

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

DISCLAIMER

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

SECTION VI.

LAND TENURE AND SETTLEMENT.

§ 1. Introduction and Early History.

1. **Introduction.**—The various forms of land tenure which have been adopted with a view to securing the settlement of a large and sparsely populated country like Australia are not only of interest to the immigrant, but also have an important and immediate bearing upon the welfare of the community. An attempt was made in Year Book No. 2, to give a comprehensive description, in a classified and co-ordinated form, of the land systems of the several States, and to thus obviate the necessity of having recourse to the numerous Acts of Parliament and other documents dealing with the subject. That description has been brought up to date and is repeated in this volume *in extenso* in so far as it relates to existing forms and conditions of tenure; the historical matter dealing with the development of the land legislation has, however, been considerably condensed in the present issue. For a more complete account of the land legislation in the individual States, reference may therefore be made to Year Book No. 2 (pp. 263 to 272).

Though there is a certain similarity between the principal forms of tenure in the States of the Commonwealth, the difficulty of the task of rendering a succinct and co-ordinated account of the land systems is increased by the variety in detail of the terms and conditions imposed, and also by the different manners in which statistics dealing with the subject are presented by the several States. In the account given in this section the classifications ordinarily adopted in the several States have necessarily not always been adhered to, the tenures having been reclassified in accordance with the scheme indicated hereunder. (See § 4.) Statistics relating to various forms of tenure have also, where necessary, been regrouped according to that scheme.

In order to preserve continuity, and in order that the general trend of land legislation may be comprehended, a short historical account of land settlement in the Commonwealth is first given hereunder.

2. **First Grants of Land made in New South Wales, 1789.**—In the early days of Australian colonisation, land was alienated by grants and orders from the Crown. The first instructions, issued on the 25th April, 1787, authorised the Governor to make grants only to liberated prisoners, but by further instructions issued by the Secretary of State in 1789, the privilege of obtaining grants was extended to free immigrants and to such of the men belonging to the detachment of marines serving in New South Wales—which then included the whole of the eastern part of Australia—as were desirous of settling in the colony; the maximum grant was not to exceed 100 acres, and was subject to a quit-rent of one shilling per annum for every fifty acres, to be paid within five years of the date of issue. In many cases these grants were made conditional upon a certain proportion of the land being cultivated, or upon certain services being regularly performed, but these conditions do not seem to have been enforced. The first settler was a convict of the name of James Ruse, who, having been liberated, entered on his farm of thirty

acres at Parramatta on the 25th February, 1789. The first free settlers arrived in the *Bellona* on the 15th January, 1793, and took up land at Liberty Plains, about eight miles from Sydney.

3. Grants of Town Allotments in Sydney, 1811.—Until the year 1811 all the land which had hitherto been alienated lay outside the borders of the town of Sydney, but in that year the Governor, with the authority of the Secretary of State, commenced to grant town allotments on lease only, for periods of fourteen or twenty-one years; the rents on these leases varied considerably from time to time according to the discretion of the Governor, by whom they were imposed. In 1824 and 1826 further regulations relating to grants to immigrants were issued by the Colonial Office. In 1829 leases were entirely abolished, grants of freehold estates being made in lieu, but five years later they were, however, again introduced. As regards the payment of quit-rents generally, it appears that they were collected in a very perfunctory manner, and in later years the Government offered special inducements for their redemption.

4. Introduction of Land Sales, 1825.—By this time the principle of alienation of land by sale to free settlers had already been introduced under Sir Thomas Brisbane, and under a Government order of the 24th March, 1825, land was allowed to be sold by private tender, at a minimum price of five shillings an acre, no person being allowed to buy more than 4000 acres, nor any family more than 5000 acres. The disposal of lands by sale did not, however, interfere with the ordinary method of alienating town allotments and country lands by grants subject to the payment of quit-rents. In 1830 the division of the eastern part of the colony into counties, hundreds and parishes had been completed by a commission of three persons appointed for that purpose. Dividing the territory into nineteen counties, covering about 34,505 square miles, they made a valuation of the whole of the lands with a view to fixing a fair price for future sales. This territory comprised a belt of land in what is now the middle of the Eastern Division of New South Wales, extending from the coast nearly as far as the boundary of the Central Division, and from the Macleay River in the north to the Moruya River in the south.

5. Free Grants Abolished, 1831.—On the 14th February, 1831, it was notified by a Government order that no Crown lands were in the future to be disposed of except by public auction, the minimum price for country lands being fixed at five shillings an acre, which was raised to twelve shillings an acre in 1839, power being given in the latter year to select, at the upset price, land for which there was no bid at the auction, or upon which the deposit paid at the time of sale had been forfeited. This was the first introduction of the principle of selection into the land laws of Australia, and it was then only applied to lands which had been put up for sale by auction.

6. Land Regulations Issued under Imperial Acts, 1842 and 1847.—In 1842 regulations made under an Imperial Act of Parliament came into force. The principle of sale by auction was maintained, the lands were to be surveyed before being put up for sale, and the upset price was fixed at twenty shillings an acre. It was provided that, subject to a primary charge for survey, half the proceeds of sales were to go to defray the cost of immigration of persons to the colony in which the revenue accrued. Special blocks of 20,000 acres formed an exception. They might be sold, before survey, by private contract at not less than the upset price. Under Orders in Council, issued on the 9th March, 1847, in pursuance of the provisions of the Waste Lands Act of 1846, a new classification of lands took place, and the territory was divided into—(a) settled districts; (b) intermediate districts; and (c) unsettled districts. Under this Act the principles of sale by auction or by private contract were maintained, but a system was introduced by which leases were granted for various terms in each of the three divisions for pastoral purposes only. During the currency of such a lease the lessee could at any time purchase the freehold at the upset price of £1 an acre, and on the expiration of the term he had a pre-emptive right at the same price over all or any part of the land.

7. Occupation of Pastoral Lands.—In the early days land was held for pastoral purposes under tickets of occupation, which ceased to be issued on the 1st May, 1827, after which date pastoral lands could only be occupied under annual licenses, upon payment of a quit-rent of twenty shillings per 100 acres, and had to be vacated at six months' notice. Under the Imperial Act of 1846, referred to above, an entirely new system for the occupation of pastoral lands was introduced. Under this system fixity of tenure of lease was granted, and the fee was paid upon the stock-carrying capacity of the run. In the unsettled districts the term of the lease was fixed at fourteen years; in the intermediate districts the term was for eight years; while in the settled districts the yearly tenure was retained.

8. First Land Legislation of Individual States.—The legislation of 1846 remained in force in New South Wales until the year 1861; and in the States of Victoria and Queensland, which were separated from the mother colony in 1851 and 1859 respectively, until repealed by Acts of the State Parliaments. The discovery of gold in 1851, and the consequent rush of population to Australia, greatly changed the conditions of colonisation. The various States of the Commonwealth have found it to their advantage to adopt different systems for securing the settlement of an industrial and agricultural population. The land regulations of Victoria, Queensland, and Tasmania were identical with those in force in New South Wales until the dates of the separation of these States from the mother State, and at the present time practically the same form of conditional occupation with deferred payments exists in all four States. In Western Australia and in South Australia the influence of the legislation of New South Wales was not felt. In these States new conditions prevailed; under a different set of circumstances settlement was effected by legislation of a special and novel character, and it was not until a later date that their land laws were brought more into line with those of the eastern States.

9. New South Wales Areas Alienated between 1787 and 1859.—The subjoined statement shews the areas of Crown lands which had been alienated, both in the mother colony and in the settlements administered from Sydney, from the date of the foundation of the colony in 1787 up to the dates of separation of these settlements by their constitution as separate colonies:—

NEW SOUTH WALES ALIENATIONS,

UP TO SEPARATION OF VARIOUS SETTLEMENTS, BETWEEN 1787 AND 1859.

Particulars.	In New South Wales Proper (N.S.W.).	In Van Diemen's Land ¹ (Tasmania).	In Port Phillip District ¹ (Victoria).	In Moreton Bay District ¹ (Q'nsland).
	Acres.	Acres.	Acres.	Acres.
From 1787 to 1823	520,077	57,423	...	...
From 1824 to 1836	4,268,750	...	...	...
From the first settlement in Port Phillip in 1837 to 1841	1,110,544	...	222,214	...
From the first settlement in Moreton Bay in 1842 to the separation of Port Phillip in 1851	48,119	...	121,702	2,521
From 1852 to the separation of Moreton Bay in 1859	899,283	...	...	58,398
Total from 1787 to 1859 inclusive ...	6,846,773	57,423	343,916	60,919

1. Particulars for the States *after* their separation are shewn in subsequent paragraphs.

§ 2. Land Legislation in Individual States.

1. **New South Wales.**—After the excitement of the first rush, following the discovery of gold in 1851, had died away, the interest in gold-digging commenced to decline, and the number of people desiring to settle on the land greatly increased. The question of land settlement had accordingly to be dealt with in an entirely new spirit, to meet the requirements of a class of immigrants differing greatly from those contemplated by the Act of 1847.

(i.) *The Lands Act and Occupation Act 1861.* The public interest in the question which thus arose resulted in the passing of the Crown Lands Act and the Occupation Act in 1861, under the leadership of Mr. (afterwards Sir) John Robertson. The object of these Acts was to facilitate the establishment of an agrarian population side by side with the pastoral tenants. It had hitherto been difficult for men with limited capital to establish themselves with a fair chance of success, but under the new principle of free selection before survey, introduced by Robertson's Act, country lands were sold in limited areas of from 40 to 320 acres at a price of £1 an acre, payable partly by deposit, and carrying interest on the balance outstanding at the rate of 5 per cent. per annum. By the Occupation Act of 1861 the colony was divided into first and second-class settled districts and unsettled districts, and the whole of the pastoral leases were left open to the operations of free selectors. The system of unconditional sales was still continued under the Act of 1861, and remained in force until its abolition in 1884. With many benefits there was also considerable mischief as a result of the operation of Robertson's Act, chiefly for the reason that land, being held under pastoral leases not exempt from free selection, could be the subject of speculative selecting without *bonâ fide* intention of settlement.

(ii.) *Acts now in Force.* The Crown Lands Act of 1884 and the supplementary Act of 1889 were accordingly passed to remedy this state of things. These measures, while maintaining the principle of free selection before survey, were designed to give fixity of tenure to the pastoral lessees, and at the same time incidentally tended to restrict the area sold unconditionally. Pastoral leases were required to be surrendered to the Crown and divided into two equal parts. One of these parts was returned to the lessee under a lease with fixity of tenure for a certain term of years; the other half, called the resumed area, the lessee was allowed to hold under an annual occupation license, but this half was always open to selection.

It was found in course of time that the Acts of 1884 and 1889 did not succeed in attaining the objects for which they were designed; settlement proceeded very slowly, and the accumulation of land into large estates continued. Parliament has been led to introduce entirely new principles into the agrarian legislation of the State, embodied in the Crown Lands Acts 1895 to 1908, in the Labour Settlements Act 1902, and in the Closer Settlement Acts 1904 to 1907, which, while still giving fixity of tenure to pastoral lessees, retain the principle of free selection before survey, and to offer *bonâ fide* settlers special inducements by the introduction of new forms of tenure on easy terms and conditions. A Bill to amend the Closer Settlement Acts was introduced into Parliament in August, 1909. Particulars of amending Acts up to the latest available date prior to the publication of this book may be found in the Appendix.

(iii.) *The Western Lands Acts.* All lands in what is known as the Western Division of New South Wales are now subject to the special provisions of the Western Lands Acts 1901, 1905, and 1908. The registered holder of a lease of any description or of an occupation license of land could bring his lease or license within the provisions of the Western Lands Act by application before the 30th June, 1902. If he did not so apply, the lease or license is dealt with as if the Act had not been passed, and the Western Land Board, constituted under the Act, is to be deemed to be the Local Land Board to deal with such cases. All leases issued or brought under the provisions of the Western Lands Acts expire

on the 30th June, 1943, except in cases where part of the land leased is withdrawn for the purpose of sale by auction or to provide small holdings, in which case the Governor may add to the remainder of the lease a term, not exceeding six years, as compensation for the part withdrawn.

2. **Victoria.**—The early history of land settlement in Victoria is intimately bound up with that of New South Wales. For the first fifteen years of its existence, during which period it was known as the District of Port Phillip, the alienation of Crown lands was regulated by the Orders in Council of the mother State, to which orders reference has already been made. In the month of September, 1836, the Port Phillip district was proclaimed open to settlement, and the principle of the sale of unoccupied land by auction was introduced. The first Port Phillip land sale took place on the 1st June, 1837, and the first Portland Bay sale on the 15th October, 1840. In the year 1841 the upset price of country lands, in New South Wales limited to twelve shillings per acre, was specially raised to twenty shillings per acre in the Port Phillip district.

The Orders in Council made under the Imperial Acts of 1842 and 1846, referred to above, remained in force until 1860, when an Act was passed by the Victorian Government, which, after making provision for special reserves for mineral purposes, etc., divided all Crown lands into country and special classes. The former were available after survey for selection in allotments of from forty to sixty acres, while special lands, situated near towns, railways, rivers, etc., were sold quarterly by auction at an upset price of £1 an acre.

(i.) *Duffy's Act 1862.* In 1862 free selection before survey was introduced by Duffy's Act, which provided for the setting apart of large agricultural areas, within which land could be selected at a uniform price of £1 an acre. Alternative conditions were imposed to the effect that certain improvements should be effected, or that part of the land should be placed in cultivation, and modifications were introduced as to the mode of payment. As regards pastoral lands, license fees and assessments of stock were abolished, and provision was made for the payment of rent for runs according to their value, based on their stock-carrying capacity. This Act was amended in 1865.

(ii.) *The Land and Pastoral Acts 1869.* The next legislation on the subject of land settlement was in 1869, in which year a Land Act and a Pastoral Act were passed, consolidating and amending all previous land legislation. The system of free selection before survey, as applied to all unoccupied Crown lands, was retained, but the selected area was limited to 320 acres, and was at the outset to be held under license for a term of three years, during the first two and a-half years of which the selector had to reside on the land, fence it, and cultivate a certain proportion of it. At the end of the period of license the selector could either purchase the land outright or he might obtain a further lease for seven years, with the right to purchase at any time during the term. The Pastoral Act of 1869 provided for the occupation of the land for pastoral purposes under two systems, either as runs under license or lease or under grazing rights. The Land Act of 1869 was amended in 1878, when the conditions of selection were greatly restricted, the immediate effect being a considerable falling-off in the areas taken up.

(iii.) *Acts now in Force.* In 1884 the whole system of land occupation and alienation, except as regards Mallee lands (see below), was altered. This measure was again modified by the Acts of 1890, 1891, 1893, 1896, 1898, and 1900, the whole being consolidated in the Land Act 1901, which came into force on the 31st December of that year, and which has in turn been modified by the amending Acts of 1903, 1904, and 1905. The subject of closer settlement was dealt with in the Land Act of 1898, until the introduction of the Closer Settlement Act 1904, which has been amended in 1906 and 1907. Other special forms of tenure have been provided for by the Settlement on Lands Act 1893, and the Small Improved Holdings Act 1906. Important alterations in the law relating to closer settlement are proposed by a Bill introduced into the Victorian Parliament in July, 1909. It is also proposed to pass an Amending and Consolidating

Land Act at an early date. Particulars of any Amending Acts which may be passed prior to the publication of this book may be found in the Appendix.

