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## CHAPTER IV. 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 : Western Lands Act 1901-1937 : Prickly Pear Act 1924-1934.	Land Acts 1928-1935 : Land (Crown Leases Adjustment) Act 1936	Land Acts 1910-1937 : Upper Burnett and Callide Land Settlement Acts 1923-1932 : Prickly Pear Land Acts 1923- 1936 : Sugar Workers' Sele- ctions Acts 1923-1936 : Stock Routes Improvement and Animal and Vegetable Pests Destruction Acts, 1936-1937.
<b>CLOSER SETTLEMENT ACTS.</b>		
Closer Settlement Act 1904-1937.	Closer Settlement Acts 1928- 1937.	Closer Settlement Acts 1906- 1934.
<b>MINING ACTS.</b>		
Mining Act 1906-1935 : Mining Leases (Validation) Act 1935.	Mines Acts 1928-1937 : Mines (Petroleum) Act 1935.	Mining Acts 1898-1930 : Mining for Coal and Mineral Oil Act 1912 : Petroleum Acts 1923- 1929 : Miners' Homestead Leases Act 1913-1930 : Coal Mining Acts 1925-1930.
<b>SOLDIERS' SETTLEMENT ACTS.</b>		
Returned Soldiers' Settlement Act 1916-1935.	Closer Settlement Acts 1928- 1934.	Discharged Soldiers' Settlement Acts 1917-1932.
<b>ADVANCES TO SETTLERS ACTS.</b>		
Government Savings Bank Act 1906-1932 : Returned Soldiers' Settlement Act 1916-1935 : Rural Bank Agency Act 1934.	State Savings Bank Acts 1915- 1922 : Primary Products Ad- vances Acts 1919-1922 : Closer Settlement Acts 1928-1934 : Fruit and Vegetable Act 1928 : Cultivation Advances Acts 1931-1934 : Farmers Advances Act 1935.	State Advances Acts 1916-1934 : Co-operative Agricultural Pro- duction and Advances to Farmers Acts 1914-1919 : Agri- cultural Bank Acts 1923-1934 : Farmers' Assistance (Debts Adjustment) Acts 1935-1936 : Income (Unemployment Rel- ief) Tax Acts 1930-1935 : Wire and Wire-Netting Ad- vances Act 1927 : Wire and Wire-Netting Advances Act 1933 : Marsupial Proof Fen- cing Acts 1898-1913.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
<b>CROWN LANDS ACTS.</b>		
Crown Lands Act 1929-1937: Pastoral Act 1936.	Land Act 1933-1937.	Crown Lands Act 1935.
<b>CLOSER SETTLEMENT ACTS.</b>		
Crown Lands Act 1929-1937.	Closer Settlement Act 1927.	Closer Settlement Act 1929-1937.
<b>MINING ACTS.</b>		
Mining Act 1930-1931.	Mining Act 1904-1937: Sluicing and Dredging for Gold Act 1899: Petroleum Act 1936: Mines Regulation Act 1906.	Mining Act 1917-1937: Aid to Mining Act 1924.
<b>SOLDIERS' SETTLEMENT ACTS.</b>		
Discharged Soldiers' Settlement Act 1934-1935.	Discharged Soldiers' Settlement Act 1918.	Closer Settlement Act 1929-1937.
<b>AGRICULTURAL GRADUATES SETTLEMENT ACTS.</b>		
Agricultural Graduates Act 1922.	..	..
<b>ADVANCES TO SETTLERS ACTS.</b>		
Irrigation Act 1930-1936: Dis- charged Soldiers' Settlement Act 1934-1935: State Bank Act 1925-1935: Advances to Settlers Act 1930: Agri- cultural Graduates Act 1922: Loans for Fencing and Water Piping Act 1930-1935.	Agricultural Bank Act 1934: Rural Relief Fund Act 1935.	State Advances Act 1935: Closer Settlement Act 1929: Un- employed (Assistance to Primary Producers) Relief Act 1930-1934: Farmers Debt Adjustment Act 1936: Rural Rehabilitation Act 1937.

3. **Northern Territory Land Legislation.**—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931-1938: that relating to mining in the Northern Territory Mining Act 1903, the Mining Ordinance 1927-1938, 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 1931-1938.

4. **Australian Capital Territory Land Legislation.**—In the Australian Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1918-1937, the City Area Leases Ordinances 1936-1938, the Church Lands Leases Ordinance 1924-1932, and the Leases (Special Purposes) Ordinance 1925-1936.

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 Administrator, 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 Australian 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 Australian Capital Territory leases only are issued.

STATE CROWN LANDS : TENURES.

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

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

Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases.	Auction Sales.	..
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CONDITIONAL PURCHASES OF FREEHOLD.

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

New South Wales.	Victoria.	Queensland.
<b>LEASES AND LICENCES UNDER LAND ACTS.</b>		
Conditional Leases : Conditional Purchase Leases : Special Conditional Purchase Leases : Homestead Selections : Homestead Farms : Settlement Leases : Special Leases : Annual Leases : Scrub Leases : Snow Leases : Inferior Lands Leases : Crown Leases : Improvement Leases and Leases under Improvement Conditions : Occupation Licences : Leases of Town Lands : Suburban Holdings : Weekend Leases : Residential Leases : Leases in Irrigation Areas : Western Lands Leases : Forest Leases : Forest Permits : Prickly Pear Leases.	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 : Grazing Selections : Development Grazing Selections : Prickly Pear Development Grazing Selections : Pastoral Holdings : Preferential Pastoral Holdings : Pastoral Development Holdings : Stud Holdings : Prickly Pear Leases : Forest Grazing Leases : Occupation Licences : Special Leases : Auction Perpetual Leases.
<b>CLOSER SETTLEMENT.</b>		
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.
<b>LEASES AND LICENCES UNDER MINING ACTS.</b>		
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.	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.
<b>SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.</b>		
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: Special Settlement Leases.	Selections for Purchase: Additional Selections for Purchase: 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: Residences 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: Coal Leases: Oil Leases: Dredging 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: Perpetual Leases.		

## § 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 1937-38 the total area for which free grants were prepared was 164 acres. During the same period 602 acres were dedicated and permanently reserved, the number of separate dedications being 43.

