acre. Leases to mine for coal, shale, slate, freestone, or limestone may be issued for areas not exceeding 320 acres at an annual rent of two shillings and sixpence an acre. (c) *Miscellaneous Leases.* The Minister may grant leases for mining purposes, for a term not exceeding ten years, of the bed or banks of any river flowing through Crown lands, at a rent of five shillings an acre. The area leased may not exceed forty chains in length by five chains on either side from the centre of the river. Special leases may be granted by the Governor upon resolutions assenting thereto passed by both Houses of Parliament.

(iv.) *Miscellaneous Licenses.* Licenses granting easements for various purposes may be issued, for a term not exceeding twenty-one years, to persons holding mining leases or miners' rights, for the more advantageous working of the land occupied.

(v.) *Particulars of Leases and Licenses Issued, 1910.* The following table shews particulars of leases and licenses of Crown lands, exclusive of prospectors' licenses and miners' rights, issued by the Mines Department during the year 1910:—

TASMANIA.—LEASES AND LICENSES

ISSUED BY THE MINES DEPARTMENT DURING 1910.¹

Particulars.	Act under which Issued.	Purpose for which Issued.	Area.
<i>Leases—</i>		To mine for—	Acres.
1 ...	The Mining Act 1905 ...	Asbestos ...	20
1 ...	" " ...	Barite ...	80
6 ...	" " ...	Coal ...	985
169 ...	" " ...	Copper ...	8,569
38 ...	" " ...	Gold ...	448
6 ...	" " ...	Iron ...	230
1 ...	" " ...	Limestone ...	10
111 ...	" " ...	Minerals ...	5,740
3 ...	" " ...	Pyrites ...	200
25 ...	" " ...	Silver lead ...	1,383
5 ...	" " ...	Shale ...	1,107
136 ...	" " ...	Tin ...	5,204
5 ...	" " ...	Wolfram ...	129
<i>Licenses—</i>			
1 ...	" " ...	Machinery sites...	7
7 ...	" " ...	Mining easements ...	43
2 ...	" " ...	Dredging claims ...	12
31 ...	" " ...	Dam sites and water rights	6
Total 548 ...	—	—	24,173

1. Exclusive of prospectors' licenses and miners' rights, which are issued by officers in different districts throughout the State, and as to which particulars are not available.

(vi.) *Leases and Licenses Issued and Areas Occupied, 1901 to 1910.* The following tables give particulars of the areas of Crown lands for which leases and licenses (exclusive of prospectors' licenses and miners' rights) were issued during each year, and of the total area of Crown lands occupied under such leases and licenses at the end of the year 1901 and from 1906 to 1910 inclusive:—

TASMANIA.—LEASES AND LICENSES

ISSUED BY MINES DEPARTMENT, 1901 TO 1910.*

Particulars.	1901.	1906.	1907.	1908.	1909.	1910.
LEASES AND LICENSES ISSUED.*						
Gold mining	Acres. 1,067	Acres. 459	Acres. 1,056	Acres. 946	Acres. 998	Acres. 448
Mining for other minerals	17,058	18,956	29,188	19,137	19,114	23,669
For other purposes	—	—	1,011	463	302	56
Total	18,125	19,415	31,255	20,546	20,414	24,173
TOTAL AREAS OCCUPIED.*						
Gold mining	3,394	1,836	2,671	1,344	1,265	1,159
Mining for other minerals	46,968	49,061	73,009	52,844	52,939	55,050
For other purposes	—	2,225	3,483	2,505	1,615	1,399
Total	50,362	53,122	79,163	56,693	55,819	57,908

* See note to preceding table.

§ 10. Resumption by Crown of Alienated Lands.

1. **General.**—Under various Acts, alienated lands may be compulsorily resumed by the Crown in the several States for certain purposes, generally connected with works of a public nature. Resumptions for closer settlement purposes have already been referred to (see § 8, above). In most of the States there are Lands Clauses or similar Acts providing the machinery, and indicating the procedure to be adopted in assessing the compensation to be paid by the Crown to private owners in cases where the parties have failed to agree as to the amount to be paid. The provisions of these Acts are generally incorporated in the special Acts specifying the purposes for which alienated lands may be resumed. Lands leased for pastoral purposes may generally be resumed by the Crown on short notice. The lessee is ordinarily entitled to compensation for land resumed, for loss or depreciation in value of the lease caused by such resumption, and for improvements.

(a) *New South Wales.* Alienated lands may be recovered by the Crown for authorised works and certain public purposes under the provisions of the Public Works Act 1900, and in other cases may be acquired by the Crown by purchase, gift, or surrender under Executive authority. Alienated lands required for public roads may be resumed under the Public Roads Act 1902, and if containing gold may be resumed for mining under Section 72 of the Mining Act 1906. Lands dedicated or granted by the Crown for public purposes may be resumed under Section 105 of the Crown Lands Act 1884, Section 41 of the Crown Lands Act 1889, and Section 1 of the Public Trusts Act 1897. Surrender and exchange of lands alienated or in process of alienation may be carried out under Section 47 of the Crown Lands Act 1895.

(b) *Victoria.* In Victoria lands may be resumed in accordance with the provisions of the Lands Compensation Act 1890, the Public Works Act 1890, the Railways Acts, the Land Act 1901, the Local Government Act 1903, the Water Act 1905, the Vacant Unclaimed Lands Act 1906, and the Forests Act 1907.

(c) *Queensland.* In this State alienated lands may be resumed under the provisions of the Public Works Land Resumption Act 1906, for any of the purposes specified in section 4 of that Act.

(d) *South Australia.* In this State the principal Acts under which land is repurchased for public works are the Railways Commissioners Act 1887, the Water Conservations Acts 1886, 1889, and 1900, the Waterworks Act 1882, and the Sewers Act 1878.

(e) *Western Australia.* In Western Australia private lands may be resumed under the provisions of the Land Act 1898, the Roads Act 1902, and the Public Works Act 1902.