(iv.) *Mallee Lands.* The territory known generally as the "Mallee"—so named from the scrub with which the country, in its virgin state, was covered—comprises an area of about 11,000,000 acres in the north-western district of the State, and of this area more than half is unalienated and available for occupation. The soil is mostly of a light chocolate and sandy loam character, covered with scrub, interspersed with plains lightly timbered with box, she-oak, and pines. The scrub can be cleared at a moderate expenditure, and the extension of railway facilities and of successful systems of irrigation should bring large districts in this country into prominence as a field for agricultural enterprise.

Originally Mallee lands could be acquired under lease either as "Mallee Blocks" or "Mallee Allotments." The former were very large areas of the back country, and the term was for a period of twenty years. All such leases have now expired, and these areas are now only let under annual grazing licenses until required for selection. "Mallee Allotments" could be leased up to a maximum area of 20,000 acres, but the area was latterly restricted to the area which could be selected. Alienation by selection was allowed by the Land Act 1896. Lands in the Mallee are now dealt with by a special part of the Land Act of 1901 and are held under special forms of tenure; it is now provided that all Mallee lands after forfeiture or resumption, or on the expiration of any lease of a Mallee block or a Mallee allotment, shall be available for selection and shall not be again leased as a Mallee block or allotment.

3. *Queensland.*—Previous to the year 1859 the Moreton Bay district, as it was then called, formed a portion of New South Wales. The early history of its method of land settlement is thus included in that of the mother colony. With separation from New South Wales, and the election of a Legislative Assembly of its own, the district of Moreton Bay—or, as it was henceforth to be known, the Colony of Queensland—entered on a new era of prosperity. The first Parliament of the new colony, which assembled in 1860, passed three Acts dealing with Crown lands.

(i) *Pastoral Leases.* The first two of these (24 Vic., Nos. 11 and 12) dealt chiefly with the occupation of land for pastoral purposes, and their provisions differed but little from those adopted in the mother colony. These measures were amended by Acts passed in 1862, 1863, and 1864. In 1868 an Act was passed providing more land for agricultural settlement by the resumption of land from runs as required, unless the proprietors voluntarily surrendered for selection one-half of their runs, and accepted a ten years' lease for the remainder. The occupation of lands for pastoral purposes was further dealt with by Acts passed in 1869, 1876, and 1882.

(ii.) *General Settlement.* The third measure (24 Vic., No. 15), passed in 1860, provided for general settlement. This was also more an expansion of the existing law than the adoption of a new line of policy. This Act was amended in 1863 and 1864, and again in 1866, when a comprehensive measure was passed practically introducing the principle of deferred payment, although styled leasehold with the right of purchase. The principle of selection before survey was extended by the Crown Lands Alienation Act 1868, the Homestead Areas Act of 1872, and the Crown Lands Alienation Act of 1876. These measures, with slight amendments, continued in force until 1884, when the Crown Lands Act was passed. This Act introduced the system of grazing farms and provided for the constitution of a Land Board, which was the forerunner of the Land Court established by the Act of 1897. The complaints of pastoral lessees as to insecurity of tenure were also met by the Act of 1884, which, while securing prescribed proportions for settlement, gave the lessees fixed tenures of the remainder of their holdings for fifteen years, increased later to twenty-one years, subject to prescribed powers of resumption, and later again to twenty-eight years on the holdings being enclosed by rabbit-proof fences.

(iii.) *Acts now in Force.* The Act of 1884 was, after various amendments, repealed by the Land Act 1897, which was in turn amended in 1902, 1905, and 1908, and which re-enacted with modification the provisions relating to grazing farms, abolished the exclusively leasehold tenure as applied to agricultural farms, restoring to them the earlier principle of conditional purchase, but on more liberal terms. Nearly all pastoral leases are now held under the Act of 1897, in conjunction with the Land Act 1902. Under the provisions of the Agricultural Lands Purchase Acts 1894 to 1905, power was given to the Government to repurchase lands for the purposes of closer settlement; these Acts have now been consolidated and repealed by the Closer Settlement Act of 1906. Under the Co-operative Communities Land Settlement Act of 1893, as amended in 1894 and 1895, provision has been made for the establishment of co-operative communities. No action has, however, up to the present been taken under the Act. The Special Agricultural Selections Acts 1901 to 1905 were passed for the purpose of promoting closer settlement upon agricultural lands, by affording to bodies of settlers special facilities for the acquirement of agricultural selections to be held in conjunction with portions in adjacent agricultural townships.

4. *South Australia and the Northern Territory.*—In the year 1834 a Bill for the colonisation of South Australia was passed by the British Government, and under this Act the colony was founded. It provided for the appointment by the Crown of three or more Commissioners to carry certain parts of the Act into execution; they were to declare all the lands of the colony, excepting areas reserved for roads and footpaths, to be open to purchase by British subjects, and to make regulations for the survey and sale of such lands at such price as they might deem expedient, and for letting unsold lands for periods of not less than three years. They might sell the land by auction or otherwise, but for ready money only, at a uniform price, and at not less than twelve shillings per acre. The principles on which the colony was established originated with Mr. Edward Gibbon Wakefield. The main idea in Wakefield's scheme was the sale of waste or unappropriated lands at a high price, and the application of the revenue thus obtained to the introduction of immigrants, so as to secure a constant supply of hired labour for the cultivation of the land, and for the progress of settlement. Other leading features of the scheme were that no convicts should be transported, that no State Church should be established, and that the new colony should be financially independent, and not be a charge on Great Britain.

The Wakefield system fell into disfavour owing to the financial crisis of the early forties, and soon had to be modified. It was not until 1872, however, that an Act was passed more in conformity with the legislation of the neighbouring States, and giving to settlers with only a small amount of capital an opportunity of settling upon the lands of the Crown under fair conditions and with a reasonable chance of success. The Act of 1872 was amended from time to time, until it was repealed and its provisions consolidated by the Crown Lands Act of 1888. The principles of closer settlement were introduced by the Closer Settlement Act of 1897, which was amended in 1902, while village settlements were dealt with by the Village Settlements Act 1901.

(i.) *The Torrens Act.* Reference may here be made to the Real Property Act, which was originated in South Australia by the late Sir R. R. Torrens in the year 1858, and which has been adopted in all the States of the Commonwealth, and also in New Zealand. The objects of this Act are to give security and simplicity to all dealings with land, by providing for such registration of title as shall admit of all interests which may appear upon the face of the registry being protected, so that a registered title or interest shall practically never be affected by any claim or charge not registered. By this system everyone who acquires an estate or interest in land, upon being registered as owner thereof, obtains a title, if not absolutely at least practically secure against everyone whose claim does not appear upon the registry; and the two elements of simplicity and security as regards the acquisition of land appear to be effectually attained.

(ii.) *Acts now in Force.* The Act of 1888, referred to above, in course of time underwent numerous amendments, the whole being repealed and consolidated by the

present Crown Lands Act of 1903, which also repealed the previous Closer Settlement and the Village Settlement Acts, and which in turn was amended in 1905 and 1906. Provisions as to the occupation of land for pastoral purposes are now contained in the Pastoral Act 1904, while special provisions for granting leases of reclaimed lands were made by the Irrigation and Reclaimed Lands Act, 1908. Bills to amend both the last-named Act and the Crown Lands Act 1903 were introduced into Parliament in August, 1909. Particulars of amending Acts passed prior to the date of publication of this book may be found in the Appendix.

(iii.) *The Northern Territory.* In 1863 so much of the State of New South Wales as lay to the north of lat. 26° S., and between long. 129° and 138° E., was annexed to South Australia. This portion of the continent is under the administration of a Resident, appointed by the Government of South Australia. The Acts referred to in the preceding paragraph hereof do not apply to the Northern Territory lands, the sale and occupation of which are now regulated by the Northern Territory Crown Lands Act 1890.

5. *Western Australia.*—In the year 1827 Captain James Stirling, accompanied by Mr. Charles Fraser, the Colonial Botanist in New South Wales, made an examination of the country in the vicinity of the Swan River, with a view to the establishment of a settlement, and in consequence of the favourable report made by these gentlemen, the Imperial Government decided to organise a colonising expedition forthwith. On the 2nd June, 1829, the transport *Parmelia* arrived in Cockburn Sound, having on board Captain Stirling, who had been appointed Civil Superintendent of the Swan River settlement, and a number of officials and intending settlers. On the 17th June the expedition disembarked and encamped on the north bank of the Swan River, at the place now called Rous Head, and with the landing of these immigrants the settlement of Western Australia commences.

(i.) *First Grants of Land.* The first settlers were offered large grants of land proportional to the amount of capital introduced, at the rate of forty acres for every sum of £3, and of 200 acres for every labourer brought into the colony, the grants being subject, however, to improvement conditions. Closely following the *Parmelia* a number of vessels arrived, increasing the number of settlers and introducing further supplies of live stock, until at the end of the year 1830 nearly 1800 immigrants had arrived in the colony. No preparations had been made for the reception or provision of these settlers; many of them were persons who were quite unfitted for the hardships which had to be endured, and a general feeling of despondency and depression commenced to spread amongst the colonists. Numbers left, rather than face the difficulties inseparable from initial colonisation; those who remained, however, struggled on manfully, and in spite of great hardships and privations laid the foundation of the present State.

(ii.) *Free Grants Abolished.* The original regulations under which grants were made to the first settlers were amended by others of a similar nature issued by the Imperial Government on the 20th July, 1830, which in turn were replaced in 1832, when free grants were abolished and land was sold at a minimum price of five shillings per acre. In 1837 the price of allotments in Perth, Fremantle, and Albany was fixed at a minimum of £5 an acre. New land regulations were issued by the Colonial Office in 1843, 1864, 1873, 1882, and 1887, when the whole of the regulations were amended and consolidated. The colony was divided into six divisions, in all of which sale by auction was permitted, but otherwise the conditions of occupation differed in each division.

(iii.) *Acts now in Force.* In the year 1890 Constitutional Government was granted to the colony, and from time to time various amendments were made in the land laws, until the year 1898, when a Land Act was passed amending, repealing, and consolidating previous legislation as to the sale, occupation, and management of Crown lands. This

Act has in turn been amended in 1899, 1900, 1902, 1904, 1905, and 1906, and, with its amendments, is now in force. The principle of repurchasing Crown lands for the purposes of closer settlement was introduced by the Agricultural Lands Purchase Act 1896, amended in 1904.

6. **Tasmania.**—The early settlement of Tasmania was carried out under the regulations framed for the disposal of Crown lands in New South Wales, of which colony it was, at the outset, a part, and after its constitution under a separate administration in 1825 the regulations issued from the Colonial Office for the settlement of Crown lands in the mother colony were made applicable to Tasmania. In 1828 the first land sales in the island took place, but so low were the prices obtained that 70,000 acres enriched the Treasury by only £20,000. In the month of January, 1831, the system of issuing free grants of land was abolished.

(i.) *The Waste Lands Acts, 1858 to 1870.* In 1855 responsible government was granted to the island colony, and from this time dates the policy under which later settlement has taken place. The Waste Lands Act 1858 introduced the principle of free selection before survey. From 1860 to 1870 no less than thirteen Land Acts were passed, and in the latter year a new measure, the Waste Lands Act 1870, embodying and consolidating many of the salient features of previous enactments, was carried. The Act of 1870 gave power to the Governor to reserve such land as he might deem necessary for public purposes, and the lands not so reserved were divided into (a) town, (b) agricultural, and (c) pastoral lands. The upset price for agricultural lands was £1 an acre, that for pastoral lands being a sum equivalent to twelve years' rental, but not in any case more than five shillings an acre.

(ii.) *Acts now in Force.* Numerous amendments to the Act of 1870 were passed, until, in 1890, a measure was carried, consolidating the various Acts then in force; the Act of 1890 was itself amended from time to time. The law relating to land tenure and settlement is now consolidated in the Crown Lands Acts 1903, 1905, and 1907; and in the Closer Settlement Acts of 1906, 1907, and 1908.

7. **Administration and Classification of Crown Lands.**—In each of the States of the Commonwealth there is now 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 decentralised by the division of the States into what are usually termed Land Districts, in each of which there is a Land Office, under the management of a land 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 most of the States Crown lands are 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, as well as the amount of purchase-money or rent and the conditions as to improvements and residence, may vary in each State according to the classification of the land. The administration of certain special Acts relating to Crown lands has in some cases been placed in the hands of a Board, under the general supervision of the Minister; for such purposes, for instance, are constituted the Western Lands Board in New South Wales, the Lands Purchase and Management Board and the Small Holdings Board in Victoria, and the Closer Settlement Board in Tasmania.

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 licenses of Crown lands for mining

and auxiliary purposes. Such leases and licenses are more particularly referred to in a later part of this section. (See § 9, below.)

Full information respecting lands available for settlement or on any matter connected with the selection of holdings may be obtained from the Commonwealth representative in London, from the Lands Departments, or from the Agents-General of the respective States. The administration and classification of Crown lands in each State was more fully dealt with in Year Book No. 2 (pp. 273-6) to which reference may be made.

§ 3. Tenures under which Crown Lands may be Alienated or Occupied.

1. **Introduction.**—The freehold of Crown lands in the several States of the Commonwealth may now ordinarily be alienated either by free grant (in trust for certain specified purposes), by direct sale and purchase (which may be either by agreement or at auction), or by conditional sale and purchase. Crown lands may be occupied in the several States under a variety of forms of leases and licenses, issued both by the Lands and the Mines Departments.

2. **Classification of Tenures.**—The tabular statement given on pages 256 and 257 shews the several tenures under which Crown lands may be acquired or occupied in each State of the Commonwealth. The several forms of tenure are dealt with individually in the succeeding parts of this section. In the State of Victoria it is proposed to amend and consolidate the Land Acts at an early date, and to abolish some of the existing forms of tenure. Reference to any amending Acts which are passed up to the latest available date prior to the publication of this book may be found in the Appendix.

(i.) *Free Grants, Reservations, and Dedications.* The modes of alienation given in this category include all free grants either of the fee simple or of leases of Crown lands. "Free" homesteads in Queensland and Western Australia are not included in this class, these tenures being free in the sense that no purchase-money is payable, though the grants are not free from residential and improvement conditions. Reservation and dedication, which are ordinarily conditions precedent to the issue of free grants, are also dealt with herein.

(ii.) *Sales by Auction and Special Sales.* This class of tenure includes all methods by which the freehold of Crown lands may be obtained (exclusive of sales under the Closer Settlement and kindred Acts) for cash or by deferred payments, and in which the only condition for the issue of the grant is the payment of the purchase-money.

(iii.) *Conditional Purchases.* In this class are included all tenures (except tenures under Closer Settlement and kindred Acts) in which the issue of the grant of the fee simple is conditional upon the fulfilment of certain conditions (as to residence or improvements) other than, or in addition to, the condition of the payment of purchase-money.

(iv.) *Leases and Licenses.* This class includes all forms of occupation of Crown lands (other than under Closer Settlement and kindred Acts) for a term of years under leases and licenses issued by the Lands Departments. As the terms indicate, the freehold cannot be obtained under these forms of tenure.

(v.) *Closer Settlement Sales, Leases, and Licenses.* In this division are included all forms of tenure provided for under the various Closer Settlement Acts and also under kindred Acts, such as the Village Settlements and Small Holdings Acts.

