

This page was added on 03 December 2012 to included the Disclaimer below.  
No other amendments were made to this Product

#### DISCLAIMER

Users are warned that this historic issue of this publication series may contain language or views which, reflecting the authors' attitudes or that of the period in which the item was written, may be considered to be inappropriate or offensive today.

## 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 par. 2 hereunder for a conspectus of legislation at present in force.) Special sections are devoted to closer settlement, the settlement of returned soldiers on the land 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.   |
|--|--|---|
| <b>CROWN LANDS ACTS.</b>   |  |   |
| Crown Lands Act 1913-1935:<br>Western Lands Act 1901-1934:<br>Prickly Pear Act 1924-1934.                                  | Land Acts 1928-1935.   | Land Acts 1910-1934: Upper<br>Burnett and Callide Land<br>Settlement Act 1923-1932:<br>Prickly Pear Land Acts 1923-<br>1934: Sugar Workers' Selec-<br>tions Acts 1923-1932.   |
| <b>CLOSER SETTLEMENT ACTS.</b>   |  |   |
| Closer Settlement Act 1904-1935:<br>Closer Settlement and Re-<br>turned Soldiers' Settlement<br>(Amendment) Act 1927-1935. | Closer Settlement Acts 1928-<br>1934.  | Closer Settlement Acts 1906-<br>1934.   |
| <b>MINING ACTS.</b>  |  |   |
| Mining Act 1906-1935: Mining<br>Leases (Validation) Act 1924.  | Mines Act 1928: Mines (Petro-<br>leum) Act 1935.   | Mining Acts 1898-1930: Mining<br>for Coal and Mineral Oil Act<br>1912: Petroleum Acts 1923-<br>1929: Miners' Homestead<br>Leases Act 1913-1930: Coal<br>Mining Act 1925-1930.   |
| <b>SOLDIERS' SETTLEMENT ACTS.</b>  |  |   |
| Returned Soldiers' Settlement<br>Act 1916-1935.  | Closer Settlement Acts 1928-<br>1934.  | Discharged Soldiers' Settlement<br>Act 1917-1932.   |
| <b>ADVANCES TO SETTLERS ACTS.</b>  |  |   |
| Government Savings Bank Act<br>1906-1932: Returned Soldiers'<br>Settlement Act 1916-1935:<br>Rural Bank Agency Act 1934.   | State Savings Bank Acts 1915-<br>1922: Primary Products Ad-<br>vances Acts 1919-1922: Closer<br>Settlement Acts 1928-1934:<br>Fruit and Vegetable Act 1928:<br>Cultivation Advances Acts<br>1931-1934: Farmers Advances<br>Act 1935. | State Advances Acts 1916-1934:<br>Co-operative Agricultural Pro-<br>duction and Advances to<br>Farmers Acts 1914-1919: Agri-<br>cultural Bank Acts 1923-1934:<br>Farmers' Assistance (Debts<br>Adjustment) Act 1935: Income<br>(Unemployment Relief) Tax<br>Acts 1930-1932. |

STATE LAND LEGISLATION—*continued.*

| South Australia.   | Western Australia.   | Tasmania.   |
|--|--|---|
| <b>CROWN LANDS ACTS.</b>   |  |   |
| Crown Lands Act 1929-1935 :<br>Pastoral Act 1904-1935.   | Land Act 1933-1934.  | Crown Lands Act 1935.   |
| <b>CLOSER SETTLEMENT ACTS.</b>   |  |   |
| Crown Lands Act 1929-1935.   | Closer Settlement Act 1927.  | Closer Settlement Act 1929.   |
| <b>MINING ACTS.</b>  |  |   |
| Mining Act 1930-1931.  | Mining Act 1904-1933 : Sluicing<br>and Dredging for Gold Act 1899. | Mining Act 1917-1929 : Aid to<br>Mining Act 1924.   |
| <b>SOLDIERS' SETTLEMENT ACTS.</b>  |  |   |
| Discharged Soldiers' Settlement<br>Act 1917-1935.  | Discharged Soldiers' Settlement<br>Act 1918.                       | Closer Settlement Act 1929.   |
| <b>AGRICULTURAL GRADUATES SETTLEMENT ACTS.</b>   |  |   |
| Agricultural Graduates Act 1922.   | ..   | ..  |
| <b>ADVANCES TO SETTLERS ACTS.</b>  |  |   |
| Irrigation Act 1930-1933 : Dis-<br>charged Soldiers' Settlement<br>Act 1917-1935 : State Bank<br>Act 1925-1935 : Advances to<br>Settlers Act 1930 : Agri-<br>cultural Graduates Act 1922 :<br>Loans for Fencing and Water<br>Piping Act 1930-1935. | Agricultural Bank Act 1934.  | State Advances Act 1935 : Closer<br>Settlement Act 1929 : Un-<br>employed (Assistance to<br>Primary Producers) Relief<br>Act 1930-1934. |

3. **Northern Territory Land Legislation.**—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931-1935; 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 Encouragement of Primary Production Ordinance 1931-1934.

4. **Federal Capital Territory Land Legislation.**—In the Federal Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1918-1933, the Public Parks Ordinance 1928, the City Area Leases Ordinance 1924-1935, the Church Lands Leases Ordinance 1924-1932, and the Leases (Special Purposes) Ordinance 1925-1932.

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.

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 allied 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 leases only are issued.

#### STATE CROWN LANDS—TENURES.

| New South Wales. | Victoria. | Queensland. |
|------------------|-----------|-------------|
|------------------|-----------|-------------|

#### FREE GRANTS AND RESERVATIONS.

| Free Grants : Reservations. | Free Grants : Reservations. | Free Grants : Reservations. |
|-----------------------------|-----------------------------|-----------------------------|
|-----------------------------|-----------------------------|-----------------------------|

#### UNCONDITIONAL PURCHASES OF FREEHOLD.

| Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases. | Auction Sales. |
|--|----------------|
|--|----------------|

#### 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. |
|---|---|
|---|---|

STATE CROWN LANDS—TENURES—*continued.*

| New South Wales. | Victoria. | Queensland. |
|------------------|-----------|-------------|
|------------------|-----------|-------------|

## LEASES AND LICENCES UNDER LAND ACTS.

|   |  |  |
|---|--|--|
| 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 : Week-end Leases : Residential Leases : Leases in Irrigation Areas : Western Lands Leases : Forest Leases : Forest Permits. | 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 : Land (Residence Areas). | 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 : Forest Grazing Leases. |
|---|--|--|

## CLOSER SETTLEMENT.

|   |   |  |
|---|---|--|
| Sales by Auction and Tender : After-auction Sales and Tenders : Settlement Purchases. | Sales of Land : Conditional Purchase Leases : Conditional Purchase Leases in Mountainous Areas. | Perpetual Lease Selections : Settlement Farm Leases : Perpetual Town, Suburban and Country Leases. |
|---|---|--|

## LEASES AND LICENCES UNDER MINING ACTS.

|   |   |   |
|---|---|---|
| Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Coal and Oil Mining Leases : Business Licences : Residence Areas. | Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Business Areas : Residence Areas. | 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. |
|---|---|---|

## SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

|   |  |  |
|---|--|--|
| 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. | (Same Tenures as under the Land and Closer Settlement Acts.) | Perpetual Lease Selections : Perpetual Town and Suburban Leases. |
|---|--|--|

STATE CROWN LANDS—TENURES—*continued.*

| South Australia.  | Western Australia.  | Tasmania.  |
|---|---|--|
| <b>FREE GRANTS AND RESERVATIONS.</b>  |   |  |
| Free Grants : Reservations.   | Free Grants : Reservations.   | Free Grants : Reservations.  |
| <b>UNCONDITIONAL PURCHASES OF FREEHOLD.</b>   |   |  |
| Auction Sales : By Private Contract (Land passed at Auction).   | Auction Sales.  | Auction Sales : After-auction Sales : Sales of Land in Mining Towns.   |
| <b>CONDITIONAL PURCHASES OF FREEHOLD.</b>   |   |  |
| 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 by Pastoral Lessees : Conditional Purchases of Grazing Lands : Homestead Farms : Working-men'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.   |
| <b>LEASES AND LICENCES UNDER LAND ACTS.</b>   |   |  |
| 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 : Leases of Town and Suburban Lands : Cropping 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. |
| <b>CLOSER SETTLEMENT.</b>   |   |  |
| Sales by Auction : Agreements to Purchase : Perpetual Leases : Miscellaneous Leases.  | Conditional Purchases : Town and Suburban Areas.  | Leases with Right of Purchase : Special Sales.   |
| <b>LEASES AND LICENCES UNDER MINING ACTS.</b>   |   |  |
| 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.   |
| <b>SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.</b>   |   |  |
| Perpetual Leases : Pastoral Leases : Agreements to Purchase : Miscellaneous Leases.   | Ordinary Tenure : Special Tenure.   | Free Grants : Ordinary Tenure : Special Tenure.  |
| <b>AGRICULTURAL GRADUATES SETTLEMENT.</b>   |   |  |
| 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 1934-35 the total area for which free grants were prepared was 2,022 acres, including grants of 1,352 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 44,082 acres were dedicated and permanently reserved, the number of separate dedications being 78.