(f) *Tasmania.* In the greatest number of cases private lands have been resumed in this State for the purpose of roads by agreement under the Lands Vesting Act 1894 and the Roads Acts, which were to a large extent repealed and consolidated by the Local Government Act 1906. In case of the owners failing to agree as to price, the land is acquired under the Lands Clauses Act 1857, incorporated in the Public Works and the Crown Land Acts. The Lands Resumption Acts 1891 and 1892 provide for the compulsory acquisition of land without waiting for the usual formalities. Under that Act a notification may be given to the owner that the land is required; after the expiration of thirty days the land may be resumed by notification in the *Gazette*, the amount of purchase-money being afterwards decided by arbitration, as provided by the Lands Clauses Act. A Bill amending and consolidating the Land for Public Purposes Act 1884, and the Lands Resumption Acts 1891 and 1892, was passed by the House of Assembly in August, 1910.

2. **Areas Resumed, 1901 to 1910.**—The subjoined table shews, so far as particulars are available, the areas of private lands resumed, exclusive of resumptions for closer settlement purposes, in each State during each year from 1901 to 1910 inclusive:—

AREAS OF PRIVATE LANDS RESUMED BY THE CROWN

(EXCLUSIVE OF RESUMPTIONS FOR CLOSER SETTLEMENT), 1901 TO 1910.

Year.	N.S.W.	Victoria.*	Q'land.	S. Aust.	W. Aust.	Tasmania.	C'wealth.†
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 ...	7,864	52	26	†	91	120	8,153
1902 ...	8,392	18	2	†	30	150	8,592
1903 ...	10,275	2,787	...	†	...	160	13,222
1904 ...	6,591	3,337	...	†	...	210	10,138
1905 ...	6,173	2,653	...	†	...	184	9,010
1906 ...	20,875	665	...	†	...	200	21,740
1907 ...	10,511	1,930	76	†	...	252	12,769
1908 ...	6,041	†	1,346	†	2,457	16	†
1909 ...	3,020	†	122	†	†	212	†
1910 ...	3,878	†	92	†	†	544	†

* Exclusive of resumptions for railway purposes, which for the years 1901 to 1906, inclusive, amounted to 13,061 acres. † Not available. ‡ Exclusive of South Australia.

§ 11. Alienation and Occupation of Crown Lands in the Several States.

1. **Introduction.**—The tables given in the previous parts of this section shew separately the areas alienated, in process of alienation, and occupied under various tenures in the several States. The tables given below shew collectively the general condition of the public estate in each State, having regard to (a) the area alienated absolutely, which includes free grants, sales, and conditional purchases for which grants have been issued, the conditions having been complied with; (b) the area in process of alienation, comprising holdings for which the fee-simple has not yet been alienated, but which

are in process of sale under systems of deferred payments; (c) the area occupied under all descriptions of leases and licenses; and (d) the area unoccupied, which, ordinarily, includes roads, permanent reserves, forests, etc. In some cases, however, lands which are permanently reserved from alienation are occupied under leases and licenses, so that in such cases the areas reserved are comprised in class (c) and not in class (d). Particulars of leases and licenses of reserved areas, as distinguished from leases and licenses of other lands, are not available. It should be observed that in many cases lands occupied under leases or licenses for pastoral purposes are held on short tenures only, and could thus be made available for settlement practically, whenever required.

2. New South Wales.—The total area of the State of New South Wales is 198,638,080 acres, of which on the 30th June, 1911, 38,741,736 acres, or nearly one-fifth were alienated absolutely; 16,210,185 acres, or about one-twelfth, were in process of alienation; 123,223,559 acres, or about three-fifths, were occupied under Lands Department, Western Land Board, or Mines Department leases and licenses; and the remaining 20,462,600 acres, or about one-tenth, were unoccupied. The next table shows the areas alienated, in process of alienation, held under leases and licenses, and unoccupied, in 1901 and from 1908 to 1911.

During the year 1910-11, a total area of 954,627 acres became available for conditional purchase, conditional lease, conditional purchase lease, homestead selection, and settlement lease, special conditional purchase lease, and additional holdings. Of this area, 380,965 acres were made available for additional holdings only, so as to enable selectors with insufficient areas to increase their holdings, and 130,952 acres were made available for closer settlement purchase.

**NEW SOUTH WALES.—ALIENATION AND OCCUPATION OF CROWN LANDS,
1901 to 1910.‡**

Particulars.	Area in Acres.				
	1901.	1907-8.	1908-9.	1909-10.	1910-11.
1. Alienated.					
Granted and sold by private tender and public auction, at prices ranging from five to twenty shillings per acre, prior to 1862 ...	7,146,579	7,146,579	7,146,579	7,146,579	7,146,579
Sold by auction and other sales, 1862 to date ...	14,638,888	14,879,236	14,889,219	14,897,415	14,903,655
Conditionally sold, 1862 to date ...	4,212,189	11,659,869	12,848,166	13,928,053	14,560,791
Granted under Volunteer Land Regulations, 1867 to date ...	168,545	169,614	169,764	170,114	170,650
Granted for public and religious purposes ...	241,968	226,308	228,275	228,712	230,907
Homestead grants ...	35,385	1,385,415	1,501,738	1,628,176	1,729,154
Total area alienated ...	26,443,554	35,467,021	36,783,741	*37,999,049	†38,741,736
2. In Process of Alienation.					
Under system of deferred payments ...	20,044,703	14,868,837	14,163,478	14,362,463	15,614,036
Under system of homestead selections (including leases converted, but excluding grants issued) ...	1,550,985	771,561	742,338	622,903	‡
Closer settlement purchases ...	...	157,649	312,075	475,553	596,149
Total area in process of alienation ...	21,595,688	15,798,047	15,217,891	15,460,919	16,210,185
3. Held under Leases and Licenses.					
Total under Lands Department and Western Land Board ...	126,921,161	128,931,647	128,179,127	125,491,878	122,998,519
Mineral and auriferous leases and licenses (Mines Department) ...	134,209	‡218,931	‡211,741	‡241,752	‡225,040
Total leases under all Government Departments ...	127,055,370	129,150,578	128,390,868	125,733,630	123,223,559
4. Unoccupied ...	23,543,468	18,222,434	18,245,580	19,444,482	20,462,600

Area of State—198,638,080 acres.

§ The figures for 1901 are up to the 31st December, while for the other years given they are up to the 30th June. * Includes 495,052 acres acquired for closer settlement. † Inclusive of alienated area within the Commonwealth Territory, and acquisitions under Closer Settlement Acts. ‡ Now included under Homestead grants. ‡ Up to 31st December.

3. **Victoria.**—The total area of the State of Victoria is 56,245,760 acres, of which 23,568,070 acres, or about three-eighths, had been alienated absolutely up to the end of the year 1910; 5,869,185 acres, or about one-eleventh, were in process of alienation under deferred payments; and 15,433,875 acres were occupied under leases and licenses, while the remaining 11,374,630 acres were unoccupied. The following table shews the areas alienated and in process of alienation, together with the areas reserved, leased, and available for occupation at the end of the year 1901 and from 1906 to 1910:—

VICTORIA.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 to 1910.

Particulars.	Area in Acres					
	1901.	1906.	1907.	1908.	1909.	1910.
1. <i>Alienated</i>	20,066,875	22,816,538	22,940,143	23,074,634	23,107,613	23,568,070
2. <i>In Process of Alienation—</i>						
<i>Exclusive of Mallee, etc.</i>	3,587,668	1,922,654	1,897,796	1,941,474	2,017,219	2,079,977
<i>Mallee Lands</i>	87,606	1,948,460	2,372,316	2,728,595	3,077,067	3,493,952
<i>Under Closer Settlement Acts</i>	114,691	114,691	164,561	174,812	221,565	255,978
<i>Village Settlements</i>	55,077	54,404	52,673	45,140	42,645	39,278
<i>Total</i>	3,730,351	4,040,209	4,488,346	4,890,021	5,358,496	5,869,185
3. <i>Leases and Licenses Held—</i>						
<i>Under Lands Department</i>	17,110,709	16,683,992	16,565,917	15,955,346	16,384,395	15,433,875
<i>Under Mines Department*</i>
4. <i>Unoccupied Crown Lands.</i>	15,337,825	12,705,021	12,251,354	12,325,759	11,395,256	11,374,630

Total area of State—56,245,760 acres.

* Not available.

Crown lands in Victoria include roads, 1,692,314 acres; water reserves, 284,265 acres; agricultural colleges, etc., 155,483 acres; State forests and timber reserves (now under Forests Act 1907), 3,936,746 acres; reserves in the Mallee, 397,881 acres; unsold land in towns, etc., 2,192,243 acres; and other reserves, 295,525 acres. The Crown Lands Reserve Act was passed in 1910; it revokes permanent reserves for public purposes, in order that the areas totalling 1,591,500 acres may be dealt with as unoccupied Crown lands. Of these lands 1,195,000 acres are mallee country situated in the county of Millewa, while the remainder, 396,500 acres, are situated in the counties of Dargo and Croajingolong in the eastern part of the State.

4. **Queensland.**—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1910, 15,460,352 acres, or about one-twenty-eighth, were alienated absolutely; 7,971,842 acres, or about one-fifty-fourth, were in process of alienation; 295,385,129, or about nine-thirteenths, were occupied under leases and licenses, the remaining 110,303,177 acres being unoccupied. From 1901 to 1910 the area alienated absolutely increased by 1,925,884 acres or $14\frac{1}{2}$ per cent., and the area in process of alienation by 5,179,678 acres or $185\frac{1}{2}$ per cent.

The following table shews the area alienated absolutely, the area in process of alienation, and the area held under various forms of lease and license at the end of the year 1901 and from 1906 to 1910:—

QUEENSLAND.—ALIENATION AND OCCUPATION OF CROWN LANDS,

1901 to 1910.

Particulars.	Area in Acres.					
	1901.	1906.	1907.	1908.	1909.	1910.
1. Alienated Absolutely—						
By Purchase	13,462,304	14,504,707	14,842,621	15,026,180	15,214,148	15,377,626
Without Payment	71,164	80,853	81,796	82,259	82,540	82,726
Total	13,533,468	14,585,560	14,924,417	15,108,439	15,296,688	15,460,352
2. In Process of Alienation ...	2,791,664	3,737,083	4,778,908	6,200,960	6,806,467	7,971,342
3. Occupied under Leases and Licenses—						
Runs Settled Districts ...	176,000	182,384,400	192,346,480	201,872,640	209,143,600	218,142,640
Unsettled Districts ...	222,553,760	39,354,240	43,138,000	40,039,040	38,062,240	37,894,960
Occupation Licenses ...	35,103,600	24,961,495	28,232,332	30,888,705	35,250,197	38,460,439
Grazing Farms and Homesteads	21,793,242	252,603	275,621	258,208	273,102	235,150
Scrub Selections ...	272,946	...	*92,000	*100,000	*115,000	*467,000
Timber Licenses ...	...	3,789	11,446	8,037	32,722	57,782
Leases Special Purposes ...	249	112,013	123,321	140,735	147,010	187,158
Under Mines Department ...	124,182					
Total	280,023,979	247,068,540	264,219,200	273,307,365	283,023,871	295,385,129
4. Unoccupied	132,770,889	163,728,817	145,197,475	134,503,266	123,992,974	110,303,177

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

* Approximate; the area under timber licenses is constantly fluctuating.

The area open for selection (as distinguished from occupation for purely pastoral or special purposes) under every mode at the beginning of the year 1910 was 4,311,659 acres, and the area opened during the year was 8,600,600 acres, while the area withdrawn was 784,584 acres. The area selected was 5,889,019 acres, and the area remaining open at the end of the year was 6,235,656 acres. The number of grazing selections was 425 as against 420 in the previous year, and their gross area 3,883,830 acres, as against 4,623,803 acres.

5. South Australia.—The area of the State of South Australia south of lat. 26° S. is 243,244,800 acres. In South Australia, at the end of the year 1910, there were 9,268,789 acres, or about one one-twenty-sixth, alienated absolutely; 1,463,038 acres, or about one-one-hundred and sixty-sixth were in process of alienation; 111,513,856 acres, or about three-sevenths, were occupied under leases and licenses; while the remaining 120,999,117 acres were unoccupied. The subjoined table shews for South Australia the area of land alienated absolutely, and in process of alienation under deferred payments, and the area held under different forms of leases:—

**SOUTH AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,
1901 to 1910.**

Particulars.	Area in Acres.					
	1901.	1906.	1907.	1908.	1909.	1910.
1. Alienated—						
Sold	7,413,510	8,065,792	8,194,032	8,341,566	8,598,751	9,146,396
Granted for Public Purposes	121,613	121,829	122,027	122,065	72,123	132,393
Total	7,535,123	8,187,621	8,316,059	8,463,631	8,670,874	9,268,789
2. In Process of Alienation—	553,774	759,337	1,134,424	1,195,550	1,297,277	1,463,038
3. Held under Lease and License—						
Right of Purchase	5,639,519	4,724,954	4,579,418	4,424,814	4,232,009	3,697,423
Perpetual	7,115,782	11,445,372	12,568,576	13,269,290	14,088,223	14,789,305
Pastoral	68,916,125	76,685,510	79,388,240	83,009,650	87,038,450	91,434,450
Other Leases and Licenses	3,905,729	2,113,718	1,985,866	1,812,959	1,513,032	1,394,964
*Mining " "	14,140	213,492	170,204	100,387	84,293	197,714
Total	85,591,295	95,183,046	98,692,304	102,617,100	106,956,007	111,513,856
4. Total Occupied	93,680,192	104,130,004	108,142,787	112,276,281	116,924,158	122,245,683
5. Area Unoccupied	149,564,608	139,114,796	135,102,013	130,988,519	126,320,642	120,999,117
Total area of State (proper), south of lat. 26° S.—243,244,800 acres.						

* Exclusive of miners' rights.

6. Northern Territory.—On the 1st January, 1911, the Northern Territory was taken over by the Commonwealth. In the Northern Territory at the end of the year 1910, there were 473,990 acres, or only about one one-seven-hundred-and-seventh part alienated absolutely; 99,175,023 acres, or nearly one-third, were held under leases and licenses; while the remaining 235,467,787 acres, or about two-thirds, were unoccupied. The following table shews the area of land alienated absolutely, and in process of alienation under deferred payments, and also the area under lease :—

**NORTHERN TERRITORY.—ALIENATION AND OCCUPATION OF CROWN LANDS,
1901 to 1910.**

Particulars.	Area in Acres.					
	1901.	1906.	1907.	1908.	1909.	1910.
1. Alienated—						
Sold	473,230	473,232	473,232	473,761	473,761	473,942
Granted for Public Purposes	48	48	48	48	48	48
Total Alienated	473,278	473,280	473,280	473,809	473,809	473,990
2. Leased—						
Right of Purchase	1,067	2,397	2,771	2,931	5,224	667
Pastoral	111,476,240	108,347,680	105,918,880	102,123,040	95,559,840	98,729,120
Other Leases	1,176,981	1,376,010	1,347,858	1,293,457	512,650	445,236
Total Leased	112,654,288	109,726,087	107,269,509	103,419,428	96,077,714	99,175,023
3. Total Occupied	113,127,566	110,199,367	107,742,789	103,893,237	96,551,523	99,649,013
4. Remainder Unoccupied	221,989,234	224,917,433	227,374,011	231,223,563	238,565,277	235,467,787

Total area of Northern Territory—335,116,800 acres.

7. **Western Australia.**—The total area of Western Australia is 624,588,800 acres, of which on the 30th June, 1911, 7,202,696 acres, or about a one-eighty-seventh part, were alienated absolutely; 11,843,236 acres, or about one-fifty-third part, were in process of alienation; while 169,937,644 acres, or about one-quarter, were occupied under leases and licenses issued either by the Lands or the Mines Departments. The remaining 435,605,224 acres, or about two-thirds, were unoccupied.

The following table shews the area alienated absolutely and conditionally, and the areas held under leases and licenses at the end of the years 1901 and on 30th June, 1907 to 1911:—

**WESTERN AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,
1901 to 1911.**

Particulars.	Area in Acres.					
	1901.	1906-7.*	1907-8.*	1908-9.*	1909-10.*	1910-11.*
1. <i>Absolutely Alienated</i> ...	3,468,878	3,969,965	4,258,190	4,343,808	4,449,320	7,202,696
2. <i>In Process of Alienation</i> —						
Midland Railway Concessions...	2,768,810	2,768,810	2,686,521	2,686,521	2,686,521	121,809
Free Homestead Farms ...	283,455	969,939	1,060,153	1,208,023	1,366,066	1,454,275
Conditional Purchases...	1,349,554	3,715,035	4,195,287	4,855,747	6,067,901	7,305,932
Selections from the late W.A. Company ...	75,213	53,094	48,966	43,247	38,628	33,250
Selections under the Agricultural Lands Purchase Act ...	37,235	142,647	146,770	180,313	202,059	250,646
Special Occupation Leases and Licenses ...	8,867	5,000	4,320	3,353	2,805	2,404
Homestead or Grazing Leases ...	286,425	1,242,839	1,516,755	2,278,714	2,433,341	2,592,043
Poison Land Leases or Licenses ...	1,306,270	201,965	85,303	85,303	82,019	82,019
Immigrants' Grants ...	400	100	100	100	100	100
Village Allotments ...	6	33	36	36	36	36
Working-men's Blocks...	31	489	537	667	719	722
Total in Process of Alienation	6,116,266	9,100,041	9,744,748	11,342,024	12,880,195	11,843,236
3. <i>Leases and Licenses in Force</i> —						
(i.) <i>Issued by Lands Department</i>						
Pastoral Leases ...	96,508,549	159,130,182	159,929,858	162,277,805	165,463,185	167,933,347
Special Leases ...	448	15,431	83,568	31,300	24,780	26,710
Leases of Reserves ...	5,296	77,518	207,571	219,582	475,901	572,400
Selections in Goldfields ...	3,955	100	100	100	100	100
Timber Leases and Licenses ...	865,180	864,521	903,154	916,386	1,143,572	1,304,282
Residential Lots ...	550	831	676	599	534	468
(ii.) <i>Issued by Mines Department</i>						
Gold Mining Leases...	34,066	27,587	†130,970	†130,970	†128,129	‡100,337
Mineral Leases ...	6,576	34,101				
Other Leases ...	8,623	28,020				
Licenses ...	17,397	27,653				
Total under Leases and Licenses	97,450,660	160,205,944	161,255,897	163,576,742	167,236,201	169,937,644
4. <i>Area Unoccupied</i> ...	517,552,996	451,312,850	449,329,965	445,326,226	440,023,075	435,605,224

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

* Figures are now given as up to the 30th June, instead of as up to 31st December. Figures for previous years may be obtained from the Statistical Registers of Western Australia. † On the 31st December, 1906. ‡ On the 31st December.

8. **Tasmania.**—Of the total area of Tasmania, namely, 16,777,600 acres, there were at the end of the year 1910, 4,932,276 acres, or about one-quarter, alienated absolutely; 1,104,379 acres, or about one-fifteenth, were in process of alienation; 1,460,523 acres, or about one-eleventh, were occupied under leases and licenses for either pastoral, agricultural, timber, or mining purposes; the remaining 9,280,422 acres, or about five-eighths, being unoccupied. The following table shews the areas alienated, in process of alienation, and held under lease or license, and the area unoccupied at the end of the year 1901 and from 1906 to 1910:—

TASMANIA.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 to 1910.

Particulars.	Area in Acres.					
	1901.	1906.	1907.	1908.	1909.	1910.
1. <i>Alienated Absolutely</i> ...	4,621,585	4,765,701	4,805,697	4,848,058	4,890,000	4,932,276
2. <i>In Process of Alienation</i> ...	272,376	710,837	796,725	870,088	1,006,642	1,104,379
3. <i>Leases or Licenses</i>						
(i.) <i>Issued by Lands Department—</i>						
Islands ...	149,165	91,131	109,531	103,130	90,100	87,100
Ordinary Leased Land ...	1,280,688	1,112,311	1,145,823	1,235,823	1,173,823	1,176,900
Land Leased for Timber ...	40,768	86,817	88,035	91,972	100,088	108,889
Closer Settlement ...	—	—	10,365	18,156	27,657	29,726
(ii.) <i>Issued by Mines Department</i> ...	50,362	53,122	79,163	66,693	55,819	57,908
Total ...	1,520,963	1,343,381	1,432,917	1,505,774	1,447,497	1,460,523
4. <i>Total Area Occupied</i> ...	6,414,944	6,822,919	7,035,339	7,223,920	7,344,139	7,497,178
5. <i>Area Unoccupied</i> ...	10,362,656	9,954,681	9,742,261	9,553,680	9,433,461	9,280,422
Total area of State—16,777,600 acres.						

§ 12. Classification of Holdings according to Size.

1. **General.**—The classification of holdings according to their area is of interest chiefly in relation to the efforts made by the several States in recent years to promote settlement on the land on blocks of suitable size, especially by means of the Closer Settlement Acts. Returns shewing such a classification are not available for Queensland.

The following table gives particulars of the number and aggregate area of holdings of lands alienated and in process of alienation in area series, as returned to the collectors of agricultural statistics, in New South Wales, Victoria, Western Australia, and Tasmania, for the season 1910-11:—

CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1910-11.

Size of Holdings.	N.S.W.	Victoria.	S. Aust.	N.Ter'tory.	W. Aust.	Tasmania.	Total.
NUMBER.							
Acres.							
1 to 50 ...	37,272	16,609	6,745	2	3,135	4,596	68,359
51 .. 100 ...	9,159	6,696	1,646	...	549	2,334	20,384
101 .. 500 ...	25,322	23,397	5,542	7	3,212	4,957	62,437
501 .. 1,000 ...	7,911	8,216	3,370	3	2,777	675	22,952
1,001 .. 5,000 ...	6,395	4,908	2,540	1	2,616	589	17,049
5,001 .. 10,000 ...	738	239	110	...	189	119	1,395
10,001 .. 20,000 ...	344	131	53	1	79	51	659
20,001 .. 50,000 ...	267	42	23	...	24	26	382
50,001 and over ...	95	2	1	4	7	2	111
Total ...	87,503	60,240	20,030	18	12,588	13,349	193,728
AREA.							
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1 to 50 ...	503,677	322,297	102,259	5	35,922	71,850	1,036,050
51 .. 100 ...	722,604	514,529	123,676	...	47,796	157,892	1,566,397
101 .. 500 ...	6,346,059	6,049,267	1,563,156	1,637	903,916	992,020	15,856,055
501 .. 1,000 ...	5,526,680	5,814,331	2,389,368	2,479	2,160,924	453,485	16,347,267
1,001 .. 5,000 ...	12,631,799	8,750,188	4,395,217	1,031	5,121,197	1,226,455	32,125,887
5,001 .. 10,000 ...	5,120,548	1,651,979	691,501	...	1,283,562	825,422	9,573,012
10,001 .. 20,000 ...	4,762,872	1,881,282	638,253	16,000	1,069,226	687,913	9,085,546
20,001 .. 50,000 ...	7,869,633	1,300,459	631,353	...	866,346	706,996	11,334,787
50,001 and over ...	8,750,582	116,486	67,715	541,200	439,947	258,898	10,174,828
Total ...	52,174,454	26,400,818	10,602,398	562,352	11,978,836	5,380,971	107,099,829

2. **New South Wales.**—The total number of holdings of one acre and over in area in this State on the 31st March, 1901, was 69,439. On the 31st March, 1911, the corresponding number was 87,503, shewing an increase of 18,064, or about 26.01 per cent. The following table shews the number of holdings of various sizes alienated absolutely, and in process of alienation, on the 31st March, 1901, and from 1905 to 1911:—

**NEW SOUTH WALES.—CLASSIFICATION OF HOLDINGS ALIENATED AND IN
PROCESS OF ALIENATION, 1901 to 1911.**

Size of Holdings.	1901.	1905.	1906.	1907.	1908.	1909.	1910.	1911.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50 ...	28,155	31,734	32,413	33,184	34,833	35,345	36,288	37,272
51 " 100 ...	8,929	9,108	9,217	9,185	9,136	9,105	9,173	9,159
101 " 500 ...	20,504	21,989	22,268	22,986	23,652	24,069	24,672	25,322
501 " 1,000 ...	6,105	6,607	6,735	6,944	7,203	7,321	7,632	7,911
1,001 " 5,000 ...	4,464	4,928	5,185	5,373	5,542	5,796	5,991	6,395
5,001 " 10,000 ...	579	584	598	625	638	691	711	738
10,001 " 20,000 ...	352	357	356	364	368	358	348	344
20,001 " 50,000 ...	202	256	254	259	256	257	264	267
50,001 and over ...	149	109	110	106	104	103	99	95
Total ...	69,439	75,672	77,136	79,02	81,732	83,045	85,178	87,503

3. **Victoria.**—Lands alienated absolutely and in process of alienation in this State were classified according to size in March, 1906, 1908, and 1910. The following table shews the number and area of holdings of lands alienated absolutely and in process of alienation, on the 1st March, 1906, 1908 and 1910:—

VICTORIA.—CLASSIFICATION OF PRIVATE HOLDINGS, 1906 to 1910.

Size of Holdings.	1906.	1908.	1910.
Acres.	Number.	Number.	Number.
1 to 50 ...	13,309	14,692	16,609
51 " 100 ...	5,864	6,223	6,696
101 " 500 ...	21,628	22,510	23,397
501 " 1,000 ...	7,688	7,817	8,216
1,001 " 5,000 ...	4,083	4,409	4,908
5,001 " 10,000 ...	220	231	239
10,001 " 20,000 ...	116	118	131
20,001 " 50,000 ...	73	61	42
50,001 and over ...	6	4	2
Total ...	52,987	56,065	60,240

4. **South Australia and Northern Territory.**—In the State of South Australia and in the Northern Territory the number of holdings of alienated lands, and lands in process of alienation, was available for the first time in 1910-11. The following table shews the number and area of lands alienated absolutely and in process of alienation during 1910-11.

**SOUTH AUSTRALIA AND NORTHERN TERRITORY.—NUMBER OF HOLDINGS OF
ALIENATED LANDS AND LANDS IN PROCESS OF ALIENATION, 1910-11.**

Size of Holdings,				South Australia.		Northern Territory.	
				1910-11.		1910-11.	
Acres.				Number.	Area.	Number.	Area.
1 to	50	...	...	6,745	102,259	2	5
51	100	...	...	1,646	123,576	...	...
101	500	...	...	5,542	1,563,156	7	1,637
501	1,000	...	...	3,370	2,389,368	3	2,479
1,001	5,000	...	...	2,540	4,395,217	1	1,031
5,001	10,000	...	...	110	691,501	...	...
10,001	20,000	...	...	53	638,253	1	16,000
20,001	50,000	...	...	23	631,353	...	...
50,001 and over		...	...	1	67,715	4	541,200
Total ...				20,030	10,602,398	18	562,352

5. **Western Australia.**—In this State the number of holdings of one acre and over in area was 5699 for the season 1900-1 (see Year Book No. 1), and 12,588 for the season 1910-11, shewing an increase of 6889, or about 120.88 per cent. The subjoined table shews the number of holdings of lands alienated absolutely, and in process of alienation, for which returns were received for different seasons since the season 1900-1901, classified according to size:—

**WESTERN AUSTRALIA.—NUMBER OF HOLDINGS OF ALIENATED LANDS AND LAND
IN PROCESS OF ALIENATION, 1901 to 1911.**

Size of Holdings.		1900-1.	1905-6.	1906-7.	1907-8.	1908-9.	1909-10.	1910-11.
Acres.		Number.	Number.	Number.	Number.	Number.	Number.	Number.
1 to	50	1,728	2,593	2,714	2,933	3,061	3,078	3,135
51	100	198	518	518	509	510	517	549
101	500	2,302	2,579	2,798	3,067	3,314	3,318	3,212
501	1,000	717	1,311	1,497	1,731	2,038	2,320	2,777
1,001	5,000	607	1,263	1,399	1,685	1,848	2,200	2,616
5,001	10,000	73	134	137	145	158	170	189
10,001	20,000	38	49	65	66	71	88	79
20,001	50,000	36*	23	22	24	25	29	24
50,001 and over		...	5	7	7	6	6	7
Total		5,699	8,475	9,157	10,167	11,031	11,726	12,588

* Including number of holdings of 30,001 acres and upwards.

6. **Tasmania.**—In Tasmania the total number of holdings of lands alienated absolutely and in process of alienation on the 1st March, 1909, was 12,413. Particulars for previous years are not available. The following table shews the classification of holdings in area series in 1908-9, 1909-10 and 1910-11 :—

**TASMANIA.—NUMBER OF HOLDINGS OF ALIENATED LANDS AND LANDS IN
PROCESS OF ALIENATION, 1908-9, 1909-10, and 1910-11.**

Size of Holdings.	1908-9.		1909-10.		1910-11.	
	Number.	Area.	Number.	Area.	Number.	Area.
Acres.		Acres.		Acres.		Acres.
1 to 50	4,301	68,826	4,526	69,762	4,596	71,890
51 „ 100	2,277	153,743	2,341	158,523	2,334	157,892
101 „ 500	4,486	891,603	4,784	952,330	4,957	992,020
501 „ 1,000	585	391,521	624	414,773	675	453,485
1,001 „ 5,000	572	1,197,568	588	1,189,692	589	1,226,455
5,001 „ 10,000	108	726,851	116	803,711	119	825,422
10,001 „ 20,000	57	788,995	61	804,773	51	687,913
20,001 „ 50,000	24	651,762	26	721,801	26	706,996
50,001 and over	3	274,031	2	287,053	2	258,898
Total ...	12,413	5,144,900	13,068	5,402,418	13,349	5,380,971

§ 13. The Progress of Land Settlement, 1901 to 1910.

1. **Recent Progress.**—The progress of settlement and the growth of land alienation in the States of the Commonwealth under recent legislation is seen in the subjoined statement, which shews concisely the condition of the public estate in each State and in the Commonwealth at the end of each year from 1901 to 1910, inclusive. The effect of the land laws during that period has been generally to diminish the number of large holdings, at the same time decreasing the area held under lease, while both the area alienated and the area in process of alienation have increased. As leases of large areas fall in or are otherwise terminated they are in many cases not renewed, but the land leased is cut up for the purpose of settlement under systems of deferred payment; the State Governments, also, have in many cases acquired by repurchase considerable areas under the provisions of the various Closer Settlement Acts. Further, greater facilities have been granted to the working classes to acquire possession of the soil, and special inducements have been offered to *bona fide* settlers by the introduction of new forms of tenure on easy terms and conditions.

From 1901 to 1910 the area alienated absolutely in the whole Commonwealth increased by 20,009,094 acres, or 26 per cent.; the area in process of alienation increased by 9,688,939 acres, or 28 per cent.; the area leased by 94,530,953 acres, or 13 per cent.; while the area unoccupied decreased by 125,771,014 acres, or 12 per cent.

**TOTAL AREAS ALIENATED, IN PROCESS OF ALIENATION,
HELD UNDER LEASE OR LICENSE, AND UNOCCUPIED, IN EACH STATE AND IN
THE COMMONWEALTH AT THE END OF EACH YEAR FROM 1901 TO 1910
INCLUSIVE, EXPRESSED ABSOLUTELY AND AS PERCENTAGES OF AREA OF
ENTIRE STATE.**

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Unoccupied.	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.
NEW SOUTH WALES.—AREA, 198,638,080 ACRES.								
1901	26,443,554	13.32	21,595,688	10.87	127,055,370	63.96	23,543,468	11.85
1902	27,658,901	13.93	21,042,993	10.59	131,781,329	66.34	18,154,857	9.14
1903	28,765,090	14.48	20,558,609	10.35	128,461,932	64.67	20,852,449	10.50
1904	29,968,317	15.09	19,296,487	9.71	124,027,706	62.44	25,345,570	12.76
1905	30,721,430	15.47	18,797,421	9.46	124,027,706	62.44	25,091,523	12.63
1906 ¹	32,486,086	16.36	17,532,816	8.83	124,237,031	62.54	24,382,147	12.27
1907 ¹	33,921,508	17.08	16,720,147	8.42	126,081,293	63.47	21,915,132	11.03
1908 ¹	35,467,021	17.85	15,798,047	7.95	129,150,578	65.02	18,222,434	9.18
1909 ¹	36,783,741	18.52	15,217,891	7.66	128,390,868	64.63	18,245,580	9.19
1910 ¹	37,999,049	19.13	15,460,919	7.78	125,733,630	63.30	19,444,482	9.79
1911 ¹	38,741,736	19.50	16,210,185	8.16	123,223,559	62.04	20,462,600	10.30

1. To 30th June.

VICTORIA.—AREA, 56,245,760 ACRES.

1901	20,066,875	35.67	3,730,351	6.63	17,110,709	30.42	15,337,825	27.28
1902	20,585,413	36.60	3,491,813	6.21	17,254,468	30.67	14,914,066	26.52
1903	21,095,586	37.51	3,448,726	6.13	9,516,186	16.92	22,185,262	39.44
1904	21,679,596	38.54	4,140,867	7.37	13,693,116	24.34	16,732,181	29.75
1905	22,584,092	40.15	3,819,733	6.79	17,938,838	31.90	11,903,047	21.16
1906	22,816,538	40.57	4,040,209	7.18	16,683,992	29.66	12,705,021	22.59
1907	22,940,143	40.79	4,488,346	7.98	16,565,917	29.45	12,251,354	21.78
1908	23,074,634	41.03	4,890,021	8.69	15,955,346	28.36	12,325,759	21.92
1909	23,107,613	41.08	5,358,496	9.53	16,384,395	29.13	11,395,256	20.26
1910	23,568,070	41.90	5,869,185	10.43	15,433,875	27.45	11,374,630	20.22

QUEENSLAND.—AREA, 429,120,000 ACRES.

1901	13,533,468	3.15	2,791,664	0.65	280,023,979	65.26	132,770,889	30.94
1902	13,663,446	3.18	3,160,909	0.74	289,552,857	67.48	122,742,788	28.60
1903	13,770,725	3.21	3,220,402	0.75	277,639,715	64.70	134,489,158	31.34
1904	14,031,886	3.27	3,165,737	0.74	236,249,168	55.05	175,673,209	40.94
1905	14,252,664	3.32	3,407,210	0.79	240,162,954	55.97	171,297,172	39.92
1906	14,585,560	3.40	3,737,083	0.87	247,068,540	57.58	163,728,817	38.15
1907	14,924,417	3.48	4,778,908	1.11	264,219,200	61.57	145,197,475	33.84
1908	15,108,439	3.52	6,200,930	1.45	273,307,365	63.69	134,503,266	31.34
1909	15,296,688	3.56	6,806,467	1.59	283,023,871	65.95	123,992,974	28.90
1910	15,460,352	3.60	7,971,342	1.86	295,385,129	68.84	110,303,177	25.70

SOUTH AUSTRALIA.—AREA, 243,244,800 ACRES.

1901	7,535,123	3.10	553,774	0.23	85,591,295	35.18	149,564,608	61.49
1902	7,655,204	3.15	451,232	0.19	89,355,938	36.74	145,782,426	59.92
1903	7,799,729	3.21	344,258	0.14	91,123,625	37.46	143,977,188	59.19
1904	8,020,908	3.30	310,589	0.13	92,552,386	38.04	142,360,917	58.53
1905	8,114,124	3.34	455,381	0.19	94,275,954	38.76	140,399,341	57.71
1906	8,187,621	3.37	759,337	0.31	95,183,046	39.13	139,114,796	57.19
1907	8,316,059	3.42	1,134,424	0.47	98,692,304	40.57	135,102,013	55.54
1908	8,463,631	3.48	1,195,550	0.49	102,617,100	42.20	130,968,519	53.83
1909	8,670,874	3.56	1,297,277	0.53	106,956,007	43.97	126,320,642	51.94
1910	9,268,789	3.81	1,463,038	0.60	111,513,856	45.80	120,999,117	49.79

TOTAL AREAS ALIENATED, IN PROCESS OF ALIENATION, ETC.—Continued

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Unoccupied.	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.
NORTHERN TERRITORY.—AREA, 335,116,800 ACRES.								
1901	473,278	0.14	...	...	112,654,288	33.62	221,989,234	66.24
1902	473,278	0.14	...	...	113,865,968	33.98	220,777,554	65.88
1903	473,278	0.14	...	...	104,638,788	31.23	230,004,734	68.63
1904	473,278	0.14	...	...	104,670,948	31.23	229,972,574	68.63
1905	473,279	0.14	...	...	103,230,346	30.82	231,363,175	69.04
1906	473,280	0.14	...	...	109,726,087	32.74	224,917,433	67.12
1907	473,280	0.14	...	...	107,269,509	32.01	227,374,011	67.85
1908	473,809	0.14	...	...	103,419,428	30.86	231,223,563	69.00
1909	473,809	0.14	...	...	96,077,714	28.67	238,565,277	71.19
1910	473,990	0.14	...	...	99,175,023	29.60	235,467,787	70.26

WESTERN AUSTRALIA.—AREA, 624,588,800 ACRES.

1901	3,468,878	0.56	6,116,266	0.98	97,450,660	15.60	517,552,996	82.86
1902	3,517,724	0.56	6,338,868	1.02	112,177,993	17.95	502,554,215	80.47
1903	3,646,139	0.58	6,901,918	1.11	135,700,188	21.72	478,340,555	76.59
1904	3,724,789	0.60	7,833,519	1.25	139,888,351	22.39	473,142,141	75.76
1905	3,765,975	0.60	8,614,060	1.38	145,802,790	23.34	466,405,975	74.68
1906 ¹	3,781,613	0.60	8,794,289	1.41	152,551,086	24.42	459,461,812	73.57
1907 ¹	3,969,965	0.63	9,100,041	1.46	160,205,944	25.65	451,312,850	72.26
1908 ¹	4,258,190	0.68	9,744,748	1.56	161,255,897	25.82	449,329,965	71.94
1909 ¹	4,343,808	0.70	11,342,024	1.81	163,576,742	26.19	445,326,226	71.30
1910 ¹	4,449,329	0.71	12,880,195	2.06	167,236,201	26.78	440,023,075	70.45
1911 ¹	7,202,696	1.15	11,843,236	1.90	169,937,644	27.21	435,605,224	69.74

1. To 30th June.

TASMANIA.—AREA, 16,777,600 ACRES.

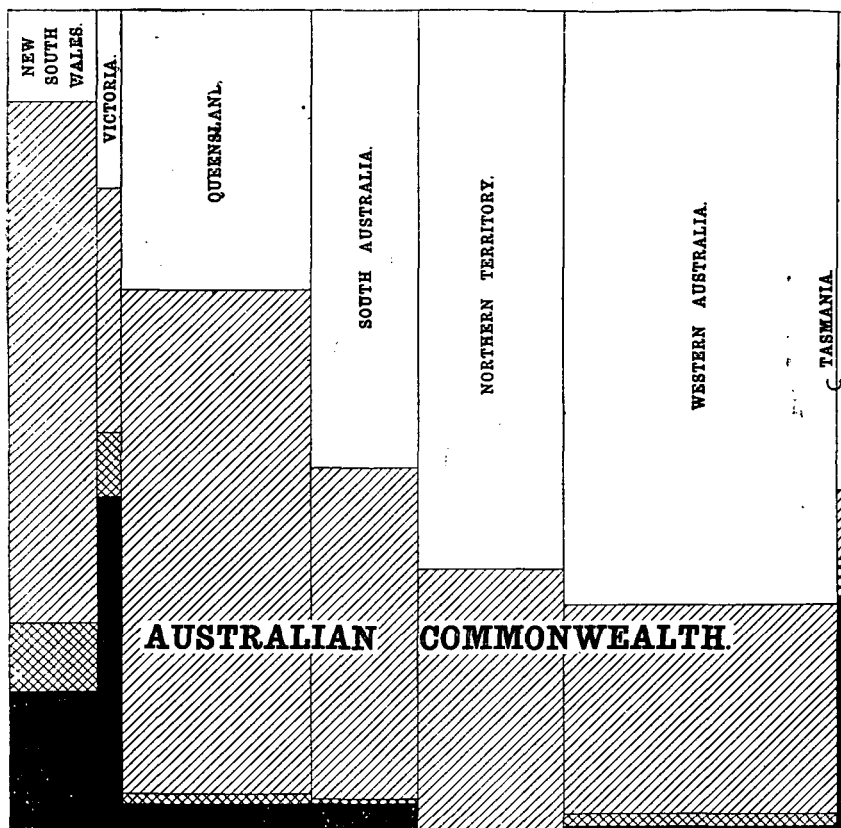
1901	4,621,585	27.54	272,376	1.62	1,520,983	9.06	10,362,656	61.78
1902	4,658,878	27.76	296,672	1.77	1,518,895	9.05	10,303,155	61.42
1903	4,685,521	27.93	354,892	2.11	1,582,286	9.43	10,154,901	60.53
1904	4,724,380	28.16	444,441	2.65	1,389,643	8.28	10,219,136	60.91
1905	4,740,710	28.26	598,243	3.56	1,304,861	7.77	10,133,786	60.41
1906	4,768,701	28.42	710,837	4.24	1,343,381	8.01	9,954,681	59.33
1907	4,805,697	28.64	796,725	4.75	1,432,917	8.54	9,742,261	58.07
1908	4,848,058	28.90	870,088	5.19	1,505,774	8.97	9,553,680	56.94
1909	4,890,000	29.15	1,006,642	6.00	1,457,497	8.68	9,423,461	56.17
1910	4,932,276	29.40	1,104,379	6.58	1,460,523	8.71	9,280,422	55.31

1. Included in area alienated.

THE COMMONWEALTH.—AREA, 1,903,731,840 ACRES.

1901	76,142,761	4.00	35,060,119	1.84	721,407,284	37.89	1,071,121,676	56.27
1902	78,212,844	4.11	34,782,487	1.82	755,507,448	39.66	1,035,229,061	54.41
1903	80,236,068	4.21	34,828,805	1.82	748,662,720	39.32	1,040,004,247	54.65
1904	82,623,154	4.34	35,191,640	1.85	712,471,318	37.42	1,073,445,728	56.39
1905	84,652,274	4.45	35,692,098	1.87	726,793,449	38.18	1,056,594,019	55.50
1906	87,099,399	4.57	35,574,571	1.87	746,793,163	39.23	1,034,264,707	54.33
1907	89,351,069	4.69	37,018,591	1.95	774,467,084	40.68	1,002,895,096	52.68
1908	91,693,782	4.82	38,699,384	2.02	787,211,488	41.36	986,127,186	51.80
1909	93,566,533	4.91	41,028,797	2.15	795,877,094	41.81	973,259,416	51.13
1910	96,151,855	5.05	44,749,058	2.35	815,938,237	42.85	946,892,690	49.75

2. **Diagram shewing Condition of Public Estate.**—The following diagram shows the condition of the public estate in the Commonwealth at the end of the year 1910. The square itself represents the total area of the Commonwealth, while the relative areas of individual States are shown by the vertical rectangles. The areas alienated absolutely, in process of alienation under systems of deferred payments, and the areas held under leases or licenses, are designated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded:—



Area alienated absolutely



Area held under lease, etc.



Area in process of alienation



Area unoccupied



3. **Federal Territory.** The following particulars relate to the tenures of land within the Federal Capital Territory at the end of the year 1911. The figures are approximate:—

FEDERAL CAPITAL TERRITORY, TENURES OF LAND, 1911.

Alienated.	In Process of Alienation.	Leases.	Unoccupied.	Total.
Acres. 173,528	Acres. 149,601	Acres. 213,662	Acres. 25,890	Acres. 562,681