

CHAPTER IV.

LAND TENURE AND SETTLEMENT.

§ 1. Introduction.

For descriptions of the land tenure systems of the several States and the internal Territories see Official Year Book No. 4 (pp. 235-333) and subsequent issues, in particular No. 22 (pp. 133-195). Conspectuses of land legislation in force and of the systems of land tenure in the several States have appeared in issues up to and including No. 38, but only a brief summary is given below.

The land legislation in force in the several States may be classified broadly under five major types of land enactments, i.e., Crown lands Acts, Closer Settlement Acts, Mining Acts, Returned Service Personnel Settlement Acts, and Advances to Settlers Acts, but within the groupings there is, of course, a wide variety of individual Acts. In the two internal Territories, the legislation relating to lands is embodied in various ordinances.

In each of the States, there is a Lands Department under the direction of a Minister who is charged generally with the administration of the Acts relating to the alienation, occupation and management of Crown lands. In the Northern Territory, the Administrator, under the control of the Minister for Territories, is charged with the general administration of the Lands Ordinance and of Crown lands in the Northern Territory. In the Australian Capital Territory, the administration of the Leases Ordinances is in the hands of the Minister for the Interior.

In each of the States, there is also a Mines Department which is empowered under the several Acts relating to mining to grant leases and licences of Crown lands for mining and allied purposes. In the Northern Territory, there are several ordinances relative to mining.

As with land legislation, land tenures may be classified under broad headings; these indicate the nature of the tenure and comprise:—Free Grants and Reservations, Unconditional Purchases of Freehold, Conditional Purchases of Freehold, Leases and Licences under Land Acts, Closer Settlement, Leases and Licences under Mining Acts, and Settlement of Returned Service Personnel. For details of the various particular forms of land tenure within these seven groups in each State, see Official Year Book No. 38 (pp. 114-116) and earlier issues. Descriptions of the systems operating in the two internal Territories may be found on pages 329-30 and 338 of Official Year Book No. 39.

The following sections contain figures showing the extent of the different tenures in the several States and Territories, together with some general descriptive matter.

§ 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 nor more than seven 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 1957-58, 5,649 acres were permanently reserved or dedicated for miscellaneous recreation reserves and similar purposes. The areas reserved at 30th June, 1958, were as follows:—For travelling stock, 5,124,820 acres; pending classification and survey, 4,251,598 acres; forest reserves 2,339,844 acres; water and camping reserves, 839,340 acres; mining reserves, 1,112,042 acres; for recreation and parks, 346,125 acres; other reserves, 7,104,261 acres; total, 21,118,030 acres.

2. Victoria.—(i) *Free Grants.* The Governor may grant, convey or otherwise dispose of Crown lands for public purposes, if such lands were permanently reserved for public purposes prior to 18th October, 1929.

(ii) *Reservations.* The Governor may temporarily or permanently reserve from sale, lease or licence any Crown lands required for public purposes.

(iii) *Areas Granted and Reserved.* During 1958, 69 acres were granted without purchase. The areas both temporarily and permanently reserved at the end of 1958 were as follows :—For roads, 1,642,148 acres ; water reserves, 317,591 acres ; agricultural colleges, etc., 8,434 acres ; forest and timber reserves, 5,707,901 acres ; reserves in the mallee, 410,000 acres ; other reserves, 534,350 acres ; total, 8,620,424 acres.

(iv) *Revoking of Agricultural Reservations.* Under the Agricultural Colleges Act 1944, the land on which the agricultural colleges and experimental farms at Longerenong (2,386 acres) and Dookie (6,048 acres) are established was permanently reserved as sites for the purposes of State Agricultural Colleges and the remainder of the land previously reserved has become unalienated for treatment as such under the Lands Act (*see also* § 5, para. 3).

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 Acts, land to be used for the purpose of any undertaking under the Acts may be vested in fee simple in the Commissioner of Irrigation and Water Supply.

(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 them for not more than 21 years with the approval of the Minister.

Under the State Forests and National Parks Acts, 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 1958, the area granted in fee simple without payment was two acres. 7,714,133 acres were set apart as reserves and reserves cancelled totalled 8,965,596 acres. The areas reserved, including roads, at the end of 1958 were as follows:—Timber reserves, 3,054,527 acres ; for State forests and national parks, 5,910,101 acres ; aboriginal reserves, 6,537,206 acres ; for streets, surveyed roads and stock routes, 3,750,066 acres ; general reserves, 5,632,319 acres ; total, 24,884,219 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 lands 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 aboriginals, military defence, forest reserves, railway stations, park lands or any other purpose that he may think fit.

(iii) *Areas Granted and Reserves.* During 1957–58, free grants were issued for an area of 140 acres, and reserves comprising 98,726 acres were proclaimed. At 30th June, 1958, the total area of surveyed roads, railways and other reserves was 22,740,307 acres, including 18,807,394 acres set apart as aboriginal reserves.

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 by the Governor for periods up to 10 years. 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, 1958, approximately 1,372,124 acres were reserved for various purposes. At 30th June, 1958, the total area reserved was 58,310,017 acres, comprising State forests, 4,169,090 acres, timber reserves, 1,835,856 acres and other reserves 52,305,071 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 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 Her 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 may also be reserved.

7. Northern Territory.—(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 lands so resumed.

(ii) *Areas Reserved.* The total area of reserves at 30th June, 1958, was 47,985,271 acres.

8. Summary.—The following table shows the total areas reserved in each State, and the grand totals, for the years 1954 to 1958:—

AREAS RESERVED.
(’000 Acres.)

	N.S.W. (a)	Victoria. (b)	Q’ld. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (a)	Nor. Terr. (a)	Total.
1954 ..	20,344	8,451	25,873	21,336	52,613	4,070	47,032	179,719
1955 ..	20,865	8,631	25,939	21,863	55,224	4,129	47,544	184,195
1956 ..	21,261	8,634	26,067	21,867	55,629	4,130	47,928	185,516
1957 ..	21,353	8,649	26,097	22,641	56,938	(c)	47,928	d 183,606
1958 ..	21,118	8,621	24,884	22,740	58,310	(c)	47,985	d 183,658

(a) At 30th June.

(b) At 31st December.

(c) Not available.

(d) Excludes Tasmania.

§ 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 one-half 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. an 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 ten years, 4 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.* In 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 as determined by the local Land Board.

(iv) *Improvement Purchases.* The owner of improvements in land in authorized occupation by residence under any Mining Act or the 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 an acre for town lands or £2 10s. an acre for other lands. The area must not exceed one-quarter of an acre within a town or village, or two acres elsewhere, and no person may purchase more than one such area within three miles of a similar prior purchase by him.

(v) *Road Purchases.* Land from roads that are closed may, with certain exceptions, be sold to the owners of adjoining lands at a value determined by the local Land Board.

(vi) *Areas Sold.* During the year ended 30th June, 1958, the total area sold was 2,044 acres, of which 177 acres were sold by auction and eight acres as after auction purchases, while 21 acres were sold as improvement purchases, 1,735 acres as road purchases and 103 acres as special purchases.

2. Victoria.—(i) *General.* Lands, not exceeding 100,000 acres in any one year, specially classed for sale by auction, may be sold by auction in fee simple at an upset price of not less than £1 an 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 area, areas specially classed for sale, isolated pieces of land not exceeding 150 acres in area, and sites for churches or charitable purposes, if not more than three acres in extent, may be sold by auction on the same terms. Swamp or reclaimed lands may also be sold by auction, subject to the condition that the owner keeps open all drains, etc., thereon.