(vi.) *Mines Departments' Leases and Licenses.* The tenures here specified include all methods in which Crown lands may be occupied for mining and auxiliary purposes under leases and licenses issued by the Mines Departments in the several States.

3. **Conversion of Tenures.**—It may be seen in later parts of this section that in certain cases provision is made in the Land Acts for the conversion of one form of tenure into another. In this connection an important Act was passed in New South Wales in 1908, viz., the Crown Lands (Amendment) Act 1908.

(i.) *New South Wales.*—*The Crown Lands Amendment Act 1908.* This Act, which came into force on the 1st February, 1909, contains provisions for the conversion of various forms of tenure.

(a) *Conversion of Homestead Selections or Grants.* Under the amending Act any homestead selection or grant (see page 260) may be converted into (a) a conditional purchase lease, (b) a conditional purchase, or (c) a conditional purchase and conditional lease, but so that the area comprised in such lease does not exceed three times the area comprised in the conditional purchase. Any application for conversion must be accompanied by a provisional deposit of one shilling per acre of the area of a proposed conditional purchase, as part payment of a deposit of 5 per cent. on the capital value; any balance of the latter deposit must be paid within one month after the applicant has been called upon to do so.

(b) *Conversion of Settlement Leases.* Any settlement lease (see page 283) may be converted into an original conditional purchase or into an original conditional purchase and a conditional lease if the total area held by an applicant for conversion (exclusive of land under annual tenure) does not exceed an area which, in the opinion of the Board, would be sufficient for the maintenance in average seasons and circumstances of an average family. The area of the lease must not exceed three times the area of the conditional purchase.

If the total area held by an applicant for conversion (exclusive of land under annual tenure) exceeds such area, the conversion must be partly into an original conditional purchase and the balance into a conditional lease.

(c) *Conversion of Non-residential Conditional Purchases.* A non-residential conditional purchase (see p. 267) may be converted into an original conditional purchase, the term of ten years' residence commencing from the date of application for conversion. The term of compulsory residence is, however, reducible by any period (not exceeding five years) of continuous residence on the land by the holder up to and immediately preceding his application for conversion.

(d) *Conversion of Special Leases and Church and School Lands Leases.* The registered holder of any special lease for the purposes of access to water, agriculture, bee and poultry farming, dairying, dams, drainage, garden, grazing, irrigation, orchard, pig and poultry farm, residence, sugar-cane growing, tanks, tobacco-growing, or water conservation, or of any church or school lands lease, may apply to convert the same or part thereof into (a) a conditional purchase lease, (b) a conditional purchase, (c) a homestead selection, (d) a settlement lease, or (e) a conditional lease. An application for conversion must be accompanied by the prescribed deposit. The application is referred to the Board for inquiry and the Board reports to the Minister as to whether there is any objection to the granting of the application. If the Board recommends the granting of the application, it proceeds to appraise the capital value or price or rent of the land.

(e) *Purchase of Residential Leases.* The holder of any residential lease (see § 7, 2 vi.) may at any time after the first five years of his lease apply to purchase his holding. The application must be accompanied by the prescribed deposit, and is referred to the Secretary for Mines, who, if he concurs therein, reports to the Board, which in turn reports to the Minister. The purchase price is fixed by the Board and must be paid within three months, or within such extended time as the Minister may allow, subject to the payment of interest at 5 per cent.

(f) *Limitation of Transfer.* Conditional purchase leases, conditional purchases, homestead selections, and settlement leases, and subdivisions of the same may not be transferred, except by way of mortgage, to a person who already holds under any tenure (other than annual tenure) an area greater than a "home maintenance area."

CLASSIFICATION OF TENURES UNDER WHICH CROWN LANDS MAY BE ALIENATED OR OCCUPIED.

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

FREE GRANTS, RESERVATIONS, AND DEDICATIONS.

Free grants in trust Volunteer land grants Reservations and dedications under Land Act 1884 and Mining Act 1906	Free grants in trust and re- servations under Land Act 1901	Free grants in trust Reservations under Land Act 1897 and under State forests and National Parks Act 1906
-----------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------

SALES BY AUCTION AND SPECIAL SALES.

Auction sales for cash or on credit After-auction sales Special sales Improvement purchases	Auction sales for cash or on credit Special sales	Auction sales for cash or on credit After-auction sales Special sales Unconditional selections
---------------------------------------------------------------------------------------------------------	---------------------------------------------------------	------------------------------------------------------------------------------------------------------------

CONDITIONAL PURCHASES.

Residential or non-residential conditional purchases Conversion of conditional pur- chase leases Homestead selections	Agricultural allotments, resi- dential or non-residential Grazing allotments, residen- tial or non-residential Selection from grazing area, perpetual or auriferous leases Selection from pastoral leases Mallee agricultural licenses	Agricultural farms Agricultural homesteads Prickly Pear selections Free homesteads
-----------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------

LEASES AND LICENSES.

Conditional leases Conditional purchase leases Settlement leases Improvement leases Annual leases Residential leases Special leases Snow leases Act of 1903, sec. 18 leases Scrub leases Inferior lands leases Western lands leases	Grazing area leases Perpetual leases Mallee leases Licenses of auriferous lands Leases of swamp or reclaimed lands Grazing licenses Leases and licenses for other than pastoral or agricultural purposes State forest and timber re- serve licenses	Grazing farms Grazing homesteads Scrub selections Occupation licenses Special leases Perpetual lease selections Special licenses Pastoral leases
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------

CLOSER SETTLEMENT SALES, LEASES AND LICENSES.

Sales by auction Closer settlement purchase Annual leases Labour settlements	Special sales Sales by auction Conditional purchase leases Holdings under small Im- proved Holdings Act 1906 Village communities	Sales by auction Agricultural farms Unconditional selections Settlements under Special Agri- cultural Selections Act 1901
---------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------

MINES DEPARTMENTS, LEASES AND LICENSES.

Miners' rights Business licenses Authorities to prospect Leases	Mining leases Special licenses Miners' rights Business & residence licenses	Miners' rights Mining leases and licenses Miners' homestead leases
--------------------------------------------------------------------------	--------------------------------------------------------------------------------------	--------------------------------------------------------------------------

CLASSIFICATION OF TENURES UNDER WHICH CROWN LANDS MAY BE ALIENATED OR OCCUPIED.

South Australia.	Western Australia.	Tasmania.
------------------	--------------------	-----------

FREE GRANTS, RESERVATIONS, AND DEDICATIONS.

Free grants in trust Reservations and dedications under Crown Lands Act 1903 Artesian leases	Free grants in trust and free leases Reservations under Land Acts 1898 and 1906	Free leases Reservations under Crown Lands Act 1903
-------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------	-----------------------------------------------------------

SALES BY AUCTION AND SPECIAL SALES.

Auction sales for cash After-auction sales Sales for special purposes	Auction sales for cash	Auction sales for cash or on credit After-auction sales Special sales of residence or business allotments
-----------------------------------------------------------------------------	------------------------	-----------------------------------------------------------------------------------------------------------------------

CONDITIONAL PURCHASES.

Agreements to purchase Special agreements under Pin- naroo Railway Act	Conditional purchase, resi- dential or non-residential Conditional purchase by direct payment Conditional purchase of small blocks Free homestead farms Conditional auction sales	Selection of rural lands Homestead areas Selection in mining areas Conditional auction sales
------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

LEASES AND LICENSES.

Perpetual leases Miscellaneous leases Grazing and cultivation leases Reclaimed swamp leases Special licenses Pastoral leases Leases with right of purchase Northern Territory agri- cultural, pastoral, special right of purchase, and per- petual leases	Pastoral leases Timber licenses Special leases Quarrying licenses	Grazing leases Miscellaneous leases Timber licenses Occupation licenses
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------	----------------------------------------------------------------------------------

CLOSER SETTLEMENT SALES, LEASES, AND LICENSES.

Sales by auction Agreements to purchase Miscellaneous leases Village settlements Homestead blocks	Sales by auction Conditional purchases Workingmen's blocks	Special sales Leases with right of purchase
---------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------	------------------------------------------------

MINES DEPARTMENTS' LEASES AND LICENSES.

Miners' rights Mining leases Miscellaneous leases Business claims Occupation licenses	Miners' rights Mining leases Miners' homestead leases	Prospectors' licenses Miners' rights Mining leases Miscellaneous licenses
---------------------------------------------------------------------------------------------------	-------------------------------------------------------------	------------------------------------------------------------------------------------

§ 4. Free Grants, Reservations, and Dedications.

1. **Introduction.**—Although free grants of Crown lands were virtually abolished as far back as 1831 (see § 1, 4, above), the Land Acts of all the States now contain provisions under which the free alienation or occupation of Crown lands for certain specified purposes—comprising generally charitable, educational, and public purposes—is allowed. In all the States, also, Crown lands may be excepted from sale and reserved to the Crown or dedicated for various public and special purposes. Generally reservation and dedication are conditions precedent to the issue of a free grant. In addition to reservations of a permanent nature, temporary reservations are also made, but these are, as a rule, subject to considerable fluctuations in area by reason of withdrawals, renotifications, and fresh reservations.

The following table shews the area for which free grants were issued and the areas permanently reserved or dedicated in each State during each year from 1901 to 1908, inclusive:—

PARTICULARS OF FREE GRANTS, RESERVATIONS, AND DEDICATIONS, 1901 to 1908.

Year.	N.S.W.	Victoria.‡	Q'land.	S. Aust.	W. Aust.	Tasmania.	C'wealth.
FREE GRANTS.							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 ...	282	7	425	5	156	10‡	885
1902 ...	92	97	3,709	92	1,918	159‡	6,067
1903 ...	137	2,153	447	17	519	222‡	3,495
1904 ...	633	...	223	13	4,426	570‡	5,865
1905 ...	537	126	2,212	87	15	35‡	3,012
1906 ...	171	4,622	3,095	7	147	80‡	8,122
1907 ...	305	861	943	200	132	6,715‡	9,156
1908 ...	1,575	89	463	38	265	110‡	2,540
RESERVATIONS AND DEDICATIONS.							
1901 ...	1,595	19,278	811,200	*	189,856	4,231	1,026,160†
1902 ...	1,784	81,145	1,456,358	*	209,883	2,611	1,751,781†
1903 ...	463	17,718	3,675,840	*	143,678	1,096	3,838,795†
1904 ...	3,206	9,026	257,195	*	177,779	763	447,969†
1905 ...	1,471	78,525	373,858	*	1,756,073	974	2,210,901†
1906 ...	632	6,711	438,895	*	1,905,504	129	2,351,871†
1907 ...	1,509	1,770	487,766	47,831	406,116	8,113	953,105
1908 ...	1,425	65,883	1,371,259	13,117	664,634	1,302	2,117,620

‡ Including both permanent and temporary reservations and dedications.

* Not available.

† Exclusive of South Australia.

‡ Free leases.

2. **New South Wales.**—Under Sections 104 to 106 of the Crown Lands Act 1884 Crown lands may be reserved or dedicated for certain charitable, educational, and public purposes therein specified, and at any time thereafter the fee simple of such lands may be alienated in trust for the purpose specified. The Crown Lands Alienation Act 1861, which was repealed by the Act of 1884, contained provisions for the dedicating and granting in trust of Crown lands for religious purposes. In cases where a dedication or a promise of dedication had been made under the authority of the repealed Act, but had not been carried into effect before such repeal, the grant is made by virtue of the saving clause contained in Section 2 of the Act of 1884. No fresh promises of dedication for religious purposes were made after the 11th May, 1880, on which date a resolution against any further such grants was passed by the Legislative Assembly. Holders of certificates issued to such volunteers as had served efficiently for a certain period under the provisions of the Volunteer Force Regulation Act 1867 are entitled to a free grant of 50 acres of such land as may be open to conditional purchase, other than lands within a proclaimed special area.

(i.) *Reservations.* In addition to the reservations under Sections 104 to 106 of the Act of 1884, referred to above, Crown lands may also be temporarily reserved as sites for cities, towns, or villages under Section 101 of the same Act, and may be reserved for mining purposes under Section 106 of the Mining Act 1906. Crown lands within one mile of any made or projected railway may be temporarily reserved from sale under Section 103 of the Crown Lands Act 1884, and under Sections 112 to 114 of that Act any Crown lands may be reserved from sale for the preservation and growth of timber. Further, under Section 39 of the Crown Lands Act 1889, Crown lands may be reserved by notification in the *Gazette* from being sold or let upon lease or license, in such particular manner as may be specified, or may be reserved from sale or lease generally.

(ii.) *Areas Granted and Reserved 1907-8.* During the financial year 1908 the total area for which free grants were issued was 1575 acres, the number of allotments being 96. During the same period 1425 acres were dedicated and permanently reserved; of that area 670 acres were for quarantine purposes, 251 acres for public recreation grounds, and 148 acres for travelling stock and camping grounds.

3. **Victoria.**—Under Section 10 of the Land Act 1901 the Governor is authorised to reserve Crown lands, either temporarily or permanently from sale, lease, or license for any public purpose whatsoever. In case of temporary reservations the land cannot be sold or leased, nor a license be granted until the temporary reservation has been revoked. and in case of permanent reservation all conveyances and alienations except for the purpose for which the reservation is made are void both against the Crown and against all other persons.

During the year 1908 sixteen free grants, comprising an area of 89 acres, were issued. During the same year reservations of both a permanent and temporary nature, comprising an area of 65,883 acres, were made; of this area 62,148 acres were reserved for recreation grounds, including National Park, and 2038 acres for the growth and preservation of timber (excluding reserves, under the Forests Act, 1907).

4. **Queensland.**—Under Section 190 of the Land Act 1897 the Governor in Council may grant in trust or may reserve from sale or lease, either temporarily or permanently, any Crown lands required for any of the various charitable, educational, and public purposes specified therein, and may, by proclamation and without issuing any deed of grant, place any lands so reserved under the control of trustees.

(i.) *Reservations.* Under Section 19 of the same Act the Governor in Council may set apart any Crown lands as reserves for public purposes, and under Section 2 of the State Forests and National Parks Act 1906 he may permanently reserve any Crown lands and declare them to be a State Forest or a National Park.

(ii.) *Areas Granted and Reserved 1908.* During the year 1908 there were fifty-one free grants for a total area of 463 acres issued. During the same period reserves covering an area of 1,371,259 acres were proclaimed, of which 851,200 acres were for reserves for aborigines, 399,445 acres were for State forest reserves, 80,341 acres for timber reserves, 32,357 acres for public purposes, 4829 acres for camping and water, and 1639 acres for recreation grounds. The total area reserved up to the end of the year 1908 was 12,955,831 acres.

5. **South Australia.**—Under Section 7 (d) of the Crown Lands Act 1903 the Governor is empowered to dedicate by proclamation any Crown lands for various charitable, educational, and public purposes, and may, at any time after dedication, grant the fee simple of such lands to secure the use thereof for the purpose for which they were dedicated.

(i.) *Reservations.* Under Section 7 (f) of the same Act the Governor may by proclamation reserve any Crown lands (a) for the use of aborigines, (b) for the purposes of military defence, (c) for forest or travelling-stock reserves, (d) for public recreation grounds, (e) for railways or tramways, and (f) for park lands.

(ii.) *Artesian Leases.* Under special circumstances free leases of pastoral lands may be granted to discoverers of artesian wells. (See § 8. 5 vi. c.)

