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## CHAPTER V.

## LAND TENURE AND SETTLEMENT.

## § 1. Introduction.

1. **General.**—A comprehensive description of the land tenure systems of the several States was given in Official Year Book No. 4 (pp. 235 to 333), while later alterations were referred to in subsequent issues. In this chapter a summary is given of the principal features of existing land legislation. In previous issues an account of the various tenures under which Crown lands may be taken up was given. (See Year Book No. 22, pp. 133-195; also 2 hereunder for a conspectus of legislation at present in force.) Special paragraphs are devoted to the settlement of returned soldiers on the land, the tenure of land by aliens, and advances to settlers. Particulars as to the areas of land alienated in each State and similar matter are also included.

2. **State Land Legislation.**—The legislation in force relating to Crown lands, Closer Settlement, Returned Soldiers' Settlement, and other matters dealt with in this chapter is summarized in the following conspectus :—

## STATE LAND LEGISLATION.

New South Wales.	Victoria.	Queensland.
CROWN LANDS ACTS.		
Crown Lands Act 1913-1931 : Western Lands Act 1901-1931 : Crown Lands Purchase Validation Act 1923. Crown Lands Amendment (Disposal) Act 1923. Crown Lands and Closer Settlement (Amending) Act 1924. Prickly Pear Act 1924-1930.	Land Act 1928.	Land Acts 1910-1931. Upper Burnett and Callide Land Settlement Act 1923. Prickly Pear Land Acts 1923-1931. Sugar Workers' Selections Acts 1923-1930.
CLOSER SETTLEMENT ACTS.		
Closer Settlement Act 1904-1919 : Closer Settlement Purchases Validation Act 1923. Closer Settlement and Returned Soldiers' Settlement (Amendment) Act 1927.	Closer Settlement Act 1928-1929.	Closer Settlement Acts 1906-1931.
MINING ACTS.		
Mining Act 1906-1924 : Mining Leases (Validation) Act 1924.	Mines Act 1928.	Mining Acts 1898-1930 : Mining for Coal and Mineral Oil Act 1912 : Petroleum Acts 1923-1929 : Miners' Homestead Leases Act 1913-1930 : Coal Mining Act 1925-1930.
SOLDIERS' SETTLEMENT ACTS.		
Returned Soldiers' Settlement Act 1916-1928.	Closer Settlement Act 1928-1929 (Part II.).	Discharged Soldiers' Settlement Act 1917-1930.
ADVANCES TO SETTLERS ACTS.		
Government Savings Bank Act 1906-1923 : Returned Soldiers' Settlement Act 1916-1925.	State Savings Bank Act 1915-1922 : Primary Products Advances Act 1919-1922 : Closer Settlement Act 1928-1929 : Fruit Act 1915-1920 : Cultivation Advances Act 1931.	State Advances Act 1916 : Co-operative Agricultural Products and Advances to Farmers Act 1914-1919 : Agricultural Bank Act 1923-1929.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
CROWN LANDS ACTS.		
Crown Lands Act 1929-1931 : Pastoral Act 1904-1929.	Land Act 1898-1931.	Crown Lands Act 1911-1924.
CLOSER SETTLEMENT ACTS.		
Crown Lands Act 1929-1931.	Agricultural Lands Purchase Act 1909-1922 : Closer Settlement Act 1927.	Closer Settlement Act 1913-1924.
MINING ACTS.		
Mining Act 1930-1931.	Mining Act 1904-1923 : Sluicing and Dredging for Gold Act 1899.	Mining Act 1917-1929 : Aid to Mining Act 1924.
RETURNED SOLDIERS' SETTLEMENT ACTS.		
Discharged Soldiers' Settlement Act 1917-1931.	Discharged Soldiers' Settlement Act 1918-1919.	Returned Soldiers' Settlement Act 1916-1923.
AGRICULTURAL GRADUATES SETTLEMENT ACTS.		
Agricultural Graduates Act 1922.	..	..
ADVANCES TO SETTLERS ACTS.		
Irrigation Act 1930 : Discharged Soldiers' Settlement Act 1917- 1931 : State Bank Act 1925- 1928 : Advances to Settlers on Crown Lands Act 1930 : Agri- cultural Graduates Act 1922 : Loans for Fencing and Water Piping Act 1930.	Agricultural Bank Act 1906-1931.	State Advances Act 1907-1927 : Advances to Fruit-growers Act 1918-1921 : Closer Settlement Act 1913-1929 : Returned Sol- diers' Settlement Act 1916- 1923.

3. *Northern Territory Land Legislation.*—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931, that relating to mining in the Northern Territory Mining Act 1903, the Gold Dredging Act 1899, the Tin Dredging Ordinance 1911-1920, the Mineral Oil and Coal Ordinance 1922-1923, and the Encouragement of Mining Ordinance 1913-1926; and that relating to Advances to Settlers in the Wire and Wire Netting Act 1927, and the Encouragement of Primary Production Ordinance 1931.

4. *Federal Capital Territory Land Legislation.*—In the Federal Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1918-1927, the Public Parks Ordinance 1928, the City Area Leases Ordinance 1924-1929, the Church Lands Leases Ordinance 1924-1930, and the Leases (Special Purposes) Ordinance 1925-1930.

5. **Administration and Classification of Crown Lands.**—In each of the States there is 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 decentralized 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 lands 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 Land Board, under the control of the Minister for the Interior, is charged with the general administration of the Lands Ordinance and of Crown lands in the Northern Territory. In the Federal Capital Territory the administration of the Leases Ordinances is in the hands of the Department of the Interior.

Crown lands are generally 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, therefore, as well as the amount of purchase money or rent, and the conditions as to improvements and residence, vary considerably. The administration of special Acts relating to Crown lands is in some cases in the hands of a Board under the general supervision of the Minister, e.g., the Western Lands Board in New South Wales.

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 licences of Crown lands for mining and auxiliary purposes.

6. **Classification of Tenures.**—The tabular statement which follows shows the several tenures under which Crown lands may be acquired or occupied in each State. In the Northern Territory leases (excepting pastoral and "miscellaneous") are granted in perpetuity, pastoral and "miscellaneous" leases being restricted to periods of not more than 42 and 21 years respectively. The Lands Ordinance provides also for the grant in fee-simple of town lands, agricultural lands, garden lands, and tropical lands, and for the issue of grazing, occupation, and "miscellaneous" licences. The mining leases and holdings are, generally speaking, similar to those of the States. In the Federal Capital Territory only leases are issued.

#### STATE CROWN LANDS—TENURES.

New South Wales.	Victoria.	Queensland.
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#### FREE GRANTS AND RESERVATIONS.

Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
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#### UNCONDITIONAL PURCHASES OF FREEHOLD.

Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases.	Auction Sales.	Sales (at or after auction) : Unconditional Selections.
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#### CONDITIONAL PURCHASES OF FREEHOLD.

Residential Conditional Purchases : Non-residential Conditional Purchases : Additional Conditional Purchases : Conversions of various Leasehold Tenures into Conditional Purchases : Purchases of Town Leases : Suburban Holdings : Returned Soldiers' Special Holdings : Residential Leases : Week-end Leases.	Residential Selection Purchase Leases : Non-residential Selection Purchase Leases : Licences of Auriferous worked-out Lands : Conditional Purchase Leases of Swamp or Reclaimed Lands : Selection Purchase Leases of Mallee Lands : Murray River Settlements : Special Settlement Areas : Conversions into Selection Purchase Leases.	Agricultural Farms : Agricultural Homesteads : Free Homesteads : Prickly Pear Selections : Prickly Pear Development Selections.
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STATE CROWN LANDS—TENURES—*continued.*

New South Wales.	Victoria.	Queensland.
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## LEASES AND LICENCES UNDER LAND ACTS.

<p>Conditional Leases : Conditional Purchase Leases : Special Conditional Purchase Leases : Homestead Selections : Homestead Farms : Settlement Leases : Special Leases : Annual Leases : Scrub Leases : Snow Leases : Inferior Lands Leases : Crown Leases : Improvement Leases and Leases under Improvement Conditions : Occupation Licences : Leases of Town Lands : Suburban Holdings : Weekend Leases : Residential Leases : Leases in Irrigation Areas : Western Lands Leases : Forest Leases : Forest Permits.</p>	<p>Perpetual Leases : Auriferous Lands Licences : Leases of Swamp or Reclaimed Lands : Perpetual Leases of Swamp or Reclaimed Lands : Grazing Licences : Perpetual Leases (Mallee) : Miscellaneous Leases and Licences : Bee Farm Licences : Bee Range Area Licences : Eucalyptus Oil Licences : Forest Leases : Forest Licences : Forest Townships.</p>	<p>Perpetual Lease Selections : Perpetual Lease Prickly Pear Selections : Perpetual Lease Prickly Pear Development Selections : Pastoral Leases : Preferential Pastoral Leases : Stud Holdings : Prickly Pear Leases : Occupation Licences : Special Leases : Grazing Selections : Development Grazing Selections : Prickly Pear Development Grazing Selections : Auction Perpetual Leases : Pastoral Development Leases.</p>
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## CLOSER SETTLEMENT.

<p>Sales by Auction and Tender : After-auction Sales and Tenders : Settlement Purchases.</p>	<p>Sales of Land : Conditional Purchase Leases : Conditional Purchase Leases in Mountainous Areas.</p>	<p>Agricultural Farms : Unconditional Selections : Perpetual Lease Selections : Settlement Farm Leases : Perpetual Town, Suburban and Country Leases.</p>
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## LEASES AND LICENCES UNDER MINING ACTS.