(ii) *Areas Sold at Auction and by Special Sales.* During 1958, a total of 3,111 acres was disposed of under this tenure, 2,912 acres being country lands and 199 acres town and suburban lands.

3. **Queensland.**—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. This provision was repealed in 1932, but restored again in 1957.

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 two 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 six years without the consent of the Commissioner. If the Commissioner of Crown Lands so determines, town lands may also be offered at auction on terms and the buyer may, at his option, purchase the lands for cash or on agreement for sale and purchase.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1958, the area of town lands and special blocks sold by auction was four acres. In addition, 97,001 acres were sold at fixed prices, and purchases on credit of 20,665 acres were completed, making a total of 117,670 acres.

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

(ii) *Areas Sold.* During the year ended 30th June, 1958, the area of town and suburban allotments sold by auction was 426 acres in 249 allotments.

6. **Tasmania.**—(i) *Sales by Auction.* Lands may be sold by auction.

(ii) *After-Auction Sales.* Lands, which, after having been offered at auction, have not been sold, may be sold at the upset price by private contract.

(iii) *Sales of Land in Mining Towns.* Any person being the holder of a residence licence or a 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 be determined by valuation, excluding the value of improvements, cost of survey, and of grant deed. The area which may be so purchased must not exceed one-quarter of an acre.

§ 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 30th June, 1958, the total number of incomplete conditional purchases in existence was 31,804 covering an area of 10,500,220 acres. During 1957–58, applications received for conditional purchases numbered two, with an area of 312 acres, both of which were confirmed; during the year, deeds were issued for 673,015 acres, bringing the total acreage for which deeds had been issued to 36,315,476 at the end of the year. These figures exclude 440 conversions from other tenures comprising 83,779 acres.

3. **Victoria.**—The area purchased conditionally in 1958, excluding selections in the Mallee Country was 20,355 acres, all with residence. The number of selectors was 81. In the Mallee, 3,408 acres were purchased conditionally in 1958. The number of selectors was seven.

4. **Queensland.**—The following selections were made freehold during 1958:—Agricultural farms, 18,773 acres, prickly pear selections, 22,486 acres, and prickly pear development selections, 11,779 acres.

5. **South Australia.**—During 1957–58, 898 acres were allotted under agreements to purchase, comprising Eyre Peninsula Railway Lands, 17 acres, Eyre Peninsula Land Purchase Act lands, one acre, and other Crown lands 880 acres.

6. **Western Australia.**—During the year ended 30th June, 1958, the number of holdings conditionally alienated was 655, all of which were conditional purchases by deferred payments, involving an area of 1,064,168 acres. Under the heading "deferred payments", are included conditional purchases of grazing lands.

In addition, Crown grants were issued during 1957–58 for the following selections, the prescribed conditions having been complied with:—Free homestead farms, 7,156 acres, and conditional purchases, 471,516 acres.

7. **Tasmania.**—During 1957–58, Crown grants were issued for 17,925 acres. The total area sold conditionally was 1,231 acres, comprising selections for purchase, 1,155 acres, and town and suburban allotments, 76 acres. The numbers of applications confirmed were 29 for country selections and 49 for town and suburban allotments.

§ 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 was given in earlier issues of the Official Year Book (see No. 22, pp. 149–63).

2. **New South Wales.**—The total area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission and the Western Lands Commission was 114,451,264 acres, of which 78,019,654 acres were held under the Western Lands Act, 28,332,048 acres under perpetual lease and 8,099,562 acres under other forms of lease, licence and permissive occupancy. The following table shows the areas held under various descriptions of leases and licences at 30th June, 1958:—

AREAS OCCUPIED UNDER LEASE OR LICENCE AT 30th JUNE, 1958, NEW SOUTH WALES.(a)
(Acres.)

Particulars.	Area.	Particulars.	Area.
<i>Crown Lands or Closer Settlement Acts</i>		<i>Crown Lands or Closer Settlement Acts—continued.</i>	
Occupational licences	611,882	Suburban holdings	58,922
Conditional leases	10,592,853	Group purchase leases	222,433
Conditional purchase leases	120,021	Irrigation areas	202,354
Settlement leases	2,590,960	Other leases(b)	156,833
Improvement leases	27,898		
Annual leases	388,116	<i>Western Lands Act.</i>	
Scrub leases	4,800	Conditional leases	121,596
Special leases	1,475,181	Perpetual leases	67,736,377
Permissive occupancies	2,141,074	Other long-term leases	9,768,650
Prickly pear leases	89,591	Permissive occupancies	269,308
Crown leases	7,049,915	Leases being issued—occupation	
Homestead farms	4,959,564	licences	91,908
Homestead selections and grants	1,691,697	Preferential occupation licences	31,815
Closer settlement leases	3,002,952		
Settlement purchase leases	1,044,564		
		Total	114,451,264

(a) Excludes mining leases and permits, forest leases, and occupation permits. (b) Includes leases outside irrigation areas, controlled by the Water Conservation and Irrigation Commission—138,872 acres.

3. **Victoria.**—The area of Crown lands occupied under leases and licences at 31st December, 1958, was as follows:—Grazing licences—other than Mallee, 4,059,075 acres; Mallee, 1,713,087 acres; auriferous lands licences, 2,154 acres; perpetual leases—other than Mallee, 21,468 acres; Mallee, 1,073,608 acres; swamp lands leases, 62 acres; agricultural college lands, 31,650 acres; total, 6,901,104 acres.

4. **Queensland.**—During 1958, the areas taken up consisted of 5,851,520 acres as pastoral leases, 1,771,788 acres as grazing selections and 40,886 acres as perpetual lease selections. The area occupied under lease or licence, excluding mining leases, at the end of 1958 was as follows:—Pastoral leases, 245,290,400 acres; occupation licences, 17,026,880 acres; grazing selections and settlement farm leases, 92,216,652 acres; special purpose leases—Crown land, 493,332 acres; reserves, 1,996,063 acres; perpetual lease (including prickly pear) selections, 6,865,039 acres; auction perpetual leases, 41,350 acres; forest grazing leases (reserves), 751,400 acres; total 364,681,116 acres.

5. **South Australia.**—The total area, including repurchased lands held under lease or licence except mining lease and licence, at 30th June, 1958 was 138,369,761 acres of which pastoral leases, 115,715,484 acres, constituted the major portion.

6. **Western Australia.**—At 30th June, 1958, the total area held under lease or licence issued by the Lands Department amounted to 217,746,033 acres, of which 212,543,504 acres were under pastoral lease.

7. **Tasmania.**—Crown lands leased at 30th June, 1958, for other than mining purposes amounted to 1,503,862 acres of which 1,073,700 acres were leased for pastoral purposes.

8. **Northern Territory.**—At 30th June, 1958, the total area under lease, etc., was 174,398,854 acres of which pastoral leases accounted for 139,469,293 acres and other leases, licences and mission stations, 34,929,561 acres.

9. **Australian Capital Territory.**—Under the terms of the City Area Leases Ordinance 1936–1958, each block is leased for a period of 99 years at a rental of five per cent. per annum of the unimproved capital value as assessed by the Commonwealth. The number of leases granted under this Ordinance to 30th June, 1958, (excluding leases surrendered and determined) was 4,056 representing an unimproved value of £1,725,285. Auction sales of city leaseholds are described in Official Year Book No. 22, page 599. During the year ended 30th June, 1958, 408 leases were granted for residential purposes and 17 for business purposes.