(iii.) *Areas Granted and Reserved, 1908.* During the year 1908 there were 15 free grants issued for a total area of 38 acres. During the same year 102 reserves, comprising 13,117 acres, were proclaimed; of this area 10,584 acres were for waterworks, water conservation and water reserves, and 1165 acres for timber and forest reserves.

6. *Western Australia.*—Under Section 39 of the Land Act 1898, as amended by Section 27 of the Act of 1906, the Governor is authorised to except from sale, and to reserve to the Crown or to dispose of in such other manner as may seem best for the public interest, any Crown lands which may be required for the various religious, charitable, and public purposes specified. These reservations may be either temporary or permanent, but if temporary the reservation lapses unless confirmed within twelve months. Any reserve may either be alienated in trust for the purpose specified, the trustees having power of leasing for any term not exceeding twenty-one years, or may be leased for a term of 999 years. The Governor is further authorised, without issuing any deed of grant, to place any reserve under the control of any person or body of persons, as a board of management.

During the year 1908, 29 free grants for 265 acres were issued, while the area reserved was 664,634 acres. Further particulars are not available.

7. *Tasmania.*—There are no free grants of the fee simple of Crown lands in this State. Under Section 24 of the Crown Lands Act 1903, however, the Governor may by proclamation reserve any Crown lands for the purposes therein specified, and may thereafter, in order to give effect to any such proclamation, vest for such term as he thinks fit any lands so reserved in any person or body of persons. Under this section lands are reserved from sale and are ordinarily leased to the trustees of public bodies for a period of ninety-nine years at a peppercorn rental. These leases contain provisions that the lands shall be appropriated only to the purposes for which they were reserved. Upon breach of such provisions the lands are forfeited to the Crown.

During the year 1908 there were ten free leases, comprising an area of 110 acres, issued. During the same period 1302 acres were reserved, 660 acres being reserved for re-afforestation purposes, 351 acres for recreation grounds, and 174 acres for water supply purposes. The total area permanently reserved to the end of the year 1908 was 23,756 acres.

§ 5. Sales by Auction and Special Sales.

1. *Introduction.*—In all the States sales by auction of Crown lands are held from time to time. Notifications of such sales are given in the *Government Gazettes*, together with particulars as to the upset price and conditions of sale. Excepting in the case of South Australia, where land is sold at auction for cash only, the purchase may be either for cash or on credit by deferred payments. In most of the States land may also be purchased by private contract at the upset price, when it has been offered at auction and not sold. In the case of auction sales on credit in the States of Western Australia and Tasmania, certain improvement conditions are imposed, and such sales are therefore classed for the purposes of this article among *Conditional Purchases*. (See § 6 below.) In most of the States comparatively small areas of Crown lands may be sold without competition under special circumstances. Sales by auction and special sales under *Closer Settlement Acts* are referred to in a later part of this section. (See § 8.)

2. **New South Wales.**—Under the Crown Lands Act 1884 lands not exceeding in the aggregate 200,000 acres for the whole State may be sold by auction during any one year. The sales are notified in the *Gazette* not less than one month before the day of sale. The upset prices may not be less than £8 an acre for town lands; £2 10s. for suburban lands; and other lands fifteen shillings. Town lands may not be sold in areas exceeding half-an-acre; suburban lands in areas exceeding twenty acres; and country lands in areas exceeding 640 acres. A deposit of 25 per cent. on the purchase-money must be paid at the sale, and the remainder within three months.

(i.) *Deferred Payment on Auction Sales.* Under the Auction Sales Balances Act 1887 and the Crown Lands Amendment Act 1903 special terms of payment may be made on auction sales of land subdivided into areas not exceeding forty acres. The time for deferred payments may not exceed five years and the instalments carry interest at five per cent. per annum. A cash deposit of 25 per cent. on the purchase-money must be paid.

(ii.) *After-auction Sales.* Under the Crown Lands Amendments Acts 1895 and 1903 lands which have been offered for sale at auction and not sold may be granted at the upset price to any person applying. A deposit of 25 per cent. on the upset price must be paid, and the remainder according to the terms on which the land was offered at auction.

(iii.) *Special Sales without Competition.* Under the Crown Lands Act 1884 the Governor is authorised to rescind the reservation of water frontage, or of land adjoining such frontage, contained in any Crown grant, and to sell the land, the subject of such rescission, at a fair price not less than the upset price, to the owner of the land contained in the grant. Crown lands may be sold to the owners of adjacent lands in a similar manner in the following cases:—(a) Where there is no way of access attainable, (b) where the lands comprised are insufficient in area for conditional sale, (c) where the lands are situated between granted land and a road which should form the way of approach to such granted land, (d) where the lands are encroached upon by buildings erected on granted land, and (e) where lands have been reclaimed with the authority of the Governor from below high-water mark.

(iv.) *Improvement Purchases.* Although termed an “improvement” purchase, this type of sale is not conditional on the subsequent fulfilment of any improvement conditions. Only lands within proclaimed goldfields are available for improvement purchase. The areas which may be acquired in this manner may not exceed one-quarter of an acre within the boundaries of a town or village defined as such in the Mining Act, or two acres of land outside such boundaries. The price of the land is fixed by the local Board, and must not be less than at the rate of £8 per acre for town lands, and £2 10s. for suburban or other lands, or for any area less than one acre. The applicant must be in authorised occupation under the Mining Act of the land he applies for, and must be the owner of the improvements thereon in virtue of which his application is made, and such improvements must be of value equal to the respective minimum rates above-mentioned, i.e., £8 an acre for town lands, and £2 10s. an acre for suburban or other lands, or for an area less than one acre. No person who has made an improvement purchase may make a subsequent purchase of the same kind within three miles of a prior purchase by him.

(v.) *Alienation by Auction and Special Sales.* During the year ended the 30th June, 1908, the area of Crown lands sold by auction and special sales amounted to 14,730 acres, of which 10,118 acres were sold by auction in 1620 lots at a total price of £45,141; 3866 were sold by after-auction sales in 1768 lots at a price of £31,662; 34 acres were sold as improvement purchases in 119 lots at a price of £2714; and 712 acres were sold as special purchases at a price of £3859. The following table gives particulars of Crown lands alienated by auction and special sales during each year from 1901 to 1908:—

NEW SOUTH WALES.—AUCTION AND SPECIAL SALES, 1901 to 1908.

Year.	Auction and After-auction Sales.	Improvement Purchases.	Special Sales.	Total.	
				Area.	Price.
	Acres.	Acres.	Acres.	Acres.	£
1901 ...	49,074	43	445	49,562	116,562
1902 ...	50,110	801	1,022	51,933	115,625
1903 ...	40,610	23	576	41,209	117,879
1904 ...	53,556	23	1,185	54,764	120,946
1905 ¹ ...	22,390 ³	6	129	22,525	99,246
1906 ² ...	22,774 ³	36	2,616	25,426	86,802
1907 ...	25,327 ³	57	1,131	26,515	132,127
1908 ² ...	13,984	34	712	14,730	83,376

1. Half-year ended 30th June. 2. Year ended 30th June. 3. Including land sold under the Centenary Park Sale Act.

The total areas alienated by auction and other forms of sale up to the 30th June, 1908, are shewn below. (See § 11.)

3. **Victoria.**—Lands specially classed for sale by auction, and any land in any city, town, or borough, may be sold by auction in fee simple, not exceeding 100,000 acres in any one year, at an upset price of £1 an acre, or at any higher price determined. Before any country lands can be sold a schedule thereof must be laid before both Houses of Parliament. The purchaser must pay the survey charge 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 not exceeding forty in number, according to the amount, with interest at the rate of 4 per cent. per annum, or may be paid at any earlier time at the option of the purchaser. On failure of the payment of any instalment with interest, the deposit and any instalments already paid are liable to forfeiture, and the contract becomes void. Isolated portions of Crown lands not exceeding fifty acres, or any portion not exceeding three acres required as a site for a church or for any charitable purpose, for which land cannot legally be reserved, may also be sold by auction. There are stringent provisions and penalties against illegal agreements to prevent fair competition at auction sales.

(i.) *Special Sales without Competition.* Detached strips of land not exceeding twenty acres may be sold at a valuation to the owner of the adjoining freehold in cases somewhat similar to those specified above in respect to Crown lands in New South Wales.

(ii.) *Areas Sold at Auction and by Special Sales, 1901 to 1908.* The following table gives particulars of auction sales and special sales for the year 1901 and from 1904 to 1908:—

VICTORIA.—AUCTION AND SPECIAL SALES, 1901 to 1908.

Particulars.				1901.	1904.	1905.	1906.	1907.	1908.
				Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Country lands	...	...	...	4,079	3,154	3,267	2,060	2,776	2,805
Town and suburban lands	...	...	...	2,127	1,924	2,129	1,946	1,369	1,630
Special sales	...	...	...	846	4,510	3,382	2,636	2,168	2,117
Total	...	...	...	7,052	9,588	8,778	6,642	6,813	6,552

Particulars of total areas alienated are given below. (See § 11.)

4. **Queensland.**—The Governor may proclaim any Crown lands to be sold by auction. Town or suburban lots must be offered as nearly as possible according to the following scale:—Town lands in allotments of from one rood to one acre, at an upset price of £8 per acre; suburban lands, if within one mile from town lands, in lots of from one to five acres, and if over one mile from town lands, in lots of from one to ten acres, the upset price being £2 per acre. In respect of country lands, the maximum area which may be sold by auction in any one year is 500,000 acres, and the upset price is fixed at £1 an acre for lands classed as agricultural, and not less than ten shillings per acre in the case of other lands. The area of any portion of country lands so sold may not exceed 5120 acres. In sales by auction both of country and of town lands, a deposit, as specified in the proclamation, must be paid at the time of sale, and the balance, including the value of improvements on the land, together with assurance and survey fees, must be paid within one month from the date of sale.

(i.) *Deferred Payment on Auction Sales.* The Governor may, by the proclamation under which the sale is notified, vary the conditions as to the amount of the deposit and the times for payment of the balance. The time for payment may not, however, be extended beyond ten years. If the time for payment is extended beyond six months, all instalments payable at a later date bear interest at 5 per cent. per annum.

(ii.) *After-auction Sales.* The proclamation of lands for sale by auction may specially declare that any lands therein mentioned, which have been offered at auction, but not sold, shall be open to purchase at the upset price by the first applicant. The price may be paid in the same instalments and at the same periods as if the land had been bought at the auction.

(iii.) *Special Sales without Competition.* Land may be sold without competition to the holder or holders of adjoining lands at a price to be determined by the Land Court, under circumstances similar to those specified above in the case of New South Wales. When the holder of any land proves that, owing to danger from floods or other reasons, it is unsafe to reside on his holding, he may be granted, on payment of a price determined by the Land Court, an area not exceeding ten acres out of the nearest convenient and available Crown lands.

(iv.) *Areas Sold at Auction, after Auction, and by Special Sales, 1901 to 1908.* The following table shews the areas sold at or after auction, and by special sales, during the year 1901 and from 1904 to 1908:—

QUEENSLAND.—AUCTION AND SPECIAL SALES, 1901 to 1908.

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Town	334	197	128	340	285	472
Suburban	793	389	363	706	364	621
Country—						
Ordinary sales	52,132	92,553	157,839	15,481	11,556	7,585
Special sales ... ..	...	9,939	1,659	...	3,716	...
Total	53,259	103,078	159,989	16,527	15,921	8,678

Particulars as to the total areas alienated by all forms of purchase up to the end of each year from 1901 to 1908 are given in a later part of this section. (See § 11 below.)

(v.) *Unconditional Selections.* Although termed a "selection," this form of tenure partakes rather of the nature of a sale by auction with deferred payment than of a conditional purchase. Areas of land are available for unconditional selection at a price ranging from thirteen shillings and fourpence upwards, which is payable in twenty

annual instalments. The maximum area which can be acquired by any one person as an unconditional selection in any one district is 1230 acres. As the term implies, no other condition than the payment of the purchase-money is attached to this mode of selection; a negotiable lease for the term of twenty years is issued to the selector when his application to select has been approved by the Court, and a deed of grant may be obtained at any time on payment of the balance of the purchasing price. An agricultural farm, or an agricultural homestead, may be converted into an unconditional selection, and an unconditional selection may be converted into an agricultural farm.

The following table shews the number and area of unconditional selections for which applications were accepted during the year 1901 and from 1904 to 1908:—

QUEENSLAND.—UNCONDITIONAL SELECTION, 1901 to 1908.

Particulars.				1901.	1904.	1905.	1906.	1907.	1908.
Number	...	...	...	151	59	90	130	91	126
Area	...	...	Acres	24,322	14,758	10,586	25,262	25,382	22,770
Rent	...	...	£	1,180	754	481	1,113	1,042	1,073

5. South Australia.—The following lands may be sold by auction for cash:—(1) **Special blocks.** Any single section of Crown lands which may be surrounded by lands sold or contracted to be sold, and any section or block of land (not exceeding 100 acres in area) which may be required for the establishment of any industry, trade, or business. (2) Crown lands which have been offered for perpetual lease, and not taken up for two years. (3) Town lands. (4) Suburban lands, which the Governor by proclamation may except from being dealt with by the Board. The upset price of any land offered at auction is determined by the Commissioner, and 20 per cent. of the purchase-money must be deposited at the time of sale, and the residue must be paid within one month or within such extended time as the Commissioner may allow. Purchase-moneys derived from the sale of lands by auction are paid into a fund primarily applicable to the payment of such portion of the public liabilities as shall be specially charged thereon.

(i.) *After-auction Sales.* All Crown lands, except town or suburban lands, offered at auction and not sold remain open for leasing or sale under agreement or may be sold by private contract for cash at the upset price.

(ii.) *Sales for Special Purposes.* Under section 201 of the Crown Lands Act 1903 the Governor may, on the application of the purchaser or lessee under any of the Crown Lands Acts, grant any of the land comprised in such agreement or lease to a corporation or to trustees, to be used for any public or charitable purposes, not exceeding two acres, for any one purpose, or he may, on the application of the holder of a lease or agreement, grant not over one acre of land, comprised in such lease or agreement, as a site for a blacksmith's or carpenter's shop, mill, store, or post office, provided that the land is not situated within five miles of any town lands. The purchase-money for such land must be paid at the time of application.

(iii.) *Northern Territory, Auction Sales.* Town and suburban lands may be offered for sale by auction at an upset price of not less than £1 an acre, and country lands at an upset price of not less than ten shillings an acre; 20 per cent. of the amount of the purchase-money must be paid at the time of sale, and the balance within one month. Town and suburban lands may also be sold by private contract.

(iv.) *Areas Sold for Cash, 1901 to 1908.* The following table shews the areas sold for cash during the year 1901 and from 1904 to 1908. The total areas sold under all types

of sale at the end of the year 1901 and from 1904 to 1908 is shewn in a later part of this section. (See § 11.)

SOUTH AUSTRALIA.—AUCTION AND SPECIAL SALES, 1901 to 1908.