<p>Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Coal and Oil Mining Leases : Business Licences : Residence Areas.</p>	<p>Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Business Areas : Residence Areas.</p>	<p>Holdings under Miners' Rights : Permits to Prospect for Petroleum : Petroleum Leases : Licences to Prospect for Coal and Mineral Oil : Gold Mining Leases : Mineral Leases : Coal Mining Leases : Business Areas : Residence Areas : Miners' Homestead Leases and Miners' Homestead Perpetual Leases.</p>
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## SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

<p>Soldiers' Group Purchases : Returned Soldiers' Special Holding Leases : Returned Soldiers' Special Holding Purchases : also Purchases and Leases under Crown Lands Act of lands set apart for application by discharged soldiers exclusively.</p>	<p>(Same Tenures as under the Land and Closer Settlement Acts.)</p>	<p>Agricultural Farms : Perpetual Lease Selections : Perpetual Town and Suburban Leases.</p>
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STATE CROWN LANDS—TENURES—*continued.*

South Australia.	Western Australia.	Tasmania.
FREE GRANTS AND RESERVATIONS.		
Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
UNCONDITIONAL PURCHASES OF FREEHOLD.		
Auction Sales.	Auction Sales.	Auction Sales : After-auction Sales : Sales of Land in Mining Towns.
CONDITIONAL PURCHASES OF FREEHOLD.		
Agreements to Purchase : Special Agreements to Purchase (40 years' term) : Homestead Blocks.	Conditional Purchases with Residence : Conditional Purchases without Residence : Conditional Purchases by Direct Payment : Conditional Purchases of Land for Vineyards, etc. : Conditional Purchases of Inferior Lands : Conditional Purchases by Pastoral Lessees : Conditional Purchases of Grazing Lands : Homestead Farms : Village Allotments : Workingmen's Blocks : Special Settlement Leases.	Selections for Purchase : Additional Selections for Purchase : Homestead Areas : Selections in Mining Areas : Sales by Auction : Sales by Private Contract : After-auction Sales : Special Settlement Areas.
LEASES AND LICENCES UNDER LAND ACTS.		
Perpetual Leases : Special Perpetual Leases (Free Period) : Perpetual Leases of Homestead Blocks : Miscellaneous Leases : Licences : Pastoral Leases : Irrigation Blocks : Town Allotments in Irrigation Areas : Forest Leases.	Pastoral Leases : Special Leases : Residential Leases : Leases of Town and Suburban Lands : Irrigation Leases.	Grazing Leases : Pastoral Leases : Leases of Land covered with Button Grass, etc. : Leases of Mountainous Land : Miscellaneous Leases : Temporary Licences : Occupation Licences : Residence Licences : Business Licences : Forest Leases, Licences and Permits.
CLOSER SETTLEMENT.		
Sales by Auction : Agreements to Purchase : Perpetual Leases : Miscellaneous Leases.	Conditional Purchases : Town and Suburban Areas.	Leases with Right of Purchase : Special Sales.
LEASES AND LICENCES UNDER MINING ACTS.		
Holdings under Miners' Rights : Search Licences : Occupation Licences : Gold Leases : Mineral Leases : Business Areas : Residence Areas : Miscellaneous Leases (Salt and Gypsum).	Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Business Areas : Residence Areas : Miners' Homestead Leases.	Holdings under Miners' Rights : Prospectors' Licences : Gold Mining Leases : Mineral Leases.
SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.		
Perpetual Leases : Pastoral Leases : Agreements to Purchase : Miscellaneous Leases.	Ordinary Tenure : Special Tenure.	Free Grants : Ordinary Tenure : Special Tenure.
AGRICULTURAL GRADUATES SETTLEMENT ACTS.		
Agreements to Purchase.	..	..

## § 2. Free Grants and Reservations.

1. **New South Wales.**—(i) *Free Grants.* Crown lands may, by notification in the *Gazette*, be dedicated for public purposes and be granted therefor in fee-simple. Such lands may be placed under the care and management of trustees, not less than three in number, appointed by the Minister.

(ii) *Reservations.* Temporary reservations of Crown lands from sale or lease may be made by the Minister.

(iii) *Areas Granted and Reserved.* During the year 1930–31 the total area for which free grants were prepared was 4,455 acres, including grants of 4,400 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 1,251 acres were dedicated and permanently reserved, the number of separate dedications being 89.

On the 30th June, 1931, the total area reserved, including temporary reserves, was 17,089,905 acres, of which 5,262,723 acres were for travelling stock, 2,183,576 acres for forest reserves, 640,591 acres for water, 1,153,389 acres for mining, and the remainder for temporary commons, railways, recreation reserves and parks, reserves for aborigines, and miscellaneous purposes.

2. **Victoria.**—(i) *Free Grants.* The Governor may grant, convey or otherwise dispose of Crown lands for public purposes.

(ii) *Reservations.* The Governor may temporarily or permanently reserve from sale, lease or licence any Crown lands required for public purposes, and may except any area of Crown lands from occupation for mining purposes or for residence or business under any miner's right or business licence.

(iii) *Areas Granted and Reserved.* During the year 1930, 21 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 268,463 acres, were made. At the end of 1930, the total area reserved was 7,978,334 acres, consisting of roads, 1,794,218 acres; water reserves, 313,532 acres; agricultural colleges, etc., 87,003 acres; permanent forests and timber reserves under Forests Act, 4,678,052 acres; forests and timber reserves under Land Acts, 329,585 acres; reserves in the Mallee, 410,000 acres; and other reserves, 365,944 acres.

3. **Queensland.**—(i) *Free Grants.* The Governor may grant in trust any Crown land which is or may be required for public purposes. Under the Irrigation Act land to be used for the purpose of any undertaking under that Act may be vested in fee-simple in the Irrigation Commission.

(ii) *Reservations.* The Governor may reserve from sale or lease, either temporarily or permanently, any Crown land which is or may be required for public purposes. Reserved lands may be placed under the control of trustees who are empowered to lease the same for not more than 21 years with the approval of the Minister.

Under the State Forests and National Parks Act, the Governor may permanently reserve any Crown lands and declare them to be a State Forest or a National Park.

(iii) *Areas Granted and Reserved.* During the year 1931 the area granted in fee-simple without payment was 194 acres, the area set apart as reserves 145,491 acres, and reserves cancelled 411,351 acres. The total area reserved at the end of 1931 was 17,660,279 acres, made up as follows:—timber reserves, 3,418,572 acres; State forests and national parks, 2,065,831 acres; for use of aborigines, 6,241,916 acres; and general, 5,933,960 acres.

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

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

(iii) *Areas Granted and Reserved.* During the year 1931 free grants were issued for a total area of 247 acres. During the same year reserves comprising 9,680 acres were proclaimed. At the 30th June, 1931, the total area reserved was 16,424,004 acres including 14,016,000 acres in the north-west of the State set apart as an aboriginal reserve in 1921.

5. **Western Australia.**—(i) *Free Grants.* The Governor may dispose of, in such manner as for the public interest may seem best, any lands vested in the Crown for public purposes, and may grant the fee-simple of any reserve to secure the use thereof for the purpose for which such reserve was made.

(ii) *Reservations.* The Governor may reserve any lands vested in the Crown for public purposes. Areas not immediately required may be leased from year to year. Reserves may be placed under the control of a local authority or trustees, with power to lease them for a period not exceeding 21 years, or may be leased for 99 years. Temporary reserves may also be proclaimed.

(iii) *Areas Granted or Reserved.* During the year ended 30th June, 1931, a few small areas of land were granted in fee-simple, and approximately 101,062 acres were reserved for various purposes. At the 30th June, 1931, the total area reserved was 40,309,675 acres, comprising State forests, 2,967,912 acres, timber reserves, 1,430,362 acres, and other reserves, 35,911,401 acres.

6. **Tasmania.**—(i) *Free Grants.* The only mention in the Crown Lands Act respecting free grants of land is that the Governor may agree with the Governor-General of the Commonwealth for the grant of any Crown land to the Commonwealth, and it is expressly stated that no lands may be disposed of as sites for religious purposes except by way of sale under the Act. Under the Returned Soldiers' Settlement Act of 1916, returned soldiers who applied prior to 31st March, 1922, are eligible to receive free grants of Crown land not exceeding £100 each in value, but these grants are conditional on the land being adequately improved.

(ii) *Reservations.* The Governor in Council may except from sale or lease, and reserve to His Majesty any Crown land for public purposes, and vest for such term as he thinks fit any land so reserved in any person or corporate body. Any breach or non-fulfilment of the conditions upon which such land is reserved renders it liable to forfeiture. A school allotment, not exceeding 5 acres in area, may also be reserved.

(iii) *Areas Granted or Reserved.* During the year ended 31st December, 1931, the area granted free was 616 acres, all of which was granted to soldiers under the Returned Soldiers' Settlement Act, while during the same year, free leases were issued to 3 local bodies for municipal purposes, and 6,631 acres were reserved. The total area reserved to the end of 1931 was 4,767,842 acres.

7. **Northern Territory of Australia.**—(i) *Reservations.* The Governor-General may resume for public purposes any Crown lands, not subject to any right of or contract for purchase, and may reserve, for the purpose for which they are resumed, the whole or any portion of the land so resumed.

(ii) *Areas Reserved.* The total area of reserves at the 31st December, 1931, was 66,103 square miles, comprising aboriginal native 61,150 square miles, prospecting for mineral oil and coal, 1,000 square miles, mission station 2,022 square miles, and other reserves, 1,931 square miles.