On the 30th June, 1938, the total area reserved, including temporary reserves, was 16,861,087 acres, of which 5,314,640 acres were for travelling stock, 3,779,911 acres pending classification and survey, 2,109,094 acres for forest reserves, 876,844 acres for water and camping, 1,205,661 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 1937, 140 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 30,625 acres, were made. At the end of 1937, the total area reserved was 8,166,220 acres, consisting of roads, 1,794,218 acres; water reserves, 310,896 acres; agricultural colleges, etc., 88,649 acres; permanent forests and timber reserves under Forests Acts, 4,083,587 acres and 730,545 acres respectively; forests and timber reserves under Land Acts, 330,027 acres; reserves in the Mallee, 410,000 acres; and other reserves, 421,298 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 1937 the area granted in fee-simple without payment was 41 acres, the area set apart as reserves 233,304 acres, and reserves cancelled 325,505 acres. The total area reserved including roads at the end of 1937 was 21,421,311 acres, made up as follows:—Timber reserves, 3,345,298 acres; State forests and national parks, 3,248,124 acres; for use of aborigines, 5,985,853 acres; streets, surveyed roads and surveyed stock routes, 2,998,983 acres; and general, 5,843,053 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 1937-38 free grants were issued for a total area of 84 acres. During the same year reserves comprising 18,343 acres were proclaimed. At the 30th June, 1938, the total area of surveyed roads, railways and other reserves was 16,500,332 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, 1938, a few small areas of land were granted in fee-simple, and approximately 6,159,084 acres were reserved for various purposes. The area reserved included 5,793,400 acres which were added to the Central Australian Native Reserve. At the 30th June, 1938, the total area reserved was 48,241,203 acres, comprising State forests, 3,139,000 acres, timber reserves, 1,765,000 acres, and other reserves, 43,337,203 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.* The total area reserved at the end of 1937 was 1,848,007 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, 1937, was 70,602 square miles, comprising aboriginal native, 67,254 square miles; mission station, 1,609 square miles; and other reserves, 1,739 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, 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.* 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, 1938, the total area sold was 3,440 acres, of which 263 acres were sold by auction and 206 acres as after-auction purchases, while 18 acres were sold as improvement purchases and 2,953 acres as special purchases including unnecessary alienated roads, 2,707 acres. The amount realized for the sale of the whole area was £106,542.

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 12 $\frac{1}{2}$  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 1937, a total of 3,126 acres was disposed of under this tenure, 2,191 acres being country lands, while 935 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) *Areas Sold, etc.* During the year 1937, twelve unconditional selections comprising 2,307 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, 1938, the area of town lands and special blocks sold by auction was 67 acres. In addition, 18,521 acres were sold at fixed prices, and the purchases of 83,356 acres on credit were completed, making a total of 101,944 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, 1938, the area of town and suburban allotments sold by auction was 551 acres in 281 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.

#### § 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, 1938, the total number of conditional purchases in existence was 52,428, covering an area of 17,645,860 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, 1938, together with the total area for which deeds had been issued :—

#### CONDITIONAL PURCHASES : NEW SOUTH WALES.

Year ended 30th June—	Applications Received. (a)		Applications Confirmed.(a)		Areas for which Deeds have been Issued.	
	Number.	Area.	Number.	Area.	During the Year.	To end of Year.
1938 .. ..	125	Acres. 17,760	74	Acres. 9,938	Acres. 690,338	Acres. 27,365,252

(a) Exclusive of 546 conversions from other tenures comprising 134,720 acres.

3. **Victoria.**—Exclusive of selection in the Mallee country, the total area purchased conditionally in 1937 was 44,906 acres, all with residence. The number of selectors was 202. The total area of Mallee country purchased conditionally in the same year was 6,778 acres, all with residence, the number of selectors being 20.

In addition the final payments were made during the year on conditional purchases comprising 773 acres in country other than Mallee and 231 acres of Mallee lands.

4. **Queensland.**—(i) *General.* From 1917 until the passing of The Land 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) *Areas Sold, etc.* The following selections were made freehold during the year 1937:—Agricultural Farms, 197,606 acres; Agricultural Homesteads, 2,641 acres; Prickly-Pear Selections, 16,644 acres: and Prickly-Pear Development Selections, 530 acres.

5. **South Australia.**—The land allotted under agreements to purchase during the year 1937-38 was 105,709 acres, comprising Eyre's Peninsula Railway lands 17,910 acres, Murray Railway lands 4,780 acres, closer settlement lands 48,826 acres, soldiers' acquired lands 3,354 acres, surplus lands 5,841 acres, soldiers' ordinary lands 1,220 acres, agricultural graduates lands 4,510 acres, and other Crown lands 10,250 acres.

6. **Western Australia.**—During the year ended the 30th June, 1938, the number of holdings conditionally alienated was 719, the total area involved being 718,273 acres, comprising conditional purchases by deferred payments with residence and without residence of 702,557 and 225 acres respectively, and free homestead farms 15,491 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 19,092 acres and conditional purchases 269,438 acres.

7. **Tasmania.**—During the year 1937, conditional purchases of 14,986 acres were completed. The total area sold conditionally was 9,609 acres, comprising selections for purchase 9,319 acres, and town and suburban allotments 290 acres. The numbers of applications received and confirmed during the year were 96 and 68 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, 1938, 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 111,506,050 acres of Crown lands, compared with 111,110,841 acres at the close of the previous year.

The following table shows the areas which were granted under lease or licence during the year 1937-38, 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, 1937-38.(a)**

Particulars.	Area taken up during the year.	Area occupied at end of the year.
	Acres.	Acres.
<i>Areas taken up under Crown Lands Act.</i>		
Occupation licences—ordinary .. .. .	..	1,153,979
preferential .. .. .	..	597,075
Conditional leases .. .. .	5,687	11,720,572
Conditional purchase leases .. .. .	..	177,195
Settlement leases .. .. .	2,159	2,833,406
Improvement leases .. .. .	13,240	188,162
Annual leases .. .. .	81,813	609,079
Scrub leases .. .. .	2,420	102,869
Snow leases .. .. .	10,100	423,167
Special leases .. .. .	125,238	972,205
Inferior land leases .. .. .	..	37,540
Residential leases (on gold and mineral fields) .. .. .	399	4,266
Church and school lands .. .. .	..	11
Permissive occupancies .. .. .	275,597	1,604,334
Prickly-pear leases .. .. .	4,827	161,947
Crown leases .. .. .	97,737	7,244,808
Homestead farms .. .. .	16,567	4,476,577
Homestead selections and grants .. .. .	538	1,650,410
Suburban holdings .. .. .	818	54,450
Week-end leases .. .. .	26	218
Leases of town lands .. .. .	..	67
Returned soldiers' special holdings .. .. .	..	15,620
Irrigation areas .. .. .	9,311	289,693
<i>Areas taken up under Western Lands Act.</i>		
Conditional leases .. .. .	..	100,543
Perpetual leases .. .. .	..	42,762,110
Other long-term leases .. .. .	99,967	34,191,314
Permissive occupancies .. .. .	21,000	134,433
<b>Total .. .. .</b>	<b>767,444</b>	<b>111,506,050</b>

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

3. Victoria.—During 1937 Crown lands taken up under leases and licences comprised 96 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 1937 was 5,474,100 acres (a decrease of 89,185 acres compared with the previous year) comprising grazing licences (exclusive of Mallee) 3,528,794 acres, Mallee lands 1,829,408 acres, auriferous lands (licences) 23,941 acres, swamp lands (leases) 3,714 acres, perpetual leases (other than Mallee) 4,977 acres, perpetual leases (Mallee) under Land Act 1928, 77,011 acres, and other leases, 5,355 acres.

4. Queensland.—The total area taken up under lease or licence during the year 1937, including land in the Dawson Valley Irrigation Area, was 15,266,526 acres, made up as follows :—Pastoral leases 12,297,120 acres; occupation licences 929,040 acres; grazing farms (all classes), 653,949 acres; grazing homesteads (all classes), 499,657 acres; perpetual lease selections 207,457 acres; perpetual lease prickly pear selections 8,958 acres; perpetual lease prickly-pear development selections 113,076 acres; auction perpetual leases—town 186 acres, suburban 45 acres, and country 906 acres; special leases 71,315 acres; leases of reserves 31,427 acres; and forest grazing leases 452,400 acres.

The gross area held at the end of the year 1937 under pastoral tenure was 387,900 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 1937–38 under the different forms of lease tenure was 3,788,261 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 478 acres, and other Crown lands 262,336 acres; pastoral leases 3,176,960 acres; and miscellaneous leases—grazing and cultivation 348,487 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, 1938, was 828 and the total area of leases issued 3,884,942 acres, comprising pastoral leases 3,395,160 acres, special leases (including leases under Section 116 of Land Act 1933 for grazing purposes) 296,169 acres, leases of reserves 193,063 acres, and residential leases 550 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 1937 was 152,220 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, 1937, was 215,161 square miles, comprising pastoral leases 178,466 square miles, pastoral permits 696 square miles, grazing licences 35,482 square miles, agricultural leases 120 square miles, and miscellaneous leases, including water leases, 397 square miles.

9. **Australian Capital Territory.**—The number of leases granted under the City Area Leases Ordinances 1936–1938 to the 30th June, 1938 (excluding leases surrendered and determined), was 376, representing a capital value of £191,028. During the year 32 new leases were granted.

Fourteen leases have been granted under the Church Lands and Special Purposes Ordinances for church and scholastic purposes. In addition a lease in perpetuity has been granted under the Church of England Land Ordinance 1926 for church 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 1937–38:—

#### AREAS TAKEN UP UNDER MINING ACTS: NEW SOUTH WALES, 1937–38.

Purposes for which Issued or Occupied.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	5,787	19,128
Mining for other minerals .. .. .	8,187	169,944
Authorities to prospect .. .. .	10,912	10,900
Other purposes .. .. .	409	7,315
<b>Total .. .. .</b>	<b>25,295</b>	<b>207,287</b>

The area of land held under lease only at the 30th June, 1938, was 187,892 acres.

3. *Victoria*.—During the year 1937, 366 leases, licences, etc. (including 241 for gold mining) were issued covering an area of 290,112 acres, the rent, fees, etc., for which amounted to £3,925. The area occupied at the end of the year was 426,583 acres, comprising 125,351 acres for gold, 284,706 acres for oil, 12,968 acres for coal and 3,558 acres for miscellaneous purposes.

4. *Queensland*.—During the year 1937, the number of miners' rights issued was 7,122, and of business licences 8. The following table gives particulars regarding the areas of lands taken up under lease or licence and the total areas occupied for the year 1937. In addition, an area estimated at 25,000 acres was at the end of 1937 held under miners' rights and dredging claims.

#### AREAS TAKEN UP UNDER MINING ACTS : QUEENSLAND, 1937.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	2,831	7,818
Mining for other minerals .. .. .	1,497	25,319
Miners' homestead leases .. .. .	13,991	379,947
Petroleum-prospecting permits. .. .. .	88,400	109,405
Coal prospecting areas .. .. .	1,600	1,600
<b>Total .. .. .</b>	<b>108,319</b>	<b>524,089</b>

In addition the following authorities to prospect were held:—Petroleum, 39,987 square miles; tin, 2,100 acres; and gold, 2,740 acres.

The area of land held under lease only at the 31st December, 1937, was 424,937 acres.

5. *South Australia*.—The following table gives particulars of operations for the year 1937–38.

#### AREAS TAKEN UP UNDER MINING ACTS : SOUTH AUSTRALIA, 1937–38.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining leases .. .. .	50	1,851
Mineral and miscellaneous .. .. .	3,114	57,909
Claims .. .. .	3,889	6,402
Search licences and permits .. .. .	18,560	18,560
Occupation licences .. .. .	..	48
<b>Total .. .. .</b>	<b>25,613</b>	<b>84,770</b>

6. *Western Australia*.—The following table gives particulars of operations for the year 1937, the figures being exclusive of holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1937, the area under lease was 6,002 acres for gold-mining, 992 for mining for other minerals, 485 for miners' homesteads, and 250 for miscellaneous—a total of 7,729 acres. The balance was taken up under licences.

#### AREAS TAKEN UP UNDER MINING ACTS : WESTERN AUSTRALIA, 1937.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	49,054	60,346
Mining for other minerals .. .. .	14,791	54,705
Other purposes .. .. .	4,102	40,118
<b>Total .. .. .</b>	<b>67,947</b>	<b>155,169</b>

7. Tasmania.—During the year 1937, the number of leases issued was 227, of which 11 were for gold-mining, covering 287 acres; and 94 for tin, covering 2,627 acres. The following table gives particulars for the year 1937:—

**AREAS TAKEN UP UNDER MINING ACTS: TASMANIA, 1937.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	695	2,619
Mining for other minerals .. .. .	6,027	21,368
Licences to search for coal or oil .. .. .	500	10,600
Other purposes .. .. .	414	3,617
Mining for coal .. .. .	518	6,067
Total .. .. .	8,154	44,271

8. Northern Territory.—At the 30th June, 1937, there existed 19 mineral leases comprising 325 acres, and 22 gold-mining leases, comprising 800 acres. There were also 360 protected gold-mining lease applications for 12,808 acres, 120 protected mineral lease applications for 4,365 acres, 13 gold reef claims for 155 acres, 46 mineral reef claims for 569 acres, 2 dredging lease applications for 488 acres, and 23 machinery and tailings areas for 70 acres. In addition, 18 exclusive prospecting licences covering 56 square miles, and 10 mineral oil and coal licences covering 10,900 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 and 1935 to 1937:—

**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 ..	(e) 944,119	8,302	1,793,028 <sup>f</sup>	196,521	47,975	23,910	3,013,855
1935 ..	13,580	71,368	17,399	(a) 55,799	115,386	6,830	280,362
1936 ..	72,892	117,510	169,387	(a) 28,395	76,749	16,525	481,458
1937 ..	25,295	299,112	108,319	(a) 25,613	67,947	8,154	534,440

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

1923 ..	299,688	47,361	444,586	653,899	127,829	77,627	1,650,900
1928 ..	310,497	39,904	2,810,262	242,682	132,536	54,362	3,590,249
1935 ..	249,322	155,578	458,127	(a) 133,238	178,815	36,549	1,211,629
1936 ..	260,733	214,404	567,909	(a) 127,556	155,443	45,025	1,371,079
1937 ..	207,287	426,583	524,089	(a) 84,770	155,169	44,271	1,442,169

(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) Includes one area of 900,000 acres. (f) Mainly Petroleum-prospecting permits.

## § 7. Closer Settlement.

I. 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.**—Since the inception of closer settlement in 1905, 1,847 estates totalling 4,049,185 acres have been purchased by the Crown for purposes of closer settlement of civilians and returned soldiers. The total area set apart and the number of farms made available to 30th June, 1938, are as follows :—

**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.	£	£	£
1938.. ..	4,049,185	204,455	4,253,640	14,671,933	349,565	15,021,498

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

The following table gives particulars regarding the disposal of the farms by closer settlement purchase at the 30th June, 1938 :—

**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.	£	
1938. . . . .	8,899	4,099,504	13,672,398	11,098,948

3. **Victoria.**—The following statement shows the operations under the provisions of the Closer Settlement Acts to the 30th June, 1938 :—

**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. (a)	Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments. (b)	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.	£	£	
1938	1,402,568	10,244,023	1,162,676	790	3,484	86,599	14,775	8,722	14,297,492	4,779,268	1,006

(a) Includes value of Crown Lands taken over. (b) 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 133,128 acres purchased for £1,246,722 and transferred subsequently to discharged soldiers, a total area of 512,757 acres costing £4,125,822 which was purchased originally for the settlement of discharged soldiers.

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." 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, 1938:—

**CLOSER SETTLEMENT : SOUTH AUSTRALIA.**

To 30th June—	Area of Lands Re- purchased (exclusive of land afterwards set apart for other purposes).	Agree- ments with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Mis- cellaneous Leases.	Sold.	Remainder Un- occupied (including roads and land in course of allotment).
			Right of Purchase.	Perpetual Lease.				
1938	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
	817,913	490,829	260	1,286	44,813	14,811	239,883	27,317

The total area repurchased at 30th June, 1938, was 912,456 acres at a cost of £2,880,632. Included in these figures are 64,766 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 26,563 acres of swamp and other lands which were purchased for £111,580 in connexion with reclamation of swamp-lands on the River Murray. Of the total area, 790,596 acres have been allotted to 2,782 persons, the average area to each being 280 acres.

6. **Western Australia.**—The total area acquired for closer settlement up to the 30th June, 1938, 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, 1938, are as follows:—Area selected during the year 13,834 acres; number of farms, etc., allotted to date 1,513; total area occupied to date 745,564 acres; balance available for selection 136,614 acres; and total revenue £920,363.

7. **Tasmania.**—Up to the 30th June, 1938, 37 areas had been opened up for closer settlement. The total purchase money paid by the Government was £367,680 and the total area acquired amounted to 103,366 acres, including 12,053 acres of Crown Lands. The number of farms allotted was 331.

8. **Summary.**—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1938:—

**CLOSER SETTLEMENT : TOTAL AREAS ACQUIRED AND ALLOTTED AT  
30th JUNE, 1938.**

Particulars.	N.S.W.	Victoria.	Q'land. (d)	S. Aust.	W. Aust.	Tas.	Total.
Area acquired (a) acres	4,253,640	1,402,568	970,778	817,913	905,713	103,366	8,453,978
Purchase price (b) £	14,671,933	10,195,818	2,292,881	2,470,105	1,180,443	367,680	31,178,860
Farms, etc.,	No. (c) 8,899	(e) 8,722	3,048	2,782	1,513	331	25,295
alotted	acres 4,099,504	1,300,078	915,690	790,596	745,564	103,366	7,954,763

(a) Includes Crown lands—New South Wales, 204,455 acres; Victoria, 70,433 acres; Tasmania 12,053 acres.

(b) Private lands only.

(c) Includes 1,710,272 acres in New South Wales and 133,128 acres in Victoria subsequently transferred to soldier settlement, and their subdivisions into allotments.

(d) As at 31st December, 1934.

(e) Area acquired. Area actually allotted not available.

(f) Area sold by auction, etc., 86,599 acres.

## § 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, 1938, the area set apart 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, 1938, was 9,675. Four thousand nine hundred and twenty-seven soldiers have either transferred or abandoned their farms, leaving 4,748 in occupation of 7,342,347 acres, of which 5,975,924 acres were Crown lands (including 3,687,465 acres in the Western Division taken up under the Western Lands Act), 1,278,647 acres acquired lands, and 87,776 acres within Irrigation Areas. These totals exclude 703 discharged soldiers who purchased privately-owned land with their own capital and were granted advances for the purchase of stock and plant or for effecting improvements.

3. **Victoria.**—At the 30th June, 1938, the area acquired or set apart for soldier settlement was 2,482,286 acres consisting of 1,763,241 acres of private land purchased at a cost of £13,361,266, 133,128 acres costing £1,246,722 taken over from Closer Settlement, and 585,917 acres of Crown lands valued at £447,622. Subsequently 512,757 acres valued at £4,125,822 were transferred to Closer Settlement. Up to the 30th June, 1938, the number of settlers to whom farms, etc., had been allotted was 12,126, and the number of farms, etc., allotted was 9,784 (including 955 farms originally purchased for closer settlement purposes) containing 2,365,518 acres. In addition, 802 share farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at the 30th June, 1938, was 8,426 (including 1,001 originally purchased for closer settlement) containing 1,734,370 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, 1938, 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, 1938, was 4,185, and the area of farms, etc. (including mortgages discharged), on which assistance had been granted was 2,746,744 acres. At the 30th June, 1938, farms, etc., occupied numbered 1,843 containing 1,455,272 acres.

6. **Western Australia.**—At the 30th June, 1938, 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, 1938, assistance had been given to 5,213 returned soldiers, and the Agricultural Bank held 3,169 properties as security for advances. The area held, including pastoral leases, was approximately 25,830,000 acres, and advances approved amounted to £6,699,321. The number of farms, etc., occupied by returned soldiers at the 30th June, 1938, was 1,900.

7. Tasmania.—At the 30th June, 1938, the area acquired or set apart for soldier settlement was 343,137 acres, of which 273,772 acres comprised private land purchased at a cost of £2,059,864. Up to the 30th June, 1938, the number of settlers to whom farms, etc., had been allotted was 2,380, and the number of farms, etc., allotted was 2,189 containing 343,137 acres. The number of farms, etc., occupied at the 30th June, 1938, was 1,531 containing 302,878 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, 1938 :—

**SOLDIER SETTLEMENT : AREAS ACQUIRED, SETTLERS ASSISTED AND FARMS OCCUPIED, 30th JUNE, 1938.**

Particulars.	New South Wales.	Victoria.	Queensland.(c)	Sth. Australia.	Western Australia.	Tasmania.	Total.
Area acquired or set apart—							
(i) Private land acquired acres	1,710,272	1,896,369	41,101	1,202,653	345,110	273,772	5,469,277
(ii) Crown lands set apart acres	8,044,992	585,917	536,532	133,959	13,942,533	69,365	23,313,298
Total land acquired or set apart acres	9,755,264	2,482,286	577,633	1,336,612	14,287,643	343,137	28,782,575
Price paid by Government for private lands £	1,113,956	1,607,988	270,480	3,863,572	605,076	2,059,864	29,520,936
Number of settlers to whom farms, etc., had been allotted up to the 30th June, 1938	9,675	12,126	(g)	(e) 4,185	(e) 5,213	2,380	(g)
Farms, etc., occupied at the 30th June, 1938	4,748	8,426	1,148	(f) 1,843	1,900	1,531	19,596
acres	7,342,347	1,734,379	440,992	1,455,272	(g)	302,878	(g)

(a) Included with closer settlement. (b) Including 512,757 acres costing £4,125,822 subsequently transferred to closer settlement, or its subdivision into farms, etc. (c) At 30th June, 1929; later information not available. (d) Excludes mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. (e) Number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts. (f) Including mortgages discharged. (g) Not available.

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.

### § 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).

In this section are summarized the loans and advances made by the various Government lending agencies in the States including the transactions in lands acquired under closer and soldier settlement schemes. The balances owing on former Crown lands sold on the conditional purchase, etc., system, however, are not included.

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.

2. **New South Wales.**—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1938 :—

#### ADVANCES TO SETTLERS: NEW SOUTH WALES.

Advances.	Advances made during 1937-38.	Total Advances at 30th June, 1938.	Amount outstanding at 30th June, 1938.	
			Number of Loans Current.	£ -
Department of Lands—	£	£		
Closer and Soldier Land Settlement	89,623	14,658,218	8,477	12,237,076
Soldier Settlers .. .. .	307	3,195,151	2,558	1,062,937
Wire Netting .. .. .	15,678	1,413,829	4,205	425,084
Prickly Pear .. .. .	6,061	116,378	479	20,466
Rural Bank—				
Rural Bank Department .. .. .	1,765,411	33,269,436	16,421	15,067,427
Government Agency Department—				
Necessitous Farmers .. .. .	84,320	5,839,130	2,736	1,036,277
Unemployment Relief and Dairy Promotion .. .. .	30,125	1,243,959	4,240	856,377
Farmers' Relief Agency(c) .. .. .	1,072,818	3,174,982	4,599	1,651,142
Shallow Boring .. .. .	17,586	760,597	1,119	241,827
Irrigation Areas .. .. .	98,470	(b)	(b)	1,563,265
Government Guarantee Agency .. .. .	8,202	13,053	12	8,384
Closer Settlement Agency .. .. .	5,580	5,580	9	5,630
<b>Total .. .. .</b>	<b>3,194,181</b>	<b>63,690,313</b>	<b>44,855</b>	<b>34,175,892</b>

(a) In addition, the sum of £1,899,963 has been expended on developmental works on soldiers' settlements. (b) Not available. (c) Includes Debt Adjustment Advances (Commonwealth Monies); amount outstanding, £949,924.

3. Victoria.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1938 :—

ADVANCES TO SETTLERS : VICTORIA.

Advances.	Advances made during 1937-38.	Total Advances at 30th June, 1938.	Amount outstanding at 30th June, 1938.	
			Number of Persons.	£
	£	£		
Crédit Foncier—				
Civilians .. .. .	183,169	10,692,024	4,484	4,191,540
Discharged Soldiers .. .. .	2,139	839,817	418	397,038
Treasurer—				
Cool Stores, Canneries, etc. .. .. .	..	615,582	(b) 18	318,235
Closer Settlement Commission—				
Closer Settlement Settlers .. .. .	44,535	20,141,885	5,240	5,974,240
Soldier Settlers .. .. .	..	26,757,255	5,448	8,181,122
Cultivators of Land .. .. .	11,242	1,561,283	1,209	241,961
Wire Netting .. .. .	14,226	535,850	(c)	236,193
<b>Total .. .. .</b>	<b>255,311</b>	<b>61,143,696</b>	<b>16,817</b>	<b>19,540,329</b>

(a) Represents Consolidated Debts of settlers (Section 40, Act 4001). (b) Companies and Co-operative Societies. (c) Not available. (d) Debts adjusted by Closer Settlement Commission under Section 32 of the Closer Settlement Act 1932.

4. Queensland.—The following table gives particulars of advances to 30th June, 1938. The figures are exclusive of transactions in land :—

ADVANCES TO SETTLERS : QUEENSLAND.

Advances.	Advances made during 1937-38.	Total Advances at 30th June, 1938.	Amount outstanding at 30th June, 1938.	
			Number of Persons.	£
	£	£		
Agricultural Bank .. .. .	258,313	7,741,988	4,745	1,615,565
Discharged Soldiers' Settlement (a) .. .. .	3,379	2,446,522	1,617	579,259
Water Facilities .. .. .	..	58,079	296	42,806
Wire Netting, etc. .. .. .	29,164	980,039	3,369	468,880
Seed Wheat .. .. .	14,151	(b) 109,973	(c)	15,624
Drought Relief .. .. .	..	294,458	(c)	126,046
Income (Unemployment Relief) Tax (e) .. .. .	68,122	869,936	4,951	611,021
Irrigation .. .. .	4,083	53,720	68	31,904
Other .. .. .	233	1,761	42	670
<b>Total .. .. .</b>	<b>377,445</b>	<b>12,556,476</b>	<b>(d)</b>	<b>3,491,775</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. (e) Largely for rural development (ringbarking, clearing, fencing, etc.).

5. South Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1938 :—

ADVANCES TO SETTLERS : SOUTH AUSTRALIA.

Particulars.	Advances made during 1937-38.	Total Advances at 30th June, 1938.	Amount outstanding at 30th June, 1938.		Arrears of Interest at 30th June, 1938.
			Number of Persons.	£	
	£	£			£
Department of Lands—					
Advances to soldier settlers ..	38,543	4,733,708	1,084	2,954,924	677,970
Advances to blockholders ..	..	41,451	4	18	..
Advances for sheds and tanks ..	..	75,693	301	48,643	16,803
Advances under Closer Settlement Acts ..	30,101	2,416,813	1,370	1,369,866	101,508
Advances under Agricultural Graduates Settlement Act ..	4,966	46,334	28	44,191	434
Farmers Assistance Board—					
Advances in drought-affected areas	295	2,601,758	1,356	624,058	113,622
Advances under Farmers Relief Acts (a) ..	448,554	3,706,438	1,017	642,182	4,268
Irrigation Branch—					
Advances to civilians ..	1,959	266,977	407	112,250	41,399
Advances to soldier settlers ..	1,822	1,076,818	759	950,786	239,404
State Bank of South Australia (C. F. Department) ..	55,562	4,965,729	1,939	975,107	31,075
Advances to settlers for improvements ..	7,729	886,387	1,199	312,438	93,476
Advances under Vermin and Fencing Acts ..	10,795	1,357,096	7,158	451,603	35,424
Advances under Loans to Producers Act ..	2,419	323,544	325	240,381	11,338
<b>Total .. ..</b>	<b>602,745</b>	<b>22,498,746</b>	<b>16,947</b>	<b>8,726,447</b>	<b>1,366,721</b>

(a) 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, 1938 :—

ADVANCES TO SETTLERS : WESTERN AUSTRALIA.

Particulars.	Advances made during year 1937-38.	Total Advances at 30th June, 1938.	Amount outstanding at 30th June, 1938.	
			Number of Persons.	£
	£	£		
Development loans ..	228,264	9,724,492	6,624	5,133,447
Soldier settlement loans ..	43,672	6,051,351	3,169	4,280,936
Cropping advances ..	136,829	13,441,423	2,094	1,029,151
Group Settlement Advances	3,295	6,259,513	1,591	1,261,838
Repurchased Estates—				
Under A.L.P. Act 1909 ..	..	575,368	288	74,499
Soldier Settlement ..	..	605,076	625	173,676
Wire and Wire Netting Advances	4,189	517,699	2,870	472,478
<b>Total .. ..</b>	<b>416,249</b>	<b>37,174,922</b>	<b>17,261</b>	<b>12,426,025</b>

7. **Tasmania.**—The following table gives particulars respecting advances under State Authorities to 30th June, 1938. Although not regarded as an outstanding by the State Authority 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: TASMANIA.

Advances.	Advances made during year 1937-38.	Total Advances at 30th June, 1938.	Amount outstanding at 30th June, 1938.	
			Number of Persons.	£
Agricultural Bank—	£	£		
State Advances Act and Rural Credits .. .. .	113,297	783,421	1,450	363,930
Orchardists' Relief, 1926 .. .. .	..	46,832	49	1,830
Unemployed (Assistance to Primary Producers) Relief Act, 1930-1931 .. .. .	8,069	114,302	930	65,443
Bush Fire Relief Act, 1934 .. .. .	..	14,855	345	7,587
Flood Sufferers' Relief Act, 1929 .. .. .	..	35,523	130	8,777
Crop Losses, 1934-35 .. .. .	..	10,086	306	5,531
Minister for Agriculture—				
Soldier Settlers—				
Advances .. .. .	29,597	783,593	1,265	111,519
Purchase of Estates, etc. .. .. .	9,908	2,403,692	(a) 1,526	1,607,382
Closer Settlers—				
Advances .. .. .	11,345	62,473	193	32,710
Purchase of Estates, etc. .. .. .	8,781	467,281	(a) 306	379,638
Total .. .. .	180,997	4,722,058	..	2,584,347

(a) Number of leaseholders and includes those to whom advances have been made.

8. **Northern Territory.**—During the financial year 1936-37 the amount of £145 was advanced, the total amount advanced to 30th June, 1937, being £22,920 (approximately). The balance outstanding from 49 settlers, at 30th June, 1937, including interest, was £6,593.

9. **Summary of Advances.**—The following table gives a summary for each State and the Northern Territory to the 30th June, 1938. With the exception of Queensland, where the figures are incomplete, 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.

## ADVANCES TO SETTLERS: AUSTRALIA.

State.	Advances made during year 1937-38.	Total Advances at 30th June, 1938.	Amount outstanding at 30th June, 1938.	
			Number of Persons.	£
	£	£		
New South Wales .. .. .	3,194,181	63,690,313	44,855	34,175,892
Victoria .. .. .	255,311	61,143,696	16,817	19,540,320
Queensland .. .. .	377,445	12,556,476	..	3,491,775
South Australia .. .. .	602,745	22,498,746	16,947	10,093,168
Western Australia .. .. .	416,249	37,174,922	17,201	12,426,025
Tasmania .. .. .	180,997	4,722,058	..	2,584,347
Northern Territory (a) .. .. .	145	22,920	49	6,593
Total .. .. .	5,027,073	201,809,131	..	82,318,129

(a) Figures for 1936-37.

### § 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 Australian Capital Territory during the latest year for which information is available. Particulars for each year from 1927 onward will be found in *Production Bulletin*, No. 32, Part 1, 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, 23.9 per cent. had been alienated at the 30th June, 1938, 10.6 per cent. was in process of alienation, 57.5 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 gives particulars for the year ended 30th June, 1938 :—

#### ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES, 30th JUNE, 1938.

Particulars.	Acres.	Particulars.	Acres.
<b>1. Alienated.</b> (granted and sold prior to 1862 . . . . . 7,146,579 Sold by auction and other sales, 1862 to date . . . . . 15,083,349 Conditionally sold, 1862 to date . . . . . 27,365,252 Granted under Volunteer Land Regulations, 1867 to date . . . . . 172,198 Granted for public and religious purposes . . . . . 261,438 <hr/> 50,028,816 Less lands resumed or reverted to Crown . . . . . 2,610,241 <hr/> Total . . . . . 47,418,575		<b>3. Held under Leases and Licences.</b> Homestead Selections and Grants . . . . . 1,650,410 Alienable leases, long term and perpetual . . . . . 26,689,996 Other Long-term Leases . . . . . 78,523,994 Short-term Leases and Temporary Tenures . . . . . 4,641,650 Forest Leases and Occupation Per- mits . . . . . 2,124,231 Mining Leases and Permits . . . . . 187,892 <hr/> Total . . . . . 113,818,173	
<b>2. In Process of Alienation.</b> Conditional purchases . . . . . 17,645,860 Closer settlement purchases . . . . . 2,875,738 Soldiers' group purchases . . . . . 410,446 Other forms of sale . . . . . 122,487 <hr/> Total . . . . . 21,054,531		<b>4. Unoccupied (a), Particulars of Lord Howe Island not being available the area, 3,220 acres, is included under unoccupied, (Approximate)</b> . . . . . 15,745,221	

Area of State—198,036,500 acres.

(a) Of this area only 3,433,747 acres are available for selection, the balance being reservations for roads and for various public purposes, water frontages, and river and lake surfaces.

3. **Victoria.**—The total area of the State of Victoria is 56,245,760 acres, of which 48.3 per cent. had been alienated up to the end of the year 1937; 9.9 per cent. was in process of alienation under deferred payments and closer settlement schemes; 10.5 per cent. was occupied under leases and licences; while 31.3 per cent. was unoccupied or held by the Crown.



The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS: VICTORIA,  
31st DECEMBER, 1937.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> .. .. .	27,171,853	3. <i>Leases and Licences held—</i> Under Lands Department—	
2. <i>In Process of Alienation—</i> Exclusive of Mallee and Closer Settlement Lands .. .. .	1,150,087	Perpetual Leases .. .. .	82,888
Mallee Lands (exclusive of Closer Settlement Lands) .. .. .	3,767,355	Other Leases and Licences .. .. .	33,010
Closer Settlement Lands .. .. .	666,383	Temporary (Yearly) Graz- ing Licences .. .. .	5,358,202
Village Settlements .. .. .	16	Under Mines Department .. .. .	426,583
		Total .. .. .	5,900,683
Total .. .. .	5,583,841	4. <i>Occupied by the Crown or</i> <i>Unoccupied (a)</i> .. .. .	17,589,383

Total area of State—56,245,760 acres.

(a) These Crown lands comprise reservations for roads and for various public purposes, 8,166,158 acres; water frontages, beds of rivers, lakes, etc., and unsold land in cities, towns and boroughs 3,903,337 acres; and other lands (unoccupied) 5,519,888 acres.

4. *Queensland.*—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1937, 4.7 per cent. was alienated; 1.8 per cent. was in process of alienation; and 78.6 per cent. was occupied under leases and licences. The remainder 14.9 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, 1937.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and</i> <i>Licences—</i>	
By Purchase .. .. .	20,013,284	Pastoral Leases .. .. .	239,606,080
Without Payment .. .. .	91,903	Occupation Licences .. .. .	7,273,720
		Grazing Selections and Settle- ment Farm Leases .. .. .	81,350,958
		Leases—Special Purposes .. .. .	1,184,758
		Under Mines Department .. .. .	424,937
		Perpetual Lease Selections, Perpetual Lease Prickly- pear Selections and Irriga- tion Leases .. .. .	6,065,814
		Auction Perpetual Leases .. .. .	25,083
		Prickly-pear Leases .. .. .	194,560
		Forest Grazing Leases .. .. .	1,181,400
		Total .. .. .	337,307,315
Total .. .. .	20,105,187	4. <i>Reserves, Surveyed Roads and</i> <i>Surveyed Stock Routes (a)</i> .. .. .	21,421,311
2. <i>In Process of Alienation</i> .. .. .	7,799,442	5. <i>Unoccupied</i> .. .. .	42,486,745

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

(a) Includes reserves of a total area of 18,422,328 acres.

5. *South Australia.*—The area of the State of South Australia is 243,244,800 acres and at the 30th June, 1938, 5.1 per cent. was alienated; 1.2 per cent. in process of alienation; 52.4 per cent. occupied under leases and licences; and 41.3 per cent. unoccupied or occupied by the Crown.

The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : SOUTH AUSTRALIA,  
30th JUNE, 1938.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated—</i>		3. <i>Held under Lease and Licence—</i>	
Sold .. .. .	12,218,120	Right of Purchase Leases ..	1,055,300
Granted for Public Purposes ..	183,558	Perpetual Leases, including Irrigation Leases .. .. .	16,067,837
		Pastoral Leases .. .. .	107,683,565
		Other Leases and Licences ..	2,545,035
		Mining Leases and Licences ..	84,770
Total .. .. .	12,401,678	Total .. .. .	127,437,507
2. <i>In Process of Alienation</i> .. .	2,989,951	4. <i>Area Unoccupied (a)</i> .. .. .	100,416,064

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

(a) Includes surveyed roads, railways and other reserves, 16,500,332 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, 1938, 2.8 per cent. was alienated; 2.5 per cent. was in process of alienation; while 33.0 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 61.7 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA,  
30th JUNE, 1938.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> .. .. .	17,645,460	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 .. .. .	202,022,987
Free Homestead Farms .. .. .	596,254	Special Leases .. .. .	759,006
Conditional Purchases .. .. .	5,674,078	Leases of Reserves .. .. .	1,205,853
Selections from the late W. A. Company ..	5,297	Residential Lots .. .. .	6,392
Selections under the Agricultural Lands Purchase Act ..	435,302	(ii) Issued by Mines Department—	
Homestead or Grazing Leases ..	8,576,756	Gold-mining Leases .. .. .	29,515
Poison Land Leases or Licences ..	17,089	Mineral Leases .. .. .	38,775
Town and Suburban Lots .. .. .	3,863	Miners' Homestead Leases .. .. .	31,563
Total .. .. .	15,363,439	(iii) Issued by Forests Department—	
		Timber Permits .. .. .	1,898,064
		Total .. .. .	205,992,155
		4. <i>Area Unoccupied (a)</i> .. .. .	385,587,746

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

(a) Includes reservations for roads and for various public purposes, 48,241,203 acres.

7. Tasmania.—At the end of the year 1937, 34.9 per cent. of the total area had been alienated; 2.6 per cent. was in process of alienation; 16.4 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement; the remainder (46.1 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, 1937.**

Particulars.	Acres.	Particulars.	Acres.
1. Alienated .. .. .	5,860,594	3. Leases and Licences—continued.	
		(i) Issued by Lands Department	
		—continued.	
		Soldier Settlement ..	106,000
2. In Process of Alienation ..	437,720	Short-Term Leases ..	131,000
		Other .. .. .	21,000
		(ii) Issued by Mines Department	44,271
3. Leases and Licences—			
(i) Issued by Lands Department—		Total .. .. .	2,754,337
Islands .. .. .	103,505		
Ordinary Leased Land ..	1,959,999	4. Area Occupied by the Crown or	
Land Leased for Timber	308,562	Unoccupied (a) .. .. .	7,725,349
Closer Settlement .. ..	80,000		

Total area of State—16,778,000 acres.

(a) Includes reservations for roads and for various public purposes, 1,970,080 acres.

8. Northern Territory.—The area of the Northern Territory is 335,116,800 acres, of which, at the 30th June, 1937, only 0.2 per cent. was alienated; 54.6 per cent. was held under leases and licences; while the remaining 45.2 per cent. was unoccupied.

The following shows the mode of occupancy of areas at the 30th June, 1937 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NORTHERN TERRITORY,  
30th JUNE, 1937.**

Particulars.	Acres.
1. Alienated .. .. .	478,085
2. Leased—	
Pastoral Leases .. .. .	114,218,560
Other leases, licences, reserves and mission stations ..	68,837,147
Total .. .. .	183,055,707
3. Unoccupied .. .. .	151,583,008
4. Total area .. .. .	335,116,800

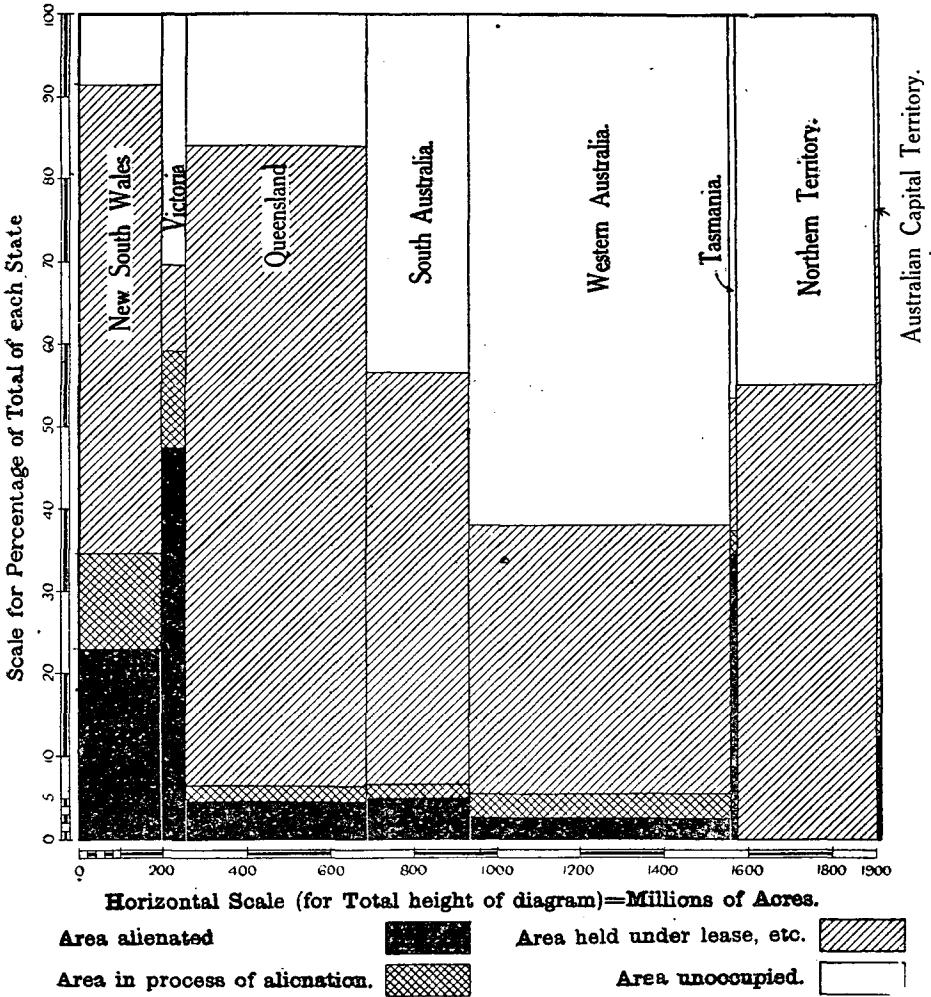
9. Australian Capital Territory.—Particulars of the alienation and occupation of Crown lands in the Territory (exclusive of Jervis Bay area) for the year 1937 are as follows :—Alienated 69,820 acres; in process of alienation 35,474 acres; leased 307,057 acres; and unoccupied 171,309 acres. The area of acquired lands was 213,854 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 1937 comprised 12.5 per cent. of the total area, land in process of alienation 5.8 per cent., land held under lease 53.6 per cent., and unoccupied land 28.1 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 1937. 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**



**§ 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 area 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.

Size of Holdings.	N.S.W. 1936-37. (c)	Victoria. 1937-38.	Q'land. 1933-34. (b)	S. Aust. 1930-31.	W. Aust. 1937-38.	Tasmania. 1936-37.	Aus. Cap. Ter. 1933-34.	Total. (a)
<b>NUMBER.</b>								
1 and under 50 acres	13,640	18,588	4,895	6,409	5,125	2,791	2	51,450
50 " 100 "	6,058	8,007	4,694	1,883	715	2,120	2	23,479
100 " 500 "	23,474	26,023	17,092	5,787	3,728	4,993	8	81,105
500 " 1,000 "	12,020	10,969	3,166	4,513	2,199	734	12	33,613
1,000 " 5,000 "	14,612	7,823	1,792	5,266	8,660	801	16	38,970
5,000 " 10,000 "	1,708	310	91	134	558	138	4	2,943
10,000 " 20,000 "	656	85	36	34	112	64	1	988
20,000 " 50,000 "	347	19	10	9	24	31	..	440
50,000 and over	118	..	4	..	7	8	..	137
<b>Total</b>	<b>72,633</b>	<b>71,824</b>	<b>31,780</b>	<b>24,035</b>	<b>21,128</b>	<b>11,680</b>	<b>45</b>	<b>233,125</b>
<b>AREA.</b>								
1 and under 50 acres	Acres. 262,380	Acres. 363,003	Acres. 114,063	Acres. 118,847	Acres. 61,271	Acres. 62,980	Acres. 66	Acres. 982,610
50 " 100 "	436,384	576,809	352,728	144,657	50,211	151,147	160	1,712,096
100 " 500 "	5,878,254	6,366,019	3,932,885	1,662,220	882,640	1,042,546	2,123	19,766,696
500 " 1,000 "	8,561,005	7,719,795	2,204,296	3,339,608	1,721,505	503,880	8,874	24,058,963
1,000 " 5,000 "	29,873,751	13,365,684	3,121,906	9,401,700	17,531,366	1,724,001	29,452	75,047,860
5,000 " 10,000 "	11,453,609	2,078,770	628,727	929,107	3,617,310	925,092	32,124	19,664,739
10,000 " 20,000 "	8,852,257	1,119,830	485,824	459,109	1,495,791	878,272	11,002	13,302,175
20,000 " 50,000 "	10,348,737	565,139	292,706	237,112	635,411	853,509	..	12,932,614
50,000 and over	10,483,297	..	1,556,310	..	448,214	613,434	..	13,101,255
<b>Total</b>	<b>86,149,674</b>	<b>32,155,049</b>	<b>12,689,445</b>	<b>16,292,459</b>	<b>26,443,719</b>	<b>6,754,861</b>	<b>83,801</b>	<b>180,569,008</b>

(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) Including 6,030,087 acres under perpetual lease.