Year	...	...	...	...	1901.	1901.	1905.	1906.	1907.	1908.
Area in acres	...	...	...	...	11,314	31,756	77,022	69,060	70,349	78,557

6. **Western Australia.**—Town and suburban lands throughout the colony, after being surveyed into lots and notified in the *Gazette* as open for sale, may be sold by public auction at an upset price to be determined by the Governor in Council. Any person may apply to the Minister to put up for sale by auction any lot already surveyed on depositing 10 per cent. of the upset price, which is refunded in the event of the applicant being out-bid at auction. The purchaser must pay 10 per cent. on the fall of the hammer, unless he has already paid a sufficient deposit on application, and must ordinarily pay the balance of the purchase-money, and the value of the improvements, if any, by four equal quarterly instalments. In the case of suburban lands, the purchaser must carry out certain improvements, which are more particularly referred to below. (See § 6. *Conditional Purchases*, 6, vii.) On payment of the first instalment of the purchase-money a license is issued to the purchaser, and his license may be transferred or mortgaged.

(i.) *Areas Sold by Auction, 1901 to 1908.* The following table shews the areas of town and suburban lands sold at auction during the year 1901 and from 1904 to 1908 :—

WESTERN AUSTRALIA.—AUCTION SALES, 1901 to 1908.

Year	...	...	...	...	1901.	1904.	1905.	1906.	1907.	1908.
Area sold	...	...	...	Acres	856	1,397	1,076	1,109	1,895	2,258
Number of Allotments	...	...	...	...	1,366	946	950	935	995	1,090

Particulars as to total areas alienated are given in a later part of this section. (See § 11 below.)

7. **Tasmania.**—Any town lands may be sold at auction or by private contract, either for cash or on credit, provided that no such lands may be sold on credit if the price is less than £15. Rural lands may also be sold at auction or by private contract, but lots of first-class land may not be sold on credit if less than fifteen acres in area. In the case of sales on credit both of town and rural lands, improvement conditions are imposed, and such sales are therefore classified for the purposes of this article as *Conditional Purchases*. (See § 6.) The area of any rural lot sold may not exceed: (a) 200 acres (nor be less than fifteen acres, if sold by private contract) of first-class land; (b) 250 acres, nor be less than thirty acres of second-class land; and (c) 500 acres, nor be less than 60 acres of third-class land.

(i.) *After-auction Sales.* All rural lands and town lands, not within five miles of any city, which have been offered at auction and not sold, may be purchased by private contract at the upset price, and subject to the conditions on which they were offered at auction.

(ii.) *Sale of Land in Mining Towns.* The surface of any Crown land within a mining town occupied as a residence area or a business area (see § 7, below) may be sold

at auction. The holder of a residence or business license, who is in occupation and is the owner of buildings and improvements upon the area licensed of a value equal to the upset price of such area, is entitled to purchase the area at the upset price, which may not be less than £10, exclusive of improvements. The area so purchased may not in any case exceed half an acre. The areas may be sold on credit, one-third of the price being added as premium. The purchaser must pay a deposit of one-fourteenth of the price at the time of sale, and the remainder by thirteen annual instalments.

(iii.) *Areas Sold for Cash, 1901 to 1908.* The following table shews the areas sold for cash during the year 1901 and from 1904 to 1908:—

TASMANIA.—AUCTION AND SPECIAL SALES, 1901 to 1908.

Year	...	...	...	1901.	1904.	1905.	1906.	1907.	1908.
Area in acres	...	...	...	1,915	162	404	463	504	603

Particulars of total areas alienated are given in a later part of this section. (See § 11.)

§ 6. Conditional Purchases.

1. Introduction.—In all the States of the Commonwealth the freehold of the land may be acquired under what are known as systems of conditional purchase by deferred payments of half-yearly or yearly instalments. Certain conditions, generally as to residence and improvements, have to be complied with before the freehold is granted, but these conditions are usually of a light nature and are inserted chiefly with the object of guaranteeing that the occupier will become of benefit to the community by making a reasonable effort to render his holding wealth-producing. Though there is a considerable similarity between some of the forms of tenure in the several States, the terms and conditions vary greatly in detail. As a rule a lease or license for a certain period is first issued to the selector, and upon fulfilment of the prescribed conditions and payment of the full amount of purchase-money the freehold is conveyed to him. In Queensland and Western Australia “free” homesteads may be acquired. Although under these tenures no purchase-money is payable, the grant is conditional on the performance of residential and improvement conditions; these tenures are therefore included here with conditional purchases rather than with free grants.¹

2. New South Wales.—The following are the methods by which land may be alienated by conditional purchase:—(i.) Residential conditional purchase; (ii.) non-residential conditional purchase; (iii.) conversion of conditional purchase; and (iv.) homestead selections.

(i.) *Residential Conditional Purchase.* Any vacant Crown lands in the “Eastern Division” and “Central Division” are available for conditional purchase, but only those set apart by proclamation as special areas are open in the “Western Division.” For a holding of this class an applicant must be not less than sixteen years of age, and must pay on application both the prescribed deposit and a survey fee according to a fixed scale. The area which may be selected depends upon the division in which the land is situated. In the Eastern Division the minimum and maximum areas are respectively 40 and 640 acres; in the Central 40 and 2560 acres; and in a special area the maximum is 320 acres in the Eastern and 640 acres in the Central or Western Divisions. The deposit is 10 per

cent. of the price of the land, which is ordinarily available at the statutory value of £1 an acre, subject to the applicant's right to apply for an appraisalment where he considers such price excessive. At the end of the third year from the date of application the purchaser must pay an instalment of 5 per cent. of the price of the land. This instalment includes interest at the rate of $2\frac{1}{2}$ per cent. on the outstanding balance of the purchase-money due to the Crown, and he must continue to pay a similar instalment annually until such balance and interest have been paid off.

The following conditions are attached to the holding, viz.:—That it must be fenced within three years, or be improved to the value of six shillings an acre within the same period, and to the value of ten shillings an acre at the end of the first five years. The settler must commence to reside on his holding within three months from the date of the confirmation of his application by the Land Board, and continue to do so for a period of ten years from the date of application, but for sufficient reason this condition may be suspended. Members of a family taking up land situated within working distance of each other, may fulfil the condition of residence in respect of their holdings by living on any one of them. The conditional purchase may be transferred after the issue of the first certificate of fulfilment of conditions. This certificate will be issued at the expiration of five years from the date of application if the required conditions have been fulfilled up to that date, and if the holding be transferred the transferee must reside thereon during the remainder of the unexpired residence term of ten years.

The holder of a conditional purchase may at any time, if land be available, apply for an additional conditional purchase (of unclassified land) the area of which, together with that of the original holding, may not exceed the maximum limits stated above. The Crown Lands Act of 1903, however, provides that the areas specified may be exceeded by allowing an applicant to acquire additional holdings of classified land, the area of which, together with that of all other lands held by the applicant other than under annual tenure, must not exceed such an area as, in the opinion of the Land Board, is sufficient for the maintenance of his home thereon in average seasons and circumstances. The additional holdings need not be contiguous to the original holding, but must be within reasonable working distance thereof.

(ii.) *Non-residential Conditional Purchase.* When land is conditionally purchased without residence the maximum area obtainable is 320 acres, and the minimum 40 acres. The price, deposit, and annual instalments are double those required under residential conditions. The selection must be enclosed with a fence within twelve months from the date of confirmation of application, and within five years improvements, other than boundary fencing, must be made to the value of £1 an acre, or, with the permission of the Local Board, other improvements to the value of thirty shillings an acre may be substituted for fencing. No person under twenty-one years of age may select land on non-residential terms, and anyone who has made a non-residential conditional purchase is not allowed to make any other conditional purchase. Under the Crown Lands (Amendment) Act 1908 non-residential conditional purchases may be converted into original conditional purchases (see p. 255 *ante*).

(iii.) *Conversion of Conditional Purchase Leases.* Under the Crown Lands Amendment Act 1905, a conditional purchase lease, for which the term is forty years, carries with it a right of conversion into a conditional purchase at any time during its currency, and ultimately into a freehold. These leases are more particularly referred to below. (See § 7. *Leases and Licenses*.)

(iv.) *Applications Made and Confirmed and Deeds Issued, 1901 to 1908.* During the year ended the 30th June, 1908, grants were issued on the completion of conditional purchases for 1,395,648 acres, making the total area for which such grants were issued up to the end of the financial year 11,659,869 acres. The following table gives particulars of conditional purchases for each year from 1901 to 1908 :—

NEW SOUTH WALES.—CONDITIONAL PURCHASES, 1901 to 1908.

Year.	Applications Made.		Applications Confirmed.		Areas for which Deeds have been Issued.	
	Number.	Area.	Number.	Area.	During the Year.	To end of Year.
		Acres.		Acres.	Acres.	Acres.
1862-1900 ...	254,303	34,672,319	46,449	8,169,874	...	3,711,635
1901 ...	2,277	549,898	1,555	360,910	500,554	4,212,189
1902 ...	2,340	400,710	1,691	360,235	1,005,391	5,217,580
1903 ...	2,113	332,886	1,823	297,267	792,449	6,010,029
1904 ...	2,922	528,102	1,793	285,930	959,596	6,969,625
1905 ¹ ...	1,456	245,468	1,013	161,701	584,827	7,554,452
1906 ² ...	3,123	496,781	2,088	343,832	1,448,109	9,002,561
1907 ² ...	3,723	685,795	2,639	443,679	1,261,660	10,264,221
1908 ² ...	3,850	734,125	2,961	580,209	1,395,648	11,659,869
Total ...	276,107	38,646,084	62,012	11,003,637	7,948,234	11,659,869

1. Half-year ended 30th June. 2. Year ended 30th June.

Further particulars as to the total areas alienated and in process of alienation are given below. (See § 11.)

(v.) *Homestead Selection.* Under a principle of classification and measurement introduced by the Act of 1895 suitable land may be classified for homestead selection, which tenure is similar in many respects to perpetual leases in other States. (See § 7, *Leases and Licenses*, below.) In a homestead selection, however, the freehold of the land may be acquired, subject to the payment of an annual rent, whereas in a perpetual lease the freehold is not alienated. The areas set apart for homestead selection are either good agricultural lands, divided into blocks, each large enough for one family, or suitable lands, within easy access of towns, divided to suit the requirements of business people. Conditions as to area of blocks, capital value, etc., are published in the *Gazette*, and the selector is limited to one block, as gazetted, the area of which must not be greater than 1280 acres. The selector must reside continuously on the land for five years, on the expiration of which a grant will be issued. After the issue of the grant he must continue to reside on the holding for at least seven months in the year. The annual rent for the first six years will be an amount equal to $1\frac{1}{2}$ per cent. of the capital value of the land, after which the rent will be increased to $2\frac{1}{2}$ per cent. of the capital value, which is determined according to the character and situation of the holding, and is subject to re-appraisal every ten years. Should an area granted under this tenure be found to be insufficient for the maintenance of a home in average seasons and circumstances, it may be increased to a home maintenance area by additional homestead selection. The additional holding need not necessarily adjoin the original holding, but must, in the opinion of the Land Board, be situated within a reasonable working distance thereof. Any person who is eligible to take up a conditional purchase may apply for a homestead selection. The incoming tenant must pay for improvements at a price to be determined by the Land Board, but if the appraised value of such improvements be greater than 20 per cent. of the estimated value as notified in the *Gazette*, the applicant may withdraw his application and obtain a refund of all moneys paid. Tenant right in improvements may be obtained under certain circumstances, and the holding may be so protected that it cannot, under any circumstances, be taken from the selector. Holders of conditional purchases may convert their holdings into homestead selections, and under the Crown Lands Amendment Act 1908, homestead selections or grants may be converted into conditional purchases (see p. 255 *ante*).

During the year ended the 30th June, 1908, there were 408 homestead selections applied for, comprising an area of 103,412 acres. During the same period the total number of applications confirmed was 337, comprising 70,511 acres, and 341 homestead grants

were issued for 137,497 acres. Further particulars for previous years are given in a later part of this section. (See § 11.)

3. **Victoria.**—The freehold of agricultural and grazing lands may be acquired by conditional purchase under the following tenures:—(i.) Agricultural allotments; (ii.) grazing allotments; (iii.) agricultural and grazing allotments by selection from grazing area or perpetual leases; (iv.) homestead selections from pastoral leases; (v.) Mallee agricultural licenses; and (vi.) swamp or reclaimed lands purchase leases. Numbers (i.), (ii.), (iii.), and (v.) may be either on residential or on non-residential conditions. It is proposed to make various important alterations at an early date in the land laws of Victoria. Particulars of any Acts which are passed up to the latest available date prior to the publication of this book may be found in the Appendix.

A selection may be obtained by any person over the age of eighteen years, either by taking a grazing area lease or a perpetual lease and selecting thereout, as described below, or by obtaining directly (a) an agricultural allotment of first or second-class lands, or (b) a grazing allotment in the case of third-class lands, which tenures enable the freehold to be paid for in twenty or forty years at the option of the applicant. The minimum price for the freehold is, in the case of first-class land, £1 an acre; second-class land, fifteen shillings an acre; and third-class, ten shillings an acre, and the prices may be enhanced according to the valuation of the land. Any person may become the licensee of more than one agricultural or grazing allotment, provided the total acreage does not exceed the limit for its class of land, but no selector may pick out the best or any part of an allotment, leaving the balance unselected, and afterwards apply for an agricultural allotment elsewhere.

(i.) *Agricultural Allotments.* Either residential or non-residential licenses to occupy an agricultural allotment not exceeding in the whole 200 acres of first-class land or 320 acres of second-class land are issued to any person over the age of eighteen years, who has not already made a selection under the Land Acts, or has not taken up a pre-emptive right to the extent of the maximum number of acres in the first or second-class (as the case may be), or who is not in respect of the license applied for an agent, servant, or trustee for any other person, or who has not, at the time of the application, entered into any agreement to permit any other person to acquire by purchase or otherwise the allotment in respect of which such application is made.

(a) *Residential Licenses* are granted for six years at a fee, according to the valuation of the land, of not less than one shilling an acre per annum in the case of first-class land, and not less than ninepence an acre per annum in the case of second-class land, payable half-yearly in advance. The licensee may not transfer, assign, or sublet, but may give a lien up to half the value of the improvements effected to any person for money advanced; he must destroy vermin on the land, and must within six years from the issue of his license enclose the land with a fence, or he may, if he prove to the satisfaction of the Board that such a fence is impracticable or is not required, expend in permanent improvements an amount equivalent to the cost of fencing. The licensee must enter into occupation within twelve months from the issue of the license, and must occupy the allotment thenceforward during the continuance of the license. Any licensee may during each year, however, absent himself from his allotment for not more than three months, by registering with the district land officer a notice of his intention to so absent himself; and if his home is situated upon the allotment the Board may consent for a specified period to a substituted occupation by the wife or by a child over the age of eighteen years; or, if he has no wife or child, by the father or mother of the licensee, provided that he or she is dependent upon him for support. During the currency of the license the Crown reserves the right to resume possession of any of the land required for reserves or for public or mining purposes, subject to repayment to the licensee of all moneys paid by him as rent to the Crown, and of a reasonable sum as compensation for such resumption. Substantial and permanent improvements must be made to the value of £1 for every acre

if of first-class land, or of the value of fifteen shillings for every acre if of second-class land, during the following periods and on the following basis:—If the land be first-class land, to the value of three shillings and fourpence for each acre before the end of the second year from the date of issue of the license, another three shillings and fourpence before the end of the third year, another three shillings and fourpence before the end of the fourth year, and the balance before the end of the sixth year; if the land be second-class, to the value of two shillings and sixpence for each of the same periods as in the case of first-class land. Upon satisfying the Board that all conditions of the license have been fulfilled, the licensee is entitled at any time within twelve months after six years from the commencement of the license to obtain a grant upon payment of the balance of the purchase-money; or otherwise he may obtain a lease of the allotment for a term of fourteen years at the same rental as the fee paid under license. The lessee is entitled upon payment at the end of the term of the last instalment due on account of the rent reserved, or at any time during the currency of the lease by payment of the difference between the amount of rent actually paid and the entire sum payable for the purchase of the land, to obtain a grant in fee of the lands leased.