### § 3. Unconditional Purchases of Freehold.

1. *New South Wales.*—(i) *Auction Purchases.* Crown lands, not exceeding in the aggregate 200,000 acres in any one year, may be sold by public auction in areas not exceeding half-an-acre for town lands, 20 acres for suburban lands, and 640 acres for country lands, at the minimum upset price of £8, £2 10s., and 15s. per acre respectively. At least 10 per cent. of the purchase-money must be paid at the time of sale, and the balance within three months, or the Minister may allow the payment of such balance to be deferred for a period not exceeding 10 years, 5 per cent. interest being charged. Town blocks in irrigation areas may also be sold by auction.

(ii) *After-auction Purchases.* In certain cases, land offered at auction and not sold may be purchased at the upset price, but one-quarter of the purchase-money must be paid as deposit with the application, and the balance as notified in the *Gazette*. Any such application is, however, subject to the approval of the Minister.

(iii) *Special Purchases.* Under certain circumstances, land may be sold in fee-simple, the purchaser paying the cost of survey and of reports thereon, in addition to the purchase-money. The minimum upset price per acre is the same as in the case of land sold by auction. Areas not exceeding five acres in extent may be sold, at prices determined by the local land board, to recognized religious bodies and public authorities.

(iv) *Improvement Purchases.* The owner of improvements in authorized occupation by residence, under any mining or Western Lands Act of land within a gold-field or mineral field, may purchase such land without competition at a price determined by the local Land Board, but at not less than £8 per acre for town lands or £2 10s. per acre for other lands. The area must not exceed  $\frac{1}{4}$  acre within a town or village, or 2 acres elsewhere, and no person may purchase more than one such area within 3 miles of a similar prior purchase by him.

(v) *Areas Sold.* During the year ended 30th June, 1931, the total area sold was 3,155 acres, of which 398 acres were sold by auction and 79 acres as after-auction purchases, while 29 acres were sold as improvement purchases and 2,649 acres as special purchases. The amount realized for the sale of the whole area was £67,009.

2. *Victoria.*—(i) *General.* Lands specially classed for sale by auction may be sold by auction in fee-simple, not exceeding 100,000 acres in any one year, at an upset price not less than £1 per acre. The purchaser must pay the survey fee 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 with interest. Any unsold land in a city, town or borough, areas specially classed for sale, isolated pieces of land not exceeding 50 acres in area, and sites for churches or charitable purposes, if not more than three acres in extent, may be sold by auction on the same terms. Swamp or reclaimed lands may also be sold by auction, subject to the condition that the owner keeps open all drains, etc., thereon.

(ii) *Areas sold at Auction and by Special Sales.* During the year 1930, a total of 1,436 acres was disposed of under this tenure, 734 acres being country lands, while 702 acres of town and suburban lands were sold by auction.

3. *Queensland.*—(i) *General.* During the years 1917 to 1929 the law precluded land being made available for any class of selection which gave the selector the right to acquire the freehold title. By reason of the amending Act of 1929 land may now be made available under terms that will enable the freehold title to be obtained.

(ii) *Sales by Auction.* Crown land may be offered for sale by auction, with no conditions imposed, in areas not exceeding 640 acres. The purchase price is payable on 10 years terms.

(iii) *Unconditional Selection.* The freehold title may also be acquired unconditionally where Crown land is made available and acquired as "Unconditional Selection." The maximum area allowed for this class of selection is 1,280 acres. The purchase price is payable in 20 annual instalments. A deed of grant may be obtained at any time on payment of the balance of the purchase price owing.

(iv) *Areas Sold, etc.* During the year 1930, 2,038 acres were sold at auction, and 138 unconditional selections comprising an area of 38,581 acres were made freehold.

4. **South Australia.**—(i) *Sales by Auction.* The following lands may be sold by auction for cash :—(a) special blocks, (b) Crown lands which have been offered for lease and not taken up within 2 years, (c) town lands, and (d) suburban lands, which the Governor excepts from the operations of the Land Board. A purchaser must pay 20 per cent. of the purchase money in cash, and the balance within one month or within such extended time as the Commissioner of Crown Lands may allow. Town lands may be sold subject to the condition that they cannot be transferred or mortgaged for 6 years without the consent of the Commissioner.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1931, the area of town lands and special blocks sold by auction was 170 acres. In addition, 9,673 acres were sold at fixed prices, and the purchases of 6,692 acres on credit were completed, making a total of 16,535 acres.

5. **Western Australia.**—(i) *Sales by Auction.* Town, suburban, and village lands, after being surveyed into lots and notified in the *Gazette*, must be sold by auction. Ten per cent. of the purchase money must be paid in cash, together with the value of any improvements, and the balance in four equal quarterly instalments. Suburban land must be fenced within 2 years, and, until that is effected, no Crown grant may be issued.

(ii) *Areas Sold.* During the year ended 30th June, 1931, the area of town and suburban allotments sold was 1,014 acres in 395 allotments.

6. **Tasmania.**—(i) *Sales by Auction.* Town lands may be sold by auction for cash or on credit, no conditions being imposed beyond the payment of the purchase money. No town land, the price of which is less than £15, may be sold on credit.

(ii) *After-auction Sales.* Town lands, not within 5 miles of any city, which, after having been offered at auction, have not been sold, may be sold at the upset prices by private contract.

(iii) *Sales of Land in Mining Towns.* Any town land in a mining area may be sold by auction for cash, provided that any person, being the holder of a residence licence or business licence in lawful occupation of a residence area or business area and the owner of permanent improvements of a value equal to or greater than the upset price, is entitled to purchase such area at the upset price, prior to the sale by auction. The upset price of the unimproved value must not be less than £10, and the area must not exceed  $\frac{1}{2}$  acre.

(iv) *Areas Sold.* During the year 1931 the area sold by auction or by special sale amounted to 410 acres.

#### § 4. Conditional Purchases of Freehold.

1. **General.** The various methods of obtaining Crown lands by conditional purchase in the several States are given in some detail in preceding issues of the Official Year Book (see No. 22 pp. 141-9).

2. **New South Wales.**—At the 30th June, 1931, the total number of conditional purchases in existence was 65,093, covering an area of 20,511,043 acres. The following table gives particulars of conditional purchases, including non-residential conditional purchases and special area conditional purchases, for the year ended 30th June, 1931, together with the total area for which deeds had been issued up to 30th June, 1931 :—

#### CONDITIONAL PURCHASES, NEW SOUTH WALES.

Year ended 30th June—	Applications Received. (a)		Applications Confirmed. (a)		Areas for which Deeds have been Issued.	
	Number.	Area.	Number.	Area.	During the Year.	To end of Year.
		Acres.		Acres.	Acres.	Acres.
1931.. ..	219	41,727	166	32,062	320,832	24,062,755

(a) Exclusive of conversions from other tenures.

3. *Victoria*.—Exclusive of selection in the Mallee country, the total area purchased conditionally in 1930 was 40,691 acres, comprising 38,359 acres with residence and 2,332 acres without residence. The number of selectors was 223.

The total area of Mallee country purchased conditionally in the same year was 137,242 acres, all with residence, the number of selectors being 176.

4. *Queensland*.—(i) *General*. From 1917 until the passing of "The Lands Acts Amendment Act of 1929" the law prohibited land being made available for any class of selection which gave the selector the right to acquire the freehold title. The 1929 measure, however, amended the law in this respect.

(ii) *Lands Acquired*. During the year 1931 the following new selections were acquired:—Agricultural farms to the number of 339 comprising an area of 144,618 acres, and 68 prickly pear selections of a total area of 42,892 acres, 117 agricultural homesteads of a total area of 19,970 acres, and 426 prickly pear development selections with an area of 358,473 acres. No free homesteads were acquired.

5. *South Australia*.—The land allotted under agreements to purchase during the year 1930–31 was 208,056 acres, comprising Eyre's Peninsula Railway Lands 169,922 acres, Murray Railway Lands 2,153 acres, Pinnaroo Railway Lands 2,706 acres, Closer Settlement Lands 2,345 acres, Buckleboo Railway Lands 6,672 acres, Homestead Blocks 18 acres, Soldier Settlement Lands 3,738 acres, and other Crown lands 20,502 acres.

6. *Western Australia*.—During the year ended the 30th June, 1931, the number of holdings for which Crown grants were issued was 1,911, covering free homestead farms 38,114 acres and conditional purchases 477,976 acres. The number of holdings conditionally alienated for the year was 2,390, the total area affected being 1,024,262 acres, comprising conditional purchases by deferred payments with residence and without residence of 758,293 and 15,194 acres respectively, conditional purchases by direct payments (without residence) 699 acres, and free homestead farms 250,076 acres. Under the heading "Deferred payments (with residence)" are included conditional purchases of grazing lands.

7. *Tasmania*.—During the year 1930, conditional purchases of 22,562 acres were completed. The total area sold conditionally was 16,576 acres, comprising selections for purchase 15,973 acres, auction sales on credit 30 acres, and town and suburban allotments 573 acres. The numbers of applications received and confirmed during the year were 363 and 184 respectively.

## § 5. Leases and Licences under Land Acts.

1. *General*.—Information regarding the methods of obtaining leases and licences of Crown lands in the several States and Territories is given in preceding issues of the Official Year Book (see No. 22, pp. 149–163). A summary respecting land held under leases and licences will be found at the end of this chapter.

2. *New South Wales*.—On the 30th June, 1931, the area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission, and the Western Land Board, comprised 111,977,837 acres of Crown lands compared with 113,381,359 acres at the close of the previous year. The area taken up in 1930–31 was 1,439,715 acres as against 2,388,727 acres in 1929–30.

The following table shows the areas which were granted under lease or licence during the year 1930-31, and those held under various descriptions of leases and licences at the end of that year :—

**AREAS TAKEN UP AND OCCUPIED UNDER LEASE OR LICENCE.—NEW SOUTH WALES, 1930-31.(a)**

Particulars.	Area taken up during the year.	Area occupied at end of year.
<i>Areas taken up under Crown Lands Act.</i>		
Outgoing pastoral leases .. .. .	Acres. ..	Acres. 142,870
Occupation licences—ordinary .. .. .	} 16,130 {	2,106,820
preferential .. .. .		649,758
Conditional leases .. .. .	26,078	11,687,525
Conditional purchase leases .. .. .	..	168,508
Settlement leases .. .. .	4,162	2,771,074
Improvement leases .. .. .	670	496,790
Annual leases .. .. .	71,798	1,022,277
Scrub leases .. .. .	13,100	179,656
Snow leases .. .. .	113,110	365,190
Special leases .. .. .	106,906	735,983
Inferior land leases .. .. .	8,400	35,022
Residential leases (on gold and mineral fields) .. .. .	106	8,268
Church and school lands .. .. .	..	11
Permissive occupancies .. .. .	493,189	4,288,786
Prickly pear leases .. .. .	5,336	48,266
Crown leases .. .. .	344,192	5,673,533
Homestead farms .. .. .	135,389	4,181,736
Homestead selections and grants .. .. .	35,008	1,389,796
Suburban holdings .. .. .	1,377	47,154
Week-end leases .. .. .	3	223
Leases of town lands .. .. .	..	72
Returned soldiers' special holdings .. .. .	..	16,617
Irrigation farms and blocks .. .. .	12,336	229,081
<i>Areas taken up under Western Lands Act.</i>		
Leases .. .. .	7,440	75,308,418
Permissive occupancies .. .. .	44,985	424,403
Total .. .. .	1,439,715	111,977,837

(a) See also § 7 (1) hereinafter.

3. **Victoria.**—During 1930 the area of Crown lands taken up under leases and licences was 122,322 acres, comprising Mallee lands, 81,631 acres, and other lands, 40,691 acres. The area of Crown lands occupied under leases and licences in 1930 was 6,607,680 acres (a decrease of 873,989 acres compared with the previous year), comprising grazing licences (exclusive of Mallee) 4,724,674 acres, Mallee lands 1,755,495 acres, auriferous lands (licences) 35,888 acres, swamp lands (leases) 2,314 acres, perpetual leases (other than Mallee) 4,977 acres, and perpetual leases (Mallee) under Land Act 1928, 84,332 acres.

4. **Queensland.**—(i) *General.* In preceding issues of the Official Year Book reference was made to the methods of obtaining leases and licences of Crown lands (see No. 22, pp. 155-7). The Land Acts Amendment Act of 1929, however, amended the law considerably.

(ii) *Areas taken up under Lease or Licence.* The total area taken up under lease or licence during the year 1930 was 56,525,351 acres, made up as follows :—Pastoral leases 43,562,240 acres; occupation licences 9,203,440 acres; grazing farms 691,514 acres; grazing homesteads 1,866,464 acres; perpetual lease selections 53,785 acres; perpetual

lease prickly-pear selections 37,542 acres; agricultural farms 77,697 acres; auction perpetual leases—town 45 acres, suburban 54 acres, and country 911 acres; special leases 28,278 acres; leases of reserves 167,941 acres, and prickly-pear leases 835,440 acres.

The following particulars are available respecting leases taken up in 1931 :—

Grazing farms .. .. .	598,366 acres.
Grazing homesteads .. .. .	1,426,686 „
Perpetual lease selections .. .. .	178,380 „
Perpetual lease prickly-pear selections .. .. .	11,833 „
Agricultural farms .. .. .	144,618 „
Prickly-pear selections .. .. .	42,892 „
Agricultural homesteads .. .. .	19,970 „
Development grazing farms .. .. .	12,857 „
Prickly-pear development grazing farms .. .. .	89,068 „
Prickly-pear development grazing homesteads .. .. .	14,619 „
Prickly-pear development selections .. .. .	358,473 „
Perpetual lease prickly-pear development selections .. .. .	48,113 „

The gross area held at the end of the year 1930 for purely pastoral purposes was 366,440 square miles.

Two non-competitive perpetual leases were issued during 1930, the total area being 2½ acres.

The total areas occupied under lease or licence will be found in a table at the end of this chapter.

5. **South Australia.**—The total area leased during 1930–31 under the different forms of lease tenure was 1,724,233 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 244 acres, non-irrigable land in irrigation areas 8,758 acres, village settlement lands 22 acres, and other Crown lands 113,470 acres; pastoral leases 1,530,240 acres; and miscellaneous leases—grazing and cultivation 69,549 acres, and forest lands 1,950 acres.

The total areas held under lease are given in the table at the end of this chapter.

6. **Western Australia.**—The number of leases issued by the Lands Department during the year ended 30th June, 1931, was 240, and the total area of leases issued 3,253,076 acres, comprising pastoral leases 3,062,598 acres, special leases 8,088 acres, and leases of reserves 182,390 acres.

The total areas leased are given in the table at the end of this chapter.

7. **Tasmania.**—The area of pastoral leases during the year 1930 was 124,686 acres.

The total areas leased are given in the table at the end of this chapter.

8. **Northern Territory.**—The total area held under lease, licence and permit at the 31st December, 1931, was 227,974 square miles, comprising pastoral leases 204,372 square miles, pastoral permits 1,671 square miles, grazing licences 20,895 square miles, agricultural leases 161 square miles and miscellaneous leases, including water leases, 875 square miles.

9. **Federal Capital Territory.**—At the end of the year 1931 the area of acquired lands was 213,830 acres; of lands alienated, 66,904 acres; of lands in process of alienation, 39,977 acres; of leases, 288,558 acres; and unoccupied (including Cotter River catchment area, roads, reserves, etc.), 188,221 acres. These figures are exclusive of 17,920 acres in the Jervis Bay area.

The number of leases granted under the City Area Leases Ordinance 1924–29 to the 30th June, 1931, was 505 representing a capital value of £285,492.

Eight leases for church purposes have been granted under the Church Lands Leases Ordinance 1924-30, which requires the lessees to submit a definite building programme within a specified period.

Eight leases have been granted to date under the Leases (Special Purposes) Ordinance 1925-30, for church and scholastic purposes.

Two hundred and one leases granted under the City Area Leases Ordinance have been surrendered or forfeited, representing a capital value of £121,119.

### § 6. Closer Settlement.

1. **General.**—Particulars regarding the methods of acquisition and disposal of land for closer settlement in the several States are given in preceding Year Books (see No. 22, pp. 163-9).

2. **New South Wales.**—Up to the 30th June, 1931, 1,847 estates, including 953 single farm propositions acquired for discharged soldiers or sailors, had been acquired for closer settlement.

The number of farms allotted under the Promotion Sections of the Closer Settlement Acts to date is 3,981, the area 1,834,294 acres, and the amount advanced by the Crown £8,534,916.

The following statement gives particulars of the aggregate areas opened up to the 30th June, 1931 :—

#### CLOSER SETTLEMENT AREAS (a).—NEW SOUTH WALES.

To 30th June—	Areas.			Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Cost of Acquired Lands.	Value of Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1931 .. ..	4,039,655	204,546	4,244,201	14,623,376	355,425	14,978,801

(a) Includes 64 long-term leases resumed for closer settlement.

The total area was divided into 9,252 holdings, comprising 4,135,820 acres, the remaining area being reserved for public purposes (roads, stock routes, schools, etc.).

The following table gives particulars regarding the disposal of the farms by closer settlement purchase at the 30th June, 1931 :—

#### CLOSER SETTLEMENT ALLOTMENTS.—NEW SOUTH WALES.

At 30th June—	Farms Allotted to Date.			Total Amount received in respect of Closer Settlement Farms.
	Number.	Area.	Capital Value.	
	No.	Acres.	£	
1931 .. .. .	8,719	4,128,348	15,853,670	£ 7,325,946

3. **Victoria.**—The following statement shows the operations under the provisions of the Closer Settlement Acts to the 30th June, 1931 :—

## CLOSER SETTLEMENT.—VICTORIA.

(INCLUDING IRRIGATED AREAS.)

To 30th June—	Total Area Acquired by Government.	Total Cost.	How Made Available for Settlement.						Total Receipts (Land and Advances).	Repayments of Principal.	Area Available for Settlement at 30th June.
			Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments. (a)	Roads and Reserves.	Number of Farms.			
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.
1931	1,167,011	8,584,137	995,200	796	3,509	53,524	3,831	7,790	8,763,629	2,194,280	32,224

(a) Includes all land sold other than under Conditional Purchase Lease.

4. **Queensland.**—The total area acquired to 30th June, 1931, was 970,778 acres, costing £2,292,881. The following are the particulars of transactions under the Closer Settlement Act up to 30th June, 1931 :—Total area selected 911,726 acres ; number of selectors 3,051 ; agricultural farms 2,140 ; unconditional selections 257 ; perpetual lease selections 562 ; prickly-pear selections 7 ; perpetual lease prickly-pear selections 8 ; area sold by auction 12,957 acres ; and number of settlement farm leases 77.

5. **South Australia.**—The following table shows the area of land acquired for the purposes of closer settlement, and the manner in which it has been dealt with to the 30th June, 1931 :—

## CLOSER SETTLEMENT.—SOUTH AUSTRALIA.

To 30th June—	Area of Lands Repurchased.	Agreements with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Miscellaneous Leases.	Sold.	Remainder Unoccupied (including Roads and Land in Irrigation Areas).
			Right of Purchase.	Perpetual Lease.				
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1931..	781,447	523,046	321	1,239	31,649	80	193,453	31,659

The total area repurchased at 30th June, 1931, was 781,447 acres. The purchase money was £2,510,959. Of the total area, 749,788 acres have been allotted to 2,738 persons, the average area to each being 274 acres.

6. **Western Australia.**—The total area acquired for closer settlement up to the 30th June, 1931, was 561,765 acres, costing £575,368. Of this area, 24,420 acres have been set aside for roads, reserves, etc., leaving a balance of 537,345 acres available for selection. Particulars of operations under the Act for the year ending 30th June, 1931, are as follow :—Area selected during the year 9,306 acres ; number of farms, etc., allotted to date 933 ; total area occupied to date 449,850 acres ; balance available for selection 87,495 acres ; and total revenue £578,093.

7. **Tasmania.**—Up to the 30th June, 1931, 36 areas had been opened up for closer settlement. The total purchase money paid by the Government was £366,097, and the total area acquired amounted to 101,231 acres, including 10,000 acres of Crown lands.

8. **Summary.**—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1931 :—

**CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED AT  
30th JUNE, 1931.**

Particulars.	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tas.	Total.
Area acquired (a) acres	4,244,201	1,167,011	970,778	781,447	561,765	101,231	7,826,433
Purchase price (b) £	14,623,376	8,528,912	2,292,881	2,510,959	575,368	366,097	28,897,593
Farms, etc., allotted { No.	8,719	(c) 7,790	3,051	2,738	933	310	23,541
{ acres	4,128,348	1,130,956	911,726	749,788	449,850	81,792	7,452,460

(a) Includes Crown lands—New South Wales, 204,546 acres; Victoria, 112,703 acres; Tasmania, 10,000 acres. (b) Private lands only. (c) Includes 683 allotments of a total area of 77,927 acres granted to discharged soldiers under the Discharged Soldiers Settlement Acts.

## § 7. Leases and Licences under Mining Acts.

1. **General.**—Information regarding the various forms of leases and licences under Mining Acts in the several States and the Northern Territory is given in preceding issues of the Official Year Book (see No. 22, pp. 170–7).

2. **New South Wales.**—The following table gives particulars of operations for the year 1930–31 :—

**AREAS TAKEN UP UNDER MINING ACTS.—NEW SOUTH WALES, 1930–31.**

Purposes for which Issued or Occupied.						Areas Taken up during Year.	Total Areas Occupied at End of Year.
						Acres.	Acres.
Gold-mining	..	..	..	..	..	4,465	4,579
Mining for other minerals	..	..	..	..	..	12,644	267,913
Authorities to prospect	..	..	..	..	..	49,077	11,890
Other purposes	..	..	..	..	..	226	23,515
Total						66,412	307,897

3. **Victoria.**—During the year 1931, leases, licences, etc., were issued covering an area of 32,499 acres, the rent, fees, etc., for which amounted to £1,418. The area occupied at the end of the year was 76,728 acres.



4. **Queensland.**—During the year 1931, the number of miners' rights issued was 7,818, and of business licences 14. The following table gives particulars regarding the areas of lands taken up under lease or licence, and the total areas occupied for the year 1931. In addition, an area estimated at 22,000 acres was at the end of 1931 held under miners' rights and dredging claims.

**AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1931.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	2,853	3,502
Mining for other minerals .. .. .	2,226	28,071
Coal-prospecting licences .. .. .	1,762	2,083
Miners' homestead leases .. .. .	20,479	332,358
Petroleum-prospecting permits .. .. .	284,324	691,254
<b>Total .. .. .</b>	<b>311,644</b>	<b>1,057,268</b>

5. **South Australia.**—The following table gives particulars of operations for the year 1931 :—

**AREAS TAKEN UP UNDER MINING ACTS.—SOUTH AUSTRALIA, 1931.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining leases .. .. .	874	1,308
Mineral and miscellaneous leases .. .. .	988	88,558
Claims .. .. .	4,240	5,000
Search licences and permits .. .. .	147,200	162,560
Occupation licences .. .. .	4	56
<b>Total .. .. .</b>	<b>153,306</b>	<b>257,482</b>

6. **Western Australia.**—The following table gives particulars of operations for the year 1931, the figures being exclusive of holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1931, the area under lease was 1,819 acres for gold-mining, 187 for mining for other minerals, and 1,656 for other purposes (including 1,163 for miners' homesteads)—a total of 3,662 acres. The balance was taken up under licences.

**AREAS TAKEN UP UNDER MINING ACTS.—WESTERN AUSTRALIA, 1931.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	43,316	36,638
Mining for other minerals .. .. .	5,579	54,652
Other purposes .. .. .	1,698	34,655
<b>Total .. .. .</b>	<b>50,593</b>	<b>125,945</b>

7. **Tasmania.**—During the year 1931, the number of leases issued was 197, of which the more important were 35 for gold-mining, covering 488 acres; and 65 for tin, covering 1,908 acres. The following table gives particulars of operations for the year 1931 :—

**AREAS TAKEN UP UNDER MINING ACTS.—TASMANIA, 1931.**

Particulars.					Areas Taken up during Year.	Total Areas Occupied at End of Year.
					Acres.	Acres.
Gold-mining	..	..	..	..	2,214	999
Mining for other minerals	..	..	..	..	3,548	24,324
Licences to search for coal or oil	..	..	..	..	..	800
Other purposes	..	..	..	..	152	2,721
Total	..	..	..	..	5,914	28,844

8. **Northern Territory.**—During 1930–31, ten protected mining lease applications (8 for gold comprising 259 acres, and 2 for mineral comprising 160 acres) were taken up. At the 30th June, 1931, there existed 20 mineral leases comprising 504 acres, 6 gold-mining leases comprising 105 acres, and 53 protected mining lease applications comprising 1,384 acres. In addition, 2 exclusive prospecting licences covering approximately 9 square miles were issued.

9. **Summary.**—The following table shows the areas under leases and licences for mining purposes and the total areas occupied for mining purposes for the year 1931 :—

**CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES.**

Year.	N.S.W. (a)	Victoria.	Q'land. (b)	S. Aust. (b)	W. Aust. (c)	Tas. (b)	Total. (d)
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**AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.**

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1931 ..	66,412	32,499	311,644	153,306	50,593	5,914	620,368

**TOTAL AREAS OCCUPIED AT END OF YEAR.**

1931 ..	307,897	76,728	1,057,268	257,482	125,945	28,844	1,854,164

(a) Year 1930–31. (b) Exclusive of lands held under miners' rights only. (c) Exclusive of holdings under miners' rights and mineral oil licences. (d) Exclusive of Northern Territory, see 8 above.

## § 8. Settlement of Returned Soldiers and Sailors.

1. **General.**—Information in regard to the methods adopted in each State for providing land for the settlement of returned soldiers and sailors, together with the conditions under which such land could be acquired, is given in earlier issues of the Official Year Book (see No. 18, pp. 187–189). Further reference to the settlement on the land of returned soldiers and sailors, and in particular to the losses incurred in connexion therewith, will be found in Chapter XV.—Defence.

Particulars respecting the position of soldier settlement in each State at the latest available date are, however, given in the sub-sections immediately following.

2. **New South Wales.**—At the 30th June, 1931, the area set apart exclusively for soldiers was 9,746,361 acres, of which 1,710,272 acres comprised acquired land purchased at a cost of £8,113,956. The number of settlers to whom farms, etc., had been allotted up to the 30th June, 1931, was 9,465. Farms, etc., occupied at that date numbered 5,554 with an area of 8,072,711 acres, of which 6,460,874 acres were Crown lands (including 4,090,397 acres in the Western Division taken up under the Western Lands Act), 1,523,120 acres of acquired lands, and 88,717 acres within Irrigation Areas.

3. **Victoria.**—At the 30th June, 1931, the area acquired or set apart for soldier settlement was 2,498,296 acres, of which 1,763,214 acres (including land originally purchased for Closer Settlement and later taken over for purposes of Discharged Soldiers Settlement) comprised private land purchased at a cost of £13,361,002. Up to the 30th June, 1931, the number of settlers to whom farms, etc., had been allotted was 10,624, and the number of farms, etc., allotted was 9,665 (including 724 farms originally purchased for Closer Settlement purposes) containing 2,409,445 acres. In addition, 772 share-farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at the 30th June, 1931, was 9,292 (including 699 originally purchased for Closer Settlement) containing 2,358,974 acres.

4. **Queensland.**—At the 30th June, 1929, the area acquired or set apart for soldier settlement was 577,633 acres, of which 41,101 acres comprised private land, purchased at a cost of £270,480. The number of farms occupied was 1,148, containing 440,992 acres. Some of these selections were acquired under the ordinary provisions of the Land Act, and do not include areas specially set apart for soldiers.

As special records are not now kept respecting the areas held by discharged soldier settlers later information cannot be given.

5. **South Australia.**—At the 30th June, 1931, the area of land acquired or set apart for soldier settlement was 1,336,612 acres, of which 1,202,653 acres comprised private land purchased at a cost of £3,863,572. These figures are exclusive of mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. The number of soldiers to whom assistance had been granted under the Discharged Soldiers Settlement Acts up to the 30th June, 1931, was 4,179, and the area of farms, etc. (including mortgages discharged), on which assistance had been granted was 2,740,484 acres. At the 30th June, 1931, farms, etc., occupied numbered 2,385, containing 2,160,745 acres.

6. **Western Australia.**—At the 30th June, 1931, the area of land acquired or set apart for soldier settlement was 14,287,643 acres, of which 345,110 acres comprised private land purchased at a cost of £605,076. Up to the 30th June, 1931, assistance had been given to 5,213 returned soldiers, and the Agricultural Bank held 3,661 properties as security for advances. The area held, including pastoral leases, was approximately 25,864,000 acres, and advances approved amounted to £6,136,187. The number of farms, etc., occupied at the 30th June, 1931, was 2,582.

7. **Tasmania.**—At the 30th June, 1931, the area acquired or set apart for soldier settlement was 339,000 acres, of which 268,209 acres comprised private land purchased at a cost of £2,010,225. Up to the 30th June, 1931, the number of settlers to whom farms, etc., had been allotted was 2,378, and the number of farms, etc., allotted 2,200 containing 339,000 acres. The number of farms, etc., occupied at the 30th June, 1931, was 2,120 containing 323,000 acres.

8. **Summary.**—The following table gives a summary of the area acquired, the purchase price thereof, the number of settlers assisted, and the number and area of farms occupied in all the States to the 30th June, 1931:—

**SOLDIER SETTLEMENT.—AREAS ACQUIRED, SETTLERS ASSISTED AND FARMS OCCUPIED—30th JUNE, 1931.**

Particulars.	New South Wales.	Victoria.	Queens-land.(b)	Sth. Aus-tralia.	Western Australia.	Tasmania.	Total.
Area acquired or set apart—							
(i) Private land acquired acres	1,710,272	1,763,214	41,101	21,202,653	345,110	268,209	5,330,559
(ii) Crown lands set apart acres	8,036,089	735,082	536,532	133,959	13,942,533	70,791	23,454,986
Total land acquired or set apart .. acres	9,746,361	2,498,296	577,633	1,336,612	14,287,643	339,000	28,785,545
Price paid by Government for private land acquired £	8,113,956	13,361,002	270,480	23,863,572	605,076	2,010,225	28,224,311
Number of settlers to whom farms, etc., had been allotted up to the 30th June, 1931	9,465 (d)	10,624 (e)	(f)	4,179	5,213	2,378	(e)
Farms, etc., occupied at the 30th June, 1931	5,554 (g)	9,292	1,148	2,385	2,582	2,120	23,081
No. at the 30th June, 1931 .. acres	8,072,711	2,358,974	440,992	2,160,745	(e)	323,000	(e)

(a) Includes land purchased from private owners for Closer Settlement and later taken over for purposes of Discharged Soldiers Settlement. (b) At 30th June, 1929; later information not available. (c) Excludes mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. (d) In addition 772 share farmers and holders of leasing agreements and private land have received assistance. (e) Not available. (f) Number of soldiers to whom assistance had been granted under the Discharged Soldiers Settlement Acts. (g) Includes 699 farms originally purchased for Closer Settlement purposes.

### § 9. Tenure of Land by Aliens.

Information regarding the terms and conditions under which land can be held by aliens is contained in earlier issues of the Official Year Book (see No. 18, pp. 190-1).

### § 10. Advances to Settlers.

1. **General.**—A detailed statement regarding the terms and conditions governing advances to settlers in the several States and the Northern Territory will be found in preceding issues of the Official Year Book (see No. 22, pp. 179-186).

2. **New South Wales.**—The following table gives particulars respecting advances, etc., to 30th June, 1931:—

**ADVANCES TO SETTLERS.—NEW SOUTH WALES.**

Particulars.	Advances made during 1930-31.	Total Advances at 30th June, 1931.	Amount outstanding at 30th June, 1931.
	£	£	£
Government Savings Bank Advances ..	571,180	26,963,380	14,421,268
Soldier Settlement Advances ..	128,399	7,597,062	3,967,192
Advances for Purchase of Wire Netting ..	17,969	1,078,386	374,277
Advances to Necessitous Farmers ..	664,202	4,997,753	(a) 1,309,486
Advances to Civilian Settlers on Irrigation Areas ..	20,437	645,952	(b) 98,970
Shallow Boring Advances ..	35,391	612,266	260,566
Total ..	1,437,578	41,894,799	20,431,759

(a) Includes interest charges accrued, £53,088. Indebtedness having been written off during 1930-31.

(b) As amended, a large proportion of the

3. **Victoria.**—The following table gives particulars respecting advances, etc., to 30th June, 1931:—

## ADVANCES TO SETTLERS.—VICTORIA.

Authority Making Advances.	Advances made to—	Advances made during 1930-31.	Total Advances at 30th June, 1931.	Amount outstanding at 30th June, 1931.
		£	£	£
State Savings Bank	Civilians .. ..	161,254	10,037,335	5,119,870
	Discharged soldiers ..	20,325	829,816	582,896
Closer Settlement Board	Closer Settlement settlers	767,404	13,310,258	9,658,865
	Soldier settlers ..	359,685	22,565,007	18,014,342
Treasurer .. ..	Cool stores, canneries, etc.	..	615,182	372,193
Total .. ..	.. ..	1,308,668	47,357,598	33,748,166

4. **Queensland.**—The following table gives particulars of advances, etc., to 30th June, 1931:—

## ADVANCES TO SETTLERS.—QUEENSLAND.

Act under which Advances were made.	Advances made during Year 1930-31.	Total Advances made to 30th June, 1931.	Amount outstanding at 30th June, 1931.
	£	£	£
Agricultural Bank Acts .. ..	271,055	6,003,945	2,427,538
Discharged Soldiers' Settlement Act (a) ..	16,997	2,401,745	1,203,179
Water Facilities .. ..	11,601	70,563	64,312
Wire Netting, Marsupial Proof Fencing, &c. ..	17,287	747,246	527,357
Seed Wheat .. ..	4,092	(b) 60,173	8,845
Drought Relief .. ..	..	67,381	44,585
Total .. ..	321,032	9,351,053	4,275,816

(a) Includes advances to group settlements through the Lands Department, as well as advances through the Agricultural Bank. (b) Includes accrued interest to 30th June, 1931.

5. **South Australia.**—The following table gives particulars respecting advances, etc., to 30th June, 1931:—

## ADVANCES TO SETTLERS.—SOUTH AUSTRALIA.

Particulars.	Advances made during 1930-31.	Total Advances at 30th June, 1931.	Amount outstanding at 30th June, 1931.
	£	£	£
Department of Lands—			
Advances to soldier settlers .. ..	60,484	5,393,754	3,931,337
Advances to blockholders .. ..	..	41,451	79
Advances for sheds and tanks .. ..	..	75,693	60,409
Advances in drought-affected areas .. ..	446,034	2,132,895	1,325,018
Advances under Closer Settlement Acts ..	15,595	2,412,776	1,536,371
Advances under Agricultural Graduates Settlement Act .. ..	411	22,563	22,262
Irrigation Commission—			
Civilians .. ..	2,092	257,270	141,027
Soldier settlers .. ..	12,316	(a) 1,142,464	1,057,751
State Bank of South Australia .. ..	4,417	4,730,444	1,357,810
Advances to settlers for improvements ..	42,171	811,299	442,522
Advances under Vermin and Fencing Acts	13,541	1,283,248	471,290
Advances under Loans to Producers Act ..	8,642	256,352	227,788
Total .. ..	605,703	18,560,209	10,573,664

(a) Since June, 1927, a considerable sum has been written off advances to soldier settlers under Section 8 of the Discharged Soldiers' Settlement Relief Act 1925.

6. **Western Australia.**—The following table gives particulars respecting advances, etc., to 30th June, 1931 :—

**ADVANCES TO SETTLERS.—WESTERN AUSTRALIA.**

Particulars.	Advances made during Year 1930-31.	Total Advances at 30th June, 1931.	Amount outstanding at 30th June, 1931 (inclusive of interest).
	£	£	£
Development loans .. .. .	707,142	8,730,828	6,014,764
Soldier settlement loans .. .. .	40,309	5,977,901	5,045,784
Advances to rural industries .. .. .	..	31,017	38,344
Cropping advances .. .. .	106,550	13,037,292	1,793,819
Group Settlement advances .. .. .	52,503	2,097,891	2,191,262
<b>Total .. .. .</b>	<b>906,504</b>	<b>29,874,929</b>	<b>15,083,973</b>

7. **Tasmania.**—The following table gives particulars respecting advances, etc., to 30th June, 1931 :—

**ADVANCES TO SETTLERS.—TASMANIA.**

Authority making Advances.	Particulars.	Advances made during 1930-31.	Total Advances to 30th June, 1931.	Amount outstanding at 30th June, 1931.
		£	£	£
Agricultural Bank ..	State Advances Act and Rural Credits	22,071	446,478	286,580
" ..	Orchardists' Relief, 1926 ..	..	46,832	19,040
" ..	Unemployed (Assistance to Primary Producers) Relief Act ..	16,232	16,232	16,135
Minister for Lands ..	Soldier Settlers ..	10,894	700,850	211,746
" ..	Closer Settlers ..	4,156	31,731	15,715
" ..	Fruit Growers ..	..	1,897	543
<b>Total .. .. .</b>		<b>53,353</b>	<b>1,244,020</b>	<b>549,759</b>

8. **Northern Territory.**—During the financial year 1930-31 the sum of £2,831 was advanced, making the total amount advanced to 30th June, 1931, £21,784 (approximately). The balance outstanding at 30th June, 1931, including interest, was £18,910.

9. **Summary of Advances.**—The following table gives a summary for each State to the 30th June, 1931 :—

**ADVANCES TO SETTLERS.—AUSTRALIA.**

State.	Advances made during 1930-31.	Total Advances to 30th June, 1931.	Amount outstanding at 30th June, 1931.
	£	£	£
New South Wales .. .. .	1,437,578	41,894,799	20,431,759
Victoria .. .. .	1,308,668	47,357,598	33,748,166
Queensland .. .. .	321,032	9,351,053	4,275,816
South Australia .. .. .	605,703	18,560,209	10,573,664
Western Australia .. .. .	906,504	29,874,929	15,083,973
Tasmania .. .. .	53,353	1,244,020	549,759
Northern Territory .. .. .	2,831	21,784	18,910
<b>Total .. .. .</b>	<b>4,635,669</b>	<b>148,304,392</b>	<b>84,682,047</b>

## § 11. Alienation and Occupation of Crown Lands.

1. **General.**—The figures given in the previous parts of this chapter show separately the areas alienated, in process of alienation, or occupied under various tenures. The following tables set out in summarized form the position in regard to the tenure of land in each State, in the Northern Territory, and in the Federal Capital Territory during the latest year for which information is available. The area unoccupied includes roads, permanent reserves, forests, etc. In some cases, lands which are permanently reserved from alienation are occupied under leases and licences, and have been included therein. Lands occupied under leases or licences for pastoral purposes are frequently held on short tenures only, and could thus be made available for settlement practically whenever required.

2. **New South Wales.**—At the 30th June, 1931, of the total area of New South Wales, 22.3 per cent. had been alienated absolutely, 12.0 per cent. was in process of alienation, 56.7 per cent. was held under leases and licences, and the remaining 9.0 per cent. was unoccupied.

The following table gives particulars for the year ended 30th June, 1931 :—

### ALIENATION AND OCCUPATION OF CROWN LANDS.—NEW SOUTH WALES, 1930-31.(a)

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated.</i>		2. <i>In Process of Alienation.</i>	
		Conditional purchases .. ..	20,511,043
		Closer settlement purchases .. ..	2,823,375
		Soldiers' group purchases .. ..	426,471
		Other forms of sale .. ..	24,183
Granted and sold prior to 1862 .. ..	7,146,579	Total .. ..	23,785,072
Sold by auction and other sales, 1862 to date .. ..	15,013,607	3. <i>Held under Leases and Licences.</i>	
Conditionally sold, 1862 to date .. ..	24,062,806	Total under Lands Department, Water Conservation and Irrigation Commissioner, and Western Lands Commissioners ..	111,977,837
Granted under Volunteer Land Regulations, 1867 to date .. ..	172,198	Mineral and auriferous leases and licences (Mines Department) ..	307,897
Granted for public and religious purposes .. ..	259,119	Total .. ..	112,285,734
	46,654,309	4. <i>Unoccupied (b) (approximate)</i>	
Less lands resumed or reverted to Crown .. ..	2,579,486		17,887,651
Total .. ..	44,074,823		

Area of State—198,036,500 acres.

(a) Exclusive of Lord Howe Island, 3,220 acres. (b) Of this area only 4,886,204 acres are available for selection, the balance being comprised within reservations for various public purposes, roads, and river and lake surfaces.

3. **Victoria.**—The total area of the State of Victoria is 56,245,760 acres, of which 46.8 per cent. had been alienated absolutely up to the end of the year 1930: 13.0 per cent. was in process of alienation under deferred payments and closer settlement schemes; 11.8 per cent. was occupied under leases and licences; while 28.4 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—VICTORIA, 1930.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> .. .. .	26,316,492	3. <i>Leases and Licences held—</i>	
2. <i>In Process of Alienation—</i>		Under Lands Department—	
Exclusive of Mallee and Closer		Perpetual Leases ..	89,309
Settlement Lands ..	1,725,122	Other Leases and Licences	49,629
Mallee Lands (exclusive of		Temporary (Yearly) Graz-	
Closer Settlement Lands) ..	4,897,694	ing Licences ..	6,480,169
Closer Settlement Lands ..	657,155	Under Mines Department ..	40,000
Village Settlements ..	29	Total .. .. .	6,659,107
Total .. .. .	7,280,000	4. <i>Occupied by the Crown or</i>	
		<i>Unoccupied (a)</i> .. ..	15,990,161

Total area of State—56,245,760 acres.

(a) These Crown lands comprise the following acreage :—Permanent forests (under Forest Acts) 3,942,163; timber reserves (under Forest Acts) 735,889; State forests and timber reserves (under Land Act) 329,585; water reserves 313,532; reserves for agricultural colleges 87,003; reserves in the Mallee 410,000; other reserves 365,944; roads 1,794,218; water frontages, beds of rivers, lakes, etc., unsold land in cities, towns and boroughs 3,268,649; and other lands (unoccupied) 4,743,178.

4. **Queensland.**—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1930, 4.4 per cent. was alienated absolutely; 1.6 per cent. was in process of alienation; and 73.5 per cent. was occupied under leases and licences. The remainder (20.5 per cent.) was either unoccupied or held as reserves, or for roads.

The distribution is shown in the following table :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—QUEENSLAND, 1930.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated Absolutely—</i>		3. <i>Occupied under Leases and</i>	
By Purchase .. .. .	18,642,703	<i>Licences—</i>	
Without Payment .. ..	88,592	Pastoral Leases .. ..	200,716,960
Total .. .. .	18,731,295	Occupation Licences ..	21,168,520
2. <i>In Process of Alienation</i> ..	6,860,667	Grazing Farms and Homesteads	75,961,624
		Leases—Special Purposes ..	635,417
		Under Mines Department ..	356,593
		Perpetual Lease Selections ..	3,901,261
		Auction Perpetual Leases ..	12,342
		Prickly-pear Leases ..	12,636,240
		Total .. .. .	315,388,957
		4. <i>Reserves, Surveyed Roads and</i>	
		<i>Surveyed Stock Routes (a)</i> ..	20,856,574
		5. <i>Unoccupied</i> .. .. .	67,282,507

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

(a) Includes reserves of a total area of 17,926,139 acres, comprising timber 3,432,945 acres, State forests and national parks 2,058,646 acres, aboriginal 6,241,992 acres, and general 6,192,556 acres; and streets, surveyed roads and surveyed stock routes 2,930,435 acres.

5. **South Australia.**—The area of the State of South Australia is 243,244,800 acres, and at the end of the year 1931, 4.9 per cent. was alienated absolutely; 1.8 per cent. in process of alienation; 46.6 per cent. occupied under leases and licences; and 46.7 per cent. unoccupied.



The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—SOUTH AUSTRALIA,  
1931.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated—</i>		3. <i>Held under Lease and Licence—</i>	
Sold .. .. .	11,824,903	Right of Purchase Leases ..	1,722,613
Granted for Public Purposes ..	233,222	Perpetual Leases, including Irrigation Leases ..	15,460,635
		Pastoral Leases ..	94,033,205
		Other Leases and Licences ..	1,783,330
		Mining Leases and Licences ..	257,482
Total .. .. .	12,058,125	Total .. .. .	113,257,265
2. <i>In Process of Alienation</i> ..	4,314,352	4. <i>Area Unoccupied (a)</i> ..	113,615,058

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

(a) Includes surveyed roads, railways, and other reserves, 15,424,004 acres (of which 14,016,000 acres comprises an aboriginal reserve in the north-west corner of the State); salt water lakes and lagoons, 7,680,000 acres; and fresh water lakes, 224,000 acres.

6. *Western Australia.*—The total area of Western Australia is 624,588,800 acres, of which, at the 30th June, 1931, 2.4 per cent. was alienated absolutely; 3.4 per cent. was in process of alienation; while 41.1 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 53.1 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN AUSTRALIA  
1930-31.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated Absolutely</i> ..	14,984,035	3. <i>Leases and Licences in Force—</i>	
2. <i>In Process of Alienation—</i>		(i) Issued by Lands Department—	
Midland Railway Concessions ..	54,800	Pastoral Leases ..	254,403,147
Free Homestead Farms ..	806,657	Special Leases ..	16,420
Conditional Purchases ..	6,709,767	Leases of Reserves ..	850,109
Selections from the late W.A. Company ..	5,297	Residential Lots ..	73
Selections under the Agricultural Lands Purchase Act ..	513,223	(ii) Issued by Mines Department—	
Special Occupation Leases and Licences ..	300	Gold-mining Leases ..	6,358
Homestead or Grazing Leases ..	13,107,860	Mineral Leases ..	46,708
Poison Land Leases or Licences ..	26,825	Miners' Homestead Leases ..	30,776
Village Allotments ..	75	(iii) Issued by Forests Department—	
Working-men's Blocks ..	75	Timber Leases and Concessions ..	25,668
		Timber Permits ..	1,241,396
Total .. .. .	21,224,804	Total .. .. .	256,620,655
		4. <i>Area Unoccupied (a)</i> ..	331,759,306

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

(a) These Crown lands comprise the following :—State forests, 2,967,912 acres; timber reserves, 1,430,362 acres; other reserves, 35,911,401 acres; and vacant Crown land, 291,449,631 acres.

7. *Tasmania.*—At the end of the year 1930, 34.1 per cent. of the total area had been alienated absolutely; 3.2 per cent. was in process of alienation; 25.6 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement, or occupied or reserved by the Crown; the remainder (37.1 per cent.) was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—TASMANIA, 1930.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated Absolutely</i> .. ..	5,721,259	3. <i>Leases and Licences</i> —continued.	
2. <i>In Process of Alienation</i> ..	541,653	(i) <i>Issued by Lands Department</i>	
3. <i>Leases or Licences</i> —		—continued.	
(i) <i>Issued by Lands Department</i> —		Soldier Settlement ..	123,238
Islands ..	110,000	Other Leases ..	120,083
Ordinary Leased Land ..	2,006,363	(ii) <i>Issued by Mines Department</i>	33,260
Land Leased for Timber	272,000	Total ..	2,772,097
Closer Settlement ..	107,148	4. <i>Area Occupied by the Crown or</i>	
		<i>Unoccupied (a)</i> ..	7,742,991

Total area of State—16,778,000 acres.

(a) Comprises the following :—Reserves, 1,500,000 acres, including 1,300,000 acres for timber; land occupied by Commonwealth and State Departments, 18,100 acres; the balance (6,224,891 acres) being unoccupied and unreserved.

8. **Northern Territory.**—The area of Northern Territory is 335,116,800 acres, of which, at the end of 1931, only 0.14 per cent. was alienated absolutely; 43.27 per cent. was held under leases and licences; while the remaining 56.59 per cent. was unoccupied.

The following shows the mode of occupancy of areas at the end of 1931 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTHERN TERRITORY, 1931.**

Particulars.	Acres.
1. Alienated .. ..	477,854
2. Leased—	
Right of purchase .. ..	130,798,000
Pastoral .. ..	14,202,000
Other leases and licences .. ..	
Total .. ..	145,000,000
3. Unoccupied (a) .. ..	189,638,946
4. Total area .. ..	335,116,800

(a) Including Aboriginal and other Reserves and Mission Stations.

9. **Federal Capital Territory.**—Particulars of the alienation and occupation of Crown lands in the Territory (exclusive of Jervis Bay area) for the year 1931 are as follows :—Alienated 66,904 acres; in process of alienation 39,977 acres; leased 288,558 acres; and unoccupied 188,221 acres. The area of acquired lands was 213,830 acres. The total area of the Territory (exclusive of Jervis Bay area, 17,920 acres) is 583,660 acres.

Alienated land in 1931 comprised 11.5 per cent. of the total area, land in process of alienation 6.8 per cent., land held under lease 49.4 per cent., and unoccupied land 32.3 per cent. of the total area.

## 12. Classification of Alienated Holdings According to Size.

The classification of private 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.

The following table gives particulars of the number and areas of holdings of alienated land and land in process of alienation at the latest date for which the information has been compiled. A similar classification for the year 1924-25 will be found in Official Year Book No. 22, p. 192.

### CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1928-29.

Size of Holdings.	N.S.W. (a)	Victoria.	S. Aust.	W. Aust.	Tas.	Fed. Cap. Ter.	Total. (b)
NUMBER.							
1 and under 50 acres	14,190	19,791	6,202	4,812	3,164	3	48,162
50 " 100 "	7,527	8,388	1,776	874	2,108	1	20,674
100 " 500 "	25,719	25,979	5,907	3,093	4,779	19	65,496
500 " 1,000 "	11,394	12,449	4,570	3,204	726	18	32,361
1,000 " 5,000 "	10,948	6,929	4,032	7,768	775	15	31,067
5,000 " 10,000 "	1,255	297	133	440	146	3	2,274
10,000 " 20,000 "	524	90	33	116	67	1	831
20,000 " 50,000 "	214	15	8	23	29	..	289
50,000 and over ..	59	..	..	7	5	..	71
Total ..	71,830	73,938	23,261	20,337	11,799	60	201,225

### AREA.

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1 and under 50 acres	322,082	374,677	113,921	63,130	58,351	91	932,252
50 " 100 "	584,269	601,533	143,072	72,827	147,259	65	1,549,025
100 " 500 "	6,739,650	6,384,766	1,745,181	746,982	1,095,434	5,267	16,717,280
500 " 1,000 "	8,056,717	8,828,038	3,409,573	2,756,642	593,506	12,778	23,657,254
1,000 " 5,000 "	21,865,261	11,858,819	8,277,929	16,394,494	1,600,262	30,050	60,026,815
5,000 " 10,000 "	8,587,485	2,047,281	912,394	3,003,200	1,017,754	21,354	15,589,468
10,000 " 20,000 "	7,240,069	1,196,469	457,244	1,588,720	924,784	12,600	11,419,886
20,000 " 50,000 "	6,374,616	390,876	188,305	617,972	812,306	..	8,384,069
50,000 and over ..	5,337,288	..	..	519,326	383,633	..	6,240,247
Total ..	65,107,431	31,682,450	15,247,619	25,763,293	6,633,289	82,205	144,516,296

(a) Year 1924-25.

(b) Information not available for Queensland and the Northern Territory.

## § 13. Present Position of Land Settlement.

1. Condition of Public Estate.—The position in regard to land settlement in each State and Territory and in Australia as a whole in the years 1920, 1929 and 1930 is shown in the table hereunder.

During the past ten years, the area alienated absolutely in the whole of Australia increased by 13,371,865 acres, and that in process of alienation by 7,362,129 acres, or a total of 20,733,994 acres during the decade, while the area leased decreased from 975,414,867 acres in 1920 to 948,917,301 acres in 1930.

## AREAS ALIENATED, IN PROCESS OF ALIENATION, HELD UNDER LEASE OR LICENCE, AND UNOCCUPIED.

Year.	Alienated.		In Process of Alienation.		Held under Lease or Licence.		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 (a).—AREA, 198,036,500 ACRES.								
1920e	40,973,189	20.69	20,876,424	10.54	116,773,795	58.97	19,409,872	9.80
1929e	643,491,984	21.96	23,153,865	11.69	114,164,082	57.65	17,223,349	8.70
1930e	643,750,361	22.09	23,680,891	11.96	113,692,127	57.41	16,909,901	8.54
VICTORIA.—AREA, 56,245,760 ACRES.								
1920	24,793,053	44.08	8,746,102	15.55	10,040,119	17.85	12,666,486	22.52
1929	26,204,928	46.59	7,918,032	14.08	7,539,476	13.40	14,583,324	25.93
1930	26,316,492	46.79	7,280,000	12.94	6,659,107	11.84	15,990,161	28.43
QUEENSLAND.—AREA, 429,120,000 ACRES.								
1920	17,022,300	3.97	8,659,280	2.02	325,853,774	75.93	77,584,646	18.08
1929	18,486,184	4.31	5,911,240	1.38	317,763,259	74.05	86,959,317	20.26
1930	18,731,295	4.36	6,860,667	1.60	315,388,957	73.50	88,139,081	20.54
SOUTH AUSTRALIA.—AREA, 243,244,800 ACRES.								
1920	10,931,966	4.50	3,166,524	1.30	119,554,730	49.15	109,591,580	45.05
1929	12,004,959	4.94	3,933,568	1.62	118,249,913	48.61	109,056,360	44.83
1930	12,044,877	4.95	4,175,985	1.72	116,453,402	47.87	110,570,536	45.46
WESTERN AUSTRALIA (a).—AREA, 624,588,800 ACRES.								
1920	8,763,051	1.40	14,259,769	2.28	257,610,300	41.25	343,955,680	55.07
1929	13,594,254	2.18	21,804,506	3.49	243,724,065	39.02	345,465,975	55.31
1930	14,506,064	2.32	21,533,054	3.45	245,385,249	39.29	343,164,433	54.94
TASMANIA.—AREA, 16,778,000 ACRES.								
1920	5,241,856	31.24	963,915	5.75	2,155,612	12.85	8,416,617	50.16
1929	5,698,697	33.97	560,070	3.34	2,817,535	16.79	7,701,698	45.90
1930	5,721,259	34.10	541,653	3.23	2,772,097	16.52	7,742,991	46.15
NORTHERN TERRITORY.—AREA, 335,116,800 ACRES.								
1920	476,556	0.14	..	..	143,274,151	42.75	191,366,093	57.11
1929	477,853	0.14	..	..	148,905,274	44.44	185,733,673	55.42
1930	477,853	0.14	..	..	148,287,330	44.25	186,351,617	55.61
FEDERAL CAPITAL TERRITORY.—AREA, 601,580 ACRES.								
1920c	41,269	7.07	78,084	13.38	152,386	26.11	311,921	53.44
1929c	46,968	8.05	60,844	10.42	288,919	49.50	186,929	32.03
1930c	66,904	11.46	39,977	6.85	279,032	47.81	197,747	33.88
AUSTRALIA.—AREA, 1,903,732,240 ACRES.								
1920d	108,243,240	5.69	56,750,098	2.98	975,414,867	51.24	763,302,895	40.09
1929d	120,005,827	6.30	63,342,125	3.33	953,452,523	50.08	766,910,625	40.29
1930d	121,615,105	6.39	64,112,227	3.37	948,917,301	49.84	769,066,467	40.40

(a) To 30th June. (b) Excludes lands alienated but subsequently resumed or reverted to the Crown. (c) Excludes Jervis Bay area, 17,920 acres. (d) Excludes Lord Howe Island, 3,220 acres, and Jervis Bay area, 17,920 acres. (e) Excludes Lord Howe Island, 3,220 acres.

2. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at the end of the year 1929. The square itself represents the total area of Australia, while the relative areas of individual States are shown by the vertical rectangles. The areas alienated absolutely, in process of alienation under systems of deferred payments, and the areas held under leases or licences, are designated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded.

