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## CHAPTER IV LAND TENURE AND SETTLEMENT

### § 1. Disposal of Crown Lands

1. **Land Legislation and Tenures.**—Descriptions of the land tenure systems of the several States and the internal Territories, and conspectuses of land legislation in force and of the systems of land tenure, have appeared in earlier issues of the Year Book (*see* List of Special Articles, etc., preceding General Index to this volume).

The land legislation in force in the several States may be classified broadly under five major types of land enactments, namely, 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.

The following sections contain figures showing the extent of the different tenures in the several States and Territories, together with some general descriptive matter. Information in greater detail was provided in Year Book No. 48 and previous issues.

2. **Forms of Land Tenure.**—(i) *Free Grants and Reservations.* Provision exists in all States except Tasmania for the disposal of Crown lands for public purposes by free grants, and in all States for the temporary and or permanent reservation of Crown lands for public purposes. In the Northern Territory, any Crown lands not subject to any right of, or contract for, purchase, may be resumed for public purposes, and the whole or any portion of the lands resumed may be reserved for that purpose. In the Australian Capital Territory, under the *Seat of Government (Administration) Act* 1910, Crown lands may not be sold or disposed of for any estate in freehold except in pursuance of some contract entered into before the commencement of the Act.

The following table shows the total areas reserved in each State (except Tasmania) and in the Northern Territory, and the grand totals, at the end of the years 1958 to 1962.

**AREAS RESERVED**  
(’000 Acres)

Year	N.S.W. (a)	Victoria (b)	Old (b)	S. Aust. (a)	W. Aust. (a)	Nor. Terr. (a)	Total (c)
1958.. ..	21,118	8,621	24,884	22,740	58,310	47,985	183,658
1959.. ..	20,901	8,624	24,891	22,742	59,807	48,985	185,950
1960.. ..	15,956	8,642	25,002	22,747	59,860	59,591	191,798
1961.. ..	15,877	8,646	25,006	22,750	59,885	59,590	191,754
1962.. ..	15,883	8,783	25,126	22,743	68,672	59,595	200,802

(a) At 30th June.  
not available.

(b) At 31st December.

(c) Excludes Tasmania, for which details are

Details of the purposes for which areas at the end of 1962, as shown above, were reserved are given hereunder.

*New South Wales.* For travelling stock, 5,026,598 acres; forest reserves, 1,535,018 acres; water and camping reserves, 781,479 acres; mining reserves, 1,044,220 acres; for recreation and parks, 686,846 acres; other reserves, 6,808,951 acres; total, 15,883,112 acres.

*Victoria.* For roads, 1,700,729 acres; water reserves, 316,072 acres; agricultural colleges, 8,434 acres; forest and timber reserves, 5,728,549 acres; mallee reserves, 410,000 acres; other reserves, 619,350 acres; total, 8,783,134 acres.

*Queensland.* Timber reserves, 2,984,339 acres; for State forests and national parks, 6,145,433 acres; Aboriginal reserves, 6,543,408 acres; for streets, surveyed roads and stock routes, 3,874,883 acres; general reserves, 5,577,460 acres; total, 25,125,523 acres.

*South Australia.* Total area of surveyed roads, railways and other reserves, 22,742,963 acres, including 18,828,514 acres set apart as Aboriginal reserves.

*Western Australia.* For State forests, 4,347,956 acres; timber reserves, 1,785,246 acres; other reserves, 62,538,582 acres; total, 68,671,784 acres.

*Northern Territory.* For Aboriginal, defence and public requirements, 59,595,000 acres.

(ii) *Conditional and Unconditional Purchases of Freehold.* Crown lands in the States may be disposed of by unconditional purchase at public auction or by certain other forms of purchase (for details see Official Year Book No. 48, pp. 91-2), and conditional purchases of various types may also be made. In the Northern Territory, only 0.1 per cent. of the total area is alienated, the remainder being held under lease or licence, or reserved for various purposes or unoccupied. In the Australian Capital Territory, about 18 per cent. of the area is alienated or in process of alienation in consequence of contracts existing prior to the establishment of the Territory.

(iii) *Leases and Licences. (a) General.* Well over half the area of the States of New South Wales and South Australia and of the two Territories and more than four-fifths of that of Queensland are occupied under some form of lease or licence. In Victoria, only about one-tenth of the area is leased or licensed, more than half being alienated; in Western Australia, more than one-third is leased or licensed, most of the remainder being unoccupied; and in Tasmania only one-tenth is leased or licensed, while about half the area of the State is occupied by the Crown or unoccupied, and the remainder alienated. Areas leased or licensed in the States are held under Crown lands Acts, closer settlement Acts, mining Acts, etc., and in the Territories under various Ordinances.

(b) *Land Acts and Ordinances.* The types of lease and licence which obtain under land legislation cover a wide range, and vary with each State or Territory. The following are examples:—grazing or pastoral, settlement and closer settlement, settlement purchase, conditional and conditional purchase, perpetual and Crown; however, the variations of these forms and the special forms of lease and licence which exist would extend this list considerably. Details of the various types in existence are given in Year Book No. 48, pages 93-4, and some detail is included in the tables on pages 90-2.

The following table shows the areas held under lease or licence other than mining and forestry in the States, the total under lease or licence for the Territories, and the grand totals, at the end of the years 1958 to 1962.

#### AREAS OCCUPIED UNDER LEASE OR LICENCE OTHER THAN MINING AND FORESTRY

('000 Acres)

Year	N.S.W. (a)	Vic.	Q'land	S. Aust. (a)	W. Aust. (a)	Tas. (a)	N.T. (a) (b)	A.C.T. (a) (b)	Total
1958 ..	114,451	6,901	364,681	138,370	217,746	1,504	174,399	293	1,018,345
1959 ..	114,801	7,186	362,146	138,304	223,476	1,624	174,697	293	1,022,527
1960 ..	113,359	7,188	366,277	145,377	223,532	1,482	179,021	293	1,036,529
1961 ..	111,065	6,459	366,279	145,752	227,702	1,301	179,049	293	1,037,900
1962 ..	111,809	5,542	364,928	146,889	235,914	1,617	174,102	292	1,041,093

(a) Year ended 30th June.

(b) Leases and licences for all purposes.

(c) *Mining Acts and Ordinances.* In addition to the lands held under lease or licence under land legislation, there are also areas occupied under mining Acts for the purpose of prospecting or mining for gold and other minerals. Details of the various types of mining lease and licence are given in Year Book No. 48, pp. 94-5.

Areas occupied in the States at the end of the years 1958 to 1962 are shown in the following table.

AREAS OCCUPIED UNDER MINING ACTS AND ORDINANCES  
(\*000 Acres)

Year	N.S.W. (a)	Victoria	Q'land (b)	S. Aust. (a) (b)	W. Aust. (c)	Tasmania (b)	N. Terr.	Total (d)
1958 ..	386	43	650	796	164	37	27	2,103
1959 ..	399	40	(e) 2,102	784	164	46	25	3,560
1960 ..	310	47	2,127	1,852	168	52	36	4,592
1961 ..	321	66	2,184	1,176	155	45	36	3,983
1962 ..	492	55	2,168	5,364	166	44	38	8,327

(a) Year ended 30th June. (b) Excludes lands held under miners' rights and dredging claims.  
(c) Excludes holdings under miners' rights. (d) Excludes Australian Capital Territory, included in previous table. (e) Increase due to inclusion of 1,452,800 acres special bauxite lease granted in 1959.

(d) *Oil Prospecting or Exploring.* The following table shows for each year from 1958 to 1962 the areas occupied in each State under authorities to prospect or explore for petroleum. The legislation relating to the search for petroleum differs from State to State, and the terminology of, and the conditions applying to, the forms of authorization differ accordingly. The figures below relate to the exploratory stage of operations.

AREAS OCCUPIED UNDER AUTHORITIES TO PROSPECT OR EXPLORE  
FOR PETROLEUM  
(\*000 Acres)

Year	N.S.W. (a)	Victoria	Q'land	S. Aust. (a)	W. Aust.	Tasmania	N. Terr.	Total
1958 ..	37,251	2,805	340,314	127,635	264,968	..	(b) c	772,973
1959 ..	37,251	31,653	527,954	170,385	319,598	..	36,938	1,123,779
1960 ..	121,636	34,703	517,650	207,217	402,830	..	49,008	1,333,044
1961 ..	17,139	34,703	496,915	201,521	394,071	..	70,543	1,214,892
1962 ..	127,658	53,310	563,795	199,409	471,856	..	67,366	1,483,394

(a) Year ended 30th June.

(b) Not available.

(c) Excludes Northern Territory.

## § 2. Closer Settlement and War Service Settlement

1. *Closer Settlement.*—Particulars of the methods of acquisition and disposal of land for the closer settlement of civilians and returned service personnel (1914-18 War) 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. However, the amalgamation in some States of closer settlement records with those of other authorities has since made it impossible to obtain up-to-date figures for those States and for Australia as a whole. Official Year Book No. 48 contains particulars as at 30th June, 1960 of the areas and costs for those States for which separate information is available (see p. 96).

2. *Settlement of Returned Service Personnel, 1939-45 War and Korea-Malaya Operations.*—(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 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.

Detailed information about the agreements and the methods of operation and administration of the Scheme are contained in earlier Year Books (*see List of Special Articles, etc., preceding General Index to this volume.*)

(ii) *Summary of Operations to 30th June, 1963.* The following table shows the operations of the War Service Land Settlement Scheme in each State up to 30th June, 1963.

**WAR SERVICE LAND SETTLEMENT**  
SUMMARY TO 30TH JUNE, 1963

State	Land acquired	Farms allotted		Farms in course of development		Other
		No.	Acres	No.	Acres	
New South Wales ..	9,094,021	3,047	9,094,021	..	..	..
Victoria ..	1,181,599	3,048	1,181,599	..	..	..
Queensland ..	398,524	470	218,640	..	..	(a) 179,884
South Australia ..	755,873	1,013	668,672	11	11,000	(b) 76,201
Western Australia ..	c2,053,972	1,003	1,907,801	..	..	(b) 146,171
Tasmania ..	447,624	523	421,000	56	25,000	(b) 1,624
<b>Total ..</b>	<b>13,931,613</b>	<b>9,104</b>	<b>13,491,733</b>	<b>67</b>	<b>36,000</b>	<b>403,880</b>

(a) War Service Land Settlement was discontinued in 1954, and unallotted lands were made available for general settlement. (b) Will be surveyed on completion of projects under development. Western Australia had large tracts of virgin land developed under the scheme. (c) Figures adjusted following survey. Other land originally approved, but no longer required, has been disposed of outside the Scheme.

(iii) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1963.

**WAR SERVICE LAND SETTLEMENT (1939-45 WAR AND KOREA-MALAYA OPERATIONS): COMMONWEALTH EXPENDITURE TO 30th JUNE, 1963**  
(£'000)

Advances to States	N.S.W.	Vic.	Qld	S. Aust.	W. Aust.	Tas.	Total
For acquisition of land ..	..	..	..	3,425	3,559	2,519	9,503
For development and improvement of land ..	..	..	..	14,585	19,688	15,397	49,670
Special loans ..	6,771	7,199	..	..	..	..	13,970
Commonwealth contributions to excess cost over valuation ..	627	5,851	116	1,753	783	759	9,889
To provide credit facilities to settlers ..	..	..	..	10,844	20,325	4,897	36,066
For remission of settlers' rent and interest ..	435	187	36	237	525	147	1,567
For payment of living allowances to settlers ..	1,010	1,212	163	398	485	151	3,419
For operation and maintenance of irrigation projects ..	..	..	..	942	16	3	961
Loss on advances ..	94	4	335	37	163	20	653
Cost of administration of credit facilities ..	..	..	..	415	757	177	1,349
<b>Total ..</b>	<b>8,937</b>	<b>14,453</b>	<b>650</b>	<b>32,636</b>	<b>46,301</b>	<b>24,070</b>	<b>127,047</b>

(iv) *Loans and Allowances (Agricultural Occupations) Scheme.* Full details of the measures taken for the re-establishment of ex-servicemen in rural occupations were given in an earlier Year Book (see List of Special Articles, etc., preceding General Index to this volume). These measures provide for a scheme of loans and allowances to assist ex-servicemen in establishing themselves in agricultural occupations.

The 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. At 30th June, 1963, 14,307 loans had been approved and advances amounting to £10,176,531 had been made.

The 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. At 30th June, 1963, 16,114 applications for allowances had been made, and the total amount paid in allowances was £2,276,597.

Official Year Book No. 48 contains details of the applications received and approved and the amounts involved for the individual States and Territories to 30th June, 1961 (see p. 98). There has been little subsequent change.

(v) *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, 1963.

**COMMONWEALTH WAR SERVICE LAND SETTLEMENT DIVISION:  
EXPENDITURE TO 30th JUNE, 1963  
(£'000)**

Project	N.S.W.	Vic.	Qld	S. Aust.	W. Aust.	Tas.	Total Expenditure	Receipts and Re-payments	Net Expenditure
War Service Land Settlement expenditure from revenue or loan funds	8,937	14,453	650	32,636	46,301	24,070	127,047	(a)34,371	92,676
Agricultural loans(b)	4,283	1,797	874	827	1,973	405	(c)10,176	(d) 9,276	900
Agricultural allowances	580	296	478	325	481	116	(e) 2,277	..	2,277
Administration expenses	758	167	70	89	382	46	1,512	..	1,512
Rural training	330	504	106	190	227	108	1,465	149	1,316
<b>Total .. ..</b>	<b>14,888</b>	<b>17,217</b>	<b>2,178</b>	<b>34,067</b>	<b>49,364</b>	<b>24,745</b>	<b>f142,477</b>	<b>(g)43,796</b>	<b>98,681</b>

(a) Excludes interest, rent, and rates. £7,247,000.

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

(c) Includes Northern Territory, £10,000, and New Guinea, £7,000.

(d) Excludes interest, £1,449,000.

(e) Includes New Guinea, £1,000.

(f) Includes Northern Territory, £10,000, and New Guinea, £8,000.

(g) Excludes interest, rent, and rates, £8,696,000.

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

1. *General.*—The figures in the previous parts of this chapter show separate particulars of various forms of land settlement. 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 1962. A summary for each State and Territory and for Australia as a whole is also included. Particulars for each year from 1952 to 1962 appear in the bulletin *Primary Industries* No. 56, Part I.—*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 28.7 per cent. had been alienated at 30th June, 1962; 4.8 per cent. was in process of alienation; 57.4 per cent. was held under leases and licences; and the remaining 9.1 per cent. was unoccupied, or held by the Crown.

**ALIENATION AND OCCUPATION OF CROWN LANDS: NEW SOUTH WALES**  
30th JUNE, 1962  
(Acres)

Particulars	Area	Particulars	Area
1. Alienated .. .. .	56,799,666	3. Held under leases and licences— Homestead selections and grants Alienable leases, long-term and perpetual .. .. .	1,690,032 24,524,610
		Long-term leases with limited right of alienation .. .. .	1,324,840
		Other long-term leases .. .. .	82,026,301
		Short-term leases and temporary tenures .. .. .	2,243,516
		Forest leases .. .. .	1,765,819
		Mining and auriferous leases .. .. .	203,744
		<i>Total</i> .. .. .	113,778,862
2. In process of alienation— Conditional purchases .. .. .	7,815,921	4. Unoccupied— Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied (approximate) .. .. .	17,954,789
Closer settlement purchases .. .. .	1,184,284		
Soldiers' group purchases .. .. .	126,137		
Other forms of sale .. .. .	377,461		
<i>Total</i> .. .. .	9,503,803	5. Total Area of State .. .. .	198,037,120

3. Victoria.—The total area of Victoria is 56,245,760 acres, of which 56.2 per cent. had been alienated up to the end of 1962: 4.2 per cent. was in process of alienation under deferred payments and closer settlement schemes; 9.9 per cent. was occupied under leases and licences; and 29.7 per cent. was unoccupied or held by the Crown.

**ALIENATION AND OCCUPATION OF CROWN LANDS: VICTORIA**  
31st DECEMBER, 1962  
(Acres)

Particulars	Area	Particulars	Area
1. Alienated .. .. .	31,634,458	3. Leases and licences held— Under Lands Department— Perpetual leases .. .. .	180,218
		Agricultural college leases .. .. .	28,586
		Other leases and licences .. .. .	1,711
		Temporary (yearly) grazing licences .. .. .	5,331,777
2. In process of alienation— Exclusive of mallee and closer settlement lands .. .. .	177,431	<i>Total</i> .. .. .	5,542,292
Mallee lands (exclusive of closer settlement lands) .. .. .	1,061,560	4. Occupied by the Crown or un- occupied .. .. .	16,688,880
Closer settlement lands .. .. .	1,141,139		
<i>Total</i> .. .. .	2,380,130	5. Total Area of State .. .. .	56,245,760

4. Queensland.—The total area of this State is 426,880,000 acres, of which, on 31st December, 1962, 6.1 per cent. was alienated; 0.5 per cent. was in process of alienation; and 86.0 per cent. was occupied under leases and licences. The remainder, 7.4 per cent., was either unoccupied or held as reserves or for roads.

**ALIENATION AND OCCUPATION OF CROWN LANDS: QUEENSLAND**  
**31st DECEMBER, 1962**  
**(Acres)**

Particulars	Area	Particulars	Area
1. Alienated .. .. .	26,175,538	3. Occupied under leases and licences—	
		Pastoral leases .. .. .	243,959,040
		Occupation licences .. .. .	15,377,920
		Grazing selection and settlement farm leases .. .. .	94,937,983
		Leases—special purposes(a) .. .. .	3,509,555
		Mining leases .. .. .	2,176,276
		Perpetual lease selections and perpetual lease prickly pear selections .. .. .	6,759,092
		Auction perpetual leases, etc. .. .. .	43,041
		Forest grazing leases (of reserves) .. .. .	341,760
		<i>Total</i> .. .. .	367,104,667
		4. Reserves (net, not leased) .. .. .	17,928,355
		5. Surveyed roads and surveyed stock routes .. .. .	3,874,883
		6. Unoccupied .. .. .	9,593,158
2. In process of alienation .. .. .	2,203,399	7. Total Area of State .. .. .	426,880,000

(a) Special leases of Crown land, 529,030 acres; special leases of reserves, 2,980,525 acres.

5. South Australia.—The area of South Australia is 243,244,800 acres and at 31st December, 1962, 6.5 per cent. was alienated; 0.2 per cent. in process of alienation 59.9 per cent. occupied under leases and licences; and 33.4 per cent. occupied by the Crown or unoccupied.

**ALIENATION AND OCCUPATION OF CROWN LANDS: SOUTH AUSTRALIA**  
**30th JUNE, 1962**  
**(Acres)**

Particulars	Area	Particulars	Area
1. Alienated .. .. .	15,751,054	3. Held under lease and licence(a)—	
		Perpetual leases, including irrigation leases .. .. .	20,412,052
		Pastoral leases .. .. .	122,122,358
		Other leases and licences .. .. .	3,261,707
		<i>Total</i> .. .. .	145,796,117
		4. Area unoccupied(b) .. .. .	81,218,578
2. In process of alienation .. .. .	479,051	5. Total Area of State .. .. .	243,244,800

(a) Mining leases and licences have also been issued over an area comprising 204,724,491 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, 1962, 4.5 per cent. was alienated; 2.1 per cent. was in process of alienation; and 38.4 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 55.0 per cent. was unoccupied.



**ALIENATION AND OCCUPATION OF CROWN LANDS: WESTERN AUSTRALIA**  
**30th JUNE, 1962**  
 (Acres)

Particulars	Area	Particulars	Area
1. Alienated .. .. .	28,227,002	3. Leases and licences in force—	
2. In process of alienation—		(i) Issued by Lands Department—	
Free homestead farms ..	317,464	Pastoral leases ..	230,286,920
Conditional purchase ..	11,845,005	Special leases ..	3,350,308
Selections under the Agricultural Lands Purchase Act ..	244,902	Leases of reserves ..	755,650
Grazing land ..	758,433	Residential lots ..	4,558
Town and suburban lots ..	3,060	Perpetual leases ..	1,516,765
Crown grants of reserves ..	72,132	(ii) Issued by Mines Department—	
		Gold-mining leases ..	18,822
		Mineral leases ..	20,979
		Miners' homestead leases ..	33,313
		(iii) Issued by Forests Department—	
		Timber permits ..	4,049,432
		<i>Total</i> .. .. .	240,036,747
		4. Area unoccupied .. .. .	343,084,055
<i>Total</i> .. .. .	13,240,996	5. Total Area of State .. .. .	624,588,800

7. Tasmania.—The total area of Tasmania is 16,778,000 acres, of which, at 30th June, 1962, 38.2 per cent. had been alienated; 1.2 per cent. was in process of alienation; 10.5 per cent. was occupied under leases and licences for either pastoral, agricultural, timber or mining purposes, or for closer settlement; while the remainder (50.1 per cent.) was unoccupied or reserved by the Crown.

**ALIENATION AND OCCUPATION OF CROWN LANDS: TASMANIA**  
**30th JUNE, 1962**  
 (Acres)

Particulars	Area	Particulars	Area
1. Alienated .. .. .	6,416,582	3. Leases and licences— <i>continued</i>	
2. In process of alienation ..	196,916	(i) Issued by Lands Department— <i>continued</i>	
3. Leases and licences—		Soldier settlement ..	43,433
(i) Issued by Lands Department—		Short-term leases ..	1,128
Islands .. .. .	80,909	(ii) Issued by Mines Department ..	44,514
Ordinary leased land ..	949,730	<i>Total</i> .. .. .	1,763,381
Land leased for timber ..	626,425	4. Area occupied by the Crown or unoccupied .. .. .	8,401,121
Closer settlement ..	17,242	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, 1962, only 0.1 per cent. was alienated; 52.0 per cent. was held under leases and licences; 17.8 per cent. was reserved for Aboriginal, defence and public requirements; and the remaining 30.1 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1962:—alienated, 333,045 acres; leased—pastoral leases, 152,479,094 acres; other leases, licences and mission stations, 21,623,149 acres; total leased, 174,102,243 acres; reserved for Aboriginal, defence and public requirements, 59,594,723 acres; unoccupied and unreserved, 101,086,789 acres; total, 335,116,800 acres.

9. Australian Capital Territory.—Alienated land of the Territory at the end of 1962 comprised 11.0 per cent. of the total area; land in process of alienation 6.8 per cent.; land held under lease and licence, including city tenures, 56.9 per cent.; land otherwise occupied and unoccupied 25.3 per cent.

The following are the particulars of land areas in the Australian Capital Territory at the end of 1962:—alienated 65,857 acres; in process of alienation 41,224 acres; leased—grazing, agricultural, etc., leases, 274,291 acres; grazing licences, 11,100 acres; otherwise occupied, including city area leases, 49,771 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 1962.

ALIENATION AND OCCUPATION OF CROWN LANDS, 1962

State or Territory	Private lands				Crown lands				Total area '000 acres
	Alienated		In process of alienation		Leased or licensed		Other (a)		
	'000 acres	Per cent.	'000 acres	Per cent.	'000 acres	Per cent.	'000 acres	Per cent.	
N.S.W.(b) ..	56,799	28.7	9,504	4.8	113,779	57.4	17,955	9.1	198,037
Victoria(c) ..	31,635	56.2	2,380	4.2	5,542	9.9	16,689	29.7	56,246
Queensland(c) ..	26,176	6.1	2,203	0.5	367,105	86.0	31,396	7.4	426,880
S. Aust.(b) ..	15,751	6.5	479	0.2	145,796	59.9	81,219	33.4	243,245
W. Aust.(b) ..	28,227	4.5	13,241	2.1	240,036	38.4	343,084	55.0	624,588
Tasmania(b) ..	6,417	38.2	197	1.2	1,763	10.5	8,401	50.1	16,778
Nor. Terr.(b) ..	333	0.1	..	..	174,102	52.0	160,682	47.9	335,117
A.C.T.(c)(d) ..	66	11.0	41	6.8	342	56.9	152	25.3	601
Australia ..	165,404	8.7	28,045	1.5	1,048,465	55.1	659,578	34.7	1,901,492

(a) Occupied by Crown; reserved; unoccupied; unreserved. (b) At 30th June. (c) At 31st December. (d) Includes Jervis Bay area.

§ 4. 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 Year Book (see List of Special Articles, etc., preceding General Index to this issue).

The summaries of loans and advances under State authorities 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. Advances made by general banking institutions in the course of their ordinary business are not included. For information on such advances see Chapter XXI. Private Finance.

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 re-appraisements 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 § 2, p. 88).

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 § 2, page 88.

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, 1962.

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

Advances, etc.	Advances, etc., made during 1961-62	Total advances, etc., to 30th June, 1962	Balances outstanding at 30th June, 1962	
			Number	Amount
	£	£		£
<i>Department of Lands—</i>				
Closer land settlement .. .. .	808,600	16,934,663	6,335	(b) 1,510,678
Soldier settlers 1914-18 War .. .. .		3,196,005	36	10,639
1939-45 War .. .. .	63,834	14,656,301	3,818	3,878,465
Soldier land settlement—Acquisition, development and improvement of land, War Service Land Settlement Agreement Act .. .. .	41,189	28,790,401	2,313	c26,375,040
Wire netting .. .. .		1,494,653	3	226
Prickly pear .. .. .	38,234	482,912	288	32,503
<i>Rural Bank—</i>				
<i>General Bank Department—</i>				
Commonwealth Re-establishment and Employment Act 1945 .. .. .		4,239,659	937	433,284
Other .. .. .	4,708,191	103,887,548	7,277	20,553,461
<i>Government Agency Department—</i>				
Rural industries .. .. .	132,832	9,375,625	623	291,272
Unemployment relief and dairy promotion .. .. .	293,705	4,710,563	2,078	1,200,413
Rural reconstruction(d) .. .. .	468,157	15,467,495	772	2,619,620
Shallow boring .. .. .	138,660	2,201,848	482	561,190
Farm water supplies .. .. .	208,600	1,228,859	942	799,053
Soil conservation .. .. .	37,065	152,911	205	121,449
Rivers and foreshores improvement .. .. .		4,916	23	726
Irrigation areas .. .. .	382,329	(e)	13,511	4,525,996
Government Guarantee Agency .. .. .		225,475		
Closer Settlement Agency .. .. .		167,914	31	33,078
Total .. .. .	7,321,396	f207,217,748	39,674	62,947,093

(a) In addition, the sum of £1,927,953 had been expended to 30th June, 1962, on subdivision maintenance, improvement and disposal of land acquired for closer settlement. (b) Excludes an amount of £4,691,779 capitalized to 30th June, 1962, on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943. (c) Includes capital value of 2,603 Closer Settlement Leases, £19,502,497, and unpaid balances on 2,313 Structural Improvement Accounts, £6,872,543. (d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £1,721,766. (e) Not available. (f) Incomplete.

3. Victoria.—The following table shows particulars respecting advances, etc., under State authorities to 30th June, 1962.

## ADVANCES TO SETTLERS, ETC.: VICTORIA

Advances, etc.	Advances, etc., made during 1961-62	Total advances, etc., to 30th June, 1962	Balances outstanding at 30th June, 1962	
			Number	Amount
	£	£		£
<i>State Savings Bank, Crédit Foncier—</i>				
Civilians .. .. .	61,780	12,122,788	407	458,583
Discharged soldiers .. .. .		848,567	6	1,730
<i>Treasurer—</i>				
Cool stores, canneries, etc. .. .. .		1,842,783	(a) 2	795,243
<i>Department of Lands and Survey—</i>				
Closer settlement settlers and soldier settlers .. .. .		b 46,904,855	1,512	2,021,565
Cultivators of land .. .. .		2,463,557	37	8,929
Wire netting .. .. .	929	736,981	39	6,960
<i>Soldier Settlement Commission—</i>				
<i>For Soldier Settlement—</i>				
Purchase of land .. .. .	12,632	19,714,913	(c)	} 4,763,073
Development and improvement of holdings .. .. .	219,420	27,142,300	(c)	
Advances for—				
Settlers' lease liability .. .. .	1,747,179	26,109,700	2,489	22,382,137
Development of single unit farms .. .. .	5,613	11,948,492	1,671	6,359,223
Improvement stock, etc. .. .. .	163,201	6,050,882	370	744,674
Other advances .. .. .	9,650	3,451,374	415	403,082
<i>For general land settlement—</i>				
Purchase of land .. .. .	(e) 51,740	619,275	(c)	} 5,315,088
Development and improvement of holdings .. .. .	(e) 1,387,123	4,746,669	(c)	
Advances for sale of land not required for land settlement .. .. .	2,119	23,925	1	7,534
Total .. .. .	3,661,386	164,727,061	(f) 6,949	43,267,821

(a) Number of companies. (b) Represents consolidated debts of settlers (Section 30, Act 4091). (c) Not available. (d) After allowing an amount of £13,790,021, representing excess acquisition, development and improvement costs, which has been written off. (e) Includes amounts transferred from Soldier Settlement at 1st July, 1959. (f) Incomplete.

4. Queensland.—The following table shows particulars of advances, etc., to 30th June, 1962. The figures exclude transactions in land.

ADVANCES TO SETTLERS, ETC.: QUEENSLAND

Advances, etc.	Advances, etc., made during 1961-62	Total advances, etc., to 30th June, 1962	Balances outstanding at 30th June, 1962	
			Number	Amount
	£	£		£
Co-ordination of Rural Advances and Agricultural Bank Acts	3,355,766	40,577,586	5,618	16,702,524
Discharged soldiers' settlement(a)	..	2,467,913	158	30,747
Water facilities	..	58,079	..	..
Wire netting, etc.	..	1,019,403	6	365
Seed wheat and barley	6,474 (b)	170,411	(c)	13,678
Drought relief	54,474	1,413,908	123	140,069
War Service Land Settlement	167,792	4,781,741	230	1,219,071
Income (Unemployment Relief and State Development) Tax Acts(d)	..	1,183,891	(e) 41	3,537
Irrigation	..	54,914	..	..
Farmers' Assistance (Debt Adjustment Acts)	..	1,055,590	17	28,444
Commonwealth Re-establishment and Employment Act 1945	..	874,155	52	13,225
Water Supplies Assistance Act	245,070	492,557	279	486,716
<b>Total</b>	<b>5,829,576</b>	<b>54,150,148</b>	<b>(e)6,524</b>	<b>18,638,376</b>

(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, 1962.

ADVANCES TO SETTLERS, ETC.: SOUTH AUSTRALIA

Advances, etc.	Advances, etc., made during 1961-62	Total advances, etc., to 30th June, 1962	Balances outstanding at 30th June, 1962	
			Number	Amount
	£	£		£
<i>Department of Lands—</i>				
Advances to soldier settlers	..	5,071,780	28	985,464
Advances to blockholders	..	41,451	..	..
Advances under Closer Settlement Acts	..	2,730,516	500	530,461
Advances under Agricultural Graduates Settlement Act	..	62,258	..	..
Settlement of Returned Service Personnel, 1939-45	..	..	..	..
War	1,692,902	9,657,722	1,034	5,885,505
Advances under Crown Lands Development Act	44,503	407,846	51	331,872
<i>Primary Producers Assistance Department—</i>				
Advances in drought-affected areas	..	2,146,768	4	1,088
Advances under Farmers Relief Acts	..	4,435,509	2	413
<i>Irrigation Branch—</i>				
Advances to civilians	..	291,443	15	6,450
Advances to soldier settlers	..	1,048,174	185	206,600
<i>State Bank of South Australia—</i>				
Advances to settlers for improvements	96,013	1,384,739	302	386,385
Advances under Vermin and Fencing Acts	18,341	1,430,921	93	49,289
Advances under Loans to Producers Act	445,136 (a)	3,114,473	138	2,216,576
Commonwealth Re-establishment and Employment Act 1945	..	827,486	235	122,758
<b>Total</b>	<b>2,296,895</b>	<b>32,651,086</b>	<b>2,587</b>	<b>10,722,861</b>

(a) Includes transferred liability, £28,861.

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 in similar manner 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 § 2, page 88.

7. *Tasmania*.—The following table shows particulars of advances under State authorities to 30th June, 1962. Although advances made for the purchase of land for closer and soldier land settlement are not regarded as outstanding advances by the Department of Agriculture, the figures have been included in the table for comparative purposes; the areas so purchased have been leased on 99-year terms with an option of purchase which the leaseholder may exercise at any time.

**ADVANCES TO SETTLERS, ETC.: TASMANIA**

Advances, etc.	Advances, etc., made during 1961-62	Total advances, etc., to 30th June, 1962	Balances outstanding at 30th June, 1962	
			Number	Amount
<i>Agricultural Bank—</i>	£	£		£
State Advances Act and Rural Credits .. .. .	325,650	4,399,825	970	1,249,876
Commonwealth Re-establishment and Employment Act 1945 .. .. .	..	407,429	115	66,992
Primary Producers' Relief Act 1947 .. .. .	..	297,846	46	9,088
<i>Minister for Agriculture—</i>				
<i>Soldier Settlers—</i>				
Advances .. .. .	1,619	1,023,877	..	14,158
Purchase of estates, etc. .. .. .	5,917	2,588,406	242	251,306
<i>Closer Settlers—</i>				
Advances .. .. .	19,237	136,644	10	38,869
Purchase of estates, etc. .. .. .	2,340	534,372	54	257,588
<b>Total</b> .. .. .	<b>354,763</b>	<b>9,388,399</b>	<b>1,437</b>	<b>1,887,877</b>

8. *Northern Territory*.—During the year 1961-62, fifteen advances totalling £22,051 were approved and advances made totalled £23,976. At 30th June, 1962, the balance outstanding from 110 settlers, including interest, was £182,147.