On the 30th June, 1935, the total area reserved, including temporary reserves, was 16,460,036 acres, of which 5,296,668 acres were for travelling stock, 3,295,191 acres pending classification and survey, 2,113,653 acres for forest reserves, 914,576 acres for water and camping, 1,254,739 acres for mining, and the remainder for temporary commons, railways, recreation reserves and parks, reserves for aborigines, and miscellaneous purposes. A large proportion of the total area reserved is occupied under annual, special, scrub or forestry leases or on occupation licences or permissive occupancy, and is included under the appropriate leasehold tenures described in the following sections.

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 under any miner's right.

(iii) *Areas Granted and Reserved.* During the year 1934, 49 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 35,279 acres, were made. At the end of 1934, the total area reserved was 8,040,879 acres, consisting of roads, 1,794,218 acres; water reserves, 310,096 acres; agricultural colleges, etc., 88,650 acres; permanent forests and timber reserves under Forests Acts, 3,977,439 acres and 735,889 acres respectively; forests and timber reserves under Land Acts, 329,971 acres; reserves in the Mallee, 410,000 acres; and other reserves, 394,616 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 1934 the area granted in fee-simple without payment was 159 acres, the area set apart as reserves 798,191 acres, and reserves cancelled 789,462 acres. The total area reserved including roads at the end of 1934 was 21,083,941 acres, made up as follows:—timber reserves, 3,484,451 acres; State forests and national parks, 2,616,506 acres; for use of aborigines, 6,101,672 acres; streets, surveyed roads and surveyed stock routes, 2,900,847 acres; and general, 5,980,465 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 the use and benefit of aborigines, military defence, forest reserves, railway stations, park lands or any other purpose that he may think fit.

(iii) *Areas Granted and Reserved.* During the year 1934-35 free grants were issued for a total area of 55 acres. During the same year reserves comprising 14,033 acres were proclaimed. At the 30th June, 1935, the total area of surveyed roads, railways and other reserves was 16,469,462 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, 1935, a few small areas of land were granted in fee-simple, and approximately 108,600 acres were reserved for various purposes. At the 30th June, 1935, the total area reserved was 40,619,520 acres, comprising *State forests*, 3,007,012 acres, *timber reserves*, 1,452,482 acres, and other reserves, 36,160,026 acres.

6. *Tasmania.*—(i) *Free Grants.* No mention is made in the Crown Lands Act respecting free grants of land, 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, were eligible to receive free grants of Crown land not exceeding £100 each in value, but these grants were 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, 1934, the area granted free was 1,567 acres, all of which was granted to soldiers under the *Returned Soldiers' Settlement Act*, while during the same year, free leases were issued to 2 local bodies for municipal and marine board purposes, and 544 acres were reserved. The total area reserved at the end of 1934 was 1,821,235 acres, exclusive of 18,100 acres of land occupied by Commonwealth and State Departments.

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 30th June, 1935, was 70,199 square miles, comprising aboriginal native, 67,244 square miles; mission station, 1,225 square miles; and other reserves, 1,730 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. A deposit in accordance with the terms and conditions under which the land was previously offered must be lodged, and if the application be approved by the Minister, the balance of purchase money is payable as required by the specified terms and conditions.

(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 5 acres in extent may be sold to recognized religious bodies and public authorities at prices determined by the local land board.

(iv) *Improvement Purchases.* The owner of improvements in land 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, 1935, the total area sold was 3,798 acres, of which 125 acres were sold by auction and 101 acres as after-auction purchases, while 11 acres were sold as improvement purchases and 3,561 acres as special purchases including unnecessary alienated roads, 3,171 acres. The amount realized for the sale of the whole area was £27,814.

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 3 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 1934, a total of 1,921 acres was disposed of under this tenure, 1,432 acres being country lands, while 489 acres of town and suburban lands were sold by auction.

3. **Queensland.**—(i) *General.* From 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. Amending legislation giving power to make land available under freehold tenures was passed in 1929 but this provision was repealed by the Act of 1932.

(ii) *Sales by Auction.* Consequent upon an amendment made by the Act of 1932, Crown land cannot now be offered for sale by auction on a freehold basis.

(iii) *Areas Sold, etc.* During the year 1934, 39 unconditional selections comprising 9,826 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 within 6 years without the consent of the Commissioner.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1935, the area of town lands and special blocks sold by auction was 65 acres. In addition, 10,270 acres were sold at fixed prices, and the purchases of 31,394 acres on credit were completed, making a total of 41,729 acres.

5. *Western Australia.*—(i) *Sales by Auction.* Town, suburban and village lands must be sold by auction after being surveyed into lots and notified in the *Gazette*. 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 no Crown grant may be issued until the land is fenced.

(ii) *Areas Sold.* During the year ended 30th June, 1935, the area of town and suburban allotments sold by auction was 994 acres in 259 allotments.

6. *Tasmania.*—(i) *Sales by Auction.* Town lands may be sold by auction for cash or on credit. 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 person being the holder of a residence licence or business licence who shall be in lawful occupation of any residence area or business area, and who shall be the owner of buildings and permanent improvements upon such land of a value equal to or greater than the upset price of such area, shall be entitled to purchase such area at the upset price at any time prior to the day on which such area is to be offered for sale as advertised. The upset price for such area shall not be less than £10, exclusive of the value of improvements, cost of survey, and of grant deed. The area which may be so purchased may, with the consent of the Commissioner, exceed one-quarter of an acre, but shall not in any case exceed one-half of an acre.

(iv) *Areas Sold.* During the year 1934 allotments comprising 2 acres were sold in mining towns, the amount realized being £95.

#### § 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, 1935, the total number of conditional purchases in existence was 59,720, covering an area of 19,560,388 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, 1935, together with the total area for which deeds had been issued :—

#### CONDITIONAL PURCHASES, NEW SOUTH WALES.

| Year ended<br>30th June— | Applications Received. (a) |                  | Applications Confirmed. (a) |                 | Areas for which Deeds<br>have been Issued. |                      |
|--------------------------|----------------------------|------------------|-----------------------------|-----------------|--|----------------------|
|                          | Number.                    | Area.            | Number.                     | Area.           | During the<br>Year.                        | To end of<br>Year.   |
| 1935 .. ..               | 161                        | Acres.<br>29,334 | 114                         | Acres.<br>8,862 | Acres.<br>546,666                          | Acres.<br>25,658,174 |

(a) Exclusive of 512 conversions from other tenures comprising 111,352 acres.

3. **Victoria.**—Exclusive of selection in the Mallee country, the total area purchased conditionally in 1934 was 38,706 acres, comprising 38,192 acres with residence and 514 acres without residence. The number of selectors was 209. The total area of Mallee country purchased conditionally in the same year was 30,020 acres, all with residence, the number of selectors being 33.

In addition the final payments were made during the year on conditional purchases comprising 98,388 acres in country other than Mallee and 40,753 acres of Mallee lands.

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 selection with the right to acquire the freehold title. The 1929 measure, however, amended the law in this respect but a further amendment which took effect on the 1st December, 1932, precludes land being made available under any freehold tenure.

(ii) *Lands Acquired.* During the year 1934 the only new selections acquired were agricultural farms to the number of 4 comprising an area of 1,507 acres. The following selections were made freehold during the year :—Agricultural farms 134,984 acres and prickly-pear selections 33,661 acres.

5. **South Australia.**—The land allotted under agreements to purchase during the year 1934-35 was 21,723 acres, comprising Eyre's Peninsula Railway Lands 7,803 acres, Murray Railway Lands 983 acres, surplus lands 8,594 acres, and other Crown lands 4,343 acres.

6. **Western Australia.**—During the year ended the 30th June, 1935, the number of holdings conditionally alienated was 422, the total area involved being 309,405 acres, comprising conditional purchases by deferred payments with residence and without residence of 227,334 and 73,661 acres respectively, conditional purchases by direct payments (without residence) 135 acres, and free homestead farms 8,275 acres. Under the heading "Deferred payments (with residence)" are included conditional purchases of grazing lands.

In addition, Crown grants were issued during the year for the following selections, the prescribed conditions having been complied with :—Free homestead farms 8,775 acres and conditional purchases 420,831 acres.

7. **Tasmania.**—During the year 1934, conditional purchases of 29,434 acres were completed. The total area sold conditionally was 15,858 acres, comprising selections for purchase 15,213 acres, auction sales on credit 3 acres, and town and suburban allotments 642 acres (including 2 acres sold under special tenure in mining towns). The numbers of applications received and confirmed during the year were 462 and 220 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).

2. **New South Wales.**—On the 30th June, 1935, the area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission, and the Western Lands Commission, comprised 110,320,619 acres of Crown lands, compared with 109,062,447 acres at the close of the previous year.