Residential licenses are also granted, subject to the same covenants and conditions as stated above, but varied with regard to the term and to the amount of the fee and rent reserved, as follows, being double the term at half the yearly payment:—The fee for occupation to be, according to the valuation of the land, not less than sixpence nor fourpence halfpenny an acre per annum in the case respectively of first or second-class land, the term of a lease to be thirty-four years' annual rent of the same amounts, instead of only fourteen years at double the rental.

(b) *Non-residential Licenses* for both agricultural and grazing (see below) allotments may be issued on conditions identical with the above, with the exception that the term of the lease granted after the license period must be on the fourteen years basis only. The improvements which must be effected are as follows:—(a) In the case of agricultural allotments, to the value of six shillings and eightpence an acre during each year of the license for first-class land, and five shillings an acre during each of the first three years of the license for second-class land. (b) In the case of grazing allotments, three shillings and fourpence an acre during each of the first three years, for third-class land. During any one year non-residential licenses may not be issued for more than 50,000 acres.

(ii.) *Grazing Allotments.* Licenses for grazing allotments of third-class lands are issued similarly to agricultural allotment licenses. The area of a grazing allotment must not exceed 640 acres of third-class land; the period of license is six years at an annual occupation fee, according to the valuation of the land, of not less than sixpence an acre for the twenty-year term, or threepence for the forty-year term. The licensee must enter into occupation within six months after the issue of the license. Improvements must be effected to the value of ten shillings an acre (five shillings per acre before the end of the third year and the balance before the end of the sixth year). Other conditions are similar to those in case of agricultural allotments. If the conditions be complied with the licensee is entitled, at any time within twelve months after six years from the commencement of the license, to obtain a grant in fee upon payment of the balance of the purchase-money; or otherwise he may obtain a lease of the allotment for a term of fourteen years, or thirty-four years at the same rental as the fee paid under license. The Crown grant will be issued at the end of the term or at any time sooner by payment of the entire purchase-money.

As to non-residential licenses see *Agricultural Allotments* (b) above.

(iii.) *Agricultural and Grazing Allotments by Selection from Grazing Area and Perpetual Leases or Auriferous Lands Licenses.* The lessee of a grazing area lease may select thereout, under residential conditions (see 3 (i.) a and (ii.) above). If, however, the residence and improvement conditions necessary under a license have already been complied with, the license may be antedated any period, not exceeding 6 years, upon payment of the difference in the rent for such period, and a grant may, therefore, be obtained immediately. The lessee of a grazing area may, if preferred, select thereout

under non-residential conditions (see 3 (i.) (b) and (ii.) above). Grazing area leases are more particularly referred to below, under the heading of *Leases*. (See § 7, 3 (i.). Either residential or non-residential, agricultural or grazing allotments may also be selected under certain circumstances out of areas held under perpetual leases (see § 7, 3 (ii.) below) or auriferous lands licenses. (See § 7, 3 iv.)

(iv.) *Homestead Selections from Pastoral Leases*. A lessee of a pastoral allotment, upon compliance with all conditions, may at any time during the currency of the lease select any portion of the allotment as a homestead not exceeding 200, 320 or 640 acres of first, second or third-class land respectively on payment therefor at the rate of £1, fifteen shillings or ten shillings per acre, according to the class of the land. Further particulars of pastoral allotments are given below, under the heading of *Leases*. (See § 7, 3 vi.)

(v.) *Mallee Agricultural Licenses*. These licenses are issued for first, second, and third-class Mallee lands, similarly to licenses for agricultural and grazing lands explained above, but for larger areas, the maximum being 640, 1000, and 1280 acres of first, second, and third-class land respectively. Selections must form one continuous area, separated only by roads. The purchase price for selection is fixed at £1 an acre for first-class, fifteen shillings for second-class, and ten shillings for third-class land, unless the value of the land is greater than the amounts stated. The licenses are for six years, and are issued subject to similar conditions (both residential and non-residential) as agricultural allotments. (See above.) At the expiration of a license, or on obtaining a lease, if all conditions have been complied with, the selector is entitled to a grant upon payment of the difference between the amount of rent actually paid and the entire purchase-money. Holders of Mallee perpetual leases may select thereout an agricultural allotment. (See § 7, 3 iii.)

(vi.) *Swamp or Reclaimed Lands Purchase Leases*. The special conditions attached to conditional purchase leases of swamp or reclaimed lands are referred to below. (See § 7, 3 v.)

(vii.) *Area Selected Conditionally and Area Sold, 1901 to 1908*. The subjoined table gives particulars shewing the areas selected conditionally during the year 1901 and from 1904 to 1908. A large proportion of the areas shewn has reverted to the Crown in consequence of non-fulfilment of conditions.

VICTORIA.—AREAS PURCHASED CONDITIONALLY, 1901 to 1908.

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
	Acres	Acres.	Acres.	Acres.	Acres.	Acres.
With residence ...	466,155	226,925	189,442	149,893	151,865	184,942
Without residence ...	50,257	26,667	27,977	23,220	39,367	28,941
Total ...	516,412	253,592	217,419	173,113	191,232	213,883
No. of selectors ...	2,979	1,611	1,448	1,579	1,518	1,533

Particulars as to total areas alienated and in process of alienation are given in a later part of this section. (See § 11.)

4. *Queensland*.—The several types of selections under which the freehold may be acquired by conditional purchase are as follows:—(i.) Agricultural farms; (ii.) agricultural homesteads; (iii.) prickly pear selections; and (iv.) free homesteads.

Land is made available for selection by proclamation in the *Gazette*, specifying the modes in which the land may be selected, the area, rent, price and conditions. Any person of either sex over the age of sixteen years, who does not seek to acquire the land merely as the agent or servant of another, is allowed to select; but a single girl under

the age of twenty-one is debarred from selecting an agricultural or grazing homestead, as also is a married woman, unless she is judicially separated, or possesses separate estate, or is living apart from her husband and has been specially empowered by the Land Court to select a homestead. A married woman may, however, acquire a grazing homestead by transfer after the expiration of five years of the term of the lease. An alien may, under certain circumstances, acquire a selection, but must become a naturalised British subject within three years.

Applications for selections must be made in the prescribed form, in triplicate, and be lodged with the land agent for the district in which the land is situated, and must be accompanied by the prescribed deposit. In the case of a prickly pear selection the deposit must be the full amount of the survey fee, and in other cases, except free homesteads, a year's rent and one-fifth of the survey fee. In the case of a free homestead application the deposit consists of an application fee of £1 and one-fifth of the survey fee. If land is open for selection in two or more modes alternatively, and there are simultaneous applications to select it under different modes, priority among such applications is given to an application for the land as an agricultural homestead, as against an application for it as an agricultural farm; to an application for it as an agricultural farm as against an application for it as an unconditional selection; and to an application for it as a grazing homestead, as against an application for it as a grazing farm. In the case of simultaneous applications for the same land as an agricultural farm, priority is secured by an applicant other than a married woman or a single girl under twenty-one years of age, who, when making application, undertakes to personally reside on the land during the first five years of the lease. When an application has been accepted by the Land Commissioner and approved by the Land Court, and the applicant has paid for any improvements there may be on the land, he becomes entitled to receive a license to occupy the land in the case of an agricultural selection or a grazing selection, or a lease in the case of a scrub selection, unconditional selection, or prickly pear selection. Within six months after the issue of a license, the selector must commence to occupy the land, and thereafter continue to occupy it in the manner prescribed. Selectors may, under certain conditions, by application to the Under Secretary for Public Lands, obtain concessions in respect of the carriage by rail to the railway station nearest to his selection of himself, his family and his effects, and in respect of the carriage of any such material intended for use in improving the selection.

(i.) *Agricultural Farms.* The more accessible lands are usually set apart for agricultural selection up to the maximum area of 1280 acres allowed to each selector of an agricultural farm: If the same person be the selector of both an agricultural farm and an agricultural homestead, the joint areas must not exceed 1280 acres. The term is twenty years and the price ranges from ten shillings per acre upwards, as may be fixed by the proclamation. The annual rent is one-fortieth of the purchasing price, and the payments are credited as part of the price. The selector must occupy the land continuously, either in person or by agent, for the whole term of the lease, but where priority of application has been conceded the condition of personal residence during the first five years of the term is enforced. The cost of survey, ranging from about £9 for a farm of 160 acres to about £18 for a farm of 1280 acres, must be borne by the selector.

Within five years from the issue of the license to occupy, the selector must enclose his land with a substantial fence, or make permanent improvements of equivalent value. On the completion of the improvements the selector becomes entitled to a lease of the farm, and may thereafter mortgage it; or, with the permission of the Minister, may subdivide or transfer it; or, with the approval of the Court, may sublet it. After five years of the term have elapsed, the prescribed conditions of occupation and improvement having been duly performed, a deed of grant may be obtained on payment of the balance of the purchase-money.

During the year 1908 applications were accepted to select agricultural farms to the number of 1608 for 607,164 acres, an average area of 378 acres, at an average price of

16s. 7d. per acre. The number of selections and the total area selected were lower than the corresponding figures for the previous year by 340 and 82,752 acres, respectively.

(ii.) *Agricultural Homesteads.* When land is taken up as an agricultural homestead, the maximum area is restricted to 160 acres, 320 acres, or 640 acres, according as the price specified in the proclamation is determined at not less than twenty shillings; less than twenty shillings but not less than fifteen shillings; or less than fifteen shillings per acre respectively. The price for a homestead is two shillings and sixpence an acre, the annual rent threepence an acre, and the term ten years. The selector must himself reside continuously on the land, and within five years from the issue of the license to occupy, must also fence the land, or must make permanent improvements of equivalent value. On the completion of the improvements the selector is entitled to a lease, which, however, cannot be transferred or mortgaged.

At any time after five years from the commencement of the term, on the selector proving that the conditions have been performed and that the sum expended in improvements on the land has been at the rate of ten shillings, five shillings, or two shillings and sixpence an acre respectively according to the value of the land, he may pay up the remaining rent, so as to make his total payments equal to two shillings and sixpence an acre, and obtain a deed of grant of the land in fee simple. Under the amending Act of 1905 agricultural homesteads may, on certain conditions, be converted into agricultural farms.

Particulars of agricultural homesteads are given in par. (iv.) hereinafter.

(iii.) *Prickly Pear Selections.* Prickly pear infested selections comprise areas thickly covered with prickly pear. The area selected must not exceed 5000 acres. The term is fifteen years, with a peppercorn rental for the first ten years, and an annual rent of one-fifth of the purchasing price for the remaining five years. During the first ten years of the term the land must be absolutely cleared of prickly pear (one-tenth during each year), and must be kept clear for the remainder of the term.

Prickly pear frontage selections are confined to prickly pear frontage areas, comprising lands free from or only lightly infested with prickly pear, but which adjoin and do not extend for more than seven miles from lands heavily infested. The greatest area allowed is 5000 acres. The term is fifteen years, with a peppercorn rental during the first five years, and an annual rent of one-tenth of the purchasing price during the remaining ten years. During the first five years the land must be absolutely cleared of prickly pear (one-fifth each year), and must be kept clear during the balance of the term.

In the case of prickly pear (bonus) selections, the freehold of the land, and a bonus in addition, are granted in return for the complete eradication of the pear. The maximum amount payable as bonus is stated in the opening proclamation, but each applicant must lodge a tender specifying a bonus per acre not in excess of that mentioned in the proclamation. The size of the portions opened out must not exceed 2560 acres. The term of the lease is ten years, at a peppercorn rental throughout. The land must be absolutely cleared of prickly pear during the first seven years (one-seventh each year), and the land must be maintained clear till the end of the lease. One-seventh of the bonus payable may be claimed at the end of each of the first seven years of the term on proof to the satisfaction of the Commissioner that the condition of eradication has been complied with. If the eradication be completed at an earlier date than is required by the condition of the lease, the balance of the bonus will then become payable.

In all prickly pear selections the freehold may be obtained prior to the expiry of the term on proof being made that the land has been maintained free from prickly pear for three years consequent on the eradication having been completed in advance of the prescribed period.

Particulars of prickly pear selections are given in the following paragraph.

(iv.) *Number and Area of Conditional Purchases, 1901 to 1908.* The following table shews the number and area of conditional purchases for which applications were accepted during each year from 1901 to 1908:—

QUEENSLAND.—CONDITIONAL PURCHASES (APPLICATIONS ACCEPTED)
1901 to 1908.

Year.	Agricultural Farms.		Agricultural Homesteads.		Prickly Pear Selections.		Total.	
	Number.	Area.	Number.	Area.	Number.	Area.	Number.	Area.
		Acres.		Acres.		Acres.		Acres.
1901 ...	661	160,804	669	155,512	19	48,450	1,349	364,766
1902 ...	683	168,301	523	118,246	10	51,058	1,216	337,605
1903 ...	499	124,026	424	89,037	6	5,423	929	218,486
1904 ...	516	136,092	355	73,705	1	200	872	209,997
1905 ...	962	254,117	448	97,543	7	31,457	1,417	383,117
1906 ...	1,427	438,605	392	96,561	3	9,562	1,822	544,728
1907 ...	1,948	689,916	267	68,464	439	524,956	2,654	1,283,336
1908 ...	1,608	607,164	229	55,152	714	870,849	2,551	1,538,165

It may be seen that in the year 1908 there was a large increase in the number and area of prickly pear selections, while there were decreases in the numbers and areas of agricultural farms and agricultural homesteads.

The average area of agricultural farms selected during the year 1908 was 378 acres at an average price of 16s. 7d. per acre; the average area of agricultural homesteads was 241 acres. The average price of the land selected as prickly pear infested selection during the year was 3s. 8½d. per acre, and of prickly pear frontage selections was 5s. 3½d. per acre.

Particulars as to total areas alienated and in process of alienation may be found below. (See § 11.)

(v.) *Free Homesteads.* This form of tenure was introduced by the Land Acts Amendment Act 1908. Any country lands may be proclaimed open for free homestead selection. The maximum area which may be selected in this manner is 160 acres. The term is five years, and during that period the selector must occupy the land by personally residing on it, and must effect improvements to the total value of ten shillings per acre. A free homestead cannot be sold or mortgaged until a deed of grant is obtained. No land was opened for selection as free homesteads during the year 1908.

5. *South Australia.*—The types of conditional purchases under which land may be alienated in this State (exclusive of the Northern Territory) are as follows:—(i.) Agreement to purchase, and (ii.) Agreement under the Pinnaroo Railway Act 1903. The Land Board, composed of three members, arranges the subdivision of lands and fixes the price at which each block is to be offered. When approved by the Commissioner the lands are gazetted as open to application, which must be made in writing, and must specify the name, address, and occupation of the applicant, and the land applied for. A month's notice is usually given, during which applications may be made. No person under eighteen years of age can hold a lease, agreement, or license under the Act. The applicant has the choice as to whether he will take the land on perpetual lease or on an agreement to purchase, except in the case of repurchased lands and lands within the schedule to the Pinnaroo Railway Act, which are offered on agreement to purchase only. As early as possible after the date for receiving applications the Board meets, takes the evidence of applicants, and allots the blocks to each applicant who, in the opinion of the Board, should have the block. Preference is given to applicants who will reside on the land applied for, involving continuous residence on the land for at least nine months in each year. Other considerations which assist the Board to come to a decision are the ability, through means and experience, to utilise and improve the land applied for, and the number of members of the family which would become settled on the land. Any blocks not allotted on the date fixed may be applied for, and may be allotted on application. Agreements and leases are liable to forfeiture if payments due thereunder are six months

in arrear and remain unpaid for three months after the same have been demanded, or for breach of any of the covenants or conditions. In place of forfeiture of any lease or agreement the holder's interest therein may be sold by auction, the proceeds to pay all arrears on the land and expenses of sale. If any balance remain the outgoing holder may be paid for substantial improvements made by him on the land. Any purchase-money the outgoing holder may have paid on the land sold may also be reimbursed to him if the proceeds of the sale admit. Interest at the rate of 5 per cent. is charged on arrears due under leases and agreements; if over two months in arrears the Commissioners may recover the same in court. No perpetual lease or agreement to purchase is granted for lands the unimproved value of which exceeds £5000, or in such a way that the lessee or purchaser would hold lands under any tenure, except under pastoral lease, the aggregate unimproved value whereof would, in the opinion of the Board, exceed £5000. Exceptions are made in cases where land to be included in the lease or agreement is suitable only for pastoral purposes, the carrying capacity thereof unimproved, and of all other lands held by the lessee or purchaser under any tenure not exceeding 5000 sheep; if the land is outside Goyder's line¹ the limitation may be increased to a carrying capacity of 10,000 sheep. Municipal Corporations and District Councils may apply for land in the same manner as individuals.

(i.) *Agreement to Purchase.* No lands may be held under this form of tenure unless they have been surveyed, or their boundaries delineated on the public maps. The Commissioner, on the recommendation of the Land Board, determines the area of blocks, and the price and annual rent at which each block may be taken up on lease with the agreement to purchase. Applications must be made in writing to the Commissioner, and must be accompanied by a deposit equal to the first half-yearly instalment of the purchase-money of the land and improvements. The purchaser must covenant to pay for his block at the price fixed by the Land Board, and to pay the purchase-money and interest for land and improvements, if any, at not less than the rate of 2 per cent. per annum by sixty equal half-yearly instalments payable in advance. The land must be fenced within five years, and vermin and weeds must be destroyed. Having complied with the terms and conditions of the agreement, the purchaser has the option of completing the purchase of his block at any time after the expiration of six years, on paying all principal due under his agreement and all interest due up to the time of purchase. Where the land is allotted on personal residence, each agreement must contain a covenant for personal residence by the purchaser on the lands purchased for nine months during each year. The conditions as to reservation of Crown rights, and also as to subletting, are the same as in the case of perpetual leases. (See § 7 below.)

(ii.) *Pinnaroo Railway Lands.* Under the Pinnaroo Railway Act 1903 provision was made for opening up to conditional purchase certain scheduled lands, amounting to about 1,500,000 acres of good agricultural country in the vicinity of a line from Pinnaroo to Tailem Bend, a distance of eighty-seven miles. The line was opened for traffic in 1906. The lands scheduled may be sold by the Crown under agreement, with a covenant to purchase the same at the price fixed by the Land Board, together with interest thereon at the rate of 2 per cent. per annum, by sixty half-yearly payments, payable in advance. Any purchaser may complete his purchase at any time. Application is to be made, the price fixed and accepted, the agreement entered into and executed, and all matters in connection with the sale, transfer, resale, surrender, and forfeiture of any of the lands are to be carried out, as far as practicable, as if the lands were taken up under the existing regulations as to the acquisition of land for the purposes of closer settlement.

(iii.) *Particulars of Conditional Purchases, 1901 to 1908.* The subjoined table gives particulars of the areas alienated by conditional purchase, on fulfilment of the conditions, at the end of 1901 and from 1904 to 1908.

¹ Goyder's line is not exactly based on rainfall, but on the evidence of vegetation ("salt-bush" and "blue-bush," etc.), and marked the northern limit of what was thought to be fit land for agricultural pursuits. The vegetation which was supposed incapable of flourishing in regions of regular rainfall afforded the indications for locating the line.

**SOUTH AUSTRALIA.—AREAS ALIENATED UNDER AGREEMENTS TO PURCHASE,
1901 to 1908.**

Year	...	...	...	1901.	1904.	1905.	1906.	1907.	1908.
Area in acres	...	...	...	57,460	189,427	16,106	6,439	57,890	68,977

The figures given in the above table include areas sold under credit agreements, none of which have, however, been issued since the year 1903. Particulars as to the total areas alienated and in process of alienation are given in a later part of this section. (See § 11.)

6. Western Australia.—The various types of selections under which the freehold can be alienated by conditional purchase in this State are as follows:—(i.) Residential conditional purchase; (ii.) non-residential conditional purchase; (iii.) conditional purchase by direct payment; (iv.) conditional purchase of blocks for vineyards, orchards, or gardens; (v.) conditional purchase of grazing lands; and (vi.) free homestead farms.

All applications must be lodged, with the prescribed deposit and fees, at the agency in which the land is situated. No person may acquire under homestead farm, conditional purchase, and grazing lease, collectively, or any two or more of them, either as lessee or transferee, more than 2000 acres of cultivable land (that is, land acquired as homestead farm and by conditional purchase), or an equivalent area of grazing land, or cultivable and grazing land mixed. Where a man has selected up to the maximum allowed, his wife may hold a further area of 1000 acres of cultivable land or its equivalent area of grazing or of cultivable and grazing land. Five acres of grazing land are deemed to be an equivalent of two acres of cultivable land, and all unclassified land disposed of prior to the 1st February, 1907, is deemed to be cultivable land until otherwise classified by the Lands Department. If the holder require the land to be classified he must pay the prescribed fee.

(i.) *Residential Conditional Purchase.* Under this form of tenure any person over the age of sixteen years may select from a minimum area of 100 acres to a maximum of 1000 acres in any part of the State. The usual price of the land is ten shillings an acre, payable in twenty years by half-yearly instalments, or sooner, at the occupier's option. Applications must be accompanied by a deposit of a half or a quarter-year's rent, as the case may be; that is to say, if the application be made during the first quarter of the half-year, a half-year's rent is required; if in the second quarter, only a quarter-year's rent need be deposited. In the event of the application not being approved the deposit is refunded. Half the cost of survey must be paid by the selector in two instalments, the first with the application and the second within twelve months. The selector is required to take up residence on his allotment within six months from the date of survey, and to reside thereon for at least six months during each of the first five years; the residence condition may, however, be performed on any rural land held by the selector within twenty miles. Residence by the wife, parent, or a child of over sixteen years of age, may also be accepted. Improvements must be effected equal in value to the amount of the purchase-money, and must be at the rate of one-fifth of the purchase-money every two years of the first ten years, but are not required to be more than £1 per acre in value should the price of the land exceed that amount. One-half of the land must be fenced within five years and the whole within ten years. Half the value of great and small stock-proof fencing is allowed towards the improvements required, and two-thirds of the value of a dog or rabbit-proof fence; but no allowance in respect to the fencing is made until after the fourth year of the term of the lease. A lease fee of ten shillings is payable with every application for a lease, at the expiration of which, or at any time after five years from the date of which, provided that all the conditions of residence and improvements have been complied with and the purchase-money paid, the

lessee may obtain a Crown grant of the land on payment of the grant fee of thirty shillings.

(ii.) *Non-residential Conditional Purchase.* If the selector does not wish to reside upon the land he may take up from 100 to 1000 acres, subject to the same conditions with regard to improvements, purchase-money, and survey, lease, and grant fees as in the case of residential purchases, with the exception that the total value of the improvements required is 50 per cent. over and above the amount of the purchase-money, but not more than thirty shillings per acre need be spent on improvements, although the price of the land may be over £1 per acre.

(iii.) *Conditional Purchase by Direct Payment.* Any unalienated Crown lands may be acquired by conditional purchase by direct payment. The price is not less than ten shillings an acre, payable within twelve months; the maximum area that may be selected by one person is 1000 acres, and the minimum is 100 acres. An amount equal to 10 per cent. of the purchase-money must be deposited with the application, on the approval of which by the Minister a license is issued for seven years, dating from the first day of the quarter next preceding the date of the approval of the application. The balance of the purchase-money must be paid within twelve months by four equal quarterly instalments, or sooner, at the option of the selector, but no Crown grant will be issued until the Minister is satisfied that the prescribed conditions have been fulfilled. The licensee must within three years fence in the whole of the land, and within seven years must expend upon the land in prescribed improvements at least ten shillings an acre in addition to the cost of fencing. Half the cost of survey must be paid by the purchaser as previously explained. The Crown grant may be obtained at any time, provided that all the conditions have been complied with and the purchase-money and fee have been paid.

(iv.) *Conditional Purchase of Small Blocks for Vineyards, Orchards or Gardens.* Areas of from five to fifty acres may be selected for any of these purposes on the following terms:—The price of the land is not less than £1 an acre; a deposit of ten per cent. of the purchase-money must be made upon application, and the balance must be paid within three years from the date of the approval of the application by equal half-yearly instalments. A lease is granted for three years, during which time the whole of the land must be fenced with a great and small stock-proof fence, and at least one-tenth of the area must be planted with vines or fruit trees, or cultivated *bona-fide* as a vegetable garden. A Crown grant will be issued as soon as all the conditions have been complied with and the purchase completed.

(v.) *Conditional Purchase of Grazing Lands.* The Governor may declare any lands which, in the opinion of the Minister, are unsuitable for agriculture, but suitable for grazing purposes, and which are not within an agricultural area, as open for selection as grazing leases. The application must be accompanied by the usual deposit of rent, as explained above with reference to conditional purchase with residence, together with the first instalment of the survey fee and the lease fee of ten shillings. An inspection fee may be charged if the Minister so directs. The land is inspected and reported on by a surveyor, and the price is fixed by the Governor, but may not be less than three shillings and ninepence per acre, and must be paid half-yearly at the rate of one-twentieth of the total purchase-money per annum. The maximum area allowed is 5000 acres, and the minimum 500 acres, but if the land applied for adjoins a holding of the applicant the minimum may be 300 acres. Within six months the lessee may take possession of his lease, and residence is required for six months of the first year and for nine months during each of the next four years. These conditions as to residence may be performed by an agent or servant of the lessee, and if the lessee be the owner of any rural lands within twenty miles, and reside thereon, such residence is sufficient. Expenditure on improvements to the extent of one-fifth of the purchase-money is required during every two years of the first ten years of the lease, and the whole of the land must be fenced within the first ten years. Half the value of a great and small stock-proof fence, and

two-thirds of the value of a dog or rabbit-proof fence, may be allowed towards the value of the improvements required after the fourth year of the lease. At the expiration of the term of the lease, or at any time after five years from the date of the lease, a Crown grant will be issued, provided that all conditions have been complied with and the full purchase-money paid.

(vi.) *Free Homestead Farms.* Every person who is not already the holder of more than 100 acres of land within the State, and being the head of a family, or a male of sixteen years of age and upwards, may select an area of from 10 to 160 acres as a free homestead farm, on lands declared open for such selection within the South-West, Central, or Eucla Divisions, not being within a goldfield. The application must be accompanied by a statutory declaration with a one-shilling duty stamp and a fee of twenty shillings; half the cost of survey must be paid in two instalments of thirty shillings each, the first instalment with the application and the second within twelve months. Upon approval of the application an occupation certificate for seven years is issued; the selector must take personal possession of the land within six months from the date of such certificate, and must reside thereon for at least six months in each of the first five years of the term, but residence on rural land held by the same person within twenty miles of the free homestead farm is sufficient compliance with the above residence condition. Residence of the holder's wife, parent, or child over sixteen years of age, may be accepted at the Minister's discretion. Four shillings per acre must be spent in prescribed improvements during the first two years; a further six shillings per acre during the next three years; and an additional four shillings per acre during the last two years. Not more than £30 of the amount spent on a habitable house will be allowed towards the total amount of fourteen shillings per acre required to be expended upon improvements. Half of the land must be fenced during the first five years, and the whole must be enclosed with a great and small stock-proof fence by the end of the term of seven years. Half the value of a sheep and cattle-proof exterior fence, and two-thirds of the value of a rabbit or dog-proof exterior fence will be allowed towards the amount required to be spent upon improvements after the fourth year of the term. A Crown grant will be issued upon compliance with all the conditions and upon payment of a fee of thirty shillings at the expiration of the term of seven years, but may be issued earlier if the holder has completed twelve months' residence, has made all the required improvements, and pays the sum of five shillings per acre for the land.

(vii.) *Conditional Auction Sales.* Sales of town and suburban lands at auction have already been referred to. (See § 5, vi., above.) In the case of suburban lands the sale is of the nature of a conditional purchase, inasmuch as the land must be fenced within two years. In the case of the sale at auction of suburban lands set apart for cultivation, the balance of the purchase-money, after paying a deposit of 10 per cent., must be paid by half-yearly instalments within five years; the land must be fenced within two years, and within three years at least one-tenth of the area must be planted as an orchard or vineyard, or cultivated as a vegetable garden, or one-quarter of the area must be cultivated otherwise. The purchaser may pay the balance of the purchase-money at an earlier date, if he so desire, but no grant may issue until the prescribed improvements have been effected.

(viii.) *Areas Alienated Absolutely under Forms of Conditional Purchase, 1901 to 1909.* The following table shews the area of the selections for which grants were issued, the prescribed conditions having been fulfilled, during the year 1901 and from 1904 to 1909.

Particulars as to the total areas alienated absolutely, and in process of alienation, are given in a later part of this section. (See § 11.)

WESTERN AUSTRALIA.—AREAS SELECTED CONDITIONALLY FOR WHICH CROWN GRANTS WERE ISSUED, 1901 to 1909.

Particulars.	1901.	1904.	1905.	1906. ¹	1907. ¹	1908. ¹	1909. ¹
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Free homestead farms	147	5,172	9,471	9,655	12,765	16,122	18,482
Conditional purchases	5,234	30,578	19,100	20,351	38,116	138,812	61,272
Poison land leases ...	...	37,072	11,521	...	135,444	130,729	2,668
Village allotments ...	...	3	3	2	...	...	...
Total ...	5,381	72,825	40,095	30,008	186,325	285,663	82,422
Number of holdings	48	181	186	177	356	437	475

1. For financial year ended the 30th June.

(ix). *Area Conditionally Alienated, 1901 to 1909.* The following table shews the areas conditionally alienated under various methods of selection during the year 1901 and from 1904 to 1909 :—

WESTERN AUSTRALIA.—AREAS CONDITIONALLY ALIENATED, 1901 to 1909.

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.	1909.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Conditional Purchase—</i>	161,302	508,498	573,894	465,326	355,778	447,159	595,115
Deferred payments (with residence)	46,498	135,556	212,414	237,016	284,953	199,584	265,561
" (without residence)	1,909	1,384	3,299	3,236	2,175	2,645	1,762
Direct payments (without residence)	...	...	8	15	9	3	...
<i>Village Allotments</i> ...	...	...	...	...	...	...	...
<i>Free Homestead Farms</i> ...	63,623	235,550	203,426	155,740	109,090	189,086	257,528
<i>Under the Agric. Lands Purchase Acts</i>	4,295	42,305	32,667	24,933	11,674	8,201	35,599
<i>Homestead or Grazing Leases</i> ...	64,834	426,666	208,831	25,578	375	295,696	850,066
<i>Poison Land Leases</i> ¹ ...	9,530	12,828	779	...	...	...	...
<i>Workingmen's Blocks</i> ² ...	8	154	106	104	149	131	189
Total ...	351,999	1,362,941	1,235,424	911,948	764,203	1,142,505	2,005,820
Number of holdings ...	1,888	5,743	5,524	4,291	3,573	4,362	5,861

1. Provisions repealed by Act of 1906. 2. Closer settlement. (See § 8. 7, below.)

Particulars as to the total areas in process of alienation are given in a later part of this section. (See § 11.)

7. *Tasmania.*—The various types of conditional purchases in this State are as follows:—(i.) Selection of rural lands; (ii.) homestead areas; (iii.) selection in mining areas; and (iv.) sales by auction on credit, either of town or rural lands. Upon all first-class lands purchased or selected under the Acts now in force habitual residence is necessary for five years, commencing to run two years after the date of purchase, and must be continuous; but on land within a mining area the necessary period of residence is reduced to three years. In both cases this may be complied with by the selector himself or some member of his family, or someone employed by him or on his behalf. If purchased at auction on credit all lands (town or rural) must be improved to the value of a sum at least equal to the sale price of the land. Upon first-class lands the selector must expend a sum of not less than two shillings and sixpence an acre of the whole area in substantial improvements every year for the first eight years. By paying off before the expiration of the period of credit all purchasers and selectors obtain a rebate of the added premium in proportion to the unexpired period of credit. Second-class lands must be improved to the value of at least one shilling an acre per annum for the first five years

before the selector can pay up and obtain his deed of grant; and in the case of third-class lands the selector must expend on substantial improvements a sum amounting at least to sixpence per acre per annum during the first five years before the balance of the purchase-money can be paid and the deed of grant issued. Improvements on all lands must be of a substantial nature, and include dams, wells, cultivation, fences, clearing or draining of land, the erection of a dwelling-house or farm or other buildings upon and permanently attached to the soil of such land.

No person may hold more than 200 acres of first-class, 250 acres of second-class, and 500 acres of third-class Crown lands on credit at one time, either by purchase, selection, or purchase at auction. In order to make the payments during the first year of purchase as light as possible the Lands Department advances to the selector of any first-class land four-fifths of the amount of fee necessary for the survey of the land. The balance is payable, in the next succeeding four years, together with interest at the rate of two shillings and sixpence in the pound. For lands purchased by auction, and for second and third-class lands, the survey fee must be paid in full. The amount of this fee, for first-class lands, ranges from £4 10s. to £15 15s. for selections of from 25 to 200 acres respectively; for second-class lands the fee ranges from £6 5s. to £15 10s. for selections of from 30 to 250 acres; and for third-class lands it ranges from £11 to £20 for selections of from 60 to 500 acres respectively.

(i.) *Selection of Rural Lands.* Any person of eighteen years of age and upwards may select an area of from 15 to 200 acres of first-class land, from 30 to 250 acres of second-class land, or from 60 to 500 acres of third-class land. Application must be made in a prescribed form obtainable from the various post and police offices throughout the State, and from the Crown Lands Office, Hobart, and Lands Branch Office, Launceston. Intending selectors can obtain ready assistance in making their choice of lands from the District Surveyors or from the officers of the Crown Lands Office. The price of first-class land is not less than £1 an acre, with one-third of that price added as a premium for credit, which extends over a period of eighteen years. For second-class land ten shillings an acre is the minimum price, with one-third added for credit, the period of which is fourteen years. For third-class land the price is not less than five shillings an acre, with one-third added for fourteen years.

In the case of first-class land the purchaser must pay a deposit of twopence an acre, and must pay the residue by eighteen annual instalments at the following rates per acre:—Threepence during the first and second years; one shilling during each year from the third to the sixth; one shilling and sixpence during each year from the seventh to the tenth, and two shillings during each of the remaining eight years. For second or third-class land the purchaser must pay a deposit of one-fortieth part of the purchase-money, and must pay the residue by fourteen annual instalments, of which the first two instalments must equal one-twenty-sixth part of the residue, and each remaining instalment must equal one-thirteenth part of the residue. The conditions as to residence on first-class land and as to improvements on all classes are as stated above.

(ii.) *Selection of Homestead Areas.* Any person of the age of eighteen years or over who has not previously purchased land in Tasmania may make a selection of a homestead area of first-class land not exceeding fifty acres, at the price of £1 an acre, with one-third added for credit. The selector of a homestead area must pay a cash deposit of twopence an acre at the time of purchase, but need pay nothing further towards the purchase-money until the fourth year, when the repayments for that year and for the fifth year are at the rate of tenpence an acre, and for the remaining fourteen years, during which the credit extends, the annual payment is at the rate of two shillings an acre. The selector must reside on his homestead for a term of five years commencing to run one year after the date of contract, and must effect improvements to the value of £1 an acre before a grant is issued.

(iii.) *Selection in Mining Areas.* A "Mining Area," under the Crown Lands Act, comprises land in the vicinity of a mining field, and which is specially proclaimed a mining area. The land so proclaimed may be selected as first-class agricultural land, not exceeding 100 acres, on the terms provided for the purchase of these lands; but if the land is within one mile of a town the maximum area is twenty acres and the minimum ten acres. Second-class lands within a mining area can be sold at auction, but no lands within a mining area can be sold as third-class. All lands purchased within a mining area are open to any person to search or mine for minerals, gold or other metals; but before any such person can commence searching or mining he must obtain permission in writing from the Secretary for Mines or the nearest Commissioner of Mines. The terms as to payment of purchase-money for mining area selections are the same as in the case of selections of rural lands, mentioned above.

(iv.) *Conditional Sales on Credit.* Both town and rural lands may be sold on credit, either at auction or by private contract, subject to certain conditions. The maximum and minimum area which may be so sold have already been specified. (See above § 5. *Sales by Auction*, 7.) In the case of sales of town lands on credit, the purchaser may not receive a grant until he has effected improvements to the value of a sum equal to the purchase-money. When first-class rural lands (except lands within mining areas) are sold on credit, the purchaser must reside thereon for at least five years, commencing two years after the date of contract, and must effect substantial improvements to the value of £1 an acre before a grant will issue. In the case of the sale of the second and third-class land similar improvement conditions to the value of five shillings and two shillings and sixpence an acre in each class respectively are imposed. A sum equal to one-third of the price is added for credit. The purchaser must pay a deposit of one-fortieth, and the remainder by fourteen annual instalments.

(v.) *Areas Sold Conditionally, 1901 to 1908.* The following table shews the areas alienated absolutely under systems of conditional purchases and sales on credit, the conditions having been fulfilled, and also shews the areas sold conditionally and the applications for conditional purchases received and confirmed, during the year 1901 and from 1904 to 1908, inclusive:—

TASMANIA.—CONDITIONAL PURCHASES, 1901 to 1908.

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Completion of Conditional Purchases</i> ¹	23,781	28,697	15,926	27,528	36,492	42,362
<i>Sold Conditionally—</i>						
Free Selections	40,004	112,861	161,815	139,433	121,196	120,420
Homestead Areas	9,108	8,513	2,554	1,884	1,148	2,037
Auction Sales on Credit	12,961	11,255	4,380	1,415	2,571	2,740
Other Sales (Town Lands)	636	1,225	1,384	1,853	2,093	1,632
Total	62,709	133,854	170,133	144,585	126,998	126,829
<i>Applications—</i>						
Received	1,444	2,549	2,848	2,448	1,995	3,225
Confirmed	768	1,131	1,655	1,164	932	1,249

1. Including selections and sales on credit.

Particulars of total areas alienated and in process of alienation are given below. (See § 11.)

§ 7. Leases and Licenses.

1. Introduction.—Leases and licenses are issued in all the States for various terms and upon various conditions. In Victoria, Queensland, and South Australia perpetual leases are issued for an indefinitely long period upon payment of an annual rent, while in all the States leases or licenses of comparatively large areas may be obtained for pastoral purposes. Provisions have also been made in all the States for convenient forms of leases and licenses for various special purposes, and also of special classes of lands. The leases and licenses dealt with below are exclusive of those issued under Closer Settlement and kindred Acts, and also of those issued for mining and auxiliary purposes. (See § 8 and § 9 below).

2. New South Wales.—The following are the various types of leases and licenses issued in this State:—(i.) Conditional leases; (ii.) conditional purchase leases; (iii.) settlement leases; (iv.) improvement leases; (v.) annual leases; (vi.) residential leases; (vii.) special leases; (viii.) snow leases; (ix.) leases under Section 18, Act of 1903; (x.) scrub leases; (xi.) inferior lands leases; and (xii.) Western lands leases.

(i.) *Conditional Leases.* Conditional leases may be granted to any selector of a conditional purchase, other than a non-residential one, or one whose selection is within a special area in the Eastern Division. In other words, before applying for a conditional lease it is necessary to apply for a residential conditional purchase, in virtue of which such a lease may be held. The provisional deposit with application is, if the amount of rent has been notified prior to the date of application, a sum equal to half a year's rent, and if not so notified, is at the rate of twopence an acre, but is subject to appraisalment by the Local Board. A survey fee in accordance with a fixed scale must also be lodged with the application.

The area of land which may be conditionally leased must not be less than 40 acres, nor more than three times the area of the conditional purchase, and the two together must not amount to more than 1280 acres in the Eastern, or 2560 acres in the Central Division, except in cases where the Land Board has allowed either of these areas to be exceeded by virtue of the power vested in them under the Crown Lands Act 1903 or 1905, as stated above. The lease is for a period of forty years, and this term is divided into four periods of ten years each. The annual rent for each period may, on application by the lessee, or on a reference by the Minister, be separately determined by appraisalment in accordance with Section 6 of the Crown Lands Act of 1889. The lessee may at any time during the currency of the lease convert the whole or part into an additional conditional purchase. The total area held under conditional leases on the 30th June, 1908, was 16,338,676 acres, the total rent therefrom being £189,602, as compared with an area of 16,065,516 acres at a rent of £185,290 on the 30th June, 1907.

(ii.) *Conditional Purchase Leases.* This tenure was created by the Crown Lands Amendment Act of 1905, and its chief advantages are that the intending settler can for a small initial outlay by way of deposit, for a moderate rent and under easy conditions, obtain a lease for forty years, together with a right of converting it into a conditional purchase at any time during its currency, and ultimately into a freehold. These leases can only be acquired within areas subdivided and specially set apart by proclamation in the *Government Gazette* for holdings of this class, and an applicant, if a male, must not be under the age of eighteen years, or of twenty-one years if a female. No one may apply who already holds any land, other than town or suburban land under the Crown Lands Acts, or land leased from a private individual, or who is either disqualified under the provisions of sec. 40 of the Crown Lands Act of 1895, or is subject to any of the disabilities specified in sec. 14 of the Act of 1905. These sections should be carefully read by

intending applicants, as it is impracticable, within the limits of this summary, to fully explain all the details of the qualification clauses. The deposit, which must be lodged with an application for a conditional purchase lease, is always the half of one year's rent of the land, the rent being calculated at the rate of $2\frac{1}{2}$ per cent. of the capital value of the land. The amounts of the annual rent and of the survey fee required for each block are always stated in the *Gazette*, and on the lithographs issued by the Lands Department shewing the subdivision. Only one-fifth of the survey fee need be lodged with the application, although two or more instalments of one-fifth of the full amount may be deposited, and the balance may be paid subsequently in equal annual instalments, with interest at the rate of 4 per cent. The capital value of the land is fixed by the Minister for the first ten years of the lease, but the lessee may, within six months after confirmation of his application for the lease, apply in the prescribed manner to have such capital value determined by appraisal, and for each succeeding period of ten years the capital value is determined by the Local Land Board on a similar basis.

A condition of ten years' personal continuous residence is attached to holdings of this class, and such residence must, under ordinary circumstances, be commenced within twelve months from the date of confirmation of the application, but the Local Board may, if the circumstances of the case warrant the concession, permit the commencement of residence to be extended to any date within five years of such confirmation, and on such terms and conditions as to improvements and cultivation as may be agreed upon between the Board and the lessee, and the Board may also, on application in the prescribed manner, permit the residence condition to be performed in any adjacent village or town.

The following statement gives particulars of conditional purchase leases applied for and confirmed during the year ended the 30th June, 1908 :—

NEW SOUTH WALES—CONDITIONAL PURCHASE LEASES.

YEAR ENDED 30TH JUNE, 1908.

Applications Received.		Applications Confirmed.			
Number.	Area.	Number.	Area.	Capital Value.	Annual Rent.
	Acres.		Acres.	£	£
244	158,432	211	147,509	182,416	4,543

The total area held under conditional purchase leases on the 30th June, 1908, was 328,448 acres at a total rent of £11,360, compared with an area of 187,839 acres at a rent of £7071 held on the same date in 1907.

During the year 1908 considerable progress was made in clearing land near Narrabri West for settlement under conditional purchase lease. This land is thrown open to settlement in blocks of from 680 to 1600 acres, and in each block 250 acres is ready for the stump-jumping plough, so that a settler is able almost immediately to get some return from the land. Subdivision of the adjoining Pilliga scrub lands in their uncleared state has also taken place, and designs are being prepared for the disposal of from 50,000 to 100,000 acres in the same locality under similar conditions. Further lands, amounting to nearly 50,000 acres, on the Dorrigo, in the north-east of the State, were also subdivided for selection under conditional purchase lease.

(iii.) *Settlement Leases.* Under the Lands Act of 1895 provision was made for a convenient form of tenure by way of settlement leases for persons who require a considerable area for agricultural or grazing purposes, or for these purposes combined. The area which might be taken up as a settlement lease was originally limited to 1280 acres for agricultural and to 10,240 acres for grazing purposes, but provision has now been made under which larger areas may be taken as additional settlement leases, in cases where the Local Land Board is of the opinion that the area sought to be acquired, together with other lands held by the applicant, does not in the aggregate exceed such an area as is sufficient to enable him to maintain his home thereon in average seasons and under

ordinary circumstances. The additional holding need not necessarily adjoin the original holding, but must, in the opinion of the Board, be situated within a reasonable working distance thereof. The lease is for a term of forty years, which is divided into four periods of ten years each. The annual rent for the first ten years is fixed by the Minister before the land is made available for lease, and the lessee may, if dissatisfied with the amount, apply to have it determined by appraisal. The rent for each succeeding period of ten years may, on the application of the lessee or on a reference by the Minister, be separately determined in a similar manner. The lessee must make the holding his *bonâ-fide* residence during the whole term of the lease. He must fence the holding within five years, must conform to any regulations made by the Minister for the destruction of vermin, noxious weeds, scrub, etc., and may not assign or sublet his holding without the Minister's consent. Tenant right in improvements is secured to an outgoing lessee, and the lessee may apply at any time after the first five years of the lease for an area not exceeding 1280 acres, not being reserved from sale, on which his house is situated, as a homestead grant. Settlement leases may be converted into original conditional purchases (see 255 *ante*).

The following statement gives particulars of applications for settlement leases received and confirmed during the year ended the 30th June, 1908 :—

**NEW SOUTH WALES—SETTLEMENT LEