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## CHAPTER V. LAND TENURE AND SETTLEMENT.

### § 1. Introduction.

1. **General.**—A comprehensive description of the land tenure systems of the several States was given in Official Year Book No. 4 (pp. 235 to 333), while later alterations were referred to in subsequent issues. In this chapter a summary is given of the principal features of existing land legislation. In previous issues an account of the various tenures under which Crown lands may be taken up was given. (See Year Book No. 22, pp. 133-195; also par. 2 hereunder for a conspectus of legislation at present in force.) Special sections are devoted to 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 1901-1934; Prickly Pear Act 1924-1934.	Land Act 1928, 1932, 1933, 1934.	Land Acts 1910-1934. Upper Burnett and Callide Land Settlement Act 1923-1932. Prickly Pear Land Acts 1923-1932. Sugar Workers' Selections Acts 1923-1932.
<b>CLOSER SETTLEMENT ACTS.</b>		
Closer Settlement Act 1904-1935; Closer Settlement and Returned Soldiers' Settlement (Amendment) Act 1927-1935.	Closer Settlement Act 1928-1929, 1930, 1931, 1932, 1933, 1934.	Closer Settlement Acts 1906-1932.
<b>MINING ACTS.</b>		
Mining Act 1906-1935; Mining Leases (Validation) Act 1924.	Mines Act 1928.	Mining Acts 1898-1930; Mining for Coal and Mineral Oil Act 1912; Petroleum Acts 1923-1929; Miners' Homestead Leases Act 1913-1930; Coal Mining Act 1925-1930.
<b>SOLDIERS' SETTLEMENT ACTS.</b>		
Returned Soldiers' Settlement Act 1916-1935.	Closer Settlement Act (Part II.) 1928-1929, 1930, 1931, 1932, 1933, 1934.	Discharged Soldiers' Settlement Act 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 Act 1915-1922; Primary Products Advances Act 1919-1922; Closer Settlement Act 1928-1929, 1930, 1931, 1932, 1933, 1934; Fruit and Vegetable Act 1928; Cultivation Advances Act 1931, 1932, 1933, 1934.	State Advances Act 1916; Co-operative Agricultural Products and Advances to Farmers Act 1914-1919; Agricultural Bank Act 1923-1929.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
<b>CROWN LANDS ACTS.</b>		
Crown Lands Act 1929-1933: Pastoral Act 1904-1929.	Land Act 1933-1934.	Crown Lands Act 1911-1924- 1931.
<b>CLOSER SETTLEMENT ACTS.</b>		
Crown Lands Act 1929-1933.	Closer Settlement Act 1927.	Closer Settlement Act 1913-1924, 1929.
<b>MINING ACTS.</b>		
Mining Act 1930-1931.	Mining Act 1904-1933: Sluicing and Dredging for Gold Act 1899	Mining Act 1917-1929: Aid to Mining Act 1924.
<b>RETURNED SOLDIERS' SETTLEMENT ACTS.</b>		
Discharged Soldiers' Settlement Act 1917-1931.	Discharged Soldiers' Settlement Act 1918.	Returned Soldiers' Settlement Act 1916-1923.
<b>AGRICULTURAL GRADUATES SETTLEMENT ACTS.</b>		
Agricultural Graduates Act 1922.	..	..
<b>ADVANCES TO SETTLERS ACTS.</b>		
Irrigation Act 1930-1933: Dis- charged Soldiers' Settlement Act 1917-1931: State Bank Act 1925-1928: Advances to Settlers Act 1930: Agri- cultural Graduates Act 1922: Loans for Fencing and Water Piping Act 1930.	Agricultural Bank Act 1934.	State Advances Act 1907-1927: Closer Settlement Act 1913- 1929: Returned Soldiers' Settlement Act 1916-1923. Unemployed (Assistance to Primary Producers) Relief Act 1930-1931.

3. **Northern Territory Land Legislation.**—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931-1934, that relating to mining in the Northern Territory Mining Act 1903, the Gold Dredging Act 1899, the Tin Dredging Ordinance 1911-1920, the Mineral Oil and Coal Ordinance 1922-1923, and the Encouragement of Mining Ordinance 1913-1926; and that relating to advances to settlers in the Encouragement of Primary Production Ordinance 1931.

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

5. **Administration and Classification of Crown Lands.**—In each of the States there is a Lands Department under the direction of a responsible Cabinet Minister who is charged generally with the administration of the Acts relating to the alienation, occupation and management of Crown lands. The administrative functions of most of the Lands Departments are to some extent decentralized by the division of the States into what are usually termed Land Districts, in each of which there is a Lands Office, under the management of a Lands officer, who deals with applications for selections and other matters generally appertaining to the administration of the Acts within the particular district. In some of the States there is also a local Land Board or a Commissioner for each district or group of districts. In the Northern Territory the Land Board, under the control of the Minister for the Interior, is charged with the general administration of the Lands Ordinance and of Crown lands in the Northern Territory. In the Federal Capital Territory the administration of the Leases Ordinances is in the hands of the Department of the Interior.

Crown lands are generally classified according to their situation, the suitability of the soil for particular purposes, and the prevailing climatic and other conditions. The modes of tenure under the Acts, therefore, as well as the amount of purchase money or rent, and the conditions as to improvements and residence, vary considerably. The administration of special Acts relating to Crown lands is in some cases in the hands of a Board under the general supervision of the Minister, e.g., the Western Land Board in New South Wales.

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

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

**STATE CROWN LANDS—TENURES.**

New South Wales.	Victoria.	Queensland.
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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.	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.	Perpetual Lease Selections : Perpetual Lease Prickly Pear Selections : Perpetual Lease Prickly Pear Development Selections : Pastoral Leases : Preferential Pastoral Leases : Stud Holdings : Prickly Pear Leases : Occupation Licences : Special Leases : Grazing Selections : Development Grazing Selections : Prickly Pear Development Grazing Selections : Auction Perpetual Leases : Pastoral Development Leases.

**CLOSER SETTLEMENT.**

Sales by Auction and Tender : After-auction Sales and Tenders : Settlement Purchases.	Sales of Land : Conditional Purchase Leases : Conditional Purchase Leases in Mountainous Areas.	Perpetual Lease Selections : Settlement Farm Leases : Perpetual Town, Suburban and Country Leases.
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**LEASES AND LICENCES UNDER MINING ACTS.**

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

Soldiers' Group Purchases : Returned Soldiers' Special Holding Leases : Returned Soldiers' Special Holding Purchases : also Purchases and Leases under Crown Lands Act of lands set apart for application by discharged soldiers exclusively.	(Same Tenures as under the Land and Closer Settlement Acts.)	Perpetual Lease Selections : Perpetual Town and Suburban Leases.
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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 Resi- dence : Conditional Purchases without Residence : Conditional Purchases by Direct Payment : Conditional Purchases of Land for Vineyards, etc. : Condi- tional Purchases by Pastoral Lessees : Conditional Pur- chases of Grazing Lands : Homestead Farms : Working- men's Blocks : Special Settle- ment Leases.	Selections for Purchase : Addi- tional Selections for Purchase : Homestead Areas : Selections in Mining Areas : Sales by Auction : Sales by Private Contract : After-auction Sales : Special Settlement Areas.
<b>LEASES AND LICENCES UNDER LAND ACTS.</b>		
Perpetual Leases : Special Per- petual 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 : Miscel- laneous Leases : Temporary Licences : Occupation Licen- ces : 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 : 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 Pur- chase : Miscellaneous Leases.	Ordinary Tenure : Special Tenure.	Free Grants : Ordinary Tenure : Special Tenure.
<b>AGRICULTURAL GRADUATES SETTLEMENT ACTS.</b>		
Agreements to Purchase.	..	..

## § 2. Free Grants and Reservations.

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

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

(iii) *Areas Granted and Reserved.* During the year 1933-34 the total area for which free grants were prepared was 1,121 acres, including grants of 862 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 556 acres were dedicated and permanently reserved, the number of separate dedications being 79.

On the 30th June, 1934, the total area reserved, including temporary reserves, was 16,692,542 acres, of which 5,317,589 acres were for travelling stock, 2,140,113 acres for forest reserves, 930,111 acres for water and camping, 1,754,655 acres for mining, and the remainder for temporary commons, railways, recreation reserves and parks, reserves for aborigines, and miscellaneous purposes.

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

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

(iii) *Areas Granted and Reserved.* During the year 1933, 11 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 7,300 acres, were made. At the end of 1933, the total area reserved was 8,005,600 acres, consisting of roads, 1,794,218 acres; water reserves, 310,197 acres; agricultural colleges, etc., 88,650 acres; permanent forests and timber reserves under Forests Act, 4,692,820 acres; forests and timber reserves under Land Acts, 330,135 acres; reserves in the Mallee, 410,000 acres; and other reserves, 379,580 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 1933 the area granted in fee-simple without payment was 1,614 acres, the area set apart as reserves 576,258 acres, and reserves cancelled 168,715 acres. The total area reserved at the end of 1933 was 18,174,366 acres, made up as follows:—timber reserves, 3,476,938 acres; State forests and national parks, 2,513,876 acres; for use of aborigines, 6,203,602 acres; and general, 5,979,950 acres.

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

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

(iii) *Areas Granted and Reserved.* During the year 1934 free grants were issued for a total area of 93 acres. During the same year reserves comprising 13,536 acres were proclaimed. At the 30th June, 1934, the total area reserved was 16,455,429 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, 1934, a few small areas of land were granted in fee-simple, and approximately 24,203 acres were reserved for various purposes. At the 30th June, 1934, the total area reserved was 40,460,118 acres, comprising State forests, 2,971,712 acres, timber reserves, 1,436,980 acres, and other reserves, 36,051,426 acres.

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

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

(iii) *Areas Granted or Reserved.* During the year ended 31st December, 1933, the area granted free was 1,566 acres, all of which was granted to soldiers under the Returned Soldiers' Settlement Act, while during the same year, free leases were issued to 2 local bodies for municipal purposes, and 9 acres were reserved. The total area reserved to the end of 1933 was 4,988,717 acres.

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

(ii) *Areas Reserved.* The total area of reserves at the 30th June, 1934, was 71,019 square miles, comprising aboriginal native, 68,124 square miles; mission station, 1,225 square miles; and other reserves, 1,670 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 five 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, 1934, the total area sold was 515 acres, of which 84 acres were sold by auction and 156 acres as after-auction purchases, while 6 acres were sold as improvement purchases and 269 acres as special purchases. The amount realized for the sale of the whole area was £16,690.

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 three acres in extent, may be sold by auction on the same terms. Swamp or reclaimed lands may also be sold by auction, subject to the condition that the owner keeps open all drains, etc., thereon.

(ii) *Areas sold at Auction and by Special Sales.* During the year 1933, a total of 1,087 acres was disposed of under this tenure, 506 acres being country lands, while 581 acres of town and suburban lands were sold by auction.

3. *Queensland.*—(i) *General.* From 1917 to 1929 the law precluded land being made available for any class of selection which gave the selector the right to acquire the freehold title. Amending legislation giving power to make land available under freehold tenures was passed in 1929 but this provision was repealed by the Act of 1932.

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

(iii) *Areas Sold, etc.* During the year 1933, 14 acres under a freehold tenure were sold at auction, and 38 unconditional selections comprising 8,203 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, 1934, the area of town lands and special blocks sold by auction was 63 acres. In addition, 13,941 acres were sold at fixed prices, and the purchases of 20,747 acres on credit were completed, making a total of 34,751 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, 1934, the area of town and suburban allotments sold was 1,145 acres in 387 allotments.

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

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

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

(iv) *Areas Sold.* During the year 1933 the area sold by auction or by special sale amounted to 108 acres.

### § 4. Conditional Purchases of Freehold.

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

2. *New South Wales.*—At the 30th June, 1934, the total number of conditional purchases in existence was 60,344, covering an area of 19,704,897 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, 1934, 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.
		Acres.		Acres.	Acres.	Acres.
1934 .. ..	230	20,756	173	14,882	450,520	25,111,508

(a) Exclusive of conversions from other tenure

3. **Victoria.**—Exclusive of selection in the Mallee country, the total area purchased conditionally in 1933 was 38,120 acres, comprising 36,074 acres with residence and 2,046 acres without residence. The number of selectors was 184.

The total area of Mallee country purchased conditionally in the same year was 18,991 acres, all with residence, the number of selectors being 54.

4. **Queensland.**—(i) *General.* From 1917 until the passing of “The Lands Acts Amendment Act of 1929” the law prohibited land being made available for selection with the right to acquire the freehold title. The 1929 measure, however, amended the law in this respect but a further amendment which took effect on the 1st December, 1932, precludes land being made available under any freehold tenure.

(ii) *Lands Acquired.* During the year 1933 the following new selections were acquired:—Agricultural farms to the number of 13 comprising an area of 2,503 acres and one prickly pear selection of 2,708 acres, one agricultural homestead of 183 acres, and 25 prickly pear development selections with an area of 71,868 acres. No free homesteads were acquired.

5. **South Australia.**—The land allotted under agreements to purchase during the year 1933–34 was 35,914 acres, comprising Eyre’s Peninsula Railway Lands 19,633 acres, Murray Railway Lands 49 acres, Pinnaroo Railway Lands 5,280 acres, Closer Settlement Lands 383 acres, Buckleboo Railway Lands 1,004 acres, Soldier Settlement Lands 3,629 acres, and other Crown lands 5,936 acres.

6. **Western Australia.**—During the year ended the 30th June, 1934, the number of holdings for which Crown grants were issued was 1,181, covering free homestead farms 19,400 acres and conditional purchases 343,024 acres. The number of holdings conditionally alienated during the year was 583, the total area involved being 350,062 acres, comprising conditional purchases by deferred payments with residence and without residence of 320,697 and 12,364 acres respectively, conditional purchases by direct payments (without residence) 200 acres, and free homestead farms 16,801 acres. Under the heading “Deferred payments (with residence)” are included conditional purchases of grazing lands.

7. **Tasmania.**—During the year 1933, conditional purchases of 15,061 acres were completed. The total area sold conditionally was 12,224 acres, comprising selections for purchase 12,116 acres, auction sales on credit 18 acres, and town and suburban allotments 90 acres. The numbers of applications received and confirmed during the year were 436 and 207 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, 1934, the area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission, and the Western Land Board, comprised 108,942,096 acres of Crown lands, compared with 108,756,359 acres at the close of the previous year.

The following table shows the areas which were granted under lease or licence during the year 1933–34, 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, 1933-34.(a)

Particulars.	Area taken up during the year.	Area occupied at end of the year.
<i>Areas taken up under Crown Lands Act.</i>		
Outgoing pastoral leases .. .. .	Acres.	Acres.
Outgoing pastoral leases .. .. .	..	58,252
Occupation licences—ordinary .. .. .	..	1,080,028
preferential .. .. .	..	411,668
Conditional leases .. .. .	19,351	11,571,931
Conditional purchase leases .. .. .	..	174,569
Settlement leases .. .. .	..	2,756,516
Improvement leases .. .. .	1,250	352,329
Annual leases .. .. .	55,669	672,986
Scrub leases .. .. .	..	136,443
Snow leases .. .. .	60,248	376,586
Special leases .. .. .	115,974	847,362
Inferior land leases .. .. .	..	50,431
Residential leases (on gold and mineral fields) .. .. .	196	7,936
Church and school lands .. .. .	..	11
Permissive occupancies .. .. .	226,258	1,171,849
Prickly-pear leases .. .. .	14,493	108,909
Crown leases .. .. .	154,794	6,146,054
Homestead farms .. .. .	117,861	4,324,441
Homestead selections and grants .. .. .	572	1,541,918
Suburban holdings .. .. .	2,226	53,644
Week-end leases .. .. .	13	249
Leases of town lands .. .. .	..	71
Returned soldiers' special holdings .. .. .	..	16,305
Irrigation farms and blocks .. .. .	11,390	372,393
<i>Areas taken up under Western Lands Act.</i>		
Leases .. .. .	198,874	76,299,685
Permissive occupancies .. .. .	46,201	409,620
Total .. .. .	1,025,370	108,942,096

(a) See also § 7 (2) hereinafter.

3. **Victoria.**—During 1933 the area of Crown lands taken up under leases and licences was 57,111 acres, comprising Mallee lands, 18,991 acres, and other lands, 38,120 acres. The area of Crown lands occupied under leases and licences in 1933 was 5,595,754 acres (an increase of 405,781 acres compared with the previous year), comprising grazing licences (exclusive of Mallee) 3,515,671 acres, Mallee lands 1,959,432 acres, auriferous lands (licences) 31,200 acres, swamp lands (leases) 2,053 acres, perpetual leases (other than Mallee) 4,977 acres, and perpetual leases (Mallee) under Land Act 1928, 82,421 acres.

4. **Queensland.**—The total area taken up under lease or licence during the year 1933 was 20,410,801 acres, made up as follows:—Pastoral leases 14,489,160 acres; occupation licences 535,120 acres; grazing farms (all classes), 2,451,308 acres; grazing homesteads (all classes), 1,975,031 acres; perpetual lease selections 122,321 acres; perpetual lease prickly-pear selections 34,960 acres; agricultural farms 2,503 acres; agricultural homesteads 183 acres; prickly-pear selections 2,708 acres; perpetual lease prickly-pear development selections 692,990 acres; auction perpetual leases—town 92 acres, suburban 64 acres, and country 2,852 acres; special leases 36,406 acres; leases of reserves 59,103 acres, and prickly-pear leases 6,000 acres.

The gross area held at the end of the year 1933 under pastoral tenure was 374,149 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 1933–34 under the different forms of lease tenure was 3,490,439 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 844 acres, non-irrigable land in irrigation areas 7,990 acres, and other Crown lands 110,446 acres; pastoral leases 2,998,400 acres; and miscellaneous leases—grazing and cultivation 363,022 acres, and forest lands 9,737 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, 1934, was 624, and the total area of leases issued 7,544,059 acres, comprising pastoral leases 7,530,930 acres, special leases 1,128 acres, and leases of reserves 12,001 acres.

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

7. **Tasmania.**—The area of pastoral leases during the year 1933 was 151,717 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, 1934, was 219,131 square miles, comprising pastoral leases 194,263 square miles, pastoral permits 1,429 square miles, grazing licences 22,913 square miles, agricultural leases 128 square miles and miscellaneous leases, including water leases, 398 square miles.

9. **Federal Capital Territory.**—At the 30th June, 1934, the area of acquired lands was 213,830 acres; of lands alienated, 73,080 acres; of lands in process of alienation, 34,098 acres; of leases, 312,881 acres; and unoccupied (including Cotter River catchment area, roads, reserves, etc.), 163,601 acres. These figures are exclusive of 17,920 acres in the Jervis Bay area.

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

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

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

## § 6. Closer Settlement.

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

2. **New South Wales.**—Up to the 30th June, 1934, 1,845 estates, including 953 single farm propositions acquired for discharged soldiers or sailors, had been acquired for closer settlement.

The number of farms allotted under the Promotion Sections of the Closer Settlement Acts to date is 3,960, the area 1,823,333 acres, and the amount advanced by the Crown £8,480,135.

The following statement gives particulars of the aggregate areas made available to the 30th June, 1934 :—

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

To 30th June—	Areas made available.			Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Cost of Acquired Lands.	Value of Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1934.. ..	4,028,694	205,173	4,233,867	14,568,595	353,370	14,921,965

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

The total area is now embraced in 9,188 holdings, comprising 4,123,882 acres, the remaining area being reserved for public purposes (roads, stock routes, schools, etc.).

The following table gives particulars regarding the disposal of the farms by closer settlement purchase at the 30th June, 1934 :—

**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.	£	
1934 .. ..	8,863	4,115,204	14,413,437	£ 8,766,083

3. **Victoria.**—The following statement shows the operations under the provisions of the Closer Settlement Acts to the 30th June, 1934 :—

**CLOSER SETTLEMENT.—VICTORIA.**

(INCLUDING IRRIGATED AREAS.)

To 30th June—	Total Area Acquired by Government.	Total Cost.	How Made Available for Settlement.					Number of Farms, etc.	Total Receipts (Land and Advances).	Repayments of Principal (Land and Advances).	Area Available for Settlement at 30th June.
			Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments. (a)	Roads and Reserves.				
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.
1934	1,360,106	9,633,101	1,178,789	796	3,498	54,837	8,712	8,537	11,047,557	4,155,289	30,630

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

4. **Queensland.**—The total area acquired to 31st December, 1934, was 970,778 acres, costing £2,292,881. At the same date the area allotted amounted to 915,690 acres distributed over 3,048 selections, consisting of 2,155 agricultural farms, 257 unconditional selections, 544 perpetual lease selections, 9 prickly-pear selections, 6 perpetual lease prickly-pear selections and 77 settlement farm leases. An area of 13,038 acres was sold by auction.

5. **South Australia.**—The following table shows the area of land acquired for the purposes of closer settlement, and the manner in which it had been dealt with to the 30th June, 1934 :—

**CLOSER SETTLEMENT.—SOUTH AUSTRALIA.**

To 30th June—	Area of Lands Repurchased.	Agreements with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Miscellaneous Leases.	Sold.	Remainder Un-occupied (including Roads and Land in Irrigation Areas).
			Right of Purchase.	Perpetual Lease.				
1934 ..	Acres. 786,625	Acres. 493,737	Acres. 301	Acres. 1,294	Acres. 32,799	Acres. 56	Acres. 215,419	Acres. 43,019

The total area repurchased at 30th June, 1934, was 786,625 acres. The purchase money was £2,532,440. Of the total area, 743,606 acres have been allotted to 2,721 persons, the average area to each being 273 acres.

6. **Western Australia.**—The total area acquired for closer settlement up to the 30th June, 1934, was 907,823 acres, costing £1,180,443. Of this area, 26,580 acres have been set aside for roads, reserves, etc., leaving a balance of 881,243 acres available for selection. Particulars of operations under the Act for the year ending 30th June, 1934, are as follow :—Area selected during the year 6,829 acres; number of farms, etc., allotted to date 1,479; total area occupied to date 758,542 acres; balance available for selection 122,701 acres; and total revenue £817,503.

7. **Tasmania.**—Up to the 30th June, 1934, 36 areas had been opened up for closer settlement. The total purchase money paid by the Government was £366,099, and the total area acquired amounted to 101,231 acres, including 10,000 acres of Crown lands.

The number of farms allotted was 310.

8. **Summary.**—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1934 :—

**CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED AT 30th JUNE, 1934.**

Particulars.	N.S.W.	Victoria.	Q'land. (d)	S. Aust.	W. Aust.	Tas.	Total.
Area acquired (a) acres	4,233,867	1,360,106	970,778	786,625	907,823	101,231	8,360,430
Purchase price (b) £	14,568,595	9,576,966	2,292,881	2,532,440	1,180,443	366,099	30,517,424
Farms, etc., { No.	8,863	(c) 8,537	3,048	2,726	1,479	310	24,963
alotted { acres	4,115,204	1,320,764	915,690	743,606	758,542	101,231	7,955,037

(a) Includes Crown lands—New South Wales, 205,173 acres; Victoria, 113,559 acres; Tasmania, 10,000 acres. (b) Private lands only. In Victoria, the purchase money includes £3,507,114 for land taken over from Discharged Soldiers' Settlement. (c) Includes 710 allotments of a total area of 82,844 acres granted to discharged soldiers under the Discharged Soldiers' Settlement Acts. (d) As at 31st December, 1934.

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

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

2. **New South Wales.**—The following table gives particulars of operations on Crown lands for the year 1933-34 :—

#### AREAS TAKEN UP UNDER MINING ACTS.—NEW SOUTH WALES, 1933-34.

Purposes for which Issued or Occupied.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	5,390	10,400
Mining for other minerals .. .. .	4,823	163,638
Authorities to prospect .. .. .	29,000	56,832
Other purposes .. .. .	880	24,048
<b>Total .. .. .</b>	<b>40,093</b>	<b>254,918</b>

3. **Victoria.**—During the year 1934, 537 leases, licences, etc., were issued covering an area of 57,483 acres, the rent, fees, etc., for which amounted to £4,120. The area occupied at the end of the year was 127,732 acres.

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

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

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



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

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

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

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

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

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

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

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

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

8. **Northern Territory.**—At the 30th June, 1934, there existed 23 mineral leases comprising 396 acres, and 18 gold-mining leases comprising 720 acres. There were also 339 protected gold-mining lease applications for 11,042 acres, 72 protected mineral lease applications for 3,000 acres, and 1 protected dredging lease application for 100 acres. In addition, 48 exclusive prospecting licences covering 137 square miles, and 9 mineral oil and coal licences covering 9,000 square miles were issued.

9. **Summary.**—The following table shows the areas under leases and licences for mining purposes and the total areas occupied for the years 1923, 1928, 1933 and 1934 :—

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

Year.	N.S.W. (a)	Victoria.	Q'land.(b)	S. Aust.(b)	W. Aust.(c)	Tas. (b)	Total.(d)
<b>AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.</b>							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1923 ..	40,143	9,207	67,754	610,377	37,567	47,535	812,583
1928 ..	25,372	8,302	1,793,028e	196,521	47,975	23,910	2,095,108
1933 ..	38,885	33,960	111,117	72,897	66,800	4,811	328,470
1934 ..	40,093	57,483	117,659	36,100	102,045	8,148	361,528
<b>TOTAL AREAS OCCUPIED AT END OF YEAR.</b>							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1923 ..	307,336	47,361	444,586	653,899	127,829	77,627	1,658,638
1928 ..	293,265	39,904	2,810,262	242,688	132,536	54,362	3,573,017
1933 ..	290,928	113,870	520,346	116,608	122,780	31,397	1,195,929
1934 ..	254,918	127,732	593,657	91,680	168,384	36,647	1,273,018

(a) Year 30th June. (b) Exclusive of lands held under miners' rights only. (c) Exclusive of holdings under miners' rights and mineral oil licences. (d) Exclusive of Northern Territory. (e) Mainly Petroleum-prospecting permits.

## § 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 sub-sections immediately following.

2. **New South Wales.**—At the 30th June, 1934, the area set apart exclusively for soldiers was 9,754,969 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, 1934, was 9,598. Farms, etc., occupied at that date numbered 5,544 with an area of 7,900,031 acres, of which 6,276,655 acres were Crown lands (including 3,912,637 acres in the Western Division taken up under the Western Lands Act), 1,521,296 acres acquired lands, and 102,080 acres within Irrigation Areas.

3. **Victoria.**—At the 30th June, 1934, the area acquired or set apart for soldier settlement was 2,514,446 acres, of which 1,763,240 acres comprised private land purchased at a cost of £13,361,241. Up to the 30th June, 1934, the number of settlers to whom farms, etc., had been allotted was 11,639, and the number of farms, etc., allotted was 9,712 (including 747 farms originally purchased for Closer Settlement purposes) containing 2,425,921 acres. In addition, 963 share-farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at the 30th June, 1934, was 9,204 (including 651 originally purchased for Closer Settlement) containing 2,315,853 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, 1934, 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, 1934, was 4,180, and the area of farms, etc. (including mortgages discharged), on which assistance had been granted was 2,746,744 acres. At the 30th June, 1934, farms, etc., occupied numbered 2,153 containing 1,757,424 acres.

6. **Western Australia.**—At the 30th June, 1934, 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, 1934, assistance had been given to 5,213 returned soldiers, and the Agricultural Bank held 3,531 properties as security for advances. The area held, including pastoral leases, was approximately 25,830,000 acres, and advances approved amounted to £6,639,185. The number of farms, etc., occupied by returned soldiers at the 30th June, 1934, was 2,325.

7. **Tasmania.**—At the 30th June, 1934, the area acquired or set apart for soldier settlement was 339,592 acres, of which 270,227 acres comprised private land purchased at a cost of £2,017,043. Up to the 30th June, 1934, the number of settlers to whom farms, etc., had been allotted was 2,378, and the number of farms, etc., allotted 2,200 containing 339,592 acres. The number of farms, etc., occupied at the 30th June, 1934, was 2,047 containing 322,141 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, 1934 :—

**SOLDIER SETTLEMENT.—AREAS ACQUIRED, SETTLERS ASSISTED AND FARMS OCCUPIED—30th JUNE, 1934.**

Particulars.	New South Wales.	Victoria.	Queensland.(a)	Sth. Australia.	Western Australia.	Tasmania.	Total.
Area acquired or set apart—							
(i) Private land acquired acres	1,710,272	1,763,240	41,101	1,202,653	345,110	270,227	5,332,603
(ii) Crown lands set apart acres	8,044,697	751,206	536,532	133,959	13,942,533	69,365	23,478,292
Total land acquired or set apart acres	9,754,969	2,514,446	577,633	1,336,612	14,287,643	339,592	28,810,895
Price paid by Government for private land acquired £	8,113,956	13,361,241	270,480	3,863,572	605,076	2,017,043	28,231,368
Number of settlers to whom farms, etc., had been allotted up to the 30th June, 1934	9,598	(c) 11,639	(d)	(e) 4,180	5,213	2,378	(d)
Farms, etc., occupied at the 30th June, 1934	5,544	(f) 9,204	1,148	2,153	2,325	2,047	22,421
No. acres	7,900,031	2,315,853	440,992	1,757,424	(d)	322,141	(d)

(a) At 30th June, 1929; later information not available. (b) Excludes mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. (c) In addition 963 share farmers and holders of leasing agreements and private land have received assistance. (d) Not available. (e) Number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts. (f) Includes 651 farms originally purchased for Closer Settlement purposes.

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 following table from Mr. Justice Pike's report shows the losses as found by him, the amount contributed at that date by the Commonwealth, and the further amount to be written off by the Commonwealth:—

#### LOSSES ON SOLDIER SETTLEMENT.

State.	Gross losses as found by Mr. Justice Pike.	Commonwealth half share thereof.	Amount already contributed by Commonwealth.	Further amount to be written off by Commonwealth.
	£	£	£	£
New South Wales ..	7,003,950	3,501,975	2,612,215	889,760
Victoria .. .. .	7,721,891	3,860,945	3,331,193	529,752
Queensland .. ..	1,853,315	926,657	817,272	109,385
South Australia ..	3,565,829	1,782,914	977,927	804,987
Western Australia ..	2,059,368	1,029,684	1,477,688	Nil
Tasmania .. .. .	1,321,169	660,585	546,688	113,897
<b>Total .. .. .</b>	<b>23,525,522</b>	<b>11,762,760</b>	<b>9,762,983</b>	<b>2,447,781</b>

The report refers to a further small loss in certain States consequent upon providing home maintenance areas. The Commonwealth's share of this loss was subsequently fixed at £150,000.

According to the report the chief loss was in interest on capital cost, which amounted to more than half the total loss. Loss of advances came next, due to inflated values of improvements and stock when settlement was taking place. The loss due to administration expenses was defined as the excess costs above ordinary closer settlement costs, and this excess was found to be about £3,000,000, or 12½ per cent. of the total loss.

10. **Advances by Commonwealth to States.**—The following table shows the total advances to the States, repayments made to the Commonwealth, remissions of advances made by the Commonwealth and the loans outstanding at the 30th June, 1934. The remissions agreed upon and ratified by the Commonwealth and State Governments include an amount of £5,000,000 made by the Commonwealth in 1925, and the Commonwealth's share of losses, other than for interest, as recommended by Mr. Justice Pike (including the £150,000 for home maintenance areas).

**ADVANCES TO STATES FOR SOLDIER SETTLEMENT, AT 30th JUNE, 1934.**

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

**§ 9. Tenure of Land by Aliens.**

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

**§ 10. Advances to Settlers.**

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

2. **New South Wales.**—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1934 :—

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

Particulars.	Advances made during 1933-34.	Total Advances at 30th June, 1934.	Amount outstanding at 30th June, 1934.	
			Number of Persons.	£
	£	£		
Rural Bank Advances .. ..	485,750	27,778,615	17,470	13,393,549
Soldier Settlement Advances ..	7,319	45,679,534	4,599	2,394,362
Advances for Purchase of Wire Netting	82,515	1,286,710	4,958	495,543
Advances to Necessitous Farmers ..	118,370	5,591,789	4,216	1,260,664
Advances to Civilian Settlers on Irrigation Areas .. ..	5,852	368,816	277	236,634
Shallow Boring Advances .. ..	21,391	673,214	1,338	249,277
Unemployment Relief Loans .. ..	336,728	688,280	3,755	678,917
<b>Total .. ..</b>	<b>1,057,925</b>	<b>42,066,958</b>	<b>36,613</b>	<b>18,708,946</b>

(a) In addition, the sum of £3,496,474 has been expended on developmental works on soldiers' settlements.

3. Victoria.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1934 :—

ADVANCES TO SETTLERS.—VICTORIA.

Authority Making Advances.	Advances made to —	Advances made during 1933-34.	Total Advances at 30th June, 1934.	Amount outstanding at 30th June, 1934.	
				Number of Persons.	£
		£	£		
Credit Foncier	Civilians .. .. .	38,911	10,206,374	5,031	4,584,960
Closer Settlement Commission	Discharged soldiers .. .. .	1,352	835,774	503	511,432
	Closer Settlement settlers .. .. .	484,980	20,923,140	6,942	212,254,406
	Soldier settlers .. .. .	183,066	27,060,466	6,059	17,358,296
Treasurer .. .. .	Cultivators of land .. .. .	146,047	1,224,087	1,135	511,255
	Cool stores, canneries, etc. .. .. .	..	615,182 (b)	21	346,755
<b>Total</b> .. .. .	.. .. .	<b>854,356</b>	<b>60,865,023</b>	<b>19,691</b>	<b>35,567,108</b>

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

4. Queensland.—The following table gives particulars of advances, etc., under State Authorities to 30th June, 1934 :—

ADVANCES TO SETTLERS.—QUEENSLAND.

Act under which Advances were made.	Advances made during 1933-34.	Total Advances at 30th June, 1934.	Amount outstanding at 30th June, 1934.	
			Number of Persons.	£
	£	£		
Agricultural Bank Acts .. .. .	200,570	6,794,861	6,018	1,888,055
Discharged Soldiers' Settlement Act (a) .. .. .	6,385	2,430,677	2,112	836,242
Water Facilities .. .. .	4,936	(d) 91,713	367	76,305
Wire Netting, Marsupial Proof Fencing, etc. .. .. .	28,979	822,315	3,760	453,580
Seed Wheat .. .. .	10,235	(b) 76,405	(c)	13,039
Drought Relief .. .. .	..	67,381	1,469	44,322
<b>Total</b> .. .. .	<b>251,105</b>	<b>10,283,352</b>	<b>13,726</b>	<b>3,311,543</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) Net amount.

5. South Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1934 :—

ADVANCES TO SETTLERS.—SOUTH AUSTRALIA.

Particulars.	Advances made during 1933-34.	Total Advances at 30th June, 1934.	Amount outstanding at 30th June, 1934.	
			Number of Persons.	£
Department of Lands—	£	£		
Advances to soldier settlers ..	51,434	5,187,599	1,405	3,616,342
Advances to blockholders ..	..	41,451	8	50
Advances for sheds and tanks ..	..	75,693	348	57,753
Advances in drought-affected areas	298	2,043,808	3,708	1,148,767
Advances under Farmers Relief Acts (b) ..	485,664	1,670,924	3,175	621,258
Advances under Closer Settlement Acts ..	4,042	2,396,567	1,411	1,459,027
Advances under Agricultural Graduates Settlement Act ..	..	22,563	11	22,074
Irrigation Branch—				
Advances to Civilians ..	1,425	259,656	410	125,865
Advances to Soldier Settlers ..	2,542	11,087,985	750	989,789
State Bank of South Australia (C. F. Department) ..	36,188	4,769,919	2,248	1,187,839
Advances to settlers for improvements ..	15,431	850,734	1,466	377,150
Advances under Vermin and Fencing Acts ..	11,914	1,318,695	6,885	477,267
Advances under Loans to Producers Act ..	31,665	295,765	284	250,467
Total .. ..	640,603	20,021,359	22,109	10,333,648

(a) Since June, 1927, a considerable sum has been written off advances to soldier settlers under Section 8 of the Discharged Soldiers' Settlement Relief Act 1925. (b) Previously shown under Advances in drought-affected areas.

6. Western Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1934 :—

ADVANCES TO SETTLERS.—WESTERN AUSTRALIA.

Particulars.	Advances made during year 1933-34.	Total Advances at 30th June, 1934.	Amount outstanding at 30th June, 1934 (inclusive of interest).	
			Number of Persons.	£
	£	£		
Development loans ..	87,913	9,234,030	8,340	6,621,254
Soldier settlement loans ..	1,199	5,991,215	3,531	5,130,847
Advances to rural industries ..	..	31,017	7	42,560
Cropping advances ..	19,891	13,069,434	1,393	1,904,924
Group Settlement advances ..	85,270	2,274,635	1,711	2,713,314
Total .. ..	194,273	30,600,331	14,982	16,412,905

7. Tasmania.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1934 :—

ADVANCES TO SETTLERS.—TASMANIA.

Authority making Advances.	Particulars.	Advances made during 1933-34.	Total Advances to 30th June, 1934.	Amount outstanding at 30th June, 1934.	
				Number of Persons.	£
		£	£		
Agricultural Bank	State Advances Act and Rural Credits Orchardists' Relief, 1926 .. ..	26,576	521,611	1,008	327,242
"	" Unemployed (Assistance to Primary Producers) Relief Act, 1930-1931	..	46,832	148	7,878
"	" Bush Fire Relief, 1934 .. ..	19,765	84,205	886	72,395
Minister for Agriculture	" Soldier Settlers ..	14,879	14,879	543	14,879
"	" Closer Settlers ..	10,991	721,464	1,272	(a) 181,813
"	"	1,247	36,540	138	17,096
Total ..	.. ..	73,458	1,425,531	3,995	621,303

(a) Exclusive of £46,203 advances capitalized and £61,476 advances written off to bad debts.

8. Northern Territory.—During the financial year 1933-34 the amount of £4 was advanced, the total amount advanced to 30th June, 1934, being £22,772 (approximately). The balance outstanding from 75 settlers, at 30th June, 1934, including interest, was £12,969.

9. Summary of Advances.—The following table gives a summary for each State and the Northern Territory to the 30th June, 1934 :—

ADVANCES TO SETTLERS.—AUSTRALIA.

State.	Advances made during 1933-34.	Total Advances made to 30th June, 1934.	Amount outstanding at 30th June, 1934.	
			Number of Persons.	£ (a)
	£	£		
New South Wales .. ..	1,057,925	42,066,958	36,613	18,708,946
Victoria .. ..	854,356	60,865,023	19,691	35,567,108
Queensland .. ..	251,105	10,283,352	13,726	3,311,543
South Australia .. ..	640,603	20,021,359	22,109	10,333,648
Western Australia .. ..	194,273	30,600,331	14,982	16,412,905
Tasmania .. ..	73,458	1,425,531	3,995	621,303
Northern Territory .. ..	4	22,772	75	12,969
Total .. ..	3,071,724	165,285,326	111,191	84,968,422

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



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

1. **General.**—The figures given in the previous parts of this chapter show separately the areas alienated, in process of alienation, or occupied under various tenures. The following tables set out in summarized form the position in regard to the tenure of land in each State, in the Northern Territory, and in the Federal Capital Territory during the latest year for which information is available. Particulars for each year from 1923 onward will be found in Commonwealth Production Bulletin, No. 28, 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, 22.8 per cent. had been alienated at the 30th June, 1934, 11.6 per cent. was in process of alienation, 55.1 per cent. was held under leases and licences, and the remaining 10.5 per cent. was unoccupied.

The following table gives particulars for the year ended 30th June, 1934 :—

#### ALIENATION AND OCCUPATION OF CROWN LANDS.—NEW SOUTH WALES, 1933-34.(a)

Particulars.	Acres.	Particulars.	Acres.
<b>1. Alienated.</b>		<b>2. In Process of Alienation.</b>	
Granted and sold prior to 1862 ..	7,146,579	Conditional purchases .. ..	19,704,897
Sold by auction and other sales, 1862 to date .. ..	15,031,239	Closer settlement purchases .. ..	2,786,153
Conditionally sold, 1862 to date ..	25,111,508	Soldiers' group purchases .. ..	418,951
Granted under Volunteer Land Regulations, 1867 to date .. ..	172,198	Other forms of sale .. ..	25,237
Granted for public and religious purposes .. ..	260,253	<b>Total .. ..</b>	<b>22,935,238</b>
Less lands resumed or reverted to Crown .. ..	47,721,777	<b>3. Held under Leases and Licences.</b>	
	2,585,449	Total under Lands Department, Water Conservation and Irriga- tion Commissioner, and Western Lands Commissioners ..	108,942,096
<b>Total .. ..</b>	<b>45,136,328</b>	Mineral and auriferous leases and licences (Mines Department) ..	254,918
		<b>Total .. ..</b>	<b>109,197,014</b>
		<b>4. Unoccupied (b) (approximate)</b>	
			20,764,700

Area of State—198,036,500 acres.

(a) Exclusive of Lord Howe Island, 3,220 acres.

(b) Of this area only 4,731,114 acres are available for selection, the balance being comprised within reservations for various public purposes, roads, and river and lake surfaces.

3. **Victoria.**—The total area of the State of Victoria is 56,245,760 acres, of which 47.1 per cent. had been alienated up to the end of the year 1933; 12.3 per cent. was in process of alienation under deferred payments and closer settlement schemes; 10.2 per cent. was occupied under leases and licences; while 30.4 per cent. was unoccupied.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—VICTORIA, 1933.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> .. .. .	26,515,976	3. <i>Leases and Licences held—</i>	
2. <i>In Process of Alienation—</i>		Under Lands Department—	
Exclusive of Mallee and Closer		Perpetual Leases ..	87,398
Settlement Lands ..	1,633,551	Other Leases and Licences	41,273
Mallee Lands (exclusive of		Temporary (Yearly) Graz-	
Closer Settlement Lands) ..	4,624,418	ing Licences .. ..	5,475,103
Closer Settlement Lands ..	668,362	Under Mines Department ..	114,000
Village Settlements .. ..	29	Total .. .. .	5,717,774
Total .. .. .	6,926,360	4. <i>Occupied by the Crown or</i>	
		<i>Unoccupied (a)</i> .. .. .	17,085,650

Total area of State—56,245,760 acres.

(a) These Crown lands comprise the following acreage :—Permanent forests (under Forests Acts) 3,956,931; timber reserves (under Forests Acts) 735,889; State forests and timber reserves (under Land Act) 330,135; water reserves 310,197; reserves for agricultural colleges, experimental farms, etc., 88,650; reserves in the Mallee 410,000; roads 1,794,218; other reserves 379,580; water frontages, beds of rivers, lakes, etc., unsold land in cities, towns and boroughs 3,609,145; and other lands (unoccupied) 5,470,905.

4. *Queensland.*—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1933, 4.5 per cent. was alienated; 2.0 per cent. was in process of alienation; and 75.6 per cent. was occupied under leases and licences. The remainder 17.9 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, 1933.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and</i>	
By Purchase .. .. .	19,188,774	<i>Licences—</i>	
Without Payment .. .. .	90,618	Pastoral Leases .. ..	225,496,200
Total .. .. .	19,279,392	Occupation Licences .. ..	10,945,200
		Grazing Selections and Settle-	
		ment Farm Leases .. ..	79,091,381
		Leases—Special Purposes .. ..	844,841
		Under Mines Department .. ..	375,278
		Perpetual Lease Selections	4,798,321
		Auction Perpetual Leases ..	17,486
		Prickly-pear Leases .. ..	3,013,760
		Total .. .. .	324,582,467
2. <i>In Process of Alienation</i> .. .. .	8,688,589	4. <i>Reserves, Surveyed Roads and</i>	
		<i>Surveyed Stock Routes (a)</i> .. ..	21,046,588
		5. <i>Unoccupied</i> .. .. .	55,522,964

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

(a) Includes reserves of a total area of 18,174,366 acres, comprising timber 3,476,938 acres, State forests and national parks 2,513,876 acres, aboriginal 6,203,602 acres, and general 5,979,950 acres; and streets, surveyed roads and surveyed stock routes 2,872,222 acres.

5. *South Australia.*—The area of the State of South Australia is 243,244,800 acres, and at the end of the year 1934, 5.0 per cent. was alienated; 1.7 per cent. in process of alienation; 49.7 per cent. occupied under leases and licences; and 43.6 per cent. unoccupied.

The subjoined table shows the distribution :—  
**ALIENATION AND OCCUPATION OF CROWN LANDS.—SOUTH AUSTRALIA,  
 1934.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> —		3. <i>Held under Lease and Licence</i> —	
Sold .. .. .	11,900,691	Right of Purchase Leases ..	1,543,663
Granted for Public Purposes ..	233,344	Perpetual Leases, including	
		Irrigation Leases ..	15,588,508
		Pastoral Leases ..	101,714,834
		Other Leases and Licences ..	1,900,461
		Mining Leases and Licences ..	91,680
Total .. .. .	12,134,035	Total .. .. .	120,839,146
2. <i>In Process of Alienation</i> ..	4,030,219	4. <i>Area Unoccupied (a)</i> ..	106,241,400

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

(a) Includes surveyed roads, railways, and other reserves, 16,455,429 acres (of which 14,016,000 acres comprises an aboriginal reserve in the north-west corner of the State); salt water lakes and lagoons, 7,680,000 acres; and fresh water lakes, 224,000 acres.

6. **Western Australia.**—The total area of Western Australia is 624,588,800 acres, of which, at the 30th June, 1934, 2.6 per cent. was alienated; 3.0 per cent. was in process of alienation; while 32.1 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 62.3 per cent. was unoccupied.

The following table shows the distribution :—  
**ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN AUSTRALIA,  
 1933-34.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> .. .. .	16,325,689	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 ..	198,339,935
Free Homestead Farms ..	753,751	Special Leases ..	21,634
Conditional Purchases ..	5,821,506	Leases of Reserves ..	920,331
Selections from the late W. A. Company ..	5,297	Residential Lots ..	5,127
Selections under the Agricultural Lands Purchase Act ..	469,226	(ii) Issued by Mines Department—	
Special Occupation Leases and Licences ..	300	Gold-mining Leases ..	17,302
Homestead or Grazing Leases ..	11,635,914	Mineral Leases ..	45,512
Poison Land Leases or Licences ..	23,135	Miners' Homestead Leases ..	31,846
Village Allotments ..	46	(iii) Issued by Forests Department—	
		Timber Permits ..	1,207,061
Total .. .. .	18,763,975	Total .. .. .	200,587,868
		4. <i>Area Unoccupied (a)</i> ..	388,911,268

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

(a) These Crown lands comprise the following :—State forests, 2,971,712 acres; timber reserves, 1,436,980 acres; other reserves, 36,051,426 acres; and vacant Crown land, 348,451,150 acres.

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

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—TASMANIA, 1934.**

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

Total area of State—16,778,000 acres.

8. Northern Territory.—The area of Northern Territory is 335,116,800 acres, of which, at the end of 1934, only 0.14 per cent. was alienated; 55.27 per cent. was held under leases and licences; while the remaining 44.59 per cent. was unoccupied.

The following shows the mode of occupancy of areas at the 30th June, 1934 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTHERN TERRITORY, 1934.**

Particulars.	Acres.
1. Alienated .. .. .	477,867
2. Leased—	
Pastoral .. .. .	124,328,800
Other leases, licences, reserves and mission stations ..	60,895,567
Total .. .. .	185,224,367
3. Unoccupied .. .. .	149,414,566
4. Total area .. .. .	335,116,800

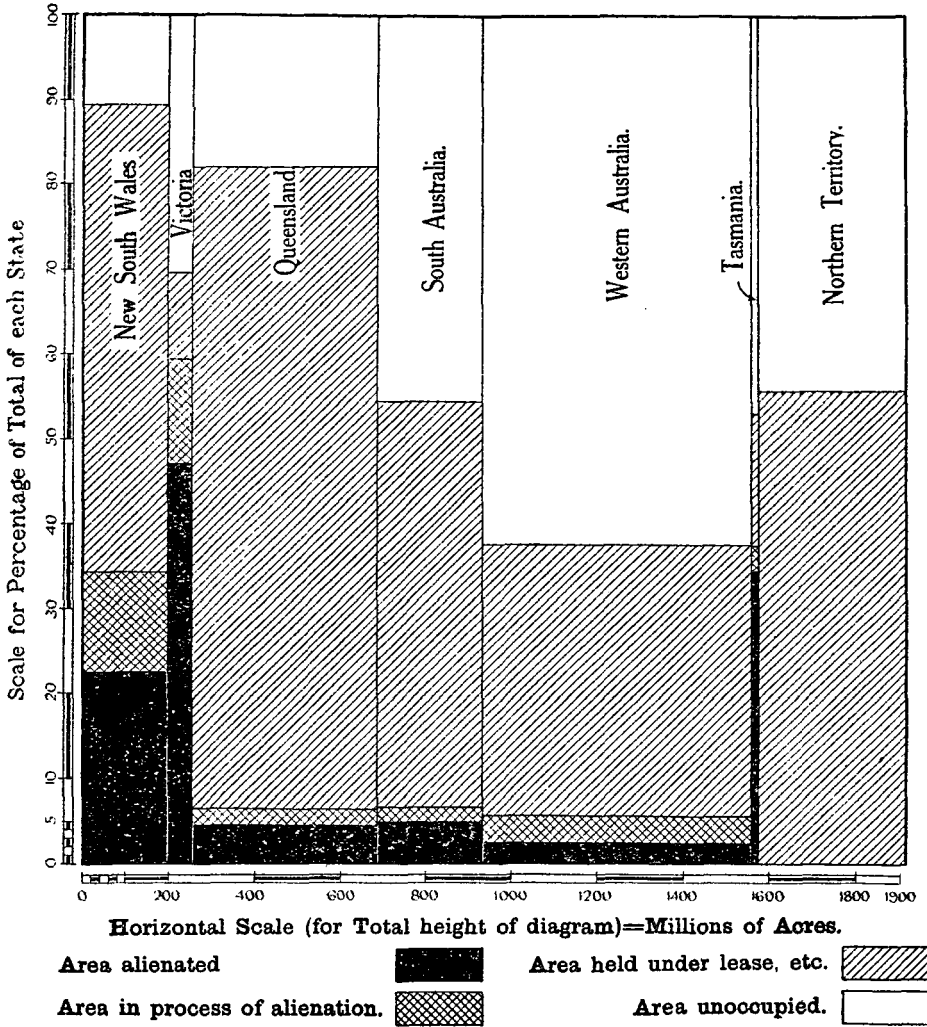
9. Federal Capital Territory.—Particulars of the alienation and occupation of Crown lands in the Territory (exclusive of Jervis Bay area) for the year 1934 are as follow :—Alienated 73,080 acres; in process of alienation 34,098 acres; leased 312,881 acres; and unoccupied 163,601 acres. The area of acquired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

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

10. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at the end of the year 1933. The square itself represents the total area of Australia, while the relative areas of individual States are shown by the vertical rectangles. The areas alienated from the State; those in process of alienation

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

**LAND TENURE**



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

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

**§ 12. Classification of Alienated Holdings According to Size.**

The classification of private holdings according to their area is of interest chiefly in relation to the efforts made by the several States in recent years to promote settlement on the land on blocks of suitable size, especially by means of the Closer Settlement Acts.

CLASSIFICATION OF ALIENATED HOLDINGS ACCORDING TO SIZE. 141

The following table gives particulars of the number and areas of holdings of alienated land and land in process of alienation at the latest date for which the information has been compiled.

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

Size of Holdings.	N.S.W. (d)	Victoria.	Q'land. (b)	S. Aust. (c)	W. Aust.	Tasmania.	Fed.Cap. Ter.	Total (a)
<b>NUMBER.</b>								
1 and under 50 acres	12,431	19,348	9,627	6,409	4,953	2,839	2	55,600
50 " 100 "	6,174	8,475	9,206	1,883	715	2,130	2	28,675
100 " 500 "	23,737	26,635	33,522	5,787	3,997	4,842	8	98,528
500 " 1,000 "	12,281	12,245	5,972	4,513	2,470	713	12	38,206
1,000 " 5,000 "	14,059	7,357	3,252	5,266	9,285	616	16	39,851
5,000 " 10,000 "	1,512	298	152	134	536	93	4	2,729
10,000 " 20,000 "	552	81	55	34	122	51	1	896
20,000 " 50,000 "	225	16	15	9	23	17	..	305
50,000 and over	55	..	6	..	7	4	..	72
<b>Total</b>	<b>71,026</b>	<b>74,455</b>	<b>61,897</b>	<b>24,035</b>	<b>22,108</b>	<b>11,305</b>	<b>45</b>	<b>264,871</b>

**AREA.**

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1 and under 50 acres	255,470	374,948	225,079	118,847	60,873	64,245	66	1,099,528
50 " 100 "	439,042	610,113	602,935	144,657	51,507	151,286	160	2,089,700
100 " 500 "	5,982,107	6,499,014	7,687,339	1,662,229	929,183	995,080	2,123	23,757,075
500 " 1,000 "	8,702,171	8,680,358	4,119,953	3,339,608	1,963,422	484,550	8,874	27,298,941
1,000 " 5,000 "	28,207,833	12,524,655	5,599,131	9,401,700	18,542,088	1,287,530	29,452	75,592,389
5,000 " 10,000 "	10,219,337	2,013,454	1,051,319	929,107	3,397,890	613,434	32,124	18,256,665
10,000 " 20,000 "	7,543,238	1,105,170	724,794	459,199	1,624,872	694,975	11,002	12,163,250
20,000 " 50,000 "	6,496,667	456,843	430,372	237,112	586,559	448,620	..	8,656,173
50,000 and over	4,659,864	..	1,680,110	..	496,075	321,404	..	7,157,453
<b>Total</b>	<b>72,505,729</b>	<b>32,264,555</b>	<b>22,211,037</b>	<b>16,292,459</b>	<b>27,652,469</b>	<b>5,061,124</b>	<b>83,801</b>	<b>176,071,174</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) Year 1930-31. (d) Including 6,030,087 acres under perpetual lease.