The following table shows the areas which were granted under lease or licence during the year 1934-35, 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, 1934-35.(a)**

| Particulars.  | Area taken up during the year. | Area occupied at end of the year. |
|---|--------------------------------|-----------------------------------|
| <i>Areas taken up under Crown Lands Act.</i>            |                                |                                   |
|   | Acres.                         | Acres.                            |
| Outgoing pastoral leases .. .. .                        | ..                             | 37,519                            |
| Occupation licences—ordinary .. .. .                    | ..                             | 1,046,849                         |
| preferential .. .. .                                    | ..                             | 384,241                           |
| Conditional leases .. .. .                              | 22,563                         | 11,887,515                        |
| Conditional purchase leases .. .. .                     | 345                            | 169,131                           |
| Settlement leases .. .. .                               | 518                            | 2,894,376                         |
| Improvement leases .. .. .                              | 3,445                          | 267,275                           |
| Annual leases .. .. .                                   | 30,679                         | 650,568                           |
| Scrub leases .. .. .                                    | ..                             | 128,372                           |
| Snow leases .. .. .                                     | 34,140                         | 398,936                           |
| Special leases .. .. .                                  | 139,756                        | 887,082                           |
| Inferior land leases .. .. .                            | ..                             | 40,300                            |
| Residential leases (on gold and mineral fields) .. .. . | 139                            | 7,631                             |
| Church and school lands .. .. .                         | ..                             | 11                                |
| Permissive occupancies .. .. .                          | 148,405                        | 1,161,045                         |
| Prickly-pear leases .. .. .                             | 8,072                          | 116,151                           |
| Crown leases .. .. .                                    | 194,015                        | 6,697,560                         |
| Homestead farms .. .. .                                 | 36,461                         | 4,206,952                         |
| Homestead selections and grants .. .. .                 | 21,381                         | 1,584,349                         |
| Suburban holdings .. .. .                               | 969                            | 49,354                            |
| Week-end leases .. .. .                                 | 21                             | 208                               |
| Leases of town lands .. .. .                            | 1                              | 71                                |
| Returned soldiers' special holdings .. .. .             | ..                             | 15,743                            |
| Irrigation areas .. .. .                                | 20,862                         | 358,702                           |
| <i>Areas taken up under Western Lands Act.</i>          |                                |                                   |
| Leases .. .. .  | 1,790,912                      | 77,012,686                        |
| Permissive occupancies .. .. .                          | 4,000                          | 317,992                           |
| <b>Total .. .. .</b>                                    | <b>2,456,684</b>               | <b>110,320,619</b>                |

(a) Exclusive of mining leases and forest leases and occupation permits.

3. **Victoria.**—During 1934 Crown lands taken up under leases and licences comprised 334 acres of auriferous lands (licences), together with numerous grazing licences of a temporary nature. The area of Crown lands occupied under leases and licences in 1934 was 5,803,011 acres (an increase of 207,257 acres compared with the previous year), comprising grazing licences (exclusive of Mallee) 3,514,334 acres, Mallee lands 2,171,601 acres, auriferous lands (licences) 29,507 acres, swamp lands (leases) 2,053 acres, perpetual leases (other than Mallee) 4,977 acres, and perpetual leases (Mallee) under Land Act 1928, 82,539 acres.

4. **Queensland.**—The total area taken up under lease or licence during the year 1934 was 15,244,231 acres, made up as follows:—Pastoral leases 9,337,360 acres; occupation licences 2,708,920 acres; grazing farms (all classes), 1,246,532 acres; grazing homesteads (all classes), 1,390,000 acres; perpetual lease selections 41,030 acres; perpetual lease prickly-pear selections 25,536 acres; agricultural farms 1,507 acres; perpetual lease prickly-pear development selections 174,577 acres; auction perpetual leases—town 143 acres, suburban 101 acres, and country 1,625 acres; special leases 50,646 acres; and leases of reserves 266,254 acres.

The gross area held at the end of the year 1934 under pastoral tenure was 382,233 square miles.

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 1934-35 under the different forms of lease tenure was 3,698,761 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 336 acres, village settlement lands 23 acres, and other Crown lands 76,945 acres; pastoral leases 3,192,320 acres; and miscellaneous leases—grazing and cultivation 399,880 acres, forest lands 19,864 acres and other 9,393 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, 1935, was 1,442 and the total area of leases issued 5,326,431 acres, comprising pastoral leases 5,083,905 acres, special leases (including leases under Section 116 of Land Act 1933 for grazing purposes) 226,334 acres, leases of reserves 15,426 acres, and residential leases 766 acres.

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

7. **Tasmania.**—The area of pastoral leases issued during the year 1934 was 248,534 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 30th June, 1935, was 217,547 square miles, comprising pastoral leases 190,186 square miles, pastoral permits 1,429 square miles, grazing licences 25,411 square miles, agricultural leases 124 square miles, and miscellaneous leases, including water leases, 397 square miles.

9. **Federal Capital Territory.**—The number of leases granted under the City Area Leases Ordinance 1924-1935 to the 30th June, 1935 (excluding leases surrendered and determined) was 303, representing a capital value of £168,860.

Seven leases for church purposes have been granted under the Church Lands Leases Ordinance 1924-1932, which requires the lessees to submit a definite building programme within a specified period.

Nine leases have been granted to date under the Leases (Special Purposes) Ordinance 1925-1932 for church and scholastic purposes.

### § 6. 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 on Crown lands for the year 1934-35:—

#### AREAS TAKEN UP UNDER MINING ACTS.—NEW SOUTH WALES, 1934-35.

| Purposes for which Issued or Occupied. | Areas Taken up during Year. | Total Areas Occupied at End of Year. |
|--|-----------------------------|--------------------------------------|
|  | Acres.                      | Acres.                               |
| Gold-mining .. .. .                    | 2,620                       | 9,579                                |
| Mining for other minerals .. .. .      | 1,954                       | 163,956                              |
| Authorities to prospect .. .. .        | 6,272                       | 65,539                               |
| Other purposes .. .. .                 | 158                         | 6,959                                |
| <b>Total .. .. .</b>                   | <b>11,004</b>               | <b>246,033</b>                       |

The area of land held under lease only at the 30th June, 1935, was 184,222 acres.

3. **Victoria.**—During the year 1934, 537 leases, licences, etc. (including 459 for gold-mining) were issued covering an area of 57,483 acres, the rent, fees, etc., for which amounted to £4,120. The area occupied at the end of the year was 127,732 acres, comprising 67,238 acres for gold, 47,864 acres for oil, 10,403 acres for coal and 2,227 acres for miscellaneous purposes.

4. **Queensland.**—During the year 1934, the number of miners' rights issued was 7,583, and of business licences 13. The following table gives particulars regarding the areas of lands taken up under lease or licence and the total areas occupied for the year 1934. In addition, an area estimated at 30,000 acres was at the end of 1934 held under miners' rights and dredging claims.

**AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1934.**

| Particulars.                          | Areas Taken up during Year. | Total Areas Occupied at End of Year. |
|---------------------------------------|-----------------------------|--------------------------------------|
|                                       | Acres.                      | Acres.                               |
| Gold-mining .. .. .                   | 4,303                       | 9,364                                |
| Mining for other minerals .. .. .     | 2,452                       | 23,780                               |
| Miners' homestead leases .. .. .      | 5,844                       | 342,077                              |
| Petroleum-prospecting permits .. .. . | 105,060                     | 218,436                              |
| <b>Total .. .. .</b>                  | <b>117,659</b>              | <b>593,657</b>                       |

5. **South Australia.**—The following table gives particulars of operations for the year 1934 :—

**AREAS TAKEN UP UNDER MINING ACTS.—SOUTH AUSTRALIA, 1934.**

| Particulars.                        | Areas Taken up during Year. | Total Areas Occupied at End of Year. |
|-------------------------------------|-----------------------------|--------------------------------------|
|                                     | Acres.                      | Acres.                               |
| Gold-mining leases .. .. .          | 1,248                       | 2,811                                |
| Mineral and miscellaneous .. .. .   | 12,798                      | 45,803                               |
| Claims .. .. .                      | 9,252                       | 8,456                                |
| Search licences and permits .. .. . | 12,800                      | 34,560                               |
| Occupation licences .. .. .         | 2                           | 50                                   |
| <b>Total .. .. .</b>                | <b>36,100</b>               | <b>91,680</b>                        |

6. **Western Australia.**—The following table gives particulars of operations for the year 1934, the figures being exclusive of holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1934, the area under lease was 18,602 acres for gold-mining, 1,340 for mining for other minerals, 962 for miners' homesteads, and 1,292 for miscellaneous—a total of 22,196 acres. The balance was taken up under licences.

**AREAS TAKEN UP UNDER MINING ACTS.—WESTERN AUSTRALIA, 1934.**

| Particulars.                      | Areas Taken up during Year. | Total Areas Occupied at End of Year. |
|-----------------------------------|-----------------------------|--------------------------------------|
|                                   | Acres.                      | Acres.                               |
| Gold-mining .. .. .               | 94,425                      | 84,746                               |
| Mining for other minerals .. .. . | 4,106                       | 47,359                               |
| Other purposes .. .. .            | 3,514                       | 36,279                               |
| <b>Total .. .. .</b>              | <b>102,045</b>              | <b>168,384</b>                       |

7. Tasmania.—During the year 1934, the number of leases issued was 272, of which 45 were for gold-mining, covering 839 acres; and 126 for tin, covering 2,747 acres. The following table gives particulars for the year 1934:—

AREAS TAKEN UP UNDER MINING ACTS.—TASMANIA, 1934.

| Particulars.                               | Areas Taken up during Year. | Total Areas Occupied at End of Year. |
|--|-----------------------------|--------------------------------------|
|  | Acres.                      | Acres.                               |
| Gold-mining .. .. .                        | 1,428                       | 3,604                                |
| Mining for other minerals .. .. .          | 3,149                       | 26,862                               |
| Licences to search for coal or oil .. .. . | 3,200                       | 3,670                                |
| Other purposes .. .. .                     | 371                         | 2,511                                |
| <b>Total .. .. .</b>                       | <b>8,148</b>                | <b>36,647</b>                        |

8. Northern Territory.—At the 30th June, 1935, there existed 23 mineral leases comprising 396 acres, and 18 gold-mining leases, comprising 720 acres. There were also 321 protected gold-mining lease applications for 7,176 acres, 17 protected mineral lease applications for 810 acres, 1 protected dredging lease application for 100 acres, 320 gold-mining lease applications for 10,624 acres, 47 mineral lease applications for 1,830 acres, 31 gold reef claims for 152 acres, 2 gold reward claims for 100 acres and 2 mineral reward claims for 120 acres. In addition, 64 exclusive prospecting licences covering 186 square miles, and 6 mineral oil and coal licences covering 4,125 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 the years 1923, 1928, 1933 and 1934:—

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) |
|--|------------|-----------|------------|-------------|-------------|----------|-----------|
| <b>AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.</b> |            |           |            |             |             |          |           |
|  | Acres.     | Acres.    | Acres.     | Acres.      | Acres.      | Acres.   | Acres.    |
| 1923 ..  | 28,492     | 9,207     | 67,754     | 610,377     | 37,567      | 47,535   | 800,932   |
| 1928 ..  | (f)944,119 | 8,302     | 1,793,028e | 196,521     | 47,975      | 23,910   | 3,013,855 |
| 1933 ..  | 40,093     | 33,960    | 111,117    | 72,897      | 66,800      | 4,811    | 329,678   |
| 1934 ..  | 11,004     | 57,483    | 117,659    | 36,100      | 102,045     | 8,148    | 332,439   |
| <b>TOTAL AREAS OCCUPIED AT END OF YEAR.</b>                    |            |           |            |             |             |          |           |
| 1923 ..  | 299,688    | 47,361    | 444,586    | 653,899     | 127,829     | 77,627   | 1,650,990 |
| 1928 ..  | 310,497    | 39,904    | 2,810,262  | 242,688     | 132,536     | 54,362   | 3,590,249 |
| 1933 ..  | 254,918    | 113,870   | 520,346    | 99,545      | 122,780     | 31,397   | 1,142,856 |
| 1934 ..  | 246,033    | 127,732   | 593,657    | 91,680      | 168,384     | 36,647   | 1,264,133 |

(a) Year ended 30th June following. (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.  
 (e) Mainly Petroleum-prospecting permits. (f) Includes one area of 900,000 acres.

§ 7. 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, 1935, 1,845 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 3,960, the area 1,823,333 acres, and the amount advanced by the Crown £8,480,135.

The following statement gives particulars of the aggregate areas made available to the 30th June, 1935 :—

**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.    | £                       | £                               | £          |
| 1935 .. ..    | 4,028,694       | 207,638                | 4,236,332 | 14,568,595              | 359,045                         | 14,927,640 |

(a) Includes 70 long-term leases resumed for closer settlement, but excludes areas acquired for village sites, 3,665 acres.

The total area is now embraced in 9,166 holdings, comprising 4,130,472 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, 1935 :—

**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.    | £              | £  |
| 5 .. .. .     | 8,850                   | 4,063,233 | 13,487,220     | 9,232,478  |

3. **Victoria.**—The following statement shows the operations under the provisions of the Closer Settlement Acts to the 30th June, 1935 :—

**CLOSER SETTLEMENT.—VICTORIA.**

(INCLUDING IRRIGATED AREAS.)

| To 30th June— | How Made Available for Settlement. |                          |                  |                             |                                     |                      |                     |                       |                                     |  | Area Available for Settlement at 30th June. |
|---------------|------------------------------------|--------------------------|------------------|-----------------------------|-------------------------------------|----------------------|---------------------|-----------------------|-------------------------------------|--|---|
|               | Total Area Acquired.               | Total Cost of Purchases. | Farm Allotments. | Workmen's Homes Allotments. | Agricultural Labourers' Allotments. | Town Allotments. (a) | Roads and Reserves. | Number of Farms, etc. | Total Receipts (Land and Advances). | Repayments of Principal (Land and Advances). |   |
|               | Acres.                             | £                        | Acres.           | Acres.                      | Acres.                              | Acres.               | Acres.              | No.                   | £                                   | £  | Acres.                                      |
| 1935          | 1,374,898                          | 9,732,030                | 1,191,737        | 796                         | 3,494                               | 56,573               | 7,997               | 8,584                 | 11,735,149                          | 4,249,601                                    | 30,551                                      |

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

In the above table the area and cost of land acquired for closer settlement purposes include, in addition to 83,750 acres purchased for £850,635 and transferred subsequently to discharged soldiers, a total area of 441,969 acres costing £3,606,035 which was purchased originally for the settlement of discharged soldiers.

4. **Queensland.**—The total area acquired to 31st December, 1934, was 970,778 acres, costing £2,292,881. At the same date the area allotted amounted to 915,690 acres



distributed over 3,048 selections, consisting of 2,155 agricultural farms, 257 unconditional selections, 544 perpetual lease selections, 9 prickly-pear selections, 6 perpetual lease prickly-pear selections and 77 settlement farm leases. An area of 13,038 acres was sold by auction.

5. South Australia.—The following table shows the area of land acquired for the purposes of closer settlement, and the manner in which it had been dealt with to the 30th June, 1935 :—

CLOSER SETTLEMENT.—SOUTH AUSTRALIA.

| To 30th June— | Area of Lands Repurchased and Crown Lands Set Apart. | Agreements with Covenants to Purchase. | Total Area Leased as Homestead Blocks. |                  | Perpetual Leases. | Miscellaneous Leases. | Sold.   | Remainder Un-occupied (including Roads and Land in Irrigation Areas). |
|---------------|--|--|--|------------------|-------------------|-----------------------|---------|---|
|               |  |  | Right of Purchase.                     | Perpetual Lease. |                   |                       |         |   |
| 1935 ..       | Acres.   | Acres.                                 | Acres.                                 | Acres.           | Acres.            | Acres.                | Acres.  | Acres.  |
|               | 1,110,370  | 473,453                                | 299                                    | 1,266            | 33,229            | 8,476                 | 222,550 | 47,352  |

The total area repurchased at 30th June, 1935, was 849,599 acres at a cost of £2,802,687. Included in these figures are 64,776 acres purchased for £282,762 and afterwards set apart for discharged soldiers, 3,214 acres reserved for forest and waterworks purposes, the purchase money being £16,185, and also 26,927 acres of swamp and other lands which were purchased for £111,851 in connection with reclamation of swamp lands on the River Murray. Of the total area, 739,273 acres have been allotted to 2,725 persons, the average area to each being 271 acres.

6. Western Australia.—The total area acquired for closer settlement up to the 30th June, 1935, was 905,713 acres, costing £1,180,443. Of this area, 23,535 acres have been set aside for roads, reserves, etc., leaving a balance of 882,178 acres available for selection. Particulars of operations under the Act for the year ending 30th June, 1935, are as follows :—Area selected during the year 12,854 acres; number of farms, etc., allotted to date 1,479; total area occupied to date 755,946 acres; balance available for selection 126,232 acres; and total revenue £841,888.

7. Tasmania.—Up to the 30th June, 1935, 37 areas had been opened up for closer settlement. The total purchase money paid by the Government was £366,168 and the total area acquired amounted to 103,284 acres, including 12,053 acres of Crown Lands. The number of farms allotted was 330.

8. Summary.—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1935 :—

CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED AT 30th JUNE, 1935.

| Particulars.            | N.S.W.          | Victoria. | Q'land. (d) | S. Aust.  | W. Aust.  | Tas.    | Total.     |
|-------------------------|-----------------|-----------|-------------|-----------|-----------|---------|------------|
| Area acquired (a) acres | 4,236,332       | 1,374,898 | 970,778     | 1,110,370 | 905,713   | 103,284 | 8,701,375  |
| Purchase price (b) £    | 14,568,595      | 9,732,030 | 2,292,881   | 2,802,687 | 1,180,443 | 366,168 | 30,942,804 |
| Farms, etc., allotted   | No. 8,850       | (c) 8,584 | 3,048       | 2,725     | 1,479     | 330     | 25,016     |
|                         | acres 4,063,233 | 1,336,350 | 915,090     | 739,273   | 755,946   | 103,284 | 7,913,776  |

(a) Includes Crown lands—New South Wales, 207,638 acres; Victoria, 113,571 acres; South Australia, 260,370 acres; Tasmania, 12,053 acres. (b) Private lands only. The purchase money in Victoria includes £3,606,035 for 441,969 acres taken over from Discharged Soldiers' Settlement, and in South Australia £410,798 for land afterwards set apart for discharged soldiers or used for other purposes. (c) Includes 723 allotments of a total area of 83,750 acres granted to discharged soldiers under the Discharged Soldiers' Settlement Acts. (d) As at 31st December, 1934. (e) Area acquired. Area actually allotted not available.

### § 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. 13, pp. 1016–1023, and No. 18, pp. 187–189). Later modifications have been made with a view to simplifying procedure and liberalizing the conditions under which holdings may be acquired.

Particulars respecting the position of soldier settlement in each State at the latest available date are given in the paragraphs immediately following.

2. *New South Wales.*—At the 30th June, 1935, the area set apart exclusively for soldiers was 9,755,264 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, 1935, was 9,621. Farms, etc., occupied at that date numbered 5,341 with an area of 7,795,464 acres, of which 6,230,014 acres were Crown lands (including 3,872,637 acres in the Western Division taken up under the Western Lands Act), 1,475,203 acres acquired lands, and 90,247 acres within Irrigation Areas.

3. *Victoria.*—At the 30th June, 1935, the area acquired or set apart for soldier settlement was 2,513,356 acres, of which 1,763,240 acres comprised private land purchased at a cost of £13,361,241. Up to the 30th June, 1935, the number of settlers to whom farms, etc., had been allotted was 11,675, and the number of farms, etc., allotted was 9,706 (including 760 farms originally purchased for Closer Settlement purposes) containing 2,421,931 acres. In addition, 978 share-farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at the 30th June, 1935, was 9,064 (including 628 originally purchased for Closer Settlement) containing 2,278,809 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, 1935, 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, 1935, was 4,182, and the area of farms, etc. (including mortgages discharged), on which assistance had been granted was 2,746,744 acres. At the 30th June, 1935, farms, etc., occupied numbered 2,054 containing 1,639,075 acres.

6. *Western Australia.*—At the 30th June, 1935, 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, 1935, assistance had been given to 5,213 returned soldiers, and the Agricultural Bank held 3,486 properties as security for advances. The area held, including pastoral leases, was approximately 25,830,000 acres, and advances approved amounted to £6,639,516. The number of farms, etc., occupied by returned soldiers at the 30th June, 1935, was 2,241.

7. *Tasmania.*—At the 30th June, 1935, the area acquired or set apart for soldier settlement was 340,471 acres, of which 271,106 acres comprised private land purchased at a cost of £2,026,492. Up to the 30th June, 1935, the number of settlers to whom farms, etc., had been allotted was 2,379, and the number of farms, etc., allotted was 2,189 containing 340,471 acres. The number of farms, etc., occupied at the 30th June, 1935, was 1,953 containing 321,580 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, 1935:—

**SOLDIER SETTLEMENT.—AREAS ACQUIRED, SETTLERS ASSISTED AND FARMS OCCUPIED—30th JUNE, 1935.**

| Particulars.  | New South Wales. | Victoria.  | Queensland.(a) | Sth. Australia. | Western Australia. | Tasmania. | Total.     |
|---|------------------|------------|----------------|-----------------|--------------------|-----------|------------|
| Area acquired or set apart—   |                  |            |                |                 |                    |           |            |
| (i) Private land acquired acres   | 1,710,272        | 1,763,240  | 41,101         | 61,202,653      | 345,110            | 271,106   | 5,333,482  |
| (ii) Crown lands set apart acres  | 8,044,992        | 750,116    | 536,532        | 133,959         | 13,942,533         | 69,365    | 23,477,497 |
| Total land acquired or set apart acres  | 9,755,264        | 2,513,356  | 577,633        | 91,336,612      | 14,287,643         | 340,471   | 28,810,979 |
| Price paid by Government £  | 8,113,956        | 13,361,241 | 270,480        | 63,863,572      | 605,076            | 2,026,492 | 28,240,817 |
| Number of settlers to whom farms, etc., had been allotted up to the 30th June, 1935 | 9,621            | (c) 11,675 | (d)            | (e) 4,182       | (e) 5,213          | 2,379     | (d)        |
| Farms, etc., occupied at the 30th June, 1935  | 5,341            | (f) 9,064  | 1,148          | 2,054           | 2,241              | 1,953     | 21,801     |
|   | 7,795,464        | 2,278,809  | 440,992        | 1,639,075       | (d)                | 321,580   | (d)        |

(a) At 30th June, 1929; later information not available. (b) Excludes mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. (c) In addition 978 share farmers and holders of leasing agreements and private land have received assistance. (d) Not available. (e) Number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts. (f) Includes 628 farms originally purchased for Closer Settlement purposes. (g) Excludes 360,403 acres on which mortgages have been discharged.

9. Losses on Soldier Settlements.—(i) *General.* At the Premiers' Conference in Melbourne in 1917, it was agreed that the States should undertake the work of settling on the land returned soldiers and munition and war workers, and that the Commonwealth should raise the necessary loans for the States for this purpose.

The original arrangement provided that the Commonwealth should take the responsibility of finding up to £500 per settler as working capital for improvements, implements, seed, etc., an amount which was subsequently increased to £625, together with £375 per settler for resumptions and works incidental to land settlement approved by the Commonwealth. Loans were to be advanced to the settlers by the States at reasonable rates of interest not exceeding 3½ per cent. in the first year, increasing by ½ per cent. each subsequent year to the full rate of interest at which the money had been raised, plus working expenses, the difference between these rates and the cost of the money to the Government to be borne equally by the Commonwealth Government and the State Government. This provision respecting interest loss was not ultimately carried out as passed, the Commonwealth Government assuming responsibility for more than one-half of the interest loss, viz., a rebate of interest equal to 2½ per cent. per annum during a period of five years from the date of payment to the State of each instalment of loan money.

(ii) *Report by Mr. Justice Pike.* In addition to this expected loss of interest other losses have occurred in connexion with soldier settlement, and in 1927 Mr. Justice Pike, of the Land Valuation Court of New South Wales, was commissioned to report, not only on the losses, but on the principles on which financial responsibility should be divided. His report in 1929, to which reference should be made for fuller information, found that in all the negotiations concerning soldier settlement on the land the States insisted on undivided control, and that financial responsibility went along with control except so far as the Commonwealth definitely promised to give assistance. The undertaking of the Commonwealth to share equally with the States the cost of lower interest rates to soldier settlers was made the basis of a practical compromise, and the report recommended that the total loss should be shared equally between the two parties.

The gross losses were assessed at £23,525,522 distributed amongst the States as follows:—New South Wales, £7,003,950; Victoria, £7,721,891; Queensland, £1,853,315; South Australia, £3,565,829; Western Australia, £2,059,368; and Tasmania, £1,321,169. Other concessions granted by the Commonwealth Government increased its proportion of the losses to £12,333,000.

10. **Advances by Commonwealth to States.**—The following table shows the total advances to the States, repayments made to the Commonwealth, remissions of advances made by the Commonwealth and the loans outstanding at the 30th June, 1935. The remissions agreed upon and ratified by the Commonwealth and State Governments represent in the main the Commonwealth's share of losses, other than for interest, as recommended by Mr. Justice Pike.

**ADVANCES TO STATES FOR SOLDIER SETTLEMENT, AT 30th JUNE, 1935.**

| State.               | Total Advances.   | Repayments by States. | Remissions by Commonwealth. | Loans Outstanding. |
|----------------------|-------------------|-----------------------|-----------------------------|--------------------|
|                      | £                 | £                     | £                           | £                  |
| New South Wales ..   | 9,826,203         | 20,219                | 2,274,722                   | 7,531,262          |
| Victoria ..          | 11,968,176        | 174,101               | 2,160,960                   | 9,633,115          |
| Queensland ..        | 2,717,697         | 17,114                | 612,233                     | 2,088,350          |
| South Australia ..   | 2,857,780         | 24,775                | 1,371,988                   | 1,461,017          |
| Western Australia .. | 5,463,782         | 32,580                | 796,000                     | 4,635,202          |
| Tasmania ..          | 2,168,303         | 38,740                | 381,880                     | 1,747,683          |
| <b>Total ..</b>      | <b>35,001,941</b> | <b>307,529</b>        | <b>7,597,783</b>            | <b>27,096,629</b>  |

Rebates of interest amounting to £4,735,000 were made by the Commonwealth to assist in meeting losses of interest by the States.

**§ 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., under State Authorities to 30th June, 1935 :—

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

| Particulars.  | Advances made during 1934-35. | Total Advances at 30th June, 1935. | Amount outstanding at 30th June, 1935. |                   |
|---|-------------------------------|------------------------------------|--|-------------------|
|   |                               |                                    | Number of Persons.                     | £                 |
| Rural Bank Advances .. ..                               | £ 883,763                     | £ 28,662,378                       | 17,461                                 | 13,550,038        |
| Soldier Settlement Advances ..                          | 5,847                         | 25,685,381                         | 4,494                                  | 1,716,343         |
| Advances for Purchase of Wire Netting                   | 54,002                        | 1,340,712                          | 5,108                                  | 504,918           |
| Advances to Necessitous Farmers ..                      | 52,771                        | 5,644,560                          | 4,125                                  | 1,210,103         |
| Advances to Civilian Settlers on Irrigation Areas .. .. | 3,376                         | 372,192                            | 266                                    | 228,594           |
| Shallow Boring Advances .. ..                           | 24,177                        | 697,391                            | 1,241                                  | 247,502           |
| Unemployment Relief Loans ..                            | 121,344                       | 1,074,012                          | 4,777                                  | 926,913           |
| <b>Total .. ..</b>                                      | <b>1,145,280</b>              | <b>43,476,626</b>                  | <b>37,472</b>                          | <b>18,384,411</b> |

(a) In addition, the sum of £3,506,729 has been expended on developmental works on soldiers' settlements.

3. Victoria.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1935 :—

ADVANCES TO SETTLERS.—VICTORIA.

| Authority Making Advances.   | Advances made to—                    | Advances made during 1934-35. | Total Advances at 30th June, 1935. | Amount outstanding at 30th June, 1935. |                   |
|------------------------------|--------------------------------------|-------------------------------|------------------------------------|--|-------------------|
|                              |                                      |                               |                                    | Number of Persons.                     | £                 |
|                              |                                      | £                             | £                                  |  |                   |
| Crédit Foncier               | Civilians .. .. .                    | 82,265                        | 10,288,639                         | 4,858                                  | 4,448,712         |
| Closer Settlement Commission | Discharged soldiers .. .. .          | 409                           | 836,183                            | 482                                    | 483,268           |
|                              | Closer Settlement settlers .. .. .   | 189,448                       | 20,596,032                         | 6,386                                  | 211,616,487       |
| Treasurer .. .. .            | Soldier settlers .. .. .             | 139,810                       | 26,749,759                         | 5,619                                  | 216,579,675       |
|                              | Cultivators of land .. .. .          | 78,965                        | 1,302,333                          | 1,122                                  | 480,292           |
|                              | Cool stores, canneries, etc. .. .. . | 400                           | 615,582                            | (b) 21                                 | 333,838           |
| <b>Total</b> .. .. .         |                                      | <b>491,297</b>                | <b>60,388,528</b>                  | <b>18,488</b>                          | <b>33,942,272</b> |

(a) Represents Consolidated Debts of settlers (Section 30, Act 4091). (b) Companies and Co-operative Societies.

4. Queensland.—The following table gives particulars of advances, etc., under State Authorities to 30th June, 1935 :—

ADVANCES TO SETTLERS.—QUEENSLAND.

| Act under which Advances were made.                 | Advances made during 1934-35. | Total Advances at 30th June, 1935. | Amount outstanding at 30th June, 1935. |                  |
|---|-------------------------------|------------------------------------|--|------------------|
|   |                               |                                    | Number of Persons.                     | £                |
|   | £                             | £                                  |  |                  |
| Agricultural Bank Acts .. .. .                      | 208,922                       | 7,003,783                          | 5,465                                  | 1,713,928        |
| Discharged Soldiers' Settlement Act (a) .. .. .     | 4,020                         | 2,434,697                          | 1,983                                  | 757,266          |
| Water Facilities .. .. .                            | ..                            | 59,730                             | 377                                    | 58,584           |
| Wire Netting, Marsupial Proof Fencing, etc. .. .. . | 50,131                        | 872,446                            | 3,871                                  | 458,438          |
| Seed Wheat .. .. .                                  | 3,010                         | (b) 79,871                         | (c)                                    | 10,596           |
| Drought Relief .. .. .                              | ..                            | 67,381                             | 1,468                                  | 44,255           |
| <b>Total</b> .. .. .                                | <b>266,083</b>                | <b>10,517,908</b>                  | <b>(d) 13,164</b>                      | <b>3,043,067</b> |

(a) Includes advances to group settlements through the Lands Department, as well as advances through the Agricultural Bank. (b) Includes accrued interest. (c) Not available. (d) Incomplete.

5. South Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1935 :—

ADVANCES TO SETTLERS.—SOUTH AUSTRALIA.

| Particulars.   | Advances made during 1934-35. | Total Advances at 30th June, 1935. | Amount outstanding at 30th June, 1935. |            |
|--|-------------------------------|------------------------------------|--|------------|
|  |                               |                                    | Number of Persons.                     | £          |
| Department of Lands—                                       | £                             | £                                  |  |            |
| Advances to soldier settlers .. ..                         | 44,821                        | 5,127,007                          | 1,307                                  | 3,515,199  |
| Advances to blockholders .. ..                             | ..                            | 41,451                             | 5                                      | 41         |
| Advances for sheds and tanks .. ..                         | ..                            | 75,693                             | 342                                    | 56,307     |
| Advances under Closer Settlement Acts .. ..                | 16,924                        | 2,378,943                          | 1,394                                  | 1,412,391  |
| Advances under Agricultural Graduates Settlement Act .. .. | 369                           | 22,932                             | 11                                     | 22,322     |
| Farmers Assistance Board—                                  |                               |                                    |  |            |
| Advances in drought-affected areas                         | 341                           | 2,044,149                          | 3,052                                  | 1,061,276  |
| Advances under Farmers Relief Acts (b) .. ..               | 482,822                       | 2,153,746                          | 2,605                                  | 668,060    |
| Irrigation Branch—   |                               |                                    |  |            |
| Advances to Civilians .. ..                                | 1,497                         | 261,153                            | 415                                    | 123,744    |
| Advances to Soldier Settlers .. ..                         | 2,591                         | 41,084,838                         | 747                                    | 981,280    |
| State Bank of South Australia (C. F. Department) .. ..     | 29,604                        | 4,797,025                          | 2,199                                  | 1,112,712  |
| Advances to settlers for improvements .. ..                | 10,289                        | 861,023                            | 1,415                                  | 367,001    |
| Advances under Vermin and Fencing Acts .. ..               | 9,201                         | 1,327,897                          | 6,989                                  | 495,880    |
| Advances under Loans to Producers Act .. ..                | 4,732                         | 300,497                            | 298                                    | 246,846    |
| Total .. ..  | 603,191                       | 20,476,354                         | 20,779                                 | 10,063,059 |

(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. (b) Previously shown under Advances in drought-affected areas.

6. Western Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1935 :—

ADVANCES TO SETTLERS.—WESTERN AUSTRALIA.

| Particulars.                       | Advances made during year 1934-35. | Total Advances at 30th June, 1935. | Amount outstanding at 30th June, 1935. |            |
|------------------------------------|------------------------------------|------------------------------------|--|------------|
|                                    |                                    |                                    | Number of Persons.                     | £          |
| Development loans .. ..            | £ 99,082                           | £ 9,328,043                        | 8,123                                  | 6,692,582  |
| Soldier settlement loans .. ..     | 311                                | 5,991,546                          | 3,486                                  | 5,120,410  |
| Advances to rural industries .. .. | ..                                 | 31,017                             | 7                                      | 42,357     |
| Cropping advances .. ..            | 10,986                             | 13,080,420                         | 1,393                                  | 1,891,458  |
| Group Settlement advances .. ..    | 28,051                             | 2,274,620                          | 1,689                                  | 2,819,061  |
| Total .. ..                        | 138,430                            | 30,705,646                         | 14,698                                 | 16,565,868 |

7. Tasmania.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1935 :—

ADVANCES TO SETTLERS.—TASMANIA.

| Authority making Advances. | Particulars.   | Advances made during 1934-35. | Total Advances to 30th June, 1935. | Amount outstanding at 30th June, 1935. |             |
|----------------------------|--|-------------------------------|------------------------------------|--|-------------|
|                            |  |                               |                                    | Number of Persons.                     | £           |
| Agricultural Bank          | State Advances Act and Rural Credits                               | £ 28,261                      | £ 549,872                          | 1,050                                  | 327,090     |
| "                          | Orchardists' Relief, 1926 .. ..                                    | ..                            | 46,832                             | 148                                    | 6,487       |
| "                          | Unemployed (Assistance to Primary Producers) Relief Act, 1930-1931 | 9,625                         | 93,830                             | 936                                    | 74,395      |
| "                          | Bush Fire Relief, 1934 .. ..                                       | ..                            | 14,855                             | 537                                    | 13,390      |
| "                          | Crop Losses, 1934-35   | 9,952                         | 9,952                              | 421                                    | 9,952       |
| Minister for Agriculture   | Soldier Settlers ..  | 10,123                        | 731,587                            | 1,278                                  | (a) 178,269 |
| "                          | Closer Settlers ..   | 2,111                         | 38,651                             | 151                                    | 17,902      |
| <b>Total</b> ..            | .. ..  | 60,072                        | 1,485,579                          | 4,521                                  | 627,485     |

(a) Exclusive of £52,267 advances capitalized and £64,646 advances written off to bad debts.

8. Northern Territory.—During the financial year 1934-35 the amount of £1 was advanced, the total amount advanced to 30th June, 1935, being £22,773 (approximately). The balance outstanding from 61 settlers, at 30th June, 1935, including interest, was £11,219.

9. Summary of Advances.—The following table gives a summary for each State and the Northern Territory to the 30th June, 1935 :—

ADVANCES TO SETTLERS.—AUSTRALIA.

| State.                   | Advances made during 1934-35. | Total Advances made to 30th June, 1935. | Amount outstanding at 30th June, 1935. |            |
|--------------------------|-------------------------------|---|--|------------|
|                          |                               |   | Number of Persons.                     | £ (a)      |
|                          | £                             | £                                       |  |            |
| New South Wales .. ..    | 1,145,280                     | 43,476,626                              | 37,472                                 | 18,384,411 |
| Victoria .. ..           | 491,297                       | 60,388,528                              | 18,488                                 | 33,942,272 |
| Queensland .. ..         | 266,083                       | 10,517,908                              | 13,164                                 | 3,043,067  |
| South Australia .. ..    | 603,191                       | 20,476,354                              | 20,779                                 | 10,063,059 |
| Western Australia .. ..  | 138,430                       | 30,705,646                              | 14,698                                 | 16,565,868 |
| Tasmania .. ..           | 60,072                        | 1,485,579                               | 4,521                                  | 627,485    |
| Northern Territory .. .. | 1                             | 22,773                                  | 61                                     | 11,219     |
| <b>Total</b> .. ..       | 2,704,354                     | 167,073,414                             | 109,183                                | 82,637,381 |

(a) Amounts shown for Victoria, South Australia and Western Australia include balance of payments on long-term land purchases.

### § 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. Particulars for each year from 1924 onward will be found in Commonwealth Production Bulletin, No. 29, page 9. 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.**—Of the total area of New South Wales, 23.1 per cent. had been alienated at the 30th June, 1935, 11.5 per cent. was in process of alienation, 56.8 per cent. was held under leases and licences, and the remaining 8.6 per cent. was unoccupied or held by the Crown.

The following table gives particulars for the year ended 30th June, 1935 :—

#### ALIENATION AND OCCUPATION OF CROWN LANDS.—NEW SOUTH WALES, 30th JUNE, 1935.(a)

| Particulars.   | Acres.            | Particulars.                                  | Acres.             |
|--|-------------------|---|--------------------|
| <b>1. Alienated.</b>   |                   |   |                    |
| Granted and sold prior to 1862 ..                            | 7,146,579         | <b>2. In Process of Alienation.</b>           |                    |
| Sold by auction and other sales,<br>1862 to date ..          | 15,045,553        | Conditional purchases ..                      | 19,560,388         |
| Conditionally sold, 1862 to date ..                          | 25,658,174        | Closer settlement purchases ..                | 2,825,363          |
| Granted under Volunteer Land<br>Regulations, 1867 to date .. | 172,198           | Soldiers' group purchases ..                  | 453,555            |
| Granted for public and religious<br>purposes ..              | 260,923           | Other forms of sale ..                        | 41,393             |
|  |                   | <b>Total ..</b>                               | <b>22,842,699</b>  |
|  |                   | <b>3. Held under Leases and<br/>Licences.</b> |                    |
| Less lands resumed or reverted to<br>Crown .. ..             | 48,284,427        | Homestead Selections and Grants ..            | 1,584,349          |
|  | 2,536,249         | Perpetual Leases ..                           | 26,135,385         |
|  |                   | Long-term Leases ..                           | 77,020,288         |
|  |                   | Short-term Leases and Temporary<br>Tenures .. | 5,580,597          |
|  |                   | Forest Leases and Occupation Per-<br>mits ..  | 1,980,967          |
|  |                   | Mining Leases and Permits ..                  | 184,222            |
|  |                   | <b>Total ..</b>                               | <b>112,485,808</b> |
| <b>Total ..</b>  | <b>45,698,178</b> | <b>4. Unoccupied (b) (Approximate)</b>        |                    |
|  |                   |   | 17,009,815         |

Area of State—198,036,500 acres.

(a) Exclusive of Lord Howe Island, 3,220 acres. (b) Of this area only 4,428,140 acres are available for selection, the balance being comprised within reservations for roads and for various public purposes and water frontages and river and lake surfaces.

3. **Victoria.**—The total area of the State of Victoria is 56,245,760 acres, of which 47.4 per cent. had been alienated up to the end of the year 1934; 11.8 per cent. was in process of alienation under deferred payments and closer settlement schemes; 10.6 per cent. was occupied under leases and licences; while 30.2 per cent. was unoccupied or held by the Crown.



The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—VICTORIA, 31st  
DECEMBER, 1934.

| Particulars.                   | Acres.     | Particulars.                 | Acres.     |
|--------------------------------|------------|------------------------------|------------|
| 1. Alienated .. .. .           | 26,659,827 | 3. Leases and Licences held— |            |
| 2. In Process of Alienation—   |            | Under Lands Department—      |            |
| Exclusive of Mallee and Closer |            | Perpetual Leases ..          | 85,516     |
| Settlement Lands ..            | 1,606,124  | Other Leases and Licences    | 38,239     |
| Mallee Lands (exclusive of     |            | Temporary (Yearly) Graz-     |            |
| Closer Settlement Lands) ..    | 4,355,930  | ing Licences .. .. .         | 5,685,935  |
| Closer Settlement Lands ..     | 668,362    | Under Mines Department ..    | 127,742    |
| Village Settlements .. .. .    | 29         | Total .. .. .                | 5,937,432  |
| Total .. .. .                  | 6,630,445  | 4. Occupied by the Crown or  |            |
|                                |            | Unoccupied (a) .. .. .       | 17,018,056 |

Total area of State—56,245,760 acres.

(a) These Crown lands comprise reservations for roads and for various public purposes, 8,040,879 acres; water frontages, beds of rivers, lakes, etc., unsold land in cities, towns and boroughs 3,954,815; and other lands (unoccupied) 5,022,362.

4. Queensland.—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1934, 4.5 per cent. was alienated; 2.0 per cent. was in process of alienation; and 77.4 per cent. was occupied under leases and licences. The remainder 16.1 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, 31st  
DECEMBER, 1934.

| Particulars.                   | Acres.     | Particulars.                    | Acres.      |
|--------------------------------|------------|---------------------------------|-------------|
| 1. Alienated—                  |            | 3. Occupied under Leases and    |             |
| By Purchase .. .. .            | 19,358,066 | Licences—                       |             |
| Without Payment .. .. .        | 90,777     | Pastoral Leases .. .. .         | 231,677,360 |
| Total .. .. .                  | 19,448,843 | Occupation Licences .. .. .     | 10,854,720  |
|                                |            | Grazing Selections and Settle-  |             |
|                                |            | ment Farm Leases .. .. .        | 80,631,339  |
|                                |            | Leases—Special Purposes ..      | 1,119,580   |
|                                |            | Under Mines Department ..       | 385,221     |
|                                |            | Perpetual Lease Selections,     |             |
|                                |            | Perpetual Lease Prickly-        |             |
|                                |            | pear Selections and Irriga-     |             |
|                                |            | tion Leases .. .. .             | 5,264,904   |
|                                |            | Auction Perpetual Leases ..     | 17,705      |
|                                |            | Prickly-pear Leases .. .. .     | 2,097,080   |
|                                |            | Total .. .. .                   | 332,047,909 |
| 2. In Process of Alienation .. | 8,574,016  | 4. Reserves, Surveyed Roads and |             |
|                                |            | Surveyed Stock Routes (a) ..    | 21,083,941  |
|                                |            | 5. Unoccupied .. .. .           | 47,965,291  |

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

(a) Includes reserves of a total area of 18,183,094 acres.

5. South Australia.—The area of the State of South Australia is 243,244,800 acres, and at the 30th June, 1935, 5.0 per cent. was alienated; 1.6 per cent. in process of alienation; 50.1 per cent. occupied under leases and licences; and 43.3 per cent. unoccupied or occupied by the Crown.

The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—SOUTH AUSTRALIA,  
30th JUNE, 1935.**

| Particulars.                          | Acres.     | Particulars.                             | Acres.      |
|---------------------------------------|------------|--|-------------|
| 1. <i>Alienated</i> —                 |            | 3. <i>Held under Lease and Licence</i> — |             |
| Sold .. .. .                          | 11,942,421 | Right of Purchase Leases ..              | 1,448,888   |
| Granted for Public Purposes ..        | 233,399    | Perpetual Leases, including              |             |
|                                       |            | Irrigation Leases ..                     | 15,689,428  |
|                                       |            | Pastoral Leases ..                       | 102,494,674 |
|                                       |            | Other Leases and Licences ..             | 2,243,894   |
|                                       |            | Mining Leases and Licences               | 99,641      |
|                                       |            |  |             |
| Total .. .. .                         | 12,175,820 | Total .. .. .                            | 121,976,525 |
| 2. <i>In Process of Alienation</i> .. | 3,820,573  | 4. <i>Area Unoccupied (a)</i> ..         | 105,271,882 |

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

(a) Includes surveyed roads, railways and other reserves, 16,469,462 acres; 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, 1935, 2.7 per cent. was alienated; 2.8 per cent. was in process of alienation; while 32.6 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 61.9 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN AUSTRALIA,  
30th JUNE, 1935.**

| Particulars.   | Acres.     | Particulars.                             | Acres.      |
|--|------------|--|-------------|
| 1. <i>Alienated</i> .. .. .                          | 16,766,276 | 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 ..                       | 200,978,244 |
| Free Homestead Farms ..                              | 698,259    | Special Leases ..                        | 245,067     |
| Conditional Purchases ..                             | 5,565,993  | Leases of Reserves ..                    | 920,993     |
| Selections from the late W. A. Company ..            | 5,297      | Residential Lots ..                      | 8,674       |
| Selections under the Agricultural Lands Purchase Act | 451,702    | (ii) Issued by Mines Department—         |             |
| Special Occupation Leases and Licences ..            | 300        | Gold-mining Leases ..                    | 41,429      |
| Homestead or Grazing Leases                          | 10,567,084 | Mineral Leases ..                        | 41,213      |
| Poison Land Leases or Licences                       | 7,877      | Miners' Homestead Leases ..              | 31,394      |
| Village Allotments ..                                | 47         | (iii) Issued by Forests Department—      |             |
|  |            | Timber Permits ..                        | 1,334,648   |
|  |            |  |             |
| Total .. .. .  | 17,351,359 | Total .. .. .                            | 203,601,662 |
|  |            | 4. <i>Area Unoccupied (a)</i> ..         | 386,869,503 |

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

(a) Includes reservations for roads and for various public purposes, 40,619,520 acres.

7. *Tasmania.*—At the end of the year 1934, 34.6 per cent. of the total area had been alienated; 2.8 per cent. was in process of alienation; 16.1 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement; the remainder (46.5 per cent.) was unoccupied or occupied or reserved by the Crown.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—TASMANIA,  
31st DECEMBER, 1934.

| Particulars.                        | Acres.    | Particulars.                              | Acres.    |
|-------------------------------------|-----------|---|-----------|
| 1. Alienated .. .. .                | 5,803,915 | 3. Leases and Licences—continued.         |           |
| 2. In Process of Alienation .. .. . | 468,011   | (i) Issued by Lands Department—continued. |           |
| 3. Leases and Licences—             |           | Soldier Settlement ..                     | 110,009   |
| (i) Issued by Lands Department—     |           | Other Leases ..                           | 130,500   |
| Islands ..                          | 104,500   | (ii) Issued by Mines Department           | 36,647    |
| Ordinary Leased Land ..             | 2,003,458 | Total .. .. .                             | 2,704,066 |
| Land Leased for Timber              | 238,915   | 4. Area Occupied by the Crown or          |           |
| Closer Settlement ..                | 80,037    | Unoccupied (a) .. .. .                    | 7,802,008 |

Total area of State—16,778,000 acres.

(a) Includes reservations for roads and for various public purposes, 1,839,335 acres.

8. Northern Territory.—The area of Northern Territory is 335,116,800 acres, of which, at the 30th June, 1935, only 0.1 per cent. was alienated; 55.0 per cent. was held under leases and licences; while the remaining 44.9 per cent. was unoccupied.

The following shows the mode of occupancy of areas at the 30th June, 1935 :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTHERN TERRITORY,  
30th JUNE, 1935.

| Particulars.   | Acres.      |
|--|-------------|
| 1. Alienated .. .. .                                     | 478,079     |
| 2. Leased—   |             |
| Pastoral Leases .. .. .                                  | 121,719,520 |
| Other leases, licences, reserves and mission stations .. | 62,606,613  |
| Total .. .. .  | 184,326,133 |
| 3. Unoccupied .. .. .                                    | 150,312,588 |
| 4. Total area .. .. .                                    | 335,116,800 |

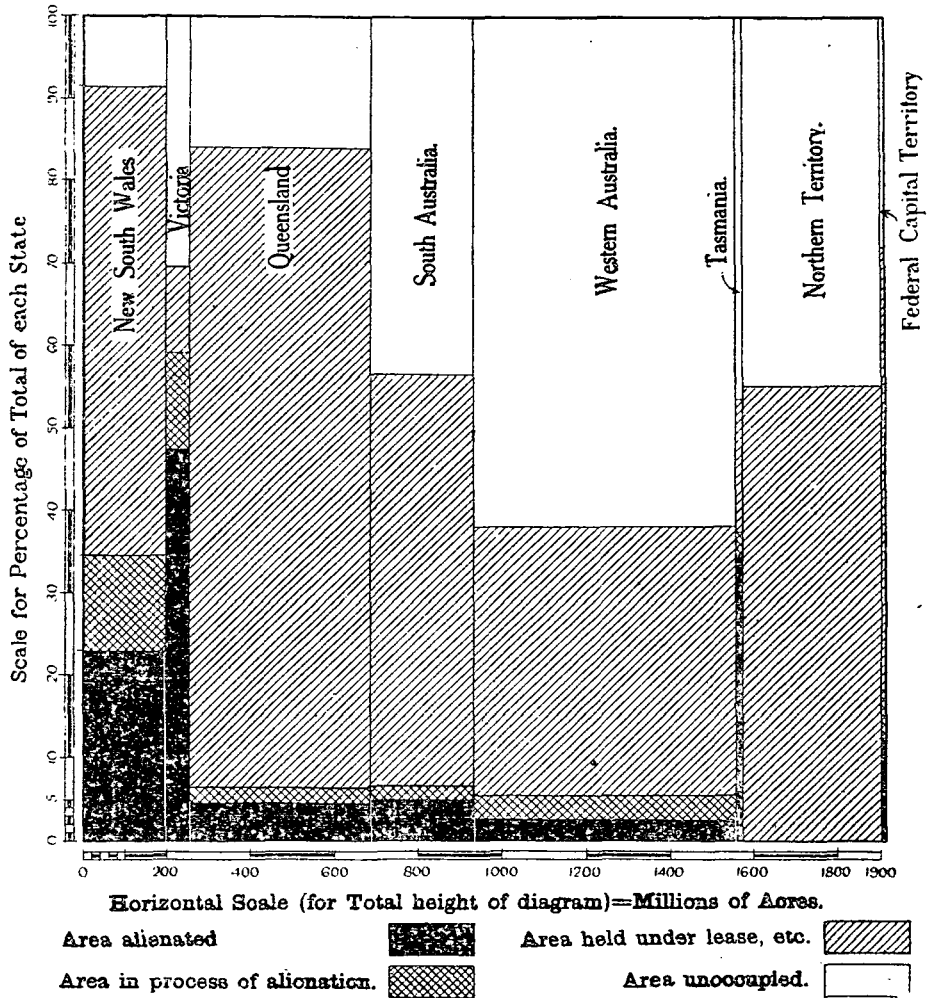
9. Federal Capital Territory.—Particulars of the alienation and occupation of Crown lands in the Territory (exclusive of Jervis Bay area) for the year 1934 are as follows :—Alienated 73,080 acres; in process of alienation 34,098 acres; leased 312,881 acres; and unoccupied 163,601 acres. The area of acquired lands was 213,830 acres. The total area of the Territory (exclusive of Jervis Bay area, 17,920 acres) is approximately 583,660 acres.

Alienated land at the end of 1934 comprised 12.5 per cent. of the total area, land in process of alienation 5.9 per cent., land held under lease 53.6 per cent., and unoccupied land 28.0 per cent. of the total area.

10. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at the end of the year 1934. 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 from the State; those in process of alienation

under various systems of deferred payments ; and the areas held under leases or licences are indicated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded.

**LAND TENURE**



Horizontal Scale (for Total height of diagram)=Millions of Acres.

Area alienated Area held under lease, etc.   
 Area in process of alienation. Area unoccupied.

**§ 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.

CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1933-34.

| Size of Holdings.    | N.S.W.<br>(d)     | Victoria.         | Q'land.<br>(b)    | S. Aust.<br>(c)   | W. Aust.         | Tasmania.        | Fed.Cap.<br>Ter. | Total.<br>(a)       |
|----------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|---------------------|
| NUMBER.              |                   |                   |                   |                   |                  |                  |                  |                     |
| 1 and under 50 acres | 12,431            | 19,348            | 9,627             | 6,409             | 4,953            | 2,839            | 2                | 55,609              |
| 50 " 100 "           | 6,174             | 8,475             | 9,296             | 1,883             | 715              | 2,130            | 2                | 28,675              |
| 100 " 500 "          | 23,737            | 20,635            | 33,522            | 5,787             | 3,997            | 4,842            | 8                | 98,528              |
| 500 " 1,000 "        | 12,281            | 12,245            | 5,972             | 4,513             | 2,470            | 713              | 12               | 38,206              |
| 1,000 " 5,000 "      | 14,059            | 7,357             | 3,252             | 5,266             | 9,285            | 616              | 16               | 39,851              |
| 5,000 " 10,000 "     | 1,512             | 298               | 152               | 134               | 536              | 93               | 4                | 2,729               |
| 10,000 " 20,000 "    | 552               | 81                | 55                | 34                | 122              | 51               | 1                | 896                 |
| 20,000 " 50,000 "    | 225               | 16                | 15                | 9                 | 23               | 17               | ..               | 305                 |
| 50,000 and over      | 55                | ..                | 6                 | ..                | 7                | 4                | ..               | 72                  |
| Total                | 71,026            | 74,455            | 61,897            | 24,035            | 22,108           | 11,305           | 45               | 264,871             |
| AREA.                |                   |                   |                   |                   |                  |                  |                  |                     |
| 1 and under 50 acres | Acres.<br>255,470 | Acres.<br>374,948 | Acres.<br>225,079 | Acres.<br>118,847 | Acres.<br>60,873 | Acres.<br>64,245 | Acres.<br>66     | Acres.<br>1,099,528 |
| 50 " 100 "           | 439,042           | 610,113           | 692,935           | 144,057           | 51,507           | 151,286          | 160              | 2,089,700           |
| 100 " 500 "          | 5,982,107         | 6,499,014         | 7,687,339         | 1,662,229         | 929,183          | 995,080          | 2,123            | 23,757,075          |
| 500 " 1,000 "        | 8,702,171         | 8,680,358         | 4,119,958         | 3,339,608         | 1,963,422        | 484,550          | 8,874            | 27,298,941          |
| 1,000 " 5,000 "      | 28,207,833        | 12,524,655        | 5,599,131         | 9,401,700         | 18,542,088       | 1,287,530        | 29,452           | 75,592,389          |
| 5,000 " 10,000 "     | 10,219,337        | 2,013,454         | 1,051,319         | 929,107           | 3,397,890        | 613,434          | 32,124           | 18,256,665          |
| 10,000 " 20,000 "    | 7,543,238         | 1,105,170         | 724,794           | 459,199           | 1,624,872        | 694,975          | 11,002           | 12,163,250          |
| 20,000 " 50,000 "    | 6,496,667         | 456,843           | 430,372           | 237,112           | 586,559          | 448,620          | ..               | 8,656,173           |
| 50,000 and over      | 4,659,864         | ..                | 1,680,110         | ..                | 496,075          | 321,404          | ..               | 7,157,453           |
| Total                | 72,505,729        | 32,264,555        | 22,211,037        | 16,292,459        | 27,652,469       | 5,061,124        | 83,801           | 176,071,174         |

(a) Information not available for the Northern Territory. (b) The figures for Queensland refer to freehold land and leased and crown lands held in conjunction with freehold which are used for general farm purposes. Holdings used solely for pastoral purposes are not included. (c) Year 1930-31. (d) Including 6,030,087 acres under perpetual lease.