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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 (now incorporated in the Crown Lands Consolidation Act 1913), were passed chiefly for the purpose of putting an end to speculative selection without *bona 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 licence, 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 Crown Lands Acts passed in the years 1895 to 1917, the Closer Settlement Acts 1904 to 1914, and the Closer Settlement Promotion Act 1910, which offer *bona fide* settlers special inducements by the introduction of new forms of tenure on easy terms and conditions.

(ii) *The Western Lands Acts.* All Crown lands in the Western Division of New South Wales are now subject to the special provisions of the Western Lands Acts 1901 and 1905. 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provisions of the Western Lands Acts expire on the 30th June, 1943, except in cases where part of the land leased is withdrawn for the purpose of sale by auction, or to provide small holdings, in which case an extension of the term of lease of the remainder may be granted as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 Land Act 1915 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, 1910, 1911 and 1912, and now included in the Closer Settlement Act 1915 (Discharged Soldiers' Settlement Act). 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 Act and Closer Settlement Act respectively.

(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.

3. Queensland.—Acts now in Force. The Acts now in force are the Land Acts 1910 to 1918, the Closer Settlement Acts 1906 to 1917, and the Discharged Soldiers' Settlement Act 1917. The first-mentioned Acts substitute perpetual leasehold tenures for freeholding tenures in the case of all new selections and auction purchases, but conversion of existing holdings to the leasehold tenure is optional with the selector. The last-mentioned Act provides for the settlement of discharged soldiers on Crown land, land acquired under the Closer Settlement Acts, or land specially for acquired soldier settlement.

4. South Australia.—Acts now in Force. The Crown Lands Acts 1915 repealed and consolidated previous Acts, and also consolidated the Closer Settlement and Village Settlement Acts. The Pastoral Act 1904 controls the pastoral occupation of lands, and the Irrigation and Reclaimed Land Act of 1914 provides for leases of reclaimed and irrigable lands.

5. Western Australia.—Acts now in Force. The Land Act 1898, which consolidated previous legislation as to the management of Crown lands, has in turn been amended at various times, and, with such amendments, is now in force. The principle of re-purchasing Crown lands for the purpose 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 Act 1911, the Closer Settlement Act 1913, and the Returned Soldiers' Settlement Act 1916 and its amendments.

7. Northern Territory.—Prior to the transfer of the Northern Territory to the Commonwealth on the 1st January, 1911, the sale and occupation of lands in the Territory were regulated by the Northern Territory Crown Lands Act 1890, the Northern Territory Land Act 1899, and the Northern Territory Tropical Products Act 1904, but from that date the further alienation and occupation of land in the Territory were suspended, pending a complete reorganisation of the system of land settlement by the Commonwealth Government. In December, 1912, an ordinance, cited as the Crown Lands Ordinance 1912, dealing with this question, was made, by which the conditions of land tenure and settlement in the Territory are now determined. Under this ordinance no further alienation of Crown lands is permitted, unless such alienation is in pursuance of existing agreements.

8. 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 Lands 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 the Northern Territory the administration of the regulations relating to the occupation and management of Crown lands is in the hands of a Classification Board, consisting of the Director of Lands, the Government Secretary, the Chief Surveyor, and any other officer appointed by the Administrator.

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 purpose, 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 and in the Northern Territory 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.)

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 Agents-General of the respective States in London, or from the Lands Departments of the various States in the Commonwealth. The administration and classification of Crown lands in each State were more fully dealt with in Year Book No. 2 (pp. 273-6).

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

1. *Introduction.*—Crown lands 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 240 and 241 shews the several tenures under which Crown lands may be acquired or occupied in each State of the Commonwealth. The forms of tenure are dealt with individually in succeeding parts of this section.

(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, but 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 therein.

(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 is governed by the fulfilment of certain conditions (as to residence or improvements) other than, or in addition to, that 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.

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

New South Wales.	Victoria.	Queensland.
FREE GRANTS, RESERVATIONS, AND DEDICATIONS.		
Free grants in trust Volunteer land grants Reservations and dedications under Crown Lands Consolidation Act 1913 and Mining Act 1906	Free grants in trust and reservations under Land Act 1915	Free grants in trust Reservations under Land Act 1910 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 Purchases of suburban holdings, residential leases, week-end leases	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 purchase leases, homestead selections, homestead farms, settlement leases, Crown leases, special leases, church and school lands leases Homestead selections	Agricultural allotments, residential or non-residential Grazing allotments, residential or non-residential Selection from grazing area, perpetual or auriferous leases Selection from pastoral leases Mallee agricultural licences Murray settlement leases Selection purchase leases	*Agricultural farms *Agricultural homesteads *Prickly pear selections *Free homesteads
LEASES AND LICENCES.		
Conditional leases Conditional purchase leases Settlement leases Improvement leases Annual leases Residential leases Special leases Snow leases Pastoral leases Scrub lease ^a Inferior lands leases Occupation licences Western lands leases Homestead farms Suburban holdings Crown leases Leases in Irrigation Areas Week-end leases	Grazing area leases Perpetual leases Mallee leases Licences of auriferous lands Leases of swamp or reclaimed lands Grazing licences Leases and licences for other than pastoral or agricultural purposes State forest and timber reserve licences	Grazing homesteads Grazing farms Occupation licences Special leases Perpetual lease selections Perpetual lease prickly pear selections Pastoral leases Preferential pastoral leases Auction perpetual leases (town, suburban, or country) Non-competitive leases
CLOSER SETTLEMENT SALES, LEASES AND LICENCES.		
Sales by auction Settlement purchase Annual leases Labour settlements	Special sales	*Sales by auction *Agricultural farms *Unconditional selections Auction perpetual leases Perpetual lease selections
MINES DEPARTMENTS' LEASES AND LICENCES.		
Miners' rights Business licences Authorities to prospect Leases	Mining leases Special licences Miners' rights Business and residence licences	Miners' rights Mining leases and licences Miners' homestead leases

^a Since 1st January, 1917, no new sales or selections under these tenures have been made, nor may any further areas be offered under these tenures.

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 1915 Artesian leases	Free grants in trust and free leases Reservations under Lands Acts 1898 and 1906	Free leases Reservations under Crown Lands Act 1911
SALES BY AUCTION AND SPECIAL SALES.		
Auction sales for cash After-auction sales Sales for special purposes	Auction sales for cash (The right to lease town and suburban lots is sold by auction)	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, residential or non-residential Conditional purchase by direct payment Conditional purchase of small blocks Homestead farms Conditional auction sales Workingmen's blocks	Selection of rural lands Homestead areas Selection in mining areas Conditional auction sales
LEASES AND LICENSES.		
Perpetual leases Miscellaneous leases Miscellaneous grazing and cul- tivation leases Irrigation and reclaimed land leases Special licenses Pastoral leases Leases with right of purchase	Pastoral leases Special leases Quarrying licenses	Grazing leases Miscellaneous leases Timber licenses and leases Residence licenses Occupation licenses Temporary licenses
CLOSER SETTLEMENT SALES, LEASES, AND LICENSES.		
Sales by auction Agreements to purchase Miscellaneous leases Irrigation and reclaimed area leases Village settlements Homestead blocks	Sales by auction Conditional purchases	Special sales Leases with right of purchase
MINES DEPARTMENTS' LEASES AND LICENSES.		
Miners' rights Mining leases Miscellaneous leases Business licenses Occupation licenses Mineral claims Search licenses	Miners' rights Mining leases Miners' homestead leases	Prospectors' licenses Miners' rights Mining leases Miscellaneous licenses

NOTE.—Northern Territory.—By the Crown Lands Ordinance of 1912, the only form of tenure under which land may be held in the Northern Territory, exclusive of land held under pre-existing rights, is that of leasehold. See § 7 of this section.

(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 specified include all methods in which Crown lands may be occupied for mining and auxiliary purposes under leases and licenses issued by the Mines Department in the several States.

3. *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. Under the Crown Lands Act 1912 this policy was partially given effect to by the discontinuance of the disposal of Crown lands by conditional purchase or as homestead selections, and by the institution of several new forms of tenure, viz., homestead farms, suburban holdings, irrigation farms, and Crown leases.

The first three are leases in perpetuity, while the term of a Crown lease is 45 years.

4. *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. This matter, however, is subject to the war-time regulations of the Commonwealth.

(i) *New South Wales.* Under the Crown Lands Consolidation Act 1913, an alien is not qualified to apply for an original homestead selection, original 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 lodges a declaration of his intention to become naturalised within five years. If he fails to become naturalised within that period, the land is forfeited. This residential limit of twelve months does not, however, apply to applicants for homestead farms, Crown leases, suburban holdings, and leases within irrigation areas, but any alien who becomes the holder of any of these tenures must become naturalised within three years after his becoming such holder. Failure to comply with this regulation involves forfeiture of such holding, together with all improvements thereon.

(ii) *Victoria.* Under the Supreme Court Act 1915 (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 1910 (section 59b and 62) an alien cannot apply for any land in Queensland unless he obtain a certificate that he is able to read and write from dictation words in such language as the Minister for Lands may direct. If he acquire a selection he must within five years of such acquisition become a naturalised subject.

(iv) *South Australia.* In South Australia, Asiatics are disqualified from holding perpetual leases of lands in irrigation areas under section 19 of the Irrigation and Reclaimed Lands Act 1914.

(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.

(vii) *Northern Territory.* No restrictions are imposed upon the tenure of lands by aliens, excepting that under the Mining Act 1903 Asiatic aliens are disqualified from holding gold or mineral leases.

§ 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 1901, and from 1913 to 1917 inclusive :—

PARTICULARS OF FREE GRANTS, RESERVATIONS, AND DEDICATIONS, 1901 AND 1913-17.

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
1913 ..	2,256	62	1,805	42	106	118	4,389
1914 ..	1,888	290	295	33	17	223	2,746
1915 ..	1,596	96	1,271	22	3	172	3,160
1916 ..	1,679	26	18	6,556	1	17	8,297
1917 ..	2,066	51	18	250	7	14‡	2,406
RESERVATIONS AND DEDICATIONS.							
1901 ..	1,595	19,278	811,200	§	189,856	4,231	1,026,160||
1913 ..	1,370	8,135	..	35,382	128,229	21,811	194,927
1914 ..	1,430	5,303	..	16,120	502,167	6,718	531,738
1915 ..	512	2,280	103,494	46,738	173,155	27,066	353,245
1916 ..	2,426	6,482¶	8,251	21,390	157,601	1,602	197,752
1917 ..	779	7,637	906,008	10,312	154,110	6,717‡	1,085,563

* Including both permanent and temporary reservations and dedications.

† Free leases.

‡ These are free leases for 99 years.

§ Not available.

¶ Exclusive of South Australia.

|| Including 222 acres reserved for recreation grounds.

2. **New South Wales.**—Crown lands may be reserved or dedicated for certain charitable, educational, and public purposes specified. No 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. Volunteer Land Office Certificates ceased to be operative after the 31st January, 1912. All cases have now been dealt with.

(i) **Reservations.** In addition to the reservations referred to above, Crown lands may also be temporarily reserved as sites for cities, towns, or villages, and may be reserved for mining purposes. Crown lands within one mile of any made or projected railway may be temporarily reserved from sale, and any Crown lands may be reserved from sale for the preservation and growth of timber. Further, 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, 1917-18.* During the financial year 1917-18, the total area for which free grants were prepared was 926 acres, including grants of 734 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 501 acres were dedicated and permanently reserved, the number of separate dedications being 103.

On the 30th June, 1918, the total area temporarily reserved was 24,062,834 acres, of which 6,107,112 acres were for travelling stock, 4,572,108 acres for forest reserves, 988,701 acres for water, 1,312,202 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 1915, 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 1917 three free grants, comprising an area of 51 acres, were issued. During the same year reservations of both a permanent and temporary nature, comprising an area of 7,637 acres, were made; of this area 334 acres were reserved for recreation grounds, and 139 acres revoked.

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, 1917.* During the year 1917 there were 3 free grants issued for a total area of 18 acres. During the same period the area reserved was 906,008 acres in excess of areas cancelled. The total area reserved up to the end of the year 1917 was 14,454,787 acres.

5. **South Australia.**—Under section 7 (*d*) of the Crown Lands Act 1915, 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 (i) for the use of aborigines, (ii) for the purposes of military defence, (iii and iv) for forest or travelling stock reserves, (v) for public recreation grounds, (vi) for railways or tramways, (vii) for park lands, and (viii) for any other purpose he may think fit.

(ii) *Artesian Leases.* Under special circumstances free leases of pastoral lands may be granted to discoverers of artesian wells.

(iii) *Areas Granted and Reserved, 1917.* During the year 1917 there were 21 free grants issued for a total area of 250 acres. During the same year reserves comprising 10,312 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 1917, 1 free grant containing 7 acres was issued, while the area reserved was 154,110 acres.

7. **Tasmania.**—Under section 11 of the Crown Lands Act 1911, 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 ending 31st December, 1917, there were 2 free leases, comprising an area of 14 acres, issued. During the same period 217 acres were reserved, 150 acres being reserved for scenic purposes, 5 acres for abattoir purposes, 14 acres for recreation grounds, 6 acres for schools, and 42 acres for other municipal purposes. The total area reserved from sale and selection to the end of the year 1917 was 4,750,000 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.) 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, 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 balance in ordinary circumstances within three months. In the case of town or suburban lands, or portions of less than 40 acres, the Minister may submit the land to sale on deferred payments, in which case the balance is spread over a fixed period (not exceeding 5 years) and is payable in annual instalments with 5 per cent. interest.

A fuller description of the conditions under which land may be purchased at auction may be found in the previous issues of the Year Book. (See Year Book No. 5, p. 273.)

Alienation by Auction and Special Sales. During the year ended the 30th June, 1918, the area of Crown lands sold by auction and special sales for which grants were prepared amounted to 5,289 acres, of which 3,299 acres were sold by auction in 532 lots; 817 acres were sold by after-auction sales in 349 lots; 56 acres were sold as improvement purchases in 165 lots; and 1,117 acres were sold as special purchases in 124 lots. The following table gives particulars of Crown lands alienated by auction and special sales during 1901 and for each year from 1913 to 1918:—

NEW SOUTH WALES—AUCTION AND SPECIAL SALES, 1901 AND 1913 TO 1918.

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
1913 ..	3,764†	53	2,739	6,556	58,552
1914 ..	748†	51	2,801	3,600	32,222
1915 ..	501†	49	1,897	2,447	36,411
1916 ..	492	66	2,707	3,265	35,614
1917 ..	900	39	1,120	2,059	39,967
1918 ..	10,115	55	1,791	11,961	103,796

* Year ended 31st December. Subsequent years to 30th June. † Exclusive of frontages sold under the Centennial Park Sale Act.

Particulars of total areas alienated are given 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.* The following table gives particulars of auction sales and special sales for the year 1901 and from 1913 to 1917 :—

VICTORIA—AUCTION AND SPECIAL SALES, 1901 AND 1913 TO 1917.

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Country lands	4,079	1,196	983	818	625	615
Town and suburban lands	2,127	1,278	1,273	1,276	622	617
Special sales	846	1,731	1,449	1,193	814	546
Total	7,052	4,205	3,705	3,287	2,061	1,778

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

4. **Queensland.**—Up to 31st December, 1916, the Minister might, with the approval of the Governor-in-Council, cause any Crown lands to be offered for sale by auction. Town or suburban lands might be under either freeholding or perpetual lease tenure. The notification must specify the amount of deposit, and the term for payment of the balance of the money, which term might not exceed ten years. The upset price might not be less than £8 per acre for town lands, £2 per acre for suburban lands, and 10s. per acre for country lands. Since the close of the year 1916, the perpetual lease tenure only is available.

(i) *After-auction Sales.* The notification of lands for sale by auction might declare that any lands therein mentioned, which had been offered at auction but not sold or withdrawn, should be open to purchase at the upset price by the first applicant. The price might 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 might 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 proved that, owing to danger from flood or other reasons, it was unsafe to reside on his holding, he might 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. Perpetual leasehold is now an alternative tenure.

(iii) *Areas Sold at Auction, after Auction, and by Special Sales.* The following table shews the areas sold at or after auction, and by special sales, during the year 1901 and from 1913 to 1917 :—

QUEENSLAND—AUCTION AND SPECIAL SALES, 1901 AND 1913 TO 1917.

(FREEHOLDING TENURES.)

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Town	334	608	446	149	..	..
Suburban	793	741	923	541	..	..
Country—						
Ordinary sales	52,132	8,770	5,260	2,623	..	..
Special sales	55	835	87	79	108	..
Total	53,314	10,954	6,716	3,392	108	..

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

During 1917 there were in Queensland auction sales, under perpetual lease, of 107 acres for town areas, 168 acres for suburban areas, and 2,599 acres for country areas—a total of 2,874 acres. Particulars for three years are shewn in the following table :—

QUEENSLAND—SALES OF PERPETUAL LEASES AT AUCTION, 1915, 1916, AND 1917.

Year.	Number of Lots Sold.				Area Sold.			
	Town.	Suburban.	Country.	Total.	Town.	Suburban.	Country.	Total.
					Acres.	Acres.	Acres.	Acres.
1915	384	87	..	471	158	749	..	907
1916	690	292	..	982	296	1,275	..	1,571
1917	279	62	125	466	107	168	2,599	2,874
Total	1,353	441	125	1,919	561	2,192	2,599	5,352

(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. Selection under this tenure, in common with other freeholding tenures, has now ceased.

The following table shews the number and area of unconditional selections for which applications were accepted during the year 1901 and from 1913 to 1917 :—

QUEENSLAND—UNCONDITIONAL SELECTIONS, 1901 AND 1913 TO 1917.

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.
Number	151	41	48	35	8	..
Area acres	24,322	6,603	12,081	5,639	3,035	..
Rent £	1,180	266	448	213	103	..

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 two 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.* The following table shews the areas sold for cash during the year 1901 and from 1913 to 1917. The total areas sold under all types of sale are shewn in a later part of this section. (See § 11.)

SOUTH AUSTRALIA.—AUCTION AND SPECIAL SALES, 1901 AND 1913 TO 1917.

Year	1901.	1913.	1914.	1915.	1916.	1917.
Area in acres	11,314	106,432	51,248	29,081	30,799	36,964

6. *Western Australia.*—Surveyed town lots notified in the *Gazette* as open for sale were sold by public auction at a prescribed upset price up to 18th October, 1911, since which date, however, all town lands have been withdrawn from sale and are now granted under lease only. In the case of suburban lands, the purchaser must carry out certain improvements, which are more particularly referred to later. (See § 6, *Conditional Purchases.*)

Areas Sold by Auction. The following table shews the areas of town and suburban lands sold at auction during the year 1901 and from 1913 to 1918 :—

WESTERN AUSTRALIA—AUCTION SALES, 1901 AND 1913 TO 1918.

Year.. .. .	1901.	1913. ¹	1914. ¹	1915. ¹	1916. ¹	1917. ¹	1918. ¹
Area sold .. Acres	856	1,087	890	1,396	419	543	964
Number of Allotments	1,366	530	263	353	102	144	278

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.* The following table shews the areas sold for cash during the year 1901 and from 1913 to 1917 :—

TASMANIA—AUCTION AND SPECIAL SALES, 1901 AND 1913 TO 1917.

Year	1901.	1913.	1914.	1915.	1916.	1917.
Area in acres	1,915	383	2,260	339	170	133

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 Commonwealth¹ 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 Queensland² 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 certain holdings into conditional purchase; and (iv) homestead selections.

A description of the conditions under which land may be taken up under this form of tenure is given in previous issues of the Year Book. (See No. 6, p. 277.)

During the year ended the 30th June, 1918, deeds of grant were prepared on the completion of conditional purchases for 388,338 acres, making the total number of conditional purchases in existence at the end of the financial year 87,653 for a total area of 19,225,824 acres. The following table gives particulars of conditional purchases in 1901 and from 1913 to 1918 :—

NEW SOUTH WALES.—CONDITIONAL PURCHASES, 1901 AND 1913 TO 1918.

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.
1901	2,277	549,898	1,555	360,910	500,554	4,212,189
1913 ¹	783	103,844	839	105,167	406,019	15,638,374
1914 ¹	512	65,306	554	67,534	322,556	15,960,930
1915 ¹	362	47,175	287	35,249	304,012	16,264,942
1916 ¹	216	22,495	183	23,552	307,016	16,571,958
1917 ¹	168	25,761	108	13,025	357,828	16,929,786
1918 ¹	271	32,085	121	16,211	388,338	17,318,124

1. Year ended 30th June. 2. 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.)

1. Except Queensland since 1916. 2. Prior to 1st January, 1917.

During the year ended 30th June, 1918, there were 5 original and 19 additional homestead selections applied for, comprising an area of 18,175 acres. During the same period the total number of applications confirmed was 10, comprising 5,535 acres, and 3,296 homestead selections and grants, comprising an area of 1,055,915 acres, were in existence on the 30th June, 1918. This tenure is now practically superseded by the Homestead Farm tenure. 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, grazing and selection purchase allotments; (ii) agricultural and grazing allotments by selection from grazing area or perpetual leases; (iii) Mallee selection purchase leases; (iv) Murray settlements leases; and (v) swamp or reclaimed lands purchase leases.

A description of the conditions under which land may be taken up under this form of tenure may be found in previous issues of the Year Book. (See No. 6, p. 278.)

With reference to Murray settlement leases, 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 6,273 acres were subdivided as homestead allotments, and 50,345 acres as dry farm allotments, while at Nyah 1,960 acres were subdivided as homestead allotments. No additional subdivision has been made during 1917.

The subjoined table gives particulars shewing the areas selected conditionally during the year 1901 and from 1913 to 1917. A large proportion of the areas shewn has reverted to the Crown in consequence of non-fulfilment of conditions.

VICTORIA.—AREAS PURCHASED CONDITIONALLY, 1901 AND 1913 TO 1917.

(EXCLUSIVE OF SELECTION IN THE MALLEE COUNTRY.)

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
With residence	466,155	138,955	132,085	112,144	117,180	69,210
Without residence	50,257	30,392	23,599	15,645	22,485	19,462
Total	516,412	169,347	155,684	127,789	139,665	88,672
No. of selectors	2,979	1,548	1,307	883	902	646

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 selection under which the freehold might, prior to 1917, have been acquired by conditional purchase are as follows :—(i) Agricultural farms; (ii) agricultural homesteads; (iii) prickly pear selections; and (iv) free homesteads.

In previous issues of this book may be found the conditions under which land might be selected under this form of tenure. (See No. 6, p. 280.)

Since the close of the year 1916, no selections can be acquired on a freeholding basis, but existing selections are not affected, though they may be converted to perpetual leases if the selectors so desire.

Number and Area of Conditional Purchases. The following table shows the number and area of conditional purchases for which applications were accepted in 1901 and from 1913 to 1917 :—

**QUEENSLAND.—CONDITIONAL PURCHASES (APPLICATIONS ACCEPTED),
1901 AND 1913 TO 1917.**

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
1913 ..	1,477	527,461	24	3,934	548	546,749	2,049	1,078,144
1914 ..	1,554	538,844	25	5,927	636	683,000	2,215	1,227,771
1915 ..	978	300,302	12	1,913	451	481,258	1,441	783,473
1916 ..	399	120,207	5	1,337	203	180,921	607	302,465
1917 ..	..	..	..	..	..	..	..	..

During the year 1917, no land was opened for selection, nor was any selected, under tenures involving freehold.

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

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.

(i) *Agreement to Purchase.* Surveyed Crown lands are available for agreement to purchase, as well as for perpetual lease under the Crown Lands Acts of 1915, the purchase money being fixed by the Land Board, and payable in sixty half-yearly payments, including interest at not less than 2 per cent. per annum. The condition as to payment of instalments for land offered under the provisions of Act of 1915 in newly surveyed mallee lands is that no payment is made for the first four years, from the fifth to end of the tenth year, interest only at the rate of 2 per cent. per annum on value of land is payable, the first instalment of purchase money, including interest at the rate of 4 per cent. per annum, being payable at the commencement of the eleventh year. All payments are made in advance, the term of agreement being thereby extended to forty years. If the conditions relating to fencing, vermin destruction, and, in some cases, to residence are fulfilled, the purchase may be completed after a term of six years from commencement of the agreement on payment of all principal and interest due. All minerals are reserved to the Crown, and the Crown may resume any part of the land for the purposes of roads, water conservation, mining, &c., compensation being payable to the purchaser for loss occasioned by resumption.

(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 Tailem 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 1915. 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, 1918, was 1,083,065 acres; of this area purchase has been completed of 465,627 acres, and 16,179 acres are held on perpetual and right of purchase leases, allotted before the Pinnaroo Railway Act was passed.

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. The conditions under which land may be selected under this form of tenure are given in previous issues of the Year Book. (See No. 6, p. 283.)

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 1913 to 1917:—

TASMANIA.—CONDITIONAL PURCHASES, 1901 AND 1913 TO 1917.

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.
<i>Completion of Conditional Purchases</i> ¹	Acres. 23,781	Acres. 45,937	Acres. 34,756	Acres. 39,329	Acres. 54,668	Acres. 35,646
<i>Sold Conditionally—</i>						
Free Selections	40,004	51,622	38,774	42,584	35,716	21,686
Homestead Areas	9,103	370	164	100	99	90
Auction Sales on Credit	12,961	1,916	986	3,202	2,235	2,782
Other Sales (Town Lands)	636	1,037	1,260	740	479	515
Total	62,709	54,945	41,184	46,626	38,529	25,073
<i>Applications—</i>						
Received	1,444	1,631	1,515	1,610	842	913
Confirmed	768	698	543	563	328	344

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 and in the Northern Territory for various terms and upon various conditions. In Victoria, Queensland, South Australia, and the Northern Territory 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.)

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; (xiv) homestead farm leases; (xv) suburban holdings leases; (xvi) Crown leases; (xvii) irrigation farm leases; (xviii) week-end leases; (xix) leases of town lands; (xx) returned soldiers' special holdings.

A description in detail of the conditions which govern the issue of these various leases and licenses may be found in previous editions of the Year Book. (See Year Book No. 6, p. 285.)

On the 30th June, 1918, there were 57,292 leases and licenses current under the Lands Department and the Western Land Board, comprising 116,159,073 acres of Crown lands. Of these leases there were 54,257, comprising 40,751,251 acres, in the Eastern and Central Divisions; and 3,035, comprising 75,407,822 acres, in the Western Division.

The following table shews the areas held under various descriptions of leases and licenses at the end of the year 1901, and at the end of 1914-15 and following financial years, and also the area and rental of leases current on the 30th June, 1918 :—

NEW SOUTH WALES.—AREAS OCCUPIED UNDER LEASES AND LICENSES,
1901 AND 1914 TO 1918.

Leases and Licenses.	1901.	1914-15.	1915-16.	1916-17.	1917-18.	
					Area.	Rent.
	Acres.	Acres.	Acres.	Acres.	Acres.	£
Pastoral	44,805,221	1,136,475	1,136,475	1,136,475	1,136,475	734
Outgoing pastoral lessees ..	..	964,081	857,313	802,941	725,312	6,971
Western land leases and licenses*	..	74,197,826	73,755,143	73,693,368	73,754,817	91,595
Occupation { (i) Ordinary ..	25,812,215	5,672,117	5,400,305	5,163,417	5,085,034	8,678
(ii) Preferential	12,985,651	1,304,376	1,204,845	1,184,341	1,159,345	6,215
Homestead leases	10,953,388	351,374	351,374	351,374	153,275	255
Condit'l leases—(i) Gazetted	13,014,055	15,995,625	15,663,382	15,226,444	14,831,535	191,220
(ii) Not gazetted (under pro-	..	..	..	..	..	..
visional rent) ..	966,887	65,477	33,322	43,068	39,523	329
Conditional purchase leases ..	..	549,772	515,312	457,173	433,228	14,400
Settlement leases	3,468,675	6,316,739	5,167,063	4,730,130	4,571,864	54,294
Improvement	5,551,060	5,181,979	4,902,058	4,636,246	4,355,297	31,026
Annual	6,755,942	3,184,830	2,991,573	2,649,284	2,516,954	20,425
Scrub	1,535,415	1,991,066	1,854,648	1,812,694	1,689,956	6,540
Snow land	79,582	11,549	6,069	10,909	131,420	1,232
Special	124,877	648,509	647,916	650,384	664,935	37,904
Inferior land	288,530	104,524	75,451	75,451	73,711	280
Artesian well	358,071	71,680	71,680	61,440	51,200	109
Blockholders' .. .. .	..	1	1	1	1	6
Residential leases (on gold and	..	..	..	..	..	..
mineral fields) ..	5,751	13,366	13,435	13,365	13,675	1,676
Church and school lands ..	97,207	4,082	4,078	3,859	11	330
Permissive occupancies† ..	118,634	1,409,502	1,041,890	1,009,090	1,156,416	10,742
Prickly pear leases .. .. .	..	47,329	47,316	45,433	42,558	567
Crown leases .. .. .	..	1,563,684	1,896,765	2,134,446	2,449,587	28,292
Homestead farms .. .. .	..	748,918	969,453	1,036,685	1,081,622	3,360
Suburban holdings .. .. .	..	30,717	34,110	36,631	38,643	4,381
Week-end leases .. .. .	..	..	..	55	87	51
Leases of town lands .. .. .	..	..	..	16	17	56
Returned soldiers' special	..	..	..	639	2,575	450
holdings .. .. .	..	..	..	..	..	..
Total under Lands Dept.	126,921,161	121,565,598	118,640,977	117,015,359	116,159,073	522,118
and Western Land Board	..	..	..	..	..	..

* Includes permissive occupancy.

† Permissive occupancies in the Western Division not included.

The total annual rent derived from the leases and licenses issued by the Lands Department and the Western Lands Board amounted to £522,118, or an average of 1.07 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) selection purchase leases; (iii) perpetual leases; (iv) Mallee perpetual leases; (v) licenses of auriferous lands; (vi) swamp or reclaimed lands leases; (vii) grazing licenses; (viii) leases and licenses for other than pastoral purposes; and (ix) State forests and timber reserves licenses.

A description in detail of the conditions which govern the issue of these various leases and licenses may be found in the previous issues of the Year Book. (See Year Book No. 5, pp. 291-2.)

Areas held under Leases and Licenses. The following statement shows the areas of Crown lands occupied under leases and licenses at the end of the year 1901 and from 1913 to 1917 :—

VICTORIA.—OCCUPATION OF CROWN LANDS UNDER LEASE OR LICENSE, 1901 AND 1913 TO 1917.

Tenure.	Area in Acres.					
	1901.	1913.	1914.	1915.	1916.	1917.
Pastoral Leases	39,450					
Grazing Area Leases	2,338,649	2,747,571	2,648,281	2,575,480	2,502,556	2,573,143
Grazing Licenses—						
Land Acts 1890-91	5,908,985					
Land Acts 1901 (excl. of Mallee)		5,291,179	5,437,929	5,254,997	4,647,510	4,493,453
Mallee Lands		4,694,213	4,851,246	4,868,746	4,974,132	5,028,808
Auriferous Lands (Licenses) ..	377,427	86,667	82,032	79,618	77,393	74,032
Swamp Lands (Leases)	4,200	3,900	3,868	3,824	3,825	3,670
Perpetual Leases	8,137	8,407	8,344	8,182	7,629	7,761
Mallee Pastoral Leases						
Mallee Allotment Leases	7,980,592					
Perpetual Leases under Mallee						
Land Acts 1896-1901	448,842	398,274	293,716	244,765	220,914	202,943
Wattles Act 1890	4,427					
Total	17,110,709	13,230,211	13,325,416	13,035,612	12,433,959	12,383,810

4. *Queensland.*—In this State Crown lands may be occupied under the following types of leases and licenses :—(i) Grazing homesteads ; (ii) grazing farms ; (iii) occupation licenses ; (iv) special leases ; (v) perpetual lease selections ; (vi) perpetual lease prickly pear selections ; (vii) pastoral leases ; (viii) preferential pastoral leases ; (ix) auction perpetual leases (town, suburban, and country) ; (x) non-competitive leases. An applicant for a grazing homestead or grazing farm may not hold more than 60,000 acres, and the term of the lease may not exceed 28 years.

(i) *Grazing Homesteads.* Lands opened for grazing selections are available for fifty-six days as grazing homesteads only. In the case of land selected up to 31st December, 1916, personal residence was necessary for the first five years, and prior to the expiration of such period or the earlier death of the lessee, a grazing homestead could not be assigned or transferred. Without the special permission of the Minister it could not be mortgaged during the five years except to the Agricultural Bank ; thereafter the lease was subject to the condition of occupation: Since 1st January, 1917, grazing homesteads are subject to personal residence by the selector during the whole term of the lease, but the restrictions on assignment or transfer still operate only during the first five years.

(ii) *Grazing Farms.* 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 and grazing homesteads are given in the following paragraph :—

(iii) *Grazing Farms, Homesteads, and Scrub Selections.* The following table shows the number of grazing farms, grazing homesteads, and scrub selections, for which applications were accepted in 1901 and from 1913 to 1917 :—

QUEENSLAND.—GRAZING FARMS, HOMESTEAD, AND SCRUB SELECTIONS, 1901 AND 1913 TO 1917.

Year.	Grazing Farms.		Grazing Homesteads.		Scrub Selections.		Total.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.
1901 ..	247	1,371,283	47	290,785	19	48,450	313	1,710,518
1913 ..	230	2,681,948	317	3,698,600	..	..	547	6,380,548
1914 ..	272	3,380,918	288	3,462,488	..	..	560	6,843,406
1915 ..	222	2,461,836	275	3,984,517	..	..	497	6,446,353
1916 ..	112	1,412,652	247	3,065,096	..	..	359	4,477,748
1917 ..	129	1,925,059	197	2,243,218	..	..	326	4,168,277

The average rent in 1917 was .89d. per acre for grazing farms and 1.53d. 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 1917 was 2,301, comprising an area of 63,952 square miles, the total rent being £50,736. 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 Crown 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 1917 there were 107 leases for special purposes granted, comprising an area of 4,560 acres, the total annual rent being £553, and there were extant at the end of the year 761 such leases, comprising an area of 41,668 acres and reserving rents amounting to £3,880 per annum. In addition, 95 leases of reserves, aggregating 18,547 acres, were granted at rentals amounting to £387 per annum, the total number of these leases of reserves in force at the end of the year being 356, comprising an area of 144,924 acres and reserving rents amounting to £1,469. Particulars of special leases for previous years are given in a later part of this section. (See § 11.)

(vi) *Perpetual Lease Selections.* Up to 31st December, 1916, land proclaimed to be open for agricultural farm selection (see § 6, 4) might also be opened for perpetual lease selection, and the latter mode might be conceded priority of application over the former. The rent for the first period of ten years of the lease was $1\frac{1}{2}$ per cent. on the proclaimed purchase price of the land for agricultural farm selection. The rent for each succeeding period of ten years was determined by the Land Court. Similar conditions of occupation and improvement as were prescribed for agricultural farms were attached to perpetual lease selections. From 1st January, 1917, land opened for agricultural selection may be opened only for perpetual lease selection, and land opened for prickly pear selection may be opened only for perpetual lease prickly pear selection. In the case of perpetual lease selections, the rent for the first period of 15 years is $1\frac{1}{2}$ per cent. of the notified capital value of the land, and for each succeeding period of 15 years may be determined by the Land Court. In the case of perpetual lease prickly pear selections, no rent is payable during the pear-clearing period, but thereafter rents are paid in the same manner as for perpetual lease selections. The conditions of selection are similar to those for the previous tenures of agricultural farms and prickly pear selections.

QUEENSLAND.—PERPETUAL LEASE SELECTIONS, 1913 TO 1917.

Particulars.	1913.	1914.	1915.	1916.	1917.
Number	12	18	175	294	605
Area Acres	10,887	12,991	59,760	114,011	207,581
Rent £	106	153	973	1,806	3,141

The number of perpetual lease prickly pear selections taken up during 1917 was 180, the total area being 141,336 acres.

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

(viii) *Pastoral Leases.* Up to 31st December, 1916, existing pastoral leases were deemed to be held under the Land Act 1910. Lands open for pastoral lease might be

leased for a period not exceeding thirty years. The annual rent, per square mile, for the first ten years must be as notified in the *Gazette*, or in case of competition, bid at auction. If the value of the holding became enhanced by the development of public works in the neighbourhood, or by the occurrence of minerals on or near the holding, the rent might be redetermined. A new pastoral tenure, as from 1st January, 1917, was introduced by the amending Act of 1916, viz., preferential pastoral lease. Holdings under this tenure are confined to persons with no interests or limited interests in pastoral leases, and priority of application may be obtained by an applicant undertaking to reside on the holding personally during the first seven years.

The following table shows the total areas of pastoral leases occupied under the various Acts at the end of the year 1901 and from 1913 to 1917 inclusive :—

*** QUEENSLAND.—PASTORAL LEASES OCCUPIED UNDER VARIOUS ACTS,
1901 AND 1913 TO 1917.**

Particulars.	Area in Square Miles.					
	1901.	1913.	1914.	1915.	1916.	1917.
Pastoral Leases Act 1869	39,307	..	..	..	..	..
Crown Lands Act 1884	243,586	..	..	..	..	..
Land Act 1897	15,046	..	..	..	..	..
Pastoral Leases Act 1900	50,076	..	..	..	..	..
Pastoral Holdings New Leases Act 1901 .. ..	..	..	..	..	..	..
Land Act 1902 .. ..	..	..	..	..	..	..
Land Act 1910 .. ..	..	357,615	353,312	349,838	337,423	330,596
Land Act Amendment Act 1916 (pre-ferential) .. ..	..	..	..	..	..	636
Total	348,015	357,615	353,312	349,838	337,423	331,232

* Up to the year 1910, resumed parts of pastoral holdings were included in these figures, but since that year they are held under occupation license, and are included in the figures under that head.

The gross area held at the end of the year 1917 for purely pastoral purposes (under *Occupation Licenses and Pastoral Leases*) was 394,548 square miles, at rentals aggregating £359,099 per annum. The area was 12,593 square miles less than that for the previous year, but the rental was £20,844 more. The average rent was 18s. 2½d. per square mile, as against 16s. 7¾d. for the previous year. Three non-competitive perpetual leases were issued during 1917, the total area being 30 acres, and the annual rent £2 10s.

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) miscellaneous grazing and cultivation leases; (iv) irrigation and reclaimed swamp leases; (v) licenses for special purposes; (vi) leases under the Pastoral Act 1904; and (vii) leases with right of purchase.

(i) *Perpetual Leases.* Surveyed Crown lands are available for perpetual leases as well as for agreements to purchase under Crown Lands Act of 1915. Under the Crown Lands Act of 1888 perpetual leases were granted in perpetuity, and the rent determined for each period of fourteen years, at least twelve months before the expiration of each such period. Under the Crown Lands Act of 1893 the revaluation section was repealed and the rent was fixed in perpetuity, generally at rates varying from 2 per cent. to 4 per cent. per annum on the value of the land as fixed by the Land Board. The condition as to payment of rent of land offered under provisions of the Act of 1915 in newly surveyed mallee lands is that no rent is charged for the first four years, and from the fifth to the end of the tenth year payment is made at the rate of 2 per cent. per annum, the full rate at 4 per cent. becoming due at the commencement of the eleventh year. All minerals are reserved to the Crown, and the Crown may reserve any part of the

land for the purposes of roads, water conservation, mining, &c., compensation being payable to the lessee for loss occasioned by resumption.

The conditions under which the other leases and licenses are issued will be found in detail in the previous issues of the Year Book. (See Year Book No. 5, pp. 294 and 295.)

(ii) *Areas held under Lease.* The following table shews the areas held under leases and licenses at the end of the year 1901 and from 1913 to 1917 :—

SOUTH AUSTRALIA.—AREAS UNDER LEASES AND LICENSES, 1901 AND 1913 TO 1917.

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases	5,639,519	2,702,210	2,634,685	2,574,640	2,504,143	2,440,731
Perpetual Leases ..	7,115,782	15,048,199	14,969,877	14,943,771	14,851,173	14,810,026
Pastoral Leases ..	68,916,125	96,933,810	96,382,130	95,756,850	95,016,370	100,889,010
Other Leases ..	3,905,729	1,230,105	1,193,767	1,144,683	1,128,630	1,049,522
Total held under Lease	85,577,155	115,914,324	115,180,459	114,419,944	113,500,316	119,189,289

6. *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.

The conditions of tenure with respect to these leases and licenses may be found in the previous issues of the Year Book. (See Year Book No. 5, pp. 296–7.)

Areas held under Leases and Licenses. The following table shews the number and areas of leases and licenses issued during the year 1901 and from 1913 to 1918 :—

WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED, 1901 AND 1913 TO 1918.

Particulars.	1901.	1913.*	1914.*	1915.*	1916.*	1917.*	1918.*
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral Leases ..	19,909,251	18,135,488	8,365,927	7,630,023	7,439,633	9,436,159	20,287,672
Special Leases ..	149	3,993	3,382	5,571	1,707	626	8,097
Leases in Reserves ..	324	2,901,238	233,037	196,340	434,455	123,402	87,712
Timber Leases and Permits †	109,630	129,317	20,141	†	†	†	†
Residential Lots ..	221	2	..	..	..	..	..
Total ..	20,019,575	21,170,038	8,622,487	7,831,934	7,925,845	9,565,187	20,383,481
Number issued ..	1,466	1,918	1,709	1,410	1,105	510	508

* For financial year ended the 30th June. † No timber leases granted since 1903.

‡ Timber leases and permits are now under the control of the Mines Department.

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

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

The conditions which govern the issue of these leases and licenses are more fully dealt with in the previous issues of the Year Book. (See Year Book No. 5, p. 297.)

Areas 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 1913 to 1917 :—

TASMANIA:—LEASES AND LICENSES ISSUED, 1901 AND 1913 TO 1917.

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Ordinary Leased Land ..	1,280,688	1,280,400	1,400,300	1,452,068	1,434,113	1,193,169
Islands ..	149,165	134,908	135,000	204,630	207,630	197,406
Land Leased for Timber ..	40,768	160,216	162,631	120,832	146,881	155,889
Total	1,470,621	1,575,524	1,697,931	1,777,530	1,788,624	1,546,464

8. **Northern Territory.**—The system of land settlement in the Northern Territory has been reorganised by the Commonwealth Government. A New Lands Ordinance was passed in December, 1912, known as the Crown Lands Ordinance 1912, and future disposal of land in the Territory will be made in accordance with this Ordinance, which provides for a leasehold system only, and no further alienation of Crown lands will be permitted, unless such alienation is in pursuance of existing agreements. Under this Ordinance, the classification and control of Crown lands is in the hands of a Board, consisting of the Director of Lands, the Director of Agriculture, and the Chief Surveyor. The classified land is leased in blocks, the maximum area ranging from 300 square miles of first-class pastoral to 1,280 acres of first-class agricultural land. Before offering any land for leasing, the Board fixes the annual rental, but every lease is subject to reappraisal of rent at specified periods, viz., every fourteen years in the case of town lands, and every 21 years in the case of agricultural and pastoral lands.

Leases under this Ordinance are in perpetuity, except as regards pastoral and miscellaneous leases, the term of which is 21 or 42 years, according to the quality of the land leased.

The lessee must reside on the land leased for a certain period every year, must fence, stock, and cultivate it to the extent prescribed, and must, within two years of the commencement of the lease, establish a home on it. In order to promote settlement in the Territory, the first five thousand blocks of agricultural land taken up on perpetual lease under this Ordinance will be rent free during the life of the applicant, or for 21 years from the commencement of the lease, whichever period is longer. By an amending Ordinance of 1913, additional powers are given to the Administrator in revoking and granting leases.

The various types of leases, licenses, and permits 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; (vii) licenses; and (viii) pastoral and other permits. (See § 2, 7). The permit system was discontinued at the end of 1911.

Areas held under Lease, License, and Permit. The following table shews the total areas held under lease, license, and permit at the end of the years 1901 and 1913 to 1918 :—

NORTHERN TERRITORY.—AREA HELD UNDER LEASE, LICENSE, OR PERMIT, 1901 AND 1913 TO 1918.

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.	1918.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases	1,067	667	436	436	436	436	436
Pastoral Leases ¹	111,476,240	93,748,100	104,370,160	113,813,329	110,560,129	103,993,600	88,701,440
Other Leases ²	1,176,981	1,762,538	88,637	112,862	109,353	108,387	260,043
Total Leased	112,654,288	95,511,305	104,459,233	113,926,627	110,669,918	104,102,423	88,961,919

1. See Table given on next page.

The following table gives particulars of the areas held under the various types of lease and license as at the end of the years 1917 and 1918, and included in the previous table under the heads of "pastoral leases" and "other leases."

**NORTHERN TERRITORY.—AREAS HELD UNDER LEASE, LICENSE, OR PERMIT,
AT 31st DECEMBER, 1917 AND 1918.**

Particulars.	1917.		1918.	
	No. of Leases.	Area in Acres.	No. of Leases.	Area in Acres.
(UNDER SOUTH AUSTRALIAN ACTS.)				
Pastoral leases	225	51,534,080	224	63,998,080
Pastoral permits	52	9,034,240	54	9,034,240
Annual pastoral leases	2	63,360	2	63,360
Right of purchase leases	3	436	3	436
Agricultural leases	12	1,945	6	1,400
Leases, special purposes	1	2	1	2½
Occupation licenses	19	112	40	216
Gold-mining leases .. .. .	..	..	21	413
Mineral leases .. .. .	..	..	59	2,048
Water leases	4	6,400	5	6,401

(UNDER CROWN LANDS ORDINANCE, 1912.)

Grazing licenses	85	16,465,280	86	16,465,280
Pastoral leases	76	26,896,640	115	24,703,360
Miscellaneous leases	22	84,841	28	168,194
Agricultural leases (cultivation)	8	5,565	} 19	} 3,330
Agricultural leases (mixed farming and grazing)	4	9,362		
Town leases	71	160	72	167

§ 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, 1918.**

Particulars.	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tas.	C'wealth.
Area acquired .. acres	851,522	569,334	785,311	743,191	446,804	75,633	3,471,795
Purchasing price £	2,772,422	4,239,956	1,955,060	2,441,051	421,373	274,563	12,104,425
Farms, &c., { No.	1,649	4,594	2,664	2,709	704*	253	12,573
allotted { acres	774,270	489,348	593,452	692,712	267,008	66,971	2,883,761

* Includes only farms for which Crown Grants have not issued.

The following table shews the areas of private lands acquired in each State in the financial year 1900-01, and at the end of each year from 1913 to 1918 :—

**CLOSER SETTLEMENT.—AREAS OF PRIVATE LANDS ACQUIRED,
1901 AND 1913 TO 1918.**

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
1913	676,439	560,081	664,363*	624,202	446,804	49,476†	3,021,365
1914	685,156	567,687	664,363*	632,715	446,804	60,232†	3,056,957
1915	685,156	564,520	664,363*	611,402	446,804	73,162†	3,045,407
1916	745,883	564,600	664,363*	661,117	446,804	73,320†	3,156,087
1917	747,204	567,943	785,311*	685,217	446,804	75,259†	3,307,738
1918	759,526	565,442	785,311*	685,611	446,804	75,259†	3,317,953

* To the preceding 31st December. † Including 10,382 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 and in the Northern Territory 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 in consequence practically inoperative. Under the Closer Settlement Act of 1904, and subsequent amendments, 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. 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, &c., 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 $6\frac{1}{2}$ 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 $5\frac{1}{2}$ per cent., is paid off. Prior to 1st September, 1917, the deposit and annual instalments ranged from 5 per cent. to 6 per cent., and the interest from 4 per cent. to 5 per cent. Under this system the balance due to the Crown will be paid off in thirty-one years, the holding then becoming a freehold. A condition of residence for five years attaches to every settlement purchase. Under the amending Act of 1918, interest only may be paid in lieu of such instalments for such periods, and subject to such conditions as the Minister may determine. The Minister may also postpone payment conditionally or unconditionally of such interest, or one or more instalments of purchase money, if satisfied of the inability of the holder to pay, provided that the amount owing to the Crown does not exceed the original capital value plus 80 per cent. of the value of improvements effected on the settlement purchase since commencement of title.

(ii) *Closer Settlement Permissive Occupancies.* The Minister may grant permits to occupy any lands within a settlement purchase area which remain undisposed of, subject to certain terms and conditions.

(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) *The Closer Settlement Promotion Act 1910.* Under this Act any three or more persons or any one or more discharged soldiers within the meaning of the Returned Soldiers' (Amendment) Act 1917, each of whom is 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.

The following table shews the number and area of farms allotted since the passing of the Act :—

NEW SOUTH WALES.—OPERATIONS UNDER CLOSER SETTLEMENT PROMOTION ACT 1910.

Year.	Farms Allotted.		
	Number.	Area.	Amount Advanced.
		Acres.	£
1910-11	26	10,785	54,131
1911-12	209	84,279	418,941
1912-13	274	107,791	599,145
1913-14	183	62,598	361,351
1914-15	95	35,963	201,163
1915-16	141	61,626	300,103
1916-17	57	28,877	123,330
1917-18	123	56,652	285,317
Total	1,108	448,571	2,343,481

(v) *Areas Acquired and Disposed of.* Up to the 30th June, 1918, forty-two estates had been opened for settlement under the Closer Settlement Acts.

The following statement gives particulars of the aggregate areas opened up to the 30th June, in each year from 1913 to 1918 :—

NEW SOUTH WALES.—CLOSER SETTLEMENT AREAS, 1913 TO 1918.

Year Ended 30th June.	Areas.			Capital Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Acquired Lands.	Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1913	676,439	87,759	764,198	2,667,203	159,973	2,827,176
1914	685,156	89,540	774,696	2,685,660	163,254	2,848,914
1915	685,156	89,540	774,696	2,685,660	163,254	2,848,914
1916	745,883	91,987	837,870	2,870,116	167,962	3,038,078
1917	747,204	91,996	839,200	2,895,638	168,175	3,063,813
1918	759,526	91,996	851,522	2,947,221	170,259	3,117,480

The total area thus set apart has been divided into 1,708 farms, comprising 824,985 acres, the remaining area being reserved for recreation areas, roads, stock routes, schools, &c.

The following table gives particulars as to the disposal of the farms by closer settlement purchase for the years ended the 30th June, 1913 to 1918 :—

NEW SOUTH WALES.—CLOSER SETTLEMENT ALLOTMENTS, 1913 TO 1918.

Year.	Farms Allotted by Board to Date.			Total Amount received in respect of Settlement Purchases.	Total Number of Applications received.
	Number.	Area.	Value.		
		Acres.	£	£	
1912-13 ..	1,554	724,924	2,767,370	363,425	1,568
1913-14 ..	1,567	734,125	2,806,285	493,795	1,578
1914-15 ..	1,588	742,610	2,834,792	506,073	1,591
1915-16 ..	1,609*	748,573*	2,860,636*	718,660	1,612
1916-17 ..	1,622	759,753	2,905,550	834,485	1,625
1917-18 ..	1,624	760,083	2,907,055	985,863	1,625

* Including 46 Settlement Purchase Farms of 24,943 acres, with a capital value of £110,094, since converted into Homestead Farms.

(vi) *Labour Settlements.* These settlements were founded by the Labour Settlements Acts 1893 and 1894, which were amended and repealed by the Labour Settlements Act 1902. Land might 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 were 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 was empowered to grant financial assistance to the Board of Control. Only two settlements, those at Bega and Wilberforce, were established under the Act. The Labour Settlements Act 1902 was repealed by the Bega and Wilberforce Labour Settlements Act 1917, which dissolves the Boards of Control, and provides for the settlers applying for the blocks they occupy as Homestead Farms under the Crown Lands Consolidation Act 1913.

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. Part of this area has since been made available.

4. *Victoria.*—(i) *Closer Settlement Act 1915.* The Closer Settlement Act in Victoria is administered by a Board consisting of three persons appointed by the Governor in Council, and entrusted 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 £2,500 in value, (b) workmen's homes allotments not exceeding £250 in value, and (c) agricultural labourers' allotments not exceeding £350 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, recreation reserves, or other public purposes.

The Board may approve of an agreement between an owner and one or more persons to purchase a farm or farms, not exceeding £2,500 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 Act 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, with the same residence condition as that contained in the lease, 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. In the case of workmen's homes and agricultural labourers' allotments, the lessee may at any time transfer, assign or sublet with the consent of the Board.
- (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 £500 for any one allotment. Any sum so expended is repayable, with interest added, by instalments extending over a prescribed period, not greater than twenty years. Provision has also been made for deferring payments in case 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.* 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.* The following statement shews the operations which have taken place in Victoria under the provisions of the Closer Settlement Acts, 1898 to 1915, up to the 30th June, 1901 and 1913 to 1918 :—

VICTORIA.—CLOSER SETTLEMENT, 1901 AND 1913 TO 1918.
(INCLUDING IRRIGATED AREAS.)

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.	Acres.	No.	£	£	Acres.	
1901	28,553	151,566	28,461	69	3,658	44	240	193	7,529			
1913	563,554	4,315,305	498,701	512	3,658	3,564	6,334	3,306	922,842	397,803	64,550	
1914	567,687	4,222,248	500,819	828	8,829	24,903	..	4,112	1,213,593	456,511	60,028	
1915*	567,993	4,230,055	509,454	782	5,111	26,163	..	4,227	1,432,187	528,960	56,525	
1916	568,073	4,230,779	513,281	778	5,547	27,193	..	4,321	1,661,427	569,445	51,878	
1917	571,953	4,277,356	517,467	781	4,720	27,546	4,201	4,509	1,670,959	608,728	43,017	
1918	569,334	4,239,956	502,475	783	4,622	29,577	4,210	4,594	1,974,744	655,380	30,619	

* During 1915, areas previously classed as Workmen's Homes and Agricultural Allotments were transferred to Farm Allotments.

Up to 30th June, 1918, there were also acquired under the Discharged Soldiers' Settlement Act 1917, 38,030 acres, at a cost of £490,253. Applications granted numbered 283; and 31,178 acres were made available for farm allotments, 42 acres being absorbed in roads, &c.

(ii) *The Small Improved Holdings Act 1906.* Under this Act, which has been repealed, 2,822 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 rights of lessees of land in Village Communities are now provided for in the Land Act 1915. 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 three years. The total amount of monetary aid advanced up to the 30th June, 1918, was £67,379, of which sum the amount repaid to date was £44,460. After three years a lease may be obtained.

On the 30th June, 1918, there were 449 settlers actually residing, and 130 not residing, but improving, making a total of 579 in occupation. Including wives and children the total number in residence was 1,634.

(iv) *Closer Settlement in the Irrigation Districts.* The movement for closer settlement in the irrigation districts started about nine years ago, when the State adopted the policy of purchasing large areas of land commanded by irrigation schemes, and subdividing them for intensive culture. The management and supervision of these areas were formerly vested in two bodies—the Closer Settlement Board and the Water Supply Commission, but in order to do away with this dual control, the Amending Closer Settlement Act of 1912 (now incorporated in the Closer Settlement Act 1915) was passed, transferring to the Water Supply Commission the entire management, leasing, and general supervision of all such areas within irrigation districts. The State had expended between three and four million pounds on irrigation works, which were not being used to their full extent. Under the Goulburn Scheme, the largest of the State works, less than half the available water was being used. The reason was lack of people to cultivate the land as irrigation requires. Previously, in the various districts the average size of farms varied from 400 to 600 acres, while under irrigation from about 12 to 80 acres will now give employment to a good-sized family and furnish them a comfortable living. The large farms of the irrigation districts could not be properly cultivated by their owners, and the only way to make irrigation a success was to subdivide these holdings and bring in farmers to cultivate the smaller areas. To this end the State offered to buy suitable land in any district having a reliable and ample water supply, at a price fixed by impartial expert valuers, and has purchased 111,714 acres for this purpose, and now administers also the irrigated closer settlements established on Crown lands at Merbein and Nyah, which contain respectively about 7,000 acres and 3,000 acres. This land is sold to settlers on 31½ years' terms with 4½ per cent. interest on deferred payments, under what are known as closer settlement conditions, which, while providing for the liberal terms and advances referred to in this paragraph, require, on the part of the settler or his successor, residence on the block for at least eight months in each year. These payments are calculated on the Credit Foncier basis and are equalised through the whole period. As a result the settlers, by paying an additional 1½ per cent., or 6 per cent. in all, in 31½ years pay off both principal and interest. In the early stages of irrigated closer settlement the State undertook, where desired by settlers, to prepare portions of their holdings for irrigation by grading, seeding, check-banking, and constructing distributory channels, settlers being allowed to pay the cost of such works by instalments extending over ten years. The development of these settlements has, however, now reached such a stage that this is no longer necessary. Contract labour is available to new settlers, and there are facilities for the carrying-out of this work locally, but financial assistance to the same extent is still available. To further help the settler of limited means, the State will build a house and allow twenty years to pay for it. The cash payments required are as follows:—On houses costing less than £100, £10; on houses costing more, the cash payment varies from 12½ to 30 per cent. of the estimated cost. The State also makes loans to settlers equal to 60 per cent. of the value of permanent improvements, these loans to be repaid in twenty years. Five per cent. interest is charged on all advances—whether for houses, preparing land, or money furnished the settler. Last year 135 blocks were granted to new settlers, 87 of whom were discharged soldiers. During the past nine years 85,700 acres have been settled in farms averaging

fifty-two acres each—which are now the homes of 1,661 new settlers. There are also 321 allotments comprising 14,100 acres ready for immediate occupation, and a further 5,000 acres being prepared for settlers. At Shepparton, one of the oldest of these settlements, there are now 255 settlers living where there were originally twenty. At Cohuna, another early settlement, some settlers made such satisfactory progress, that they paid in full their land and other instalments, when their leases, which were for 31½ years, were only some seven years old. In Koyuga there are fifty-two settlers with good houses, many young orchards, fine crops of lucerne and vegetables, where in November 1910 there was not a house, a family, or an acre of cultivated land. Of the total area settled, 27,000 acres are under lucerne, 13,000 under fruit, and 14,000 under other crops. There are now thirteen settlers' homes for every one that existed on these areas when repurchased by the State. One hundred and thirty of the settlers are discharged soldiers.

Houses now being erected are of a better type than the original ones. This has been made possible because the settlers now applying have as a rule more capital than the earlier ones and desire better homes. Reports received regularly from officers in charge of irrigation districts indicate that in nearly all cases the settlers are making good progress on their holdings, and that there is undoubtedly an increasing feeling of security and permanence pervading these settlements.

The war conditions have made the disposal of the products of these settlements a matter of some difficulty. In regard to soft fruits, for instance, there was in the year 1916–17 a very heavy glut, and the position was so critical that the Commission arranged a peach pool for the irrigation closer settlement districts. This was continued until the Government, by obtaining some large war contracts for jam, was able in a great measure to arrange for the absorption of the surplus. In Shepparton district the settlers, in view of the difficulties experienced in disposing of their fruit, requested the Government to advance them a sum under the proposed Fruit Act for the establishment at Shepparton of a fruit-processing factory. The Government assisted as suggested, and the factory is now in operation.

5. *Queensland.*—(i) *Closer Settlement.* Under the provisions of the Act of 1906, private lands for closer settlement may be repurchased by the Crown, either by agreement or compulsorily.

(a) *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 in any one year on the acquisition of land for the purpose of closer settlement is £500,000.

(b) *Disposal of Land.* A sufficient part of the land acquired must be set apart for roads, public reserves, and townships, and, up to the end of 1916, the remainder was proclaimed open for selection as agricultural farms under the Land Act 1910, which repealed the Land Acts 1897 to 1909, and under the Closer Settlement Act Amendment Act of 1913; the term of the lease was 40 years. The rent to be paid for the first year was 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 £6 6s. 0d. for every £100, continued from the fifth to the fortieth year, would, at the end of the term, have paid off the principal sum together with interest. From 1st January, 1917, the opening of land for agricultural farm selection has not been allowed. Under the present law, the remainder of the land (after provision for roads, reserves, &c.) is opened for selection as perpetual lease selections at an annual rent fixed by the Minister, but at a rate per cent. of the capital value not more than the rate of interest paid by the Government on the purchase money of the estate of which the land forms part. The deposit of 10 per cent. is abolished, but so also is the provision that no rent need be paid during the second, third, and fourth years of the term. The rent may be reappraised for each period of fifteen years.

(c) *Areas Acquired and Selected.* The following table gives particulars of the operations under the above Acts at the end of the year 1901 and of each year from 1913 to 1917 :—

QUEENSLAND.—CLOSER SETTLEMENT, 1901 AND 1913 TO 1917.

Year.	Number of Estates Acquired.	Total Area Acquired to Date.	Total Amount of Purchase Money.	Total Area Selected to Date. ¹
		Acres.	£	Acres.
1901	15	132,760	335,056	124,710
1913	29	664,363	1,713,165	543,788
1914	29	664,363	1,713,165	559,597
1915	29	664,363	1,713,165	582,788
1916	30	785,311	1,955,060	589,047
1917	30	785,311	1,955,060	587,724

1. In addition, at the end of the year 1917 there were 12,498 acres sold at auction and 3,351 acres retained by the Government for experimental farms and for other sales.

The total area opened for selection up to the end of the year 1917 was 640,400 acres, of which 587,724 acres had been selected by 2,204 selectors. There remained 52,675 acres unselected or reserved. The total amount of rent paid up to the same date was £1,248,612, the amount in arrear being £19,294. At the end of the year 1917 there were 2,204 selectors holding 2,387 agricultural farms, 253 unconditional selections, and five prickly pear selections. In addition, land and improvements to the value of £90,966 had been sold at auction.

(ii) *Group Settlement.* The Special Agricultural Selections Acts 1901 to 1905 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 1917 numbered 129, and comprised a gross area of 43,728 acres. Up to the end of that year 94 portions, comprising 32,202 acres, valued at £31,521, had been applied for by members of the bodies of settlers for whom they were opened.

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 is made on the next page to the provisions of the Irrigation and Reclaimed Lands Act 1908, as consolidated by the Act of 1914, regarding the settlement of reclaimed lands.

(i) *Disposal of Land.* The Crown Lands Act Further Amendment Acts 1915 and 1917 enlarge the value of the blocks into which estates may be subdivided for closer settlement purposes from £2,000 to £5,000 unimproved value. The purchase-money, with interest thereon at 4 per cent. per annum, is payable in 128 half-yearly instalments.

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 for the years 1902 and 1913 to 1917 :—

SOUTH AUSTRALIA.—CLOSER SETTLEMENT, 1902 AND 1913 TO 1917.

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 Un-occupied, (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
1913	629,574	434,417	818	1,344	50,998	134	61,061	80,802
1914	657,629	476,332	796	1,584	51,863	164	63,964	62,926
1915	666,299	487,853	753	1,579	51,588	164	65,484	58,878
1916	729,963	487,355	733	1,513	52,138	164	66,607	121,453
1917	743,191	501,439	703	1,531	71,896	144	112,642	54,836

During the financial year 1917-18, one property of 394 acres was repurchased. The total area repurchased at 30th June, 1918, was 743,191 acres, the purchase-money being £2,441,052. Of that area 692,749 acres had been allotted to 2,709 persons, the average area to each being 255 acres.

(iii) *Irrigation Areas.* Under the Irrigation and Reclaimed Lands Act 1914, 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, but in the case of partnerships 50 acres may be held by each partner up to a maximum of 150 acres. Land above the irrigating channels is also offered to lessees of irrigable blocks for dry farming, grazing, &c. Each block is offered under 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. In the case of swamp lands in the reclaimed lands, a drainage rate of from 5s. to 7s. 6d. per acre per annum is payable. On the irrigable land the water rate has been fixed at 30s. per acre per annum for the first four years, after which an amount will be charged sufficient to cover actual cost of supplying water, and the interest on pumping plants, channels, &c. A sliding scale covers both the rent and water rates for the first four years.

Under Part V. of the Act a fund has been constituted called the Lessees of Reclaimed Lands Loan Fund, consisting of money provided by Parliament to be expended by the Department in assisting settlers on the irrigation areas by fencing, clearing and grading their blocks, and constructing irrigation channels and drains and concrete tanks thereon. Such improvements will be undertaken up to a value not exceeding £15 per acre of the irrigable area in each lessee's block, but before the work can be commenced a deposit must be paid equal to 15 per cent. of the Department's estimated value of such improvements.

The total cost of the work, less amount of deposit paid, will be treated as a loan to the lessee, and will be repayable in twenty equal annual instalments, after the expiration of five years, or at any shorter period if so desired by the lessee, current rate of interest being charged.

Any lessee will be permitted to accept the contract for carrying out his own improvements, according to the specifications and estimate of the Department, up to the maximum amount per acre, as mentioned above.

(iv) *Village Settlement.* 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 and Kingston districts were proclaimed irrigation areas under the Irrigation and Reclaimed Lands Acts 1908 and 1909, this would leave only the Lyrup 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, such deferred payments bearing interest at 5 per cent. per annum. The total amount advanced up to the 30th June, 1918, was £41,376, of which £39,448 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, 1917, was 2,326, comprising 35,009 acres, at a purchase price of £84,816, or an average of £2 8s. 0d. 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 1,000 acres; in special cases 2,000 acres.

(iii) *Conditions of Sale to Selectors.* The maximum selling price of any repurchased 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.* The transactions conducted under the provisions of the Agricultural Lands Purchase Acts are shown for 1901 and for each year from 1913 to 1918 in the subjoined table :—

WESTERN AUSTRALIA.—CLOSER SETTLEMENT, 1901 AND 1913 TO 1918.

* Year.	Total Area Acquired.	Total Purchase-money.	Roads, Reserves, &c.	Total Area made available for Selection.		Area Selected during the Year.	Total Area occupied to Date.	Balance of Area available for Selection.	Total Revenue received to Date.
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	£
1901 ..	46,624	52,764	1,459	45,165	4,295	37,235	7,930	14,451	
1912-13	446,804	421,333	12,799	290,670	10,835	270,945	19,725	175,245	
1913-14	446,804	421,333	128,605	315,133	2,451	268,260	46,873	210,675	
1914-15	446,804	421,373	15,825	430,979	4,122	272,190	158,789	239,409	
1915-16	446,804	421,373	15,825	430,979	342	271,242	159,737	268,232	
1916-17	446,804	421,373	15,825	430,979	77	269,648	161,331	295,740	
1917-18	446,804	421,373	15,825	430,979	2,813	267,008	163,971	319,759	

* The figures for 1901 are up to 31st December. For subsequent years they are given as up to 30th June.

On the 30th June, 1918, the total expenditure, exclusive of purchase-money but including interest, was £175,751, which left a balance of £144,008. At the same date the amount invested as sinking fund was £138,029.

(v) *Workingmen'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 workingmen'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 workingman's block is allowed to select another, except under very special circumstances.

The following table shows the number and area of accepted applications for workingmen'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 1913 to 1918 :—

WESTERN AUSTRALIA.—PARTICULARS OF WORKINGMEN'S BLOCKS,
1901 AND 1913 TO 1918.

Year	..	1901.	1913.*	1914.*	1915.*	1916.*	1917.*	1918.*
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NUMBER AND AREA OF ACCEPTED APPLICATIONS DURING YEAR.

Number ..	2	1	1	Nil	1	Nil	Nil	Nil
Area in Acres	6	4	1	Nil	1	Nil	Nil	Nil

NUMBER AND AREA OF BLOCKS OCCUPIED AT END OF YEAR.

Number ..	7	230	168	189†	176	134	108
Area in Acres	31	617	590	584	565	510	482

* For financial year ended 30th June. † Increase due to cancelled leases being reinstated.

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, and since 19th October, 1911, the system of leasehold has been reverted to.

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 and 1911, and consolidated in 1913, power is given to the Minister for Lands, on the recommendation of the Closer Settlement Board, to purchase compulsorily or 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 brought under the Act are subdivided into farm allotments of a suitable size—not exceeding £4,000 in value—and are disposed of by way of lease for 99 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. The Minister has power to dispose of the fee simple of such land in any estate which is considered unsuitable for closer settlement.

A lessee must improve his holding to a value equal to 2½ 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. Provision is made for reserving a proportion of the allotments thrown open, and leasing the same, under special terms and conditions, to *bona fide* immigrants.

(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 pound for pound of the sum expended by him in building and other improvements. Such advances must be repaid, together with interest at 5 per cent., in equal half-yearly instalments within a period not exceeding 21 years.

(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, 1918, twenty-four areas had been opened up for closer settlement. Particulars are given in the following statement:—

TASMANIA.—CLOSER SETTLEMENT, 1909 TO 1918.

Year.	Number of Farms made Available.	Number of Farms Allotted.	Area	Rental of	Total Area
			of Farms Allotted.	Farms Allotted.	Purchased.
			Acres.	£	Acres.
1909	49	45	9,117	789	7,902
1910	9	15	1,872	539	1,362
1911	37	36	4,965	168	5,143
1912	11	7	3,912	563	6,147
1913	18	21	5,652	1,134	3,745
1914	24	17	8,975	1,959	10,756
1915	36	53	15,153	4,393	12,930
1916	5	11	1,729	476	157
1917	5	15	3,900	993	1,939
1918 .. ..	..	8	2,366	205	Nil

The total purchase money paid by the Government up to the 30th June, 1918, was £274,563.

9. **Northern Territory.**—In the Northern Territory, a Board is constituted to deal with assistance to settlers. During 1917–18, the number of applications received and dealt with by the Board was 19. The total amount of loans granted during the year was £695, of which £116 has been repaid. A sum of £472 was also repaid on account of loans previously granted, and interest on the same. On 30th July, 1918, the total amount outstanding was £7,765.

§ 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, &c., 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.* The following tables shew the total areas of Crown lands for which leases and licenses for mining purposes were issued in each State during 1901, and for each year from 1913 to 1917 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 AND 1913 TO 1917.

Particulars.	N.S.W.	Victoria. ¹	Q'land. ²	S. Aust. ³	W. Aust. ³	Tas.	C'wealth.
AREAS FOR WHICH LEASES AND LICENSES ISSUED.							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901	50,349	..	55,698	93,985	37,593	18,125	255,750
1913	25,154	36,141	146,366	244,528	62,773	15,534	530,496
1914	31,573	12,774	126,160	766,866	29,127	15,123	981,623
1915	14,219	10,103	56,518	965,596	37,989	13,919	1,098,344
1916	40,616	7,173	31,106	557,911	23,448	9,306	669,560
1917	72,334	7,618	15,842	268,749	28,160	7,515	400,218
TOTAL AREA OCCUPIED AT END OF YEAR.							
1901	134,209	..	124,182	14,140	66,682	50,362	4389,575
1913	219,488	123,320	285,966	412,693	149,801	45,913	1,237,181
1914	230,493	119,404	283,704	805,889	128,609	49,963	1,618,062
1915	224,621	108,773	242,196	1,012,427	145,920	53,060	1,786,997
1916	224,593	97,532	218,312	670,890	138,157	53,462	1,402,946
1917	231,981	88,599	221,647	274,003	113,656	54,391	984,277

1. Including private lands, leases, and water right licenses only. 2. Exclusive of lands held under miners' rights only. 3. Exclusive of miners' rights. 4. Excluding Victoria.

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.

A description of the conditions under which these licenses and leases are granted may be found in previous issues of the Year Book. (See Year Book No. 6, p. 307.)

(searching, tailings, and water-right), while miners' rights and business licenses are issued by the Treasury Department, and residence areas are registered by local mining registrars. A description of the conditions governing the issue of these leases and licenses will be found in previous editions of the Year Book. (See Year Book No. 6, p. 308.)

Licenses of auriferous lands not for mining purposes may be issued by the Lands Department.

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 1917 the number of mining leases, licenses, &c., issued was 126, covering an area of 7,618 acres; the rent, fees, &c., received thereon amounted to £905. No particulars are available as to the total area of either Crown or private land 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, the Mining for Coal and Mineral Oil Act 1912, and the Miners' Homestead Leases Act 1913. Under these Acts the Department of Mines is authorised to issue (i) miners' rights; (ii) mining leases; (iii) mining leases and licenses for coal and mineral oil; and (iv) miners' homestead leases.

The conditions which govern the issue of miners' rights, mining leases, and miners' homestead leases are described in previous issues of the Year Book. (See Year Book No. 6, p. 309).

Mineral leases for coal and mineral oil may be granted for a term of 21 years at an annual rent of sixpence an acre, together with a royalty, according to the distance the lease is from a seaport or other place of delivery, of twopence to threepence per ton of coal raised during the first five years of the lease, and of fourpence to sixpence per ton during the remainder of the term. A lease for mineral oil with a maximum area of 320 acres may be granted for a term of 21 years at an annual rental of sixpence per acre, with a royalty of 5 per cent. of the value of all crude oil produced. Licenses to occupy not more than 2,560 acres may be granted to any person desiring to prospect Crown lands for coal and mineral oil upon payment of one penny for every acre comprised in the application.

The "Mining on Private Land Act 1909" authorises the granting of leases, &c., on and under private land, under conditions as to compensation, &c.

(i) *Particulars of Leases and Licenses Issued, 1917.* The subjoined table gives particulars of the leases and licenses of Crown lands issued for mining purposes during the year 1917 :—

QUEENSLAND.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT DURING YEAR 1917.

Lease or License.	Mining Leases.				Miners' Homestead Leases.	Coal Prospecting Licenses.	Miscellaneous Holdings.
	To mine for gold.	To mine for minerals other than gold.	Tramways	Buildings and machinery.			
Purpose for which issued.					Residence, business, &c.	To prospect for coal.	Mining, residence, &c.
Area in acres	479	1,372	..	..	11,280	2,711	*10,000

* Approximate.

(ii) *Particulars of Areas Occupied.* The following table shows 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 1913 to 1917 inclusive.

QUEENSLAND.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT, 1901 AND 1913 TO 1917.

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.
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LEASES AND LICENSES ISSUED DURING YEAR.*

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining	3,581	1,055	356	581	102	479
Mining for other minerals	7,142	7,248	10,895	9,391	2,087	1,372
Other purposes	44,975	138,072	114,909	46,546	28,917	13,991
Total	55,698	146,375	126,160	56,518	31,106	15,842

TOTAL AREA OCCUPIED AT END OF YEAR.*

Gold mining	11,296	5,915	5,479	4,736	3,508	2,882
Mining for other minerals	23,113	34,711	39,205	43,389	39,799	39,754
Other purposes	89,773	245,340	239,020	194,071	175,005	179,011
Total	124,182	285,966	283,704	242,196	218,312	221,647

* 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, and amending Acts. 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.

The conditions which govern the issue of these various leases and licenses have been described in previous issues of the Year Book. (See Year Book No. 6, p. 311.)

(i) *Particulars of Leases and Licenses.* The following table gives particulars of leases and licenses of Crown lands issued by the Mines Department during the year 1917 :—

SOUTH AUSTRALIA.—LEASES AND LICENSES ISSUED BY THE MINES DEPARTMENT DURING YEAR 1917.

Particulars.	Act under which Issued.	Purpose for which Issued.	Area.
<i>Leases</i>	Mining Act 1893	To mine for—	Acres.
<i>Mineral claims</i> .. ..	.. ..	Gold and other metals and minerals	977
<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	19,445
<i>Occupation licenses</i>	Mining Act 1893	Occupation by miners	248,320
Total .. ..	.. ..	.. ..	7
			268,749

(ii) *Leases and Licenses Issued and Areas Occupied.* 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 1913 to 1917 inclusive :—

SOUTH AUSTRALIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT, 1901 AND 1913 TO 1917.

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.
LEASES AND LICENSES ISSUED.*						
Gold mining	Acres. 1,377	Acres. 312	Acres. 625	Acres. 356	Acres. 83	Acres. 215
Mining for other minerals ..	92,587	244,204	766,213	965,226	557,819	268,527
Other purposes	21	12	28	14	9	7
Total	93,985	244,528	766,866	965,596	557,911	268,749

TOTAL AREAS OCCUPIED.*

Gold mining	14,140	1,419	1,581	1,840	1,505	1,509
Mining for other minerals ..	..	411,175	804,205	1,010,474	669,281	272,385
Other purposes .. ..	..	99	103	113	104	109
Total	14,140	412,693	805,889	1,012,427	670,890	274,003

* Exclusive of miners' rights.

The following table shows the total area occupied (exclusive of miners' rights) at the end of the year 1917, classified according to the nature of the holding :—

SOUTH AUSTRALIA.—TOTAL AREA UNDER MINING ACTS, 1917.

Nature of Holding.	Number.	Area.	Nature of Holding.	Number.	Area.
		Acres.			Acres.
Mineral leases	305	14,314	Search licenses	118	217,647
Gold leases	83	1,509	Coal and oil claims ..	20	12,800
Gold dredging leases ..	..	..	Gold claims	3	10
Miscellaneous leases ..	62	12,994	Coal and oil leases ..	4	1,360
Mineral claims	401	13,260	Total	1,214	274,003
Occupation licenses ..	218	109			

6. **Western Australia.**—The issue of leases and licenses 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.

The conditions governing the issue of these leases and licenses are described in previous issues of the Year Book. (See Year Book No. 6, p. 312.)

(i) *Particulars of Leases and Licenses Issued, 1918.* The following table gives particulars of mining leases and licenses of Crown lands issued during 1918 :—

WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT, 1918.*

Particulars.	Gold Mining.	Minerals other than Gold.	Miners' Homesteads.	Miscellaneous.	Total.
	Acres.	Acres.	Acres.	Acres.	Acres.
Leases ..	3,181	1,284	528	81	5,074
Licenses ..	9,181	11,697	..	118	20,996

* Exclusive of miners' rights.

(ii) *Particulars of Areas Occupied.* 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 1913 to 1918 inclusive :—

WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT, 1901 AND 1913 TO 1918.

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.	1918.
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LEASES AND LICENSES ISSUED DURING YEAR.*

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ..	17,454	20,657	18,070	26,162	14,954	12,489	12,362
Mining for other minerals ..	19,281	40,111	9,434	9,389	6,647	14,819	12,981
Other purposes ..	858	2,005	1,623	2,438	1,847	852	727
Total ..	37,593	62,773	29,127	37,989	23,448	28,160	26,070

TOTAL AREA OCCUPIED AT END OF YEAR.*

	40,525	30,464	26,941	30,532	24,391	22,569	19,184
Gold mining ..	40,525	30,464	26,941	30,532	24,391	22,569	19,184
Mining for other minerals ..	14,091	71,291	57,495	70,146	69,405	48,778	49,952
Other purposes ..	12,066	48,046	44,173	45,242	44,361	42,309	45,241
Total ..	66,682	149,801	128,609	145,920	138,157	113,656	114,377

* Exclusive of miners' rights.

7. *Tasmania.*—Under the provisions of the Mining Act 1917, 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.

A description of the conditions under which these leases and licenses are issued may be found in previous editions of the Year Book. (See Year Book No. 6, p. 314.)

(i) *Particulars of Leases and Licenses Issued, 1917.* 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 1917 :—

TASMANIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT DURING 1917.*

Mineral.	No.	Area.	Mineral.	No.	Area.
		Acres.			Acres.
Asbestos .. ..	..	..	Silver	5	224
Barytes	3	30	Slate	4	717
Clay	2	11	Tin	106	1,598
Coal	6	1,000	Wolfram .. ..	..	..
Copper	8	474	Dredging claims	2	25
Gold	18	294	Machinery sites .. ..	..	..
Manganese .. ..	..	..	Mining easements	4	12
Minerals	34	1,327	Water rights	8	8
Osmiridium	1	23			
Scheelite	1	10			
Silica	1	20	Total	203	5,773

* 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.

(ii) *Leases and Licenses Issued and Areas Occupied.* The following table gives 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 1913 to 1918 inclusive :—

TASMANIA.—LEASES AND LICENSES ISSUED BY MINES DEPARTMENT, 1901 AND 1913 TO 1918.*

Particulars.	1901.	1913.	1914.	1915.	1916.	1917.	1918.
LEASES AND LICENSES ISSUED.*							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining	1,067	529	1,354	520	684	784	294
Mining for other minerals	17,058	14,444	13,588	13,211	8,203	6,630	5,459
Other purposes .. ..	..	561	181	188	419	101	20
Total	18,125	15,534	15,123	13,919	9,306	7,515	5,773
TOTAL AREAS OCCUPIED.*							
Gold mining	3,394	988	2,130	2,026	1,692	1,761	657
Mining for other minerals	46,968	42,360	44,593	48,330	48,637	49,742	43,063
Other purposes .. ..	..	2,565	3,240	2,704	3,133	2,888	2,880
Total	50,362	45,913	49,963	53,060	53,462	54,391	46,600

* See note to preceding table.

8. **Northern Territory.**—The granting of leases and licenses for mining purposes in the Northern Territory is under the control of the Administrator. The area of land held under Mining Regulations in the Northern Territory has been previously referred to in § 7 of this chapter (page 260).

§ 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 authorized 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 25 of the Crown Lands Consolidation Act 1913, 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 195 of the Crown Lands Consolidation Act 1913.

(b) *Victoria.* In Victoria lands may be resumed in accordance with the provisions of the Lands Compensation Act 1915, the Public Works Act 1915, the Railways Act 1915, the Land Act 1915, the Local Government Act 1915, the Water Act 1915, and the Forests Act 1915.

(c) *Queensland.* In this State alienated lands may be resumed under the provisions of the Public Works Land Resumption Acts 1906 to 1917 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 Railway Commissioners Act 1887, the Water Conservation 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.* The procedure for resuming land when required for road purposes is as follows :—

When provision is made by Parliament for a Public Works vote for any road, or when an amount is available from other sources, as under the Crown Lands Act (under which a proportion of the amount paid as purchase money is set aside for road purposes), application is made to the owner of the property through which the road is to pass. In most cases either land is given free or a price is agreed on between the owner and the officers of the Department. The purchase-money, with cost of necessary survey, is charged against the provision as referred to above, the land is surveyed and proclaimed under the provisions of the Lands Vesting Act 1894. In case of it being impossible to settle the matter by arrangement with the owner, the land can be acquired by arbitration under the Lands Clauses Act, which is incorporated with the Public Works and Crown Lands

Acts, but since the passing of the Lands Resumption Act 1910 it is possible to acquire it compulsorily without waiting for the usual formalities. Under this Act a notification is given to the owner, the land is surveyed, and then resumed by notification in the *Gazette*, on the publication of which the fee simple of the land vests at once in the Crown absolutely. The owner is then called upon to submit his claim, and the amount can be settled either by arbitration or by a court of competent jurisdiction in accordance with the provisions of the Lands Resumption Act. This procedure under the Lands Resumption Act is now becoming much more general in cases where the land cannot be acquired by arrangement, and it is expected that the effect of the operation of the Act will be to the advantage of the Government and consequently of the public, in enabling land to be acquired more economically than under the former practice. The local bodies, *i.e.*, the municipalities, have also power to acquire land under the provisions of the Local Government Act, but in practice it has been found most convenient for the procedure to be carried out by the Public Works Department on behalf of the local bodies, and this ensures the title being vested in the Crown, which gives uniformity of practice, and has also the effect that inquiry made as to title at the Government office shews at once the land that has been acquired.

2. Areas Resumed.—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 1901 and 1913 to 1917 :—

AREAS OF PRIVATE LANDS RESUMED BY THE CROWN, 1901 AND 1913 TO 1917.

(EXCLUSIVE OF RESUMPTIONS FOR CLOSER SETTLEMENT.)

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†
1913 ..	2,363	†	79	†	†	†	†
1914 ..	527	†	..	†	†	†	†
1915 ..	1,997	†	84	†	†	492	†
1916 ..	1,619	†	401	†	†	†	†
1917 ..	6,737	†	443§	†	†	†	†

* To 30th June. ** Exclusive of resumptions for railway purposes, which for the years 1901 to 1906 inclusive amounted to 13,081 acres. † Not available. ‡ Exclusive of South Australia. § Including 361 acres resumed for soldier settlement purposes. In addition, there was resumed by various local authorities, 45 acres; and by the Water and Sewerage Board, 83 acres.

§ 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, &c. 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 (exclusive of Commonwealth Territory) is 198,036,500 acres, of which on the 30th June, 1918, 40,855,172 acres, or about one-fifth, were alienated absolutely; 20,470,027 acres, or about one-tenth, were in process of alienation; 116,391,054 acres, or upwards of three-fifths, were occupied under Lands Department, Western Land Board, or Mines Department leases and licenses; and the remaining 20,320,247 acres, or about one-tenth, were unoccupied. The next table shews the areas alienated, in process of alienation, held under leases and licenses, and unoccupied, in 1901 and from 1913–14 to 1917–18.

During the year 1917–18, a total area of 843,228 acres became available for Crown leases, homestead farms, suburban holdings, additional holdings, &c. Of this area, 48 acres were made available for irrigation farms and allotments, and 53,283 acres were acquired under the Closer Settlement Promotion Act. In addition, 185,431 acres were made available for soldiers' settlement.

NEW SOUTH WALES.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 AND 1913 TO 1918.*

Particulars.	Area in Acres.					
	1901.	1913-14.	1914-15.	1915-16.	1916-17.	1917-18.
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	7,146,579
Sold by auction and other sales, 1862 to date	14,638,888	14,914,336	14,914,920	14,916,901	14,917,287	14,922,516
Conditionally sold, 1862 to date	4,212,189	15,960,930	16,264,942	16,571,958	16,929,786	17,318,124
Granted under Volunteer Land Regulations, 1867 to date	168,545	172,198	172,198	172,198	172,198	172,198
Granted for public and religious purposes	241,968	235,622	236,134	238,560	239,339	239,840
Homestead grants	35,385	1,396,911	1,365,179	1,317,120	1,256,036	1,055,915
Total area alienated	26,443,554	39,826,576	40,100,492	40,363,316	40,661,225	40,855,172
2. In Process of Alienation.						
Under system of deferred payments	20,044,703	17,837,702	18,035,210	18,315,181	18,693,915	19,225,824
Under system of homestead selections (including leases converted, but excluding grants issued)	1,550,985	†	†	†	†	†
Closer settlement purchases .. .. .	..	999,579	1,029,408	1,094,475	1,153,822	1,244,203
Total area in process of alienation	21,595,688	18,837,281	19,064,618	19,409,656	19,847,737	20,470,027
3. Held under Leases and Licenses.						
Total under Lands Department and Western Land Board	126,921,161	122,085,796	121,565,598	118,641,247	117,015,359	116,159,073
Mineral and auriferous leases and licenses (Mines Department)	134,209	219,488	230,493	224,621	224,593	231,981
Total leases under all Government Departments	127,055,370	122,305,284	121,796,091	118,865,868	117,239,952	116,391,054
4. Unoccupied	23,543,468	17,067,359	17,075,299	19,397,660	20,287,586	20,320,247

Area of State (exclusive of Commonwealth Territory)—198,036,500 acres.

* The figures for 1901 are up to the 31st December, while for the other years given they are up to the 30th June. † Now included under Homestead grants.

3. *Victoria*.—The total area of the State of Victoria is 56,245,760 acres, of which 24,427,467 acres, or about three-eighths, had been alienated absolutely up to the end of the year 1917; 8,096,052 acres were in process of alienation under deferred payments; and 12,383,810 acres were occupied under leases and licenses (exclusive of leases and licenses held under the Mines Department). 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 1913 to 1917 :—

VICTORIA.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 AND 1913 TO 1917.

Particulars.	Area in Acres.					
	1901.	1913.	1914.	1915.	1916.	1917.
1. <i>Alienated</i>	20,066,875	24,009,440	24,138,965	24,256,222	24,345,425	24,427,467
2. <i>In Process of Alienation</i> —						
Exclusive of Mallee, &c. ..	3,587,668	1,971,614	2,004,248	2,025,172	2,069,321	2,059,101
Mallee Lands	87,806	5,165,799	5,334,113	5,534,655	5,682,094	5,500,708
Under Closer Settlement Acts		‡(449,791)	‡(484,548)	494,965	507,500	518,068
Village Settlements	55,077	25,103	24,529	20,861	19,989	18,175
Total	3,730,351	7,162,516	7,362,890	8,075,653	8,278,904	8,096,052
3. <i>Leases and Licenses Held</i> —						
Under Lands Department ..	17,110,709	13,230,211	13,325,416	13,035,612	12,433,959	12,383,810
Under Mines Department*	..	..	..	..	..	..
4. <i>Unoccupied Crown Lands</i> † ..	15,337,825	11,843,593	11,418,489	10,878,273	11,187,472	11,338,431

Total area of State—56,245,760 acres.

* Not available. † Including leases and licenses held under the Mines Department, which are not available. ‡ This area is also included with land alienated.

Crown lands in Victoria include roads, 1,744,452 acres; water reserves, 315,596 acres; agricultural colleges, &c., 84,990 acres; State forests and timber reserves (now under Forests Act 1907), 4,129,778 acres; State forests and timber reserves under Land Acts, 142,300 acres; reserves in the Mallee, 418,000 acres; unsold land in towns, &c., 2,147,923 acres; and other reserves, 306,097 acres.

4. *Queensland*.—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1917, 16,669,837 acres, or about one twenty-sixth, were alienated absolutely; 10,215,839 acres, or about one-fortieth, were in process of alienation; 320,970,096 acres, or about three-quarters, were occupied under leases and licenses; roads, reserves, &c., occupied 16,827,711 acres, the remaining 64,436,517 acres being unoccupied. From 1901 to 1917 the area alienated absolutely increased by 3,136,369 acres, or 23 per cent., and the area in process of alienation by 7,424,175 acres, or 266 per cent.

The following table shews the areas alienated absolutely, the areas in process of alienation, and the areas held under various forms of lease and license at the end of the year 1901 and from 1913 to 1917 :—

**QUEENSLAND.—ALIENATION AND OCCUPATION OF CROWN LANDS,
1901 AND 1913 TO 1917.**

Particulars.	Area in Acres.					
	1901.	1913.	1914.	1915.	1916.	1917.
1. Alienated Absolutely.						
By Purchase ..	13,462,304	15,956,663	16,159,145	16,360,715	16,483,906	16,583,135
Without Payment ..	71,164	85,100	85,396	86,667	86,684	86,702
Total ..	13,533,468	16,041,763	16,244,541	16,447,382	16,570,590	16,669,837
2. In Process of Alienation	2,791,664	10,039,255	10,586,914	10,776,793	10,566,829	10,215,839
3. Occupied under Leases and Licenses.						
Runs in Settled Districts ..	176,000	228,873,480	226,119,640	223,896,160	215,950,840	211,581,200
„ Unsettled Districts ..	222,553,760					
Occupation Licenses ..	35,103,600	40,535,160	46,814,960	45,609,280	44,619,240	40,929,360
Grazing Farms and Homesteads	21,793,242	52,251,784	57,869,972	62,568,511	64,773,601	67,292,732
Scrub Selections ..	272,916	216,438	214,932	213,648	206,155	206,154
Leases Special Purposes ..	249	107,707	121,595	158,045	173,200	186,592
Under Mines Department ..	124,182	310,066	308,704	287,195	238,311	241,647
Perpetual Lease Selections ..	..	42,363	49,905	112,065	228,876	527,133
Auction Perpetual Leases ..	..	..	..	..	2,479	5,278
Total ..	280,023,979	322,337,898	331,499,708	332,824,904	326,192,702	320,970,096
4. Roads and Reserves	..	15,473,444	15,561,184	15,793,438	15,857,492	16,827,711
5. Unoccupied	132,770,889	65,227,640	55,227,653	53,277,483	59,932,387	64,436,517

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

The area open for selection (as distinguished from occupation for purely pastoral or special purposes) under every mode at the beginning of the year 1917 was 13,431,027 acres, and the area opened during the year was 8,996,660 acres, while the area withdrawn was 759,305 acres. The area selected was 4,517,194 acres, and the area remaining open at the end of the year was 17,151,188 acres. The number of grazing selections was 326 as against 359 in the previous year, and their gross area 4,168,277 acres, as against 4,477,748 acres.

5. South Australia.—The area of the State of South Australia is 243,244,800 acres. In this State, at the end of the year 1917, there were 10,737,841 acres, or about one twenty-fourth, alienated absolutely; 3,104,763 acres, or about one-eightieth, were in process of alienation; 119,437,222 acres, or about one-half, were occupied under leases and licenses; while the remaining 109,964,974 acres were unoccupied. The subjoined table shews for South Australia the areas 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 AND 1913 TO 1917.**

Particulars.	Area in Acres.					
	1901.	1913.	1914.	1915.	1916.	1917.
1. Alienated—						
Sold ..	7,413,510	10,296,156	10,383,620	10,467,883	10,544,779	10,608,162
Granted for Public purposes ..	121,613	122,818	122,851	122,873	129,429	129,679
Total ..	7,535,123	10,418,974	10,506,471	10,590,756	10,674,208	10,737,841

SOUTH AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,
1901 AND 1913 TO 1917—*continued.*

Particulars.	Area in Acres.					
	1901.	1913.	1914.	1915.	1916.	1917.
2. <i>In Process of Alienation</i> ..	553,774	2,032,635	2,410,137	2,943,395	3,039,292	3,104,763
3. <i>Held under Lease and License—</i>						
Right of Purchase ..	5,639,519	2,701,392	2,634,685	2,574,640	2,504,143	2,440,731
Perpetual ..	7,115,782	14,997,201	14,969,877	14,943,771	14,851,173	14,810,026
Pastoral ..	68,916,125	96,933,810	96,382,130	95,756,850	95,016,370	100,889,010
Other Leases and Licenses ..	3,905,729	1,229,971	1,193,767	1,144,683	1,128,630	1,049,522
*Mining Leases and Licenses ..	14,140	412,693	805,889	976,489	670,890	247,933
Total ..	85,591,295	116,275,067	115,986,348	115,396,433	114,171,206	119,437,222
4. <i>Total Occupied</i> ..	93,680,192	128,726,676	128,902,956	128,930,584	127,884,706	133,279,826
5. <i>Area Unoccupied</i> ..	149,564,608	114,518,124	114,341,844	114,314,216	115,360,094	109,964,974

Total area of State—243,244,800 acres.

* Exclusive of miners' rights.

6. *Western Australia.*—The total area of Western Australia is 624,588,800 acres, of which on the 30th June, 1918, 8,462,085 acres, or about one seventy-fourth part, were alienated absolutely; 13,105,628 acres, or about one forty-eighth part, were in process of alienation; while 208,052,623 acres, or about one-third, were occupied under leases and licenses issued either by the Lands or the Mines Departments. The remaining 394,968,464 acres, or nearly two-thirds, were unoccupied.

The following table shows the areas alienated absolutely and conditionally, and the areas held under leases and licenses at the end of the year 1901 and on 30th June, 1914, to 1918:—

WESTERN AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,
1901 AND 1913 TO 1918.

Particulars.	Area in Acres.					
	1901.	1913-14.*	1914-15.*	1915-16.*	1916-17.*	1917-18.*
1. <i>Absolutely Alienated</i> ..	3,468,878	7,795,319	8,007,937	8,125,629	8,276,084	8,462,085
2. <i>In Process of Alienation—</i>						
Midland Railway Concessions ..	2,768,810	121,800	54,800	54,800	54,800	54,800
Free Homestead Farms	283,455	1,517,330	1,469,132	1,404,237	1,351,461	1,288,866
Conditional Purchases	1,349,554	8,255,604	8,402,856	7,911,998	7,673,356	11,467,291
Selections from the late W.A. Company ..	75,213	7,182	4,851	3,728	3,088	2,289
Selections under the Agricultural Lands Purchase Act ..	37,235	258,191	260,697	259,055	255,305	247,196
Special Occupation Leases and Licenses ..	8,867	1,803	1,498	1,398	1,398	1,398
Homestead or Grazing Leases ..	286,425	3,634,233	3,832,648	3,901,011	3,897,471	..
Poison Land Leases or Licenses ..	1,306,270	56,862	52,236	47,252	47,252	43,275
Immigrants' Grants ..	400	..	..	..	..	..
Village Allotments ..	6	35	34	32	32	31
Working-men's Blocks	31	590	584	565	558	482
Total in Process of Alienation ..	6,116,266	13,853,630	14,079,386	13,584,076	13,284,721	13,105,628

WESTERN AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,
1901 AND 1914 TO 1918—*continued.*

Particulars.	Area in Acres.					
	1901.	1913-14.*	1914-15.*	1915-16.*	1916-17.*	1917-18.*
3. Leases and Licenses in Force—						
(i) <i>Issued by Lands Department</i>						
Pastoral Leases	96,508,549	180,891,721	186,418,417	193,023,620	189,574,945	204,820,869
Special Leases	448	30,401	35,948	37,559	33,516	38,285
Leases of Reserves	5,296	2,136,072	2,129,118	2,301,587	1,582,174	1,629,115
Selections in Goldfields	3,955	100				
Timber Leases and Licenses	865,180	658,146	†650,613	†654,550	†249,144	†627,160
Timber Permits		411,191	†410,943	†608,594	†908,850	†823,269
Residential Lots	550	224	267	268	274	269
(ii) <i>Issued by Mines Department</i>						
Gold Mining Leases	34,086					
Mineral Leases	6,576	†149,801	†128,609	†145,920	†386,350	†113,656
Other Leases	8,623					
Licenses	17,397					
Total under Leases and Licenses	97,450,660	184,277,656	189,773,915	196,772,098	192,735,253	208,052,623
4. Area Unoccupied	517,552,996	418,662,195	412,727,562	406,106,997	410,292,742	394,968,464

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.

7. **Tasmania.**—Of the total area of Tasmania, namely, 16,777,600 acres, there were at the end of the year 1917, 5,155,511 acres, or about three-tenths, alienated absolutely; 1,184,061 acres, or about one-fourteenth, were in process of alienation, 1,790,022 acres, or nearly one-ninth, were occupied under leases and licenses for either pastoral, agricultural, timber, or mining purposes; the remaining 8,648,006 acres, or about one-half, 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 1913 to 1917. Closer Settlement leased areas are in the latter year not included in the area alienated absolutely, the settlers having begun to exercise their right of purchase, which right becomes operative ten years after date of lease :—

TASMANIA.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 AND 1913 TO 1917.

Particulars.	Area in Acres.					
	1901.	1913.	1914.	1915.	1916.	1917.
1. Alienated Absolutely	4,621,585	5,051,112	5,085,868	5,125,197	5,179,865	5,155,511
2. In Process of Alienation	272,376	1,290,705	1,248,844	1,225,924	1,244,014	1,184,061
3. Leases or Licenses—						
(i) <i>Issued by Lands Department</i>						
Islands	149,165	134,908	135,000	204,630	207,630	197,406
Ordinary Leased Land	1,280,688	1,280,400	1,400,300	1,452,068	1,434,113	1,193,169
Land Leased for Timber	40,768	160,216	162,631	120,832	146,881	155,889
Closer Settlement		*45,572	*52,800	*66,307	*65,781	69,087
Soldier Settlement						3,430
(ii) <i>Issued by Mines Department</i>						
(iii) <i>Occupied by Commonwealth and State Departments</i>	50,362	45,913	52,376	53,060	53,462	54,391
(iv) <i>Reserved for Public Purposes</i>						
Total	1,520,983	1,691,558	1,826,805	1,939,905	1,954,585	1,790,022
4. Total Area Occupied	6,414,944	8,033,375	8,161,517	8,291,026	8,378,464	8,129,594
5. Area Unoccupied	10,362,656	8,744,225	8,616,083	8,486,574	8,399,136	8,648,006

Total area of State—16,777,600 acres.

* Included in 1. *Alienated Land.*

8. 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 1918, there were 476,476 acres, or only about one seven-hundred-and-fourth part, alienated absolutely; 106,807,751 acres, or about one-third, were held under leases and licenses; while the remaining 228,309,049, or nearly two-thirds, were unoccupied. The following table shows the area of land alienated absolutely, and also the area under lease:—

NORTHERN TERRITORY.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 AND 1914 TO 1918.

Particulars.	Area in Acres.					
	1901.	1914.	1915.	1916.	1917.	1918.
1. <i>Alienated</i> —						
Sold	473,230	474,422	474,542	475,494	475,494	476,428
Granted for Public Purposes	48	48	48	48	48	48
Total Alienated ..	473,278	474,470	474,590	475,542	475,542	476,476
2. <i>Leased</i> —						
Right of Purchase ..	1,067	436	436	436	436	436
Pastoral	111,476,240	104,370,160	113,813,329	110,560,129	103,993,600	64,964,864
Other Leases	1,176,981	88,637	112,862	109,353	108,387	41,365,975
Total Leases	112,654,288	104,459,233	113,926,627	110,669,918	104,102,423	106,331,275
3. <i>Total Occupied</i>	113,127,566	104,933,703	114,401,217	111,145,460	104,577,965	106,807,751
4. <i>Remainder Unoccupied*</i> ..	221,989,234	230,183,097	220,715,583	223,971,340	230,538,835	228,309,049

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

* Including Aboriginal and other reserves, and Mission stations.

§ 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 showing such a classification are not available for Queensland and the Northern Territory.

The following table gives particulars of the number of holdings in area series, as returned to the collectors of agricultural and pastoral statistics, for all the States excepting Queensland, to the latest available date. The figures necessarily fall short of those given in preceding tables relating to total alienations.

CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES.

Size of Holdings.	N.S.W. 1915-16.	Victoria. 1912-13.	S. Aust. 1916-17.	W. Aust. 1917-18.	Tasmania. 1917-18.	Northern Territory. 1912-13.	Federal Territory. 1915-16.
NUMBER.							
Acres.							
1 and under 50	40,083	18,757	7,272	3,696	4,606	..	36
50 " 100	8,586	7,356	1,867	643	2,348	4	26
100 " 500	26,405	24,735	6,016	3,064	5,163	19	65
500 " 1,000	9,326	10,181	4,057	3,462	788	4	27
1,000 " 5,000	7,971	6,364	4,006	4,080	723	..	34
5,000 " 10,000	942	267	127	249	125	..	4
10,000 " 20,000	411	116	43	103	56	..	..
20,000 " 50,000	233	34	24	24	33	..	2
50,000 and over ..	76	1	..	3	5	..	..
Total ..	93,983	66,811	23,412	15,324	13,847	27	194

CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES—*continued.*

Size of Holdings.	N.S.W. 1915-16.	Victoria. 1912-13.	S. Aust. 1916-17.	W. Aust. 1917-18.	Tasmania. 1917-18.	Northern Territory. 1912-13.	Federal Territory. 1915-16.
AREA.							
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1 and under 50	501,402	356,959	114,832	45,137	74,422	..	725
50 " 100	677,346	558,534	137,761	60,336	162,787	307	1,987
100 " 500	6,788,814	6,359,230	1,688,212	849,092	1,070,535	4,170	16,657
500 " 1,000	5,444,181	7,123,402	2,907,033	2,880,323	514,111	2,560	20,508
1,000 " 5,000	15,895,070	9,552,404	6,988,489	8,053,268	1,492,525	..	57,031
5,000 " 10,000	6,468,693	1,825,862	925,991	1,710,398	868,314	..	31,605
10,000 " 20,000	5,677,826	1,609,045	593,847	1,280,065	705,334	..	..
20,000 " 50,000	6,879,609	992,521	693,597	699,886	888,516	..	62,502
50,000 and over	6,665,023	51,400	..	283,000	492,115	..	..
Total	56,097,964	28,429,357	14,049,762	15,861,505	6,268,689	7,037	191,015

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, 1916, the corresponding number was 93,983, shewing an increase of about 35 per cent. The following table shews the number of holdings for which returns were received for 1900-1 and the five years 1911-12 to 1915-16, figures later than those for 1915-16 not being available :—

NEW SOUTH WALES.—CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1901 AND 1912 TO 1916.*

Size of Holdings.	1900-01.	1911-12.	1912-13.	1913-14.	1914-15.	1915-16.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50	28,155	38,211	38,611	39,268	39,602	40,033
51 " 100	8,929	9,027	8,955	8,923	8,771	8,586
101 " 500	20,504	25,964	26,251	26,493	26,576	26,405
501 " 1,000	6,105	8,329	8,616	8,812	9,068	9,326
1,001 " 5,000	4,464	6,934	7,287	7,529	7,777	7,971
5,001 " 10,000	579	825	853	869	928	942
10,001 " 20,000	352	371	379	394	389	411
20,001 " 50,000	202	247	245	235	231	233
50,001 and over	149	84	86	82	78	76
Total	69,439	89,992	91,313	92,655	93,420	93,983

* See 1. General above.

3. Victoria.—The following table shews the number and area of holdings on the 1st March of those years for which figures are available :—

VICTORIA.—CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1906 TO 1912.*

Size of Holdings.	1906.	1908.	1910.	1912.
Acres.	Number.	Number.	Number.	Number.
1 to 50	13,309	14,692	16,609	18,757
51 " 100	5,864	6,223	6,696	7,356
101 " 500	21,628	22,510	23,397	24,735
501 " 1,000	7,688	7,817	8,216	10,181
1,001 " 5,000	4,083	4,409	4,908	5,364
5,001 " 10,000	220	231	239	267
10,001 " 20,000	116	118	131	116
20,001 " 50,000	73	61	42	34
50,001 and over	6	4	2	1
Total	52,987	56,065	60,240	66,811

* See 1. General above.

4. **South Australia.**—In the State of South Australia the classification of holdings was available for the first time in 1910-11. The following table shews the number and area of such holdings for that year and four later years, the year 1916-17 being the last year for which returns are available.

**SOUTH AUSTRALIA.—CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER)
IN AREA SERIES, 1910-11 TO 1916-17.***

Size of Holdings.	1910-11.	1913-14.	1914-15.	1915-16.	1916-17.
Acres.	Number.	Number.	Number.	Number.	Number.
1 to 50	6,745	6,757	7,013	7,195	7,272
51 „ 100	1,646	1,726	1,778	1,793	1,867
101 „ 500	5,542	5,806	5,801	6,033	6,016
501 „ 1,000	3,370	3,707	3,835	3,977	4,057
1,001 „ 5,000	2,540	3,196	3,417	3,794	4,006
5,001 „ 10,000	110	112	114	125	127
10,001 „ 20,000	53	42	41	42	43
20,001 „ 50,000	23	22	23	24	24
50,001 and over	1	1	1	..	..
Total	20,030	21,369	22,023	22,983	23,412

* See 1. General above.

5. **Western Australia.**—In this State the number of holdings of one acre and over in area was 5,699 for the season 1900-1 (see Year Book No. 1), and 15,324 for the season 1917-18, shewing an increase of 9,625, or 169 per cent. The subjoined table shews the classification of holdings for which agricultural and pastoral returns were received for 1901 and 1913-1918 :—

**WESTERN AUSTRALIA.—CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER)
IN AREA SERIES, 1901 AND 1913 TO 1918.***

Size of Holdings.	1900-1.	1912-13.	1913-14.	1914-15.	1915-16.	1916-17.	1917-18.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50	1,728	3,656	3,820	4,031	3,898	3,813	3,696
51 „ 100	198	609	608	645	640	620	643
101 „ 500	2,302	3,320	3,354	3,349	3,370	3,267	3,064
501 „ 1,000	717	3,465	3,569	3,676	3,687	3,605	3,462
1,001 „ 5,000	607	3,545	3,912	4,025	4,229	4,146	4,080
5,001 „ 10,000	73	213	240	235	254	268	249
10,001 „ 20,000	38	82	82	93	82	82	103
20,001 „ 50,000	36†	28	27	25	27	28	24
50,001 and over .. ..	..	7	8	7	7	4	3
Total	5,699	14,925	15,620	16,086	16,194	15,833	15,324

* See 1. General above.

† Including all holdings of 20,001 acres and upwards.

6. Tasmania.—In Tasmania the total number of holdings for which returns were received as on the 1st March, 1909, was 12,413. Particulars for previous years are not available. The following table shews the classification of such holdings in area series for 1912-13 and subsequent years :—

TASMANIA.—CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1912-13 TO 1917-18.*

Size of Holdings.	1912-13.	1913-14.	1914-15.	1915-16.	1916-17.	1917-18.
Acres.	Number.	Number.	Number.	Number.	Number.	Number.
1 to 50	4,752	4,402	4,416	4,403	4,392	4,606
51 „ 100	2,378	2,271	2,306	2,299	2,293	2,348
101 „ 500	5,161	5,088	5,165	5,148	5,134	5,163
501 „ 1,000	705	721	731	729	727	788
1,001 „ 5,000	634	667	676	674	672	723
5,001 „ 10,000	123	116	168	167	167	125
10,001 „ 20,000	62	69	70	69	69	56
20,001 „ 50,000	28	34	35	35	35	33
50,001 and over	1	3	3	3	3	5
Total	13,844	13,371	13,570	13,527	13,492	13,847

* See I. General above.

§ 13. The Progress of Land Settlement, 1901 to 1917.

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 1901 and of each year from 1913 to 1917 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 is then 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 1917 the area alienated absolutely in the whole Commonwealth increased by 30,301,746 acres, or 39 per cent.; the area in process of alienation increased by 20,752,377 acres, or 59 per cent.; the area leased by 147,583,023 acres, or 20 per cent.; while the area unoccupied decreased by 198,637,146 acres, or 19 per cent.

TOTAL AREA ALIENATED, IN PROCESS OF ALIENATION, HELD UNDER LEASE OR LICENSE AND UNOCCUPIED,

EXPRESSED ABSOLUTELY AND AS PERCENTAGES OF AREA OF ENTIRE STATE FOR THE YEARS 1901 AND 1913 TO 1917.

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Occupied by the Crown or 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, 198,036,500 ACRES. †

1901†	26,443,554	13.32	21,595,688	10.87	127,055,370	63.96	23,543,468	11.85
1913‡	39,584,685	19.99	18,233,338	9.21	124,590,163	62.91	15,628,314	7.89
1914‡	39,826,576	20.16	18,837,281	9.51	122,305,284	61.76	17,067,359	8.57
1915‡	40,100,492	20.25	19,064,618	9.63	121,796,091	61.50	17,075,299	8.62
1916‡	40,363,316	20.38	19,409,656	9.80	118,865,868	60.02	19,397,660	9.80
1917‡	40,661,225	20.53	19,847,737	10.02	117,239,952	59.20	20,287,586	10.25

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
1913	24,009,440	42.68	7,162,516	12.73	13,230,211	23.54	\$11,843,593	\$21.05
1914	24,138,965	42.92	7,362,890	13.09	13,325,416	23.69	\$11,418,489	\$20.30
1915	24,256,222	43.12	8,075,653	14.36	13,035,612	23.18	\$10,878,273	\$19.34
1916	24,345,425	43.28	8,278,904	14.72	12,433,959	22.11	\$11,187,472	\$19.89
1917	24,427,467	43.43	8,096,052	14.39	12,383,810	22.02	\$11,338,431	\$20.16

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
1913	16,041,763	3.74	10,039,255	2.34	322,337,898	75.11	80,701,084	18.81
1914	16,244,541	3.79	10,586,914	2.47	331,499,708	77.25	70,788,837	16.49
1915	16,447,382	3.83	10,776,793	2.51	332,824,904	77.56	69,070,920	16.10
1916	16,570,590	3.86	10,566,829	2.46	326,192,702	76.02	75,789,879	17.66
1917	16,669,837	3.88	10,215,839	2.38	320,970,096	74.80	81,264,228	18.94

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
1913	10,418,974	4.28	2,032,635	0.84	116,275,067	47.79	114,518,124	47.09
1914	10,506,471	4.32	2,410,137	0.99	115,986,348	47.68	114,341,844	47.01
1915	10,590,756	4.35	2,943,395	1.21	115,396,433	47.44	114,314,216	47.00
1916	10,674,208	4.39	3,039,292	1.25	114,171,206	46.94	115,360,094	47.42
1917	10,737,841	4.41	3,104,763	1.28	119,437,222	49.10	109,964,974	45.21

* Including roads and reserves. † To 31st December; subsequent years to 30th June.

‡ Exclusive of Commonwealth Territory which is included in the figures for 1901.

§ Including Mines Department leases and licenses.

TOTAL AREA ALIENATED, IN PROCESS OF ALIENATION, ETC.—*continued.*

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Occupied by the Crown or Unoccupied.*	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.

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
1913†	7,606,759	1.21	13,755,787	2.20	188,547,418	30.18	414,678,836	66.41
1914†	7,795,319	1.25	13,853,630	2.22	184,277,656	29.50	418,662,195	67.03
1915†	8,007,937	1.28	14,079,386	2.26	189,773,915	30.38	412,727,562	66.08
1916†	8,125,629	1.30	13,584,076	2.18	196,772,098	31.50	406,106,997	65.02
1917†	8,276,084	1.32	13,284,721	2.13	192,735,253	30.86	410,292,742	65.69

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
1913	5,051,112	30.09	1,290,705	7.68	1,691,558	10.05	8,744,225	52.18
1914	5,085,868	30.31	1,248,844	7.44	1,826,805	10.89	8,616,083	51.36
1915	5,125,197	30.55	1,225,924	7.31	1,939,905	11.56	8,486,574	50.58
1916	5,179,865	30.87	1,244,014	7.42	1,954,585	11.65	8,399,136	50.06
1917	5,155,511	30.73	1,184,061	7.06	1,790,022	10.67	8,648,006	51.54

NORTHERN TERRITORY.—AREA, 335,116,800 ACRES.

1901	473,278	0.14	..	..	112,654,288	33.62	221,989,234†	66.24
1913	473,990	0.14	..	..	95,511,305	28.60	239,131,505†	71.26
1914	474,470	0.14	..	..	104,459,233	31.17	230,183,097†	68.69
1915	474,590	0.14	..	..	113,926,627	33.99	220,715,583†	65.87
1916	475,542	0.14	..	..	110,669,918	33.02	223,971,340†	66.84
1917	475,542	0.14	..	..	104,102,423	31.07	230,538,835†	68.79

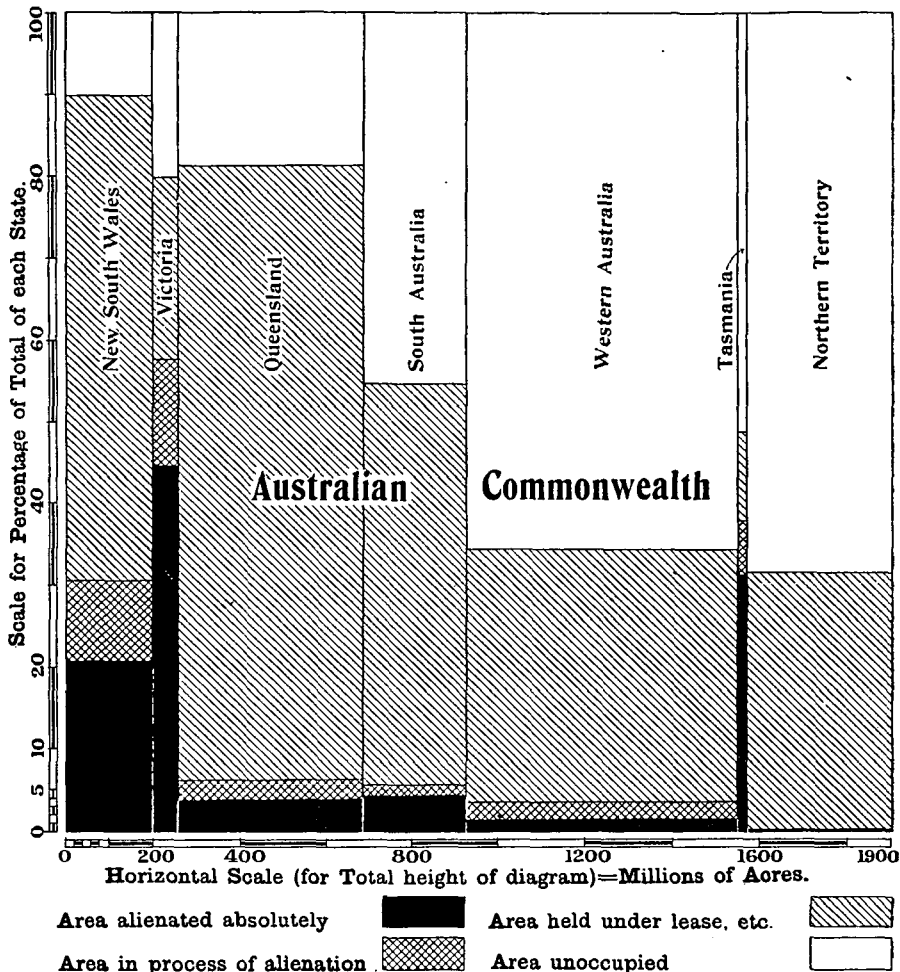
THE COMMONWEALTH.‡—AREA, 1,903,731,840 ACRES.

1901	76,142,761	4.00	35,060,119	1.84	721,407,284	37.89	1,071,121,676	56.27
1913	103,279,476	5.42	52,633,815	2.76	862,421,523	45.31	885,397,026	46.51
1914	104,171,809	5.47	54,405,553	2.86	873,914,618	45.91	871,239,860	45.76
1915	105,056,196	5.52	56,255,766	2.96	889,007,113	46.69	853,412,765	44.83
1916	105,773,536	5.56	56,203,750	2.95	881,353,026	46.30	860,401,528	45.20
1917	106,444,507	5.59	55,812,496	2.93	868,990,307	45.65	872,484,530	45.83

* Including roads and reserves. † To 30th June. ‡ Including aboriginal reserves and mission stations.
§ Including Federal Capital Territory (601,580 acres).

2. Diagram shewing Condition of Public Estate. The following diagram shews the condition of the public estate in the Commonwealth at the end of the year 1917. The square itself represents the total area of the Commonwealth, while the relative areas of individual States are shewn 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 :—



3. Federal Territory.—The following particulars relate to the tenures of land within the Federal Capital Territory at the end of the year 1918 :—

FEDERAL CAPITAL TERRITORY, TENURES OF LAND, 1918.

Area of acquired lands	Arres.	203,054
Lands alienated		41,112
In process of alienation (conditional purchases and conditional leases) ..		78,812
Held under lease issued by the State		152,865
Unoccupied lands (roads, reserves, &c.)		107,817
Total Area of Territory		583,660