Fifteen leases under the Church Lands Leases Ordinance 1924–1932, which requires the lessees to submit a definite building programme within a specified period, and one lease under the Church of England Lands Ordinance 1926, have been granted for church purposes. A further 32 leases have been granted for either church or scholastic purposes under the various Ordinances.

The total area held under lease and licence for grazing, agricultural, dairying and other purposes (including the Jervis Bay area) amounted to 292,824 acres at 30th June, 1958.

10. **Summary.**—The following table shows particulars of the land held in each State under lease or licence for purposes other than mining and forestry, the total leased or licensed land in the Territories, and the grand totals, for the years, 1954 to 1958:—

**AREAS OCCUPIED UNDER LEASE OR LICENCE OTHER THAN MINING
AND FORESTRY.**
(*000 Acres.)

Year.	N.S.W. (a)	Vic. (b)	Q'land. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (a)	N.T. (a) (c)	A.C.T. (a)(c)(d)	Total.
1954 ..	114,452	6,367	361,657	137,867	202,754	2,576	180,020	323	1,006,016
1955 ..	114,311	6,502	363,870	137,461	204,782	2,487	181,165	321	1,010,899
1956 ..	114,231	6,175	363,093	139,640	212,380	2,466	177,021	314	1,015,320
1957 ..	113,947	5,851	363,473	139,727	212,831	1,576	177,028	296	1,014,729
1958 ..	114,451	6,901	364,681	138,370	217,746	1,504	174,399	293	1,018,345

(a) At 30th June. (b) At 31st December. (c) Leases and licences for all purposes.
(d) Includes Jervis Bay area.

§ 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). The following paragraphs contain particulars of operations during the year 1957–58 or 1958 and of areas occupied at the end of the year, under the various forms of lease, licence, etc., issued for mining purposes.

2. **New South Wales.**—At 30th June, 1958, total areas occupied under Mining Acts were as follows:—Gold-mining, 3,000 acres; mining for other minerals, 203,678 acres; authorities to prospect, 171,017 acres; other purposes, 8,121 acres; total, 385,816 acres.

3. **Victoria.**—During 1958, there were 165 leases and licences granted under Mining Acts, including 17 for gold-mining. Areas occupied at the end of 1958 were as follows:—Gold-mining, 15,081 acres; petroleum prospecting, 2,805,120 acres; coal, 12,822 acres; uranium and radio active minerals, 8,420 acres; other purposes, 6,240 acres; total, 2,847,683 acres.

4. **Queensland.**—During 1958, there were 2,749 miners' rights and two business licences issued. Areas taken up during 1958 totalled 489,950 acres, of which 28,319 acres were for mining for minerals other than gold and 384,000 acres were occupied under petroleum prospecting permits. Total areas occupied at the end of 1958 were as follows:—Gold-mining, 2,180 acres; mining for other minerals, 140,314 acres; miners' homesteads, 428,390 acres; petroleum prospecting, 832,000 acres; coal prospecting, 78,958 acres; total, 1,481,842 acres. The area of land held under lease only was 570,884 acres.

5. **South Australia.**—Areas taken up under Mining Acts during 1957–58 totalled 30,072 acres, including claims, 2,440 acres, mineral and miscellaneous leases, 27,532 acres, and gold leases 100 acres. Total areas occupied at 30th June, 1958 were as follows:—Gold-mining, 668 acres; other mineral and miscellaneous leases, 781,602 acres; claims, 13,561 acres; oil licences, 127,635,200 acres; other purposes, 25 acres; total, 128,431,056 acres.

6. **Western Australia.**—Areas taken up during 1958 under Mining Acts totalled 19,462 acres, including gold-mining, 11,038 acres and mining for other minerals, 7,228 acres. Total areas occupied at the end of 1958 were as follows:—Gold-mining, 28,875 acres; mining for other minerals, 95,995 acres; other purposes, 39,147 acres; total, 164,017 acres.

7. **Tasmania.**—During 1958, the number of leases issued covered 633 acres. Total areas occupied at the end of 1958 were as follows:—Gold-mining, 638 acres; coal-mining, 9,865 acres; mining for other minerals, 22,527 acres; other purposes, 4,464 acres; total, 37,494 acres.

8. **Northern Territory.**—At 30th June, 1958, the number and acreage of holdings under mining leases and tenements were as follows:—Gold-mining leases, 224 (3,622 acres); other minerals leases, 414 (11,649 acres); dredging areas, 11 (2,319 acres); gold and other mineral prospecting areas, 15 (256 acres); business and residence areas, 44 (141 acres); other purposes, 169 (9,146 acres); total, 877 (27,133 acres).

9. **Summary.**—(a) *Mining Leases etc., (other than oil prospecting licences).* The following table shows the total areas occupied under Mining Acts in each State at the end of the years 1954 to 1958:—

AREAS OCCUPIED UNDER MINING ACTS.

(Acres.)

Year.	N.S.W. (a)	Victoria.	Q'land. (b)	S. Aust. (a) (b)	W. Aust. (c)	Tasmania. (b)	Total. (d)
1954 ..	13,053,930	97,041	545,469	775,650	166,378	30,059	14,668,527
1955 ..	8,151,778	55,544	555,996	773,816	159,891	30,408	9,727,433
1956 ..	13,924,407	37,723	570,384	770,618	151,916	33,178	15,488,226
1957 ..	326,932	36,129	587,067	779,881	162,199	37,625	1,929,833
1958 ..	385,816	42,563	649,842	795,856	164,017	37,494	2,075,588

(a) Year ended 30th June. (b) Excludes lands held under miners' rights and dredging claims.
(c) Excludes holdings under miners' rights. (d) Excludes Northern Territory.

(b) *Oil Prospecting Licences.* The following table shows for each year from 1954 to 1958 the areas occupied in each State under authorities to prospect or explore for petroleum or other oils:—

AREAS OCCUPIED UNDER AUTHORITIES TO PROSPECT FOR PETROLEUM.

(*000 Acres.)

Year.	N.S.W. (a)	Victoria.	Q'land.	S. Aust. (a)	W. Aust.	Tasmania.	Total.
1954 ..	1,024	2,881	1,212	155,968	3,597	..	164,682
1955 ..	13,984	3,851	576	136,480	3,857	..	158,748
1956 ..	32,237	3,861	192	141,944	4,243	..	182,477
1957 ..	34,739	2,940	704	141,944	4,228	..	184,555
1958 ..	37,251	2,805	832	127,635	4,607	..	173,130

(a) Year ended 30th June.

§ 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 issues of the Official Year Book up to No. 22 (*see* No. 22, pp. 163–9) and the results of the operations of the several schemes have appeared in subsequent issues in considerable detail. In more recent years, however, the amalgamation, in some States, of closer settlement records with those of other authorities has made it impossible to obtain up-to-date figures for those States and for Australia as a whole, although aggregations of State totals as at the latest dates available have been published as rough approximations intended to convey some idea of the extent of the schemes throughout Australia. Particulars in this issue are restricted to a summary only of the position in each State at the latest date available.

2. **New South Wales.**—From the inception of closer settlement in 1905 to 30th June, 1958, 2,649 estates totalling 7,079,136 acres had been purchased by the Crown at a cost of £34,339,820 for purposes of closer settlement of civilians and returned service personnel.

Closer settlement is now being effected entirely under perpetual leasehold tenure (closer settlement leases).

3. **Victoria.**—The Closer Settlement Commission was abolished as from 31st December, 1938, and land settlement was placed under the control of the Department of Lands and Survey. On 31st March, 1939, all Closer Settlement and Discharged Soldiers' accounts were amalgamated, the settlers' accounts adjusted and the new debt made payable over an extended period. Particulars of the operations under the provisions of the Closer Settlement Acts to 30th June, 1938, the latest date for which separate details are available, were given in earlier issues of the Official Year Book (*see* No. 42, p. 98).

4. **Queensland.**—Separate records relating to the closer settlement of re-purchased land are no longer kept by the Land Administration Board, and the operations under this heading are now included with "Leases and Licences under Land Acts." Details of the position at 31st December, 1934, the latest date for which the information is available, were given in earlier issues of the Official Year Book, (*see* No. 42, p. 98).

5. **South Australia.**—The total area re-purchased for closer settlement at 30th June, 1958 was 948,885 acres, at a cost of £2,865,200. Included in these figures are 51,872 acres purchased for £185,285, and afterwards set apart for returned service personnel, 3,214 acres reserved for forest and waterworks purposes the purchase-money being £16,185, and also 26,563 acres of swamp and other lands, which were purchased for £111,850, in connexion with reclamation of swamp-lands on the River Murray. Of the total area, 819,431 acres have been allotted to 2,800 persons.

6. **Western Australia.**—The total area acquired for closer settlement up to 30th June, 1958 was 3,081,482 acres, costing £4,447,199. Particulars of operations under the Act for the year ended 30th June, 1958, are as follows:—Area selected during the year, 85,938 acres; number of farms, etc., allotted to date, 2,516; total area occupied to date, 2,163,947 acres; area set aside for roads, reserves, etc., and balance available for selection, 917,535 acres.

7. **Tasmania.**—Up to 30th June, 1958, 38 areas had been opened up for closer settlement, the total purchase-money paid by the Government being £371,548 and the total area acquired amounting to 104,554 acres, including 12,149 acres of Crown lands. The number of farms occupied at 30th June, 1958 was 64.

§ 8. Settlement of Returned Service Personnel.

1. **War Service Land Settlement Scheme.**—(i) *General.* The War Service Land Settlement Scheme provides for the settlement on the land of eligible ex-servicemen from the 1939–45 War and the Korea-Malaya operations. Finance for capital expenditure under the scheme in South Australia, Western Australia and Tasmania and for special loans to New South Wales and Victoria is provided through annual Loan (War Service Land Settlement) Acts. Finance for other aspects of the Scheme in all States is provided by annual parliamentary appropriation. The States Grants (War Service Land Settlement) Act 1952 provides that the responsible Commonwealth Minister may make grants of financial assistance to the States under such terms as he may from time to time determine.

New South Wales, Victoria and Queensland agreed, at the inception of the Scheme, to find their own finance for the acquisition and development of properties. In 1954, Queensland abandoned the Scheme and made available for general settlement all unallotted lands held under it.

In an effort to hasten the settlement of qualified applicants in New South Wales and Victoria, the Commonwealth, since 1st July, 1955, has made available to New South Wales and Victoria repayable loans with a maximum of £2 million to each State in any one year.

The Commonwealth has agreed to a request from the States that the total funds available for the year 1958-59 be spread over two years, namely 1958-60. The extent of these loans is dependent on provisions by the State from its own funds for amounts advanced and can be briefly summarized as follows:—Total advances from inception to 30th June, 1959.—New South Wales, £5,029,950; Victoria, £6,198,703.

For more detailed information about the agreements and the methods of operation and administration of the Scheme, see Official Year Book No. 37, pages 113-8. Issue No. 39 contains a brief general description of the Scheme.

(ii) *Summary of Operations to 30th June, 1959.* The following table shows the operations of the War Service Land Settlement Scheme in each State up to 30th June, 1959:—

WAR SERVICE LAND SETTLEMENT.

SUMMARY TO 30TH JUNE, 1959.

State.	Land Acquired.	Farms Allotted.		Farms in Course of Development.		Other.
		Acres.	No.	Acres.	No.		Acres.
New South Wales—(a)						
Western Lands ..	6,060,331	212	6,060,331	..	..	..
Subdivision—						
Irrigation ..	186,299	337	186,299	..	..	..
Dry ..	1,268,486	1,111	1,268,486	..	..	..
Promotions—						
Irrigation ..	92,000	136	92,000	..	..	..
Dry ..	1,459,802	1,238	1,459,802	..	..	..
<i>Total, New South Wales</i>	<i>9,066,918</i>	<i>3,034</i>	<i>9,066,918</i>	<i>..</i>	<i>..</i>	<i>..</i>
Victoria ..	1,326,223	2,994	1,157,335	55	24,384	(b)144,504
Queensland ..	398,524	470	218,640	..	..	(c)179,884
South Australia ..	745,446	984	622,516	37	50,000	(d) 72,930
Western Australia ..	2,108,174	880	1,587,664	296	520,510	..
Tasmania ..	442,847	450	245,609	161	83,000	(d)114,238
Total ..	14,088,132	8,812	12,898,682	549	677,894	511,556

(a) In New South Wales, properties are regarded by the State as being allotted at the date of acquisition. (b) Land previously approved now to be developed for closer settlement. (c) War Service Land Settlement was discontinued in 1954, and unallotted lands were made available for general settlement. (d) Crown lands, title to which has not been finalized pending survey.

(iii) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1959:—

WAR SERVICE LAND SETTLEMENT (1939-45 WAR AND KOREA/MALAYA OPERATIONS): COMMONWEALTH EXPENDITURE TO 30th JUNE, 1959.

(£.)

Advances to States.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	Total.
For acquisition of land ..	..	..	..	3,178,583	3,458,701	2,110,750	8,748,034
For development and improvement of land ..	..	..	..	12,707,280	17,592,885	10,572,304	40,872,469
Special Loans ..	5,029,950	6,198,703	..	..	..	..	11,228,653
Commonwealth contributions to excess cost over valuation ..	272,729	3,573,989	116,105	675,600	482,722	315,913	5,437,058
To provide credit facilities to settlers ..	..	..	..	4,344,654	11,862,396	3,066,043	19,273,093
For remission of settlers' rent and interest ..	410,098	153,475	36,214	113,002	347,440	110,242	1,170,471
For payment of living allowances to settlers ..	1,002,507	1,057,000	163,136	301,885	383,892	125,870	3,034,290
For operation and maintenance of irrigation projects ..	..	..	..	569,159	16,611	1,751	587,521
Loss on advances ..	14,428	1,847	61,159	6,824	114,576	1,968	200,802
Cost of administration of credit facilities ..	..	..	..	151,190	488,023	71,120	710,333
Total ..	6,729,712	10,985,014	376,614	22,048,177	34,747,246	16,375,961	91,262,724

Repayments of expenditure to 30th June, 1959, on the acquisition, development and improvement of land amounted to £7,514,964, and on the provision of credit facilities to settlers to £8,999,685, so that the total expenditure was reduced by £16,514,649 to £74,748,075. In addition, miscellaneous receipts in South Australia, Western Australia and Tasmania to 30th June, 1958, amounted to £3,690,301.

2. Loans and Allowances (Agricultural Occupations) Scheme.—(i) *General*. Full details of the measures taken to provide for the re-establishment of ex-servicemen in rural occupations were given in Official Year Book No. 37, pages 117–8.

(ii) *Loans (Agricultural Occupations)*. The following table shows particulars for each State and certain Territories to 30th June, 1959:—

LOANS (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1959.

State.	Applications.			Loans Approved.		Advanced by Commonwealth Treasury to Lending Authorities.	Advanced by Lending Authorities to Applicants. (b)	
	Re-ceived.	Ap-proved.	Refused, With-drawn or Not Yet Approved	Gross Amount.	Net Approvals.(a)			
					Applications.			Amount.
			£	£	£	£	£	
New South Wales	7,778	6,303	1,475	4,960,417	5,484	4,254,353	2,660,000	4,281,445
Victoria ..	4,818	3,350	1,468	2,176,011	3,090	2,016,960	1,040,000	1,796,854
Queensland ..	2,379	1,975	404	1,097,690	1,610	891,584	610,000	874,155
South Australia ..	2,136	1,288	848	1,004,548	1,225	962,934	465,000	826,964
Western Australia	3,201	2,290	911	2,159,228	2,153	2,025,885	1,111,450	1,963,690
Tasmania ..	1,124	758	366	473,559	728	454,698	300,400	405,335
Northern Territory	34	15	19	11,945	12	10,148	10,148	10,148
New Guinea ..	17	8	9	8,772	7	6,772	6,772	6,772
Norfolk Island ..	3	1	2	1,000	..	..	..	..
Total ..	21,490	15,988	5,502	11,893,170	14,309	10,623,334	6,203,770	10,165,363

(a) After deduction of loans declined after approval—£1,269,836.
principal repaid by borrowers.

(b) Includes advances from

These loans are made to eligible ex-servicemen for the purchase of land, effecting improvements on land, the acquisition of tools of trade, livestock, plant or equipment, the establishment of a co-operative business with other persons, reduction or discharge of a mortgage, bill of sale, etc.

(iii) *Allowances (Agricultural Occupations)*. The following table shows details for each State and New Guinea to 30th June, 1959:—

ALLOWANCES (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1959.

State.	Applications.			Advanced by Commonwealth Treasury to Bank.	Allowances Paid.
	Received.	Approved.	Rejected, Withdrawn or Not Yet Approved.		
				£	£
New South Wales ..	4,078	3,625	453	587,000	580,056
Victoria ..	3,068	2,311	757	296,500	296,013
Queensland ..	3,044	2,515	529	477,851	477,657
South Australia(a) ..	2,265	1,756	509	325,000	324,609
Western Australia ..	3,020	2,610	410	480,800	480,788
Tasmania ..	634	523	111	116,150	116,114
New Guinea ..	5	4	1	1,360	1,360
Total ..	16,114	13,344	2,770	2,284,661	2,276,597

(a) Includes allowances paid to four ex-servicemen in the Northern Territory.

These allowances are payable only in respect of the period during which the income derived from the occupation by the ex-serviceman concerned is considered inadequate.

3. War Service Land Settlement Division—Total Expenditure.—The following table shows details of the total expenditure on various projects by the War Service Land Settlement Division from the commencement of operations to 30th June, 1959.

**COMMONWEALTH WAR SERVICE LAND SETTLEMENT DIVISION:
TOTAL EXPENDITURE TO 30th JUNE, 1959.
(£.)**

	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	N.T.	N.G.	Total.
War Service Land Settlement expenditure from Revenue or Loan Funds ..	6,729,712	10,985,014	376,614	22,048,177	34,747,246	16,375,961	..	..	91,262,724
Agricultural Loans(a)	4,281,445	1,796,854	874,155	826,964	1,963,690	405,335	10,148	6,772	10,165,363
Allowances ..	587,000	296,500	477,851	325,000	480,800	116,150	..	1,360	2,284,661
Administration Expenses ..	661,124	150,147	69,234	76,511	340,130	42,903	..	..	1,340,049
Rural Training ..	328,488	499,453	106,211	189,877	226,162	108,226	..	..	1,458,417
Total ..	12,587,769	13,727,968	1,904,065	23,466,529	37,758,028	17,048,575	10,148	8,132	106,511,214

(a) Includes expenditure on new loans of moneys repaid by borrowers.

The following summary sets out the net expenditure to 30th June, 1959, after allowing for miscellaneous receipts and repayments:—

Miscellaneous Receipts to 30th June, 1959—	£
War Service Land Settlement	3,690,301
Agricultural Loans and Allowances	5,879,689
Rural Training	148,735
Total	9,718,725
Repayments, War Service Land Settlement Loans	16,514,649
Total Receipts and Repayments	26,233,374
Total Expenditure to 30th June, 1958	106,511,214
less Receipts and Repayments	26,233,374
Net Expenditure to 30th June, 1958	80,277,840

§ 9. 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 may be found in earlier issues of the Official Year Book (*see* No. 22, pp. 179–86).

The summaries of loans and advances in the following paragraphs are compiled from returns supplied by the various State government lending agencies in the several States. They include transactions in lands acquired under closer and soldier settlement schemes, but exclude balances owing on former Crown lands sold on the conditional purchase, etc., system.

The amounts outstanding do not represent the actual differences between the total advances and settlers' repayments, for considerable remissions of indebtedness have been made in all States as a result of reappraisements of land values and the writing down of debts. In general, they include both principal and interest outstanding.

A summary for Western Australia is not included, as practically the only Governmental funds being made available are Commonwealth (*see* § 8 above).

In New South Wales and Victoria, expenditure on the acquisition, development and improvement of land for war service land settlement is provided for by the States, and particulars thereof are included in the respective summaries. In Queensland, no money is paid for the value of the land acquired, most land being occupied on lease from the Government, but advances in respect of improvements are included. In the other States, this expenditure is provided for by the Commonwealth and particulars are included in § 8 above.

Loans (Agricultural Occupations) under the Commonwealth Re-establishment and Employment Act 1945 and certain advances for the purchase of wire-netting and for other purposes made from finance provided by the Commonwealth are included in the summaries following.

2. New South Wales.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1958:—

ADVANCES TO SETTLERS, ETC.: NEW SOUTH WALES.

Advances, etc.	Advances, etc., made during 1957-58.	Total Advances, etc., to 30th June, 1958.	Balance outstanding at 30th June, 1958.	
			Number of Accounts.	Amount.
	£	£		£
<i>Department of Lands—</i>				
Closer Land Settlement .. .. .	..	15,124,116	6,488	(a) 1,750,126
Soldier Settlers 1914-18 War .. .. .	..	(b) 3,196,005	96	24,388
1939-45 War	1,121,048	13,272,861	5,221	4,957,093
Soldier Land Settlement—Acquisition, development and improvement of land, War Service Land Settlement Agreement Act	1,903,083	27,496,189	2,596	c 25,895,027
Wire Netting .. .. .	..	1,494,653	29	2,586
Prickly Pear	23,359	325,685	187	13,149
<i>Rural Bank—</i>				
<i>General Bank Department—</i>				
Commonwealth Re-establishment and Employment Act 1945	3,149	4,239,554	1,361	743,657
Other	1,811,350	74,849,065	8,158	19,467,117
<i>Government Agency Department—</i>				
Rural Industries	169,349	9,018,680	1,071	503,357
Unemployment Relief and Dairy Promotion	114,667	3,695,131	2,232	1,386,420
Rural Reconstruction (d)	225,971	13,870,694	759	2,021,134
Shallow Boring	167,892	1,664,721	277	361,743
Farm Water Supplies	62,632	557,487	492	375,061
Soil Conservation	8,601	31,102	49	27,426
Rivers and Foreshores Improvement	679	4,916	24	981
Irrigation Areas	791,142	(e)	12,598	4,484,722
Government Guarantee Agency .. .. .	..	225,475	..	..
Closer Settlement Agency .. .. .	..	167,914	34	39,070
Total	6,402,922	f 169,234,248	41,672	62,053,057

(a) Excludes an amount of £4,683,201 capitalized to 30th June, 1958, on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943. (b) In addition, the sum of £1,927,161 has been expended to 30th June, 1958, on developmental works on soldiers' settlements.

(c) Comprising capital value of Closer Settlement Leases, £18,993,621, and unpaid balance and interest on structural improvements, £6,901,406. (d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £1,109,471.

(e) Not available. (f) Incomplete.

3. Victoria.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1958:—

ADVANCES TO SETTLERS, ETC.: VICTORIA.

Advances, etc.	Advances, etc., made during 1957-58.	Total Advances, etc., to 30th June, 1958.	Balance outstanding at 30th June, 1958.	
			Number of Persons.	Amount.
	£	£		£
<i>State Savings Bank, Crédit Foncier—</i>				
Civilians	78,025	11,873,513	544	460,480
Discharged Soldiers .. .. .	..	848,567	16	6,757
<i>Treasurer—</i>				
Cool Stores, Canneries, etc. .. .. .	..	1,621,367	(a) 2	620,964
<i>Department of Lands and Survey—</i>				
Closer Settlement Settlers and Soldier Settlers .. .. .	..	b46,904,855	2,031	2,194,713
Cultivators of Land .. .. .	..	2,463,558	104	20,337
Wire Netting	3,060	731,458	54	5,897
<i>Soldier Settlement Commission—</i>				
Purchase of land	2,093,731	18,491,126	(c)	} d 17,005,997
Development and Improvement of Holdings	2,383,744	24,414,233	(c)	
Advances for sales of land not required for Soldier Settlement(e)	151,259	1,349,437	17	277,769
Advances for Settlers' Lease Liability, Soldier Settlement Act 1946	2,224,229	17,291,045	2,033	15,900,661
Advances to assist in acquiring and developing single unit farms	417,982	11,314,472	1,896	7,362,046
Advances for improvements, stock, implements, etc.	733,445	4,528,995	1,435	1,451,128
Advances for shares in Co-operative Companies, Soldier Settlement Act 1946 .. .. .	..	125,164	196	89,176
Commonwealth Re-establishment and Employment Act 1945 Advances	63	1,796,788	629	239,155
Total	8,085,538	143,754,578	8,957	45,635,080

(a) Number of Companies. (b) Represents consolidated debts of settlers (Section 30, Act 4091). (c) Not available. (d) After allowing an amount of £6,936,770 representing excess acquisition, development and improvement cost which has been written off. (e) Sale price of land not required for settlement, balance outstanding represents instalments not yet due where terms were given to purchasers.

4. Queensland.—The following table shows particulars of advances, etc., to 30th June, 1958. The figures exclude transactions in land:—

ADVANCES TO SETTLERS, ETC.: QUEENSLAND.

Advances, etc.	Advances, etc., made during 1957-58.	Total Advances, etc., to 30th June, 1958.	Balance outstanding at 30th June, 1958.	
			Number of Accounts.	Amount.
Co-ordination of Rural Advances and Agricultural Bank Acts	£ 2,484,166	£ 27,847,104	4,669	£ 10,789,662
Discharged Soldiers' Settlement(a)	.. .. .	2,467,913	200	36,038
Water Facilities	.. .. .	58,079	..	..
Wire Netting, etc.	.. .. .	1,019,403	148	7,031
Seed Wheat and Barley	1,251 (b)	146,234	(c)	12,051
Drought Relief	364,020	1,325,067	247	374,461
War Service Land Settlement	235,949	3,996,457	421	2,328,598
Income (Unemployment Relief and State Development) Tax Acts(d)	.. .. .	1,183,891 (e)	263	22,578
Irrigation	.. .. .	54,914	4	548
Farmers' Assistance (Debt Adjustment Acts)	.. .. .	1,044,490	56	72,437
Commonwealth Re-establishment and Employment Act 1945	.. .. .	872,655	236	59,413
Total	962 3,086,348	40,016,207 (e)	6,244	13,702,817

(a) Includes advances to group settlers through the Lands Department, as well as advances through the Agricultural Bank. (b) Includes accrued interest. (c) Not available. (d) Largely for relief to cotton and tobacco growers and for rural development (ringbarking, clearing, fencing, etc.). (e) Incomplete.

5. South Australia.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1958:—

ADVANCES TO SETTLERS, ETC.: SOUTH AUSTRALIA.

Advances, etc.	Advances, etc., made during 1957-58.	Total Advances, etc., to 30th June, 1958.	Balance outstanding at 30th June, 1958.	
			Number of Persons.	Amount.
<i>Department of Lands—</i>	£	£		£
Advances to Soldier Settlers	17,925	5,071,780	111	1,104,255
Advances to Blockholders	.. .. .	41,451	..	..
Advances for Sheds and Tanks	.. .. .	75,693	..	..
Advances under Closer Settlement Acts	185	2,730,516	559	730,437
Advances under Agricultural Graduates Settlement Act	.. .. .	62,258	10	19,684
Settlement of Returned Service Personnel, 1939-45 War	650,995	3,538,538	921	2,553,049
<i>Primary Producers Assistance Department—</i>				
Advances in Drought-affected Areas	.. .. .	2,146,768	4	1,256
Advances under Farmers Relief Acts	.. .. .	4,435,509	3	884
<i>Irrigation Branch—</i>				
Advances to Civilians	.. .. .	291,443	35	11,305
Advances to Soldier Settlers	.. .. .	1,048,174	281	299,942
<i>State Bank of South Australia (Crédit Foncier Department)—</i>				
Advances to Settlers for Improvements	50,492	1,150,770	192	206,323
Advances under Vermin and Fencing Acts	5,106	1,398,356	75	34,398
Advances under Loans to Producers Act	99,974	1,697,266	107	1,159,869
Commonwealth Re-establishment and Employment Act 1945	501	826,964	333	210,018
Total	825,178	24,515,486	2,631	6,331,420

6. Western Australia.—The operations prior to 1945 covered in this section related to moneys made available through, or by, the old Agricultural Bank and other Government Departments for the purpose of agricultural development. On 1st October, 1945, however, the Agricultural Bank was reconstituted as the Rural and Industries Bank of Western Australia, and was given authority to operate similarly to the associated banks. Certain securities in the books of the old bank were taken over by the general banking division of the new bank, and the clients concerned then operated with privileges and obligations similar to those provided by other banking institutions. The majority of the remaining securities, also, were eventually transferred.

At present, very limited funds are being made available by the State Government for advances for agricultural development, the bulk of the moneys for this purpose being provided by the Commonwealth Government under the War Service Land Settlement and Commonwealth Re-establishment and Employment Acts. Particulars of this expenditure are shown in § 8 above.

7. *Tasmania*.—The following table shows particulars of advances under State Authorities to 30th June, 1958. Although not regarded as outstanding advances by the Department of Agriculture the figures in connexion with closer and soldier land settlement have been included in the table for comparative purposes; the areas so purchased have been leased on 99-year terms having an option of purchase which the leaseholder may exercise at any time.

ADVANCES TO SETTLERS, ETC.: TASMANIA.

Advances, etc.	Advances, etc., made during 1957-58.	Total Advances, etc., to 30th June, 1958.	Balance outstanding at 30th June, 1958.	
			Number of Persons.	Amount.
	£	£		£
<i>Agricultural Bank—</i>				
State Advances Act and Rural Credits ..	141,209	3,547,250	765	714,542
Orchardists' Relief, 1926 ..	..	46,832	..	..
Unemployed (Assistance to Primary Producers) Relief Act 1930-31 ..	..	114,302	..	..
Bush Fire Relief 1934 ..	..	14,555	..	..
Crop Losses, 1934-35 ..	..	10,086	..	..
Assistance to Fruitgrowers Act 1941 ..	..	34,556	..	..
Flood Sufferers' Relief Act 1942 ..	..	3,764	..	..
Flood Sufferers' Relief Act 1944 ..	..	1,902	..	..
Commonwealth Re-establishment and Employment Act 1945 ..	25	407,429	252	125,675
Primary Producers' Relief Act 1947 ..	..	297,846	88	17,919
<i>Minister for Agriculture—</i>				
<i>Soldier Settlers—</i>				
Advances ..	7,863	1,009,073	57	28,431
Purchase of Estates, etc.(b) ..	248	2,558,534	327	278,589
<i>Closer Settlers—</i>				
Advances ..	1,250	101,808	12	5,118
Purchase of Estates, etc.(b) ..	212	527,536	73	65,459
Total ..	150,807	8,675,473	1,574	1,235,733

(a) Excludes £204,813 advances capitalized, £79,166 advances written off to bad debts, and £40,789 written off to revaluation. (b) Not regarded by the Department as outstanding advances. (c) Number of leaseholders, including those to whom advances have been made.

8. *Northern Territory*.—During the year 1957-58, 40 advances totalling £81,344 were approved and advances made totalled £54,762. At 30th June, 1958, the balance outstanding from 82 settlers, including interest, was £127,271.

9. *Summary of Advances*.—The following table is a summary for each State (except Western Australia) and the Northern Territory to 30th June, 1958. The particulars so far as they are available, represent the total sums advanced to settlers, including amounts spent by the various Governments in the purchase and improvement of estates disposed of by closer and soldier land settlement, while the amounts outstanding reveal the present indebtedness of settlers to the Governments, including arrears of principal and interest but excluding amounts written off debts and adjustments for land revaluations. Particulars of Loans (Agricultural Occupations) under the Commonwealth Re-establishment and Employment Act 1945 and of certain advances for wire-netting and other purposes provided from Commonwealth funds are included.

ADVANCES TO SETTLERS, ETC.: SUMMARY.

State.	Advances, etc., made during 1957-58.	Total Advances, etc., to 30th June, 1958.	Balance outstanding at 30th June, 1958.	
			Number of Persons.	Amount.
	£	£		£
New South Wales(a) ..	6,402,922	169,234,248	(c) 41,672	62,053,057
Victoria(a) ..	8,085,538	143,754,578	8,957	45,635,080
Queensland ..	3,086,348	40,016,207	(b)(c) 6,244	13,702,817
South Australia ..	825,178	24,515,486	2,631	6,331,420
Tasmania ..	150,807	8,675,473	1,574	1,235,733
Northern Territory ..	54,762	(d)	82	127,271

(a) Includes expenditure on acquisition, development and improvement of land for war service land settlement (see p. 99). (b) Incomplete. (c) Number of accounts. (d) Not available.

§ 10. Alienation and Occupation of Crown Lands.

1. **General.**—The figures shown 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 the position with regard to the tenure of land in each State, in the Northern Territory, and in the Australian Capital Territory during 1958. A summary for each State and Territory and for Australia as a whole is also included. Particulars for each year from 1948 to 1958 appear in *Primary Industries Bulletin* No. 52, Part 1.—Rural Industries, page 1. The area occupied includes roads, permanent reserves, forests, etc. In some cases, lands which are permanently reserved from alienation are occupied under leases or 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.**—The total area of New South Wales is 198,037,120 acres, of which 27.1 per cent. had been alienated at 30th June, 1958; 6.1 per cent. was in process of alienation; 58.8 per cent. was held under leases and licences; and the remaining 8.0 per cent. was unoccupied, or held by the Crown.

The following table shows particulars as at 30th June, 1958:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: NEW SOUTH WALES,
30th JUNE, 1958.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. Alienated.		3. Held under Leases and Licences.	
Granted and sold prior to 1862	7,146,579	Homestead selections and grants	1,691,697
Sold by auction and other sales, 1862 to date	15,785,681	Alienable leases, long-term and perpetual	25,500,081
Conditionally sold, 1862 to date	36,315,476	Long-term leases with limited right of alienation	1,723,082
Granted under Volunteer Land Regulations, 1867 to date	172,198	Other long-term leases	81,775,150
Granted for public and religious purposes	265,986	Short-term leases and temporary tenures	3,761,254
	59,685,920	Forest leases	1,844,394
Less lands resumed or reverted to Crown	6,024,476	Mining and auriferous leases	195,309
Total	53,661,444	Total	116,490,967
2. In Process of Alienation.		4. Unoccupied—Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied (approximate)	
Conditional purchases	10,500,220		15,791,319
Closer settlement purchases	1,210,697		
Soldiers' group purchases	139,892		
Other forms of sale	242,581		
Total	12,093,390	5. Total Area of State	198,037,120

3. **Victoria.**—The total area of Victoria is 56,245,760 acres, of which 55.4 per cent. had been alienated up to the end of 1958; 3.0 per cent. was in process of alienation under deferred payments and closer settlement schemes; 12.3 per cent. was occupied under leases and licences; and 29.3 per cent. was unoccupied or held by the Crown.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: VICTORIA,
31st DECEMBER, 1958.**
(Acres.)

Particulars.	Area.	Particulars.	Area.
1. Alienated	31,178,175	3. Leases and Licences held— Under Lands Department—	
		Perpetual Leases	(a) 1,095,076
		Agricultural College Leases	31,650
		Other Leases and Licences	2,216
		Temporary (Yearly) Grazing Licences	5,772,162
2. In Process of Alienation— Exclusive of Mallee and Closer Settlement Lands	255,964	Total	6,901,104
Mallee Lands (exclusive of Closer Settlement Lands)	1,167,648		
Closer Settlement Lands	241,165	4. Occupied by the Crown or Un- occupied	16,501,704
Total	1,664,777	5. Total Area of State	56,245,760

(a) Large increase is due to issue of new leases under amending legislation.

4. Queensland.—The total area of this State is 426,880,000 acres, of which, on 31st December, 1958, 5.9 per cent. was alienated; 0.6 per cent. was in process of alienation; and 85.6 per cent. was occupied under leases and licences. The remainder, 7.9 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, 1958.**
(Acres.)

Particulars.	Area.	Particulars.	Area.
1. Alienated—		3. Occupied under Leases and Licences—	
By Purchase	25,196,871	Pastoral Leases	245,290,400
Without Payment	92,185	Occupation Licences	17,026,880
		Grazing Selections and Settle- ment Farm Leases	92,216,652
		Leases—Special Purposes(a)	2,489,395
		Mining Leases	658,174
		Perpetual Lease Selections and Perpetual Lease Prickly Pear Selections	6,865,039
		Auction Perpetual Leases, etc. Forest Grazing Leases (of Reserves)	41,350
		Total	365,339,290
Total	25,289,056	4. Reserves (net, not leased), Surveyed Roads and Surveyed Stock Routes	22,136,757
2. In Process of Alienation	2,477,882	5. Unoccupied	11,637,015
		6. Total Area of State	426,880,000

(a) Special leases of Crown land, 493,332 acres; special leases of reserves, 1,996,063 acres.

5. South Australia.—The area of South Australia is 243,244,800 acres and at 30th June, 1958, 6.3 per cent. was alienated; 0.2 per cent. in process of alienation; 56.9 per cent. occupied under leases and licences; and 36.6 per cent. occupied by the Crown or unoccupied.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: SOUTH AUSTRALIA,
30th JUNE, 1958.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i> —		3. <i>Held under Lease and Licence</i> (a)—	
Sold	14,157,567	Perpetual Leases, including Ir-	
Free Grants	914,163	rigation Leases	19,861,480
Dedicated	270,017	Pastoral Leases	115,715,484
		Other Leases and Licences	2,792,797
		<i>Total</i>	138,369,761
<i>Total</i>	15,341,747	4. <i>Area Unoccupied</i> (b)	89,059,546
2. <i>In Process of Alienation</i>	473,746	5. <i>Total Area of State</i>	243,244,800

(a) Mining leases and licences have also been issued over an area comprising 128,431,056 acres.

(b) Includes surveyed roads, railways and other reserves, salt water lakes, lagoons, and fresh water lakes.

6. *Western Australia*.—The total area of Western Australia is 624,588,800 acres, of which, at 30th June, 1958, 4.2 per cent. was alienated; 2.1 per cent. was in process of alienation; and 35.5 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 58.2 per cent. was unoccupied.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: WESTERN AUSTRALIA,
30th JUNE, 1958.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	26,205,502	3. <i>Leases and Licences in Force</i> —	
		(i) Issued by Lands Department—	
2. <i>In Process of Alienation</i> —		Pastoral Leases	212,543,505
Free Homestead Farms	350,714	Special Leases	3,152,756
Conditional Purchase	10,950,462	Leases of Reserves	816,951
Selections under the Agricultural		Residential Lots	4,634
Lands Purchase Act	289,774	Perpetual Leases	1,228,188
Grazing Land	1,384,159	(ii) Issued by Mines Department—	
Town and Suburban Lots	793	Gold-mining Leases	21,017
Crown Grants of Reserves	77,443	Mineral Leases	43,269
		Miners' Homestead	
		Leases	34,106
		(iii) Issued by Forests Department—	
<i>Total</i>	13,053,345	Timber Permits	3,919,067
		<i>Total</i>	221,763,493
		4. <i>Area Unoccupied</i>	363,566,460
		5. <i>Total Area of State</i>	624,588,800

7. *Tasmania*.—The total area of Tasmania is 16,778,000 acres, of which, at 30th June, 1958, 37.8 per cent. had been alienated; 1.2 per cent. was in process of alienation; 10.4 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement; while the remainder (50.6 per cent.) was unoccupied or reserved by the Crown.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: TASMANIA,
30th JUNE, 1958.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. Alienated	6,346,425	3. Leases and Licences—continued.	
2. In Process of Alienation	206,781	(i) Issued by Lands Department—continued.	
3. Leases and Licences—		Soldier Settlement	54,687
(i) Issued by Lands Department—		Short-term Leases	816
Islands	95,431	(ii) Issued by Mines Department	36,625
Ordinary Leased Land	978,269	Total	1,743,655
Land Leased for Timber	563,315	4. Area Occupied by the Crown or Un-occupied	8,481,139
Closer Settlement	14,512	5. Total Area of State	16,778,000

8. Northern Territory.—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1958 only 0.1 per cent. was alienated; 52.0 per cent. was held under leases and licences; 14.3 per cent. was reserved for aboriginal, defence and public requirements; and the remaining 33.6 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1958:—Alienated, 376,562 acres; leased—pastoral leases, 139,469,293 acres, other leases, licences and mission stations, 34,929,561 acres, total leased, 174,398,854 acres; reserved for aboriginal, defence and public requirements, 47,985,271 acres; unoccupied and unreserved, 112,356,113 acres; total, 335,116,800 acres.

9. Australian Capital Territory.—Alienated land of the Territory (excluding the Jervis Bay area) at the end of 1958 comprised 11.3 per cent. of the total area; land in process of alienation 7.1 per cent; land held under lease and licence 49.2 per cent; land otherwise occupied, including city tenures, 8.3 per cent.; and unoccupied 24.1 per cent.

The following are the particulars of land areas in the Australian Capital Territory at the end of 1958:—Alienated 65,857 acres; in process of alienation 41,224 acres; leased—Grazing, agricultural, etc., leases, 275,458 acres; grazing licences, 11,100 acres; otherwise occupied, including city area leases, 48,604 acres; total leased, 335,162 acres; unoccupied, 140,686 acres; total, 582,929 acres. Including the Jervis Bay area of 18,000 acres—6,266 acres leased and 11,734 acres otherwise occupied—the grand total for the whole Territory is 600,929 acres.

10. Summary.—The following table provides a summary for each State and Territory, and for Australia as a whole, of the alienation and occupation of Crown lands in 1958:—

ALIENATION AND OCCUPATION OF CROWN LANDS, 1958.

State or Territory.	Private Lands.				Crown Lands.				Total Area.
	Alienated.		In Process of Alienation.		Leased or Licensed.		Other.		
	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	
N.S.W.(a) ..	53,662	27.1	12,093	6.1	116,491	58.8	15,791	8.0	198,037
Victoria(b) ..	31,178	55.4	1,665	3.0	6,901	12.3	16,502	29.3	56,246
Queensland(b) ..	25,289	5.9	2,478	0.6	365,339	85.6	33,774	7.9	426,880
S. Aust.(a) ..	15,342	6.3	474	0.2	138,370	56.9	89,059	36.6	243,245
W. Aust.(a) ..	26,206	4.2	13,053	2.1	221,763	35.5	363,566	58.2	624,588
Tasmania(a) ..	6,346	37.8	207	1.2	1,744	10.4	8,481	50.6	16,778
Nor. Terr.(a) ..	376	0.1	..	..	174,399	52.0	160,342	47.9	335,117
A.C.T.(b)(c) ..	66	11.0	41	6.8	342	56.9	152	25.3	601
Australia ..	158,465	8.3	30,011	1.6	1,025,349	53.9	687,667	36.2	1,901,492

(a) At 30th June.

(b) At 31st December.

(c) Includes Jervis Bay area.

A diagram showing in graphical form the areas alienated from the State, those in process of alienation under the various systems of deferred payments, the areas held under leases or licences and the areas left unoccupied was included in earlier issues of the Official Year Book (see No. 41, page 73), but is not reprinted in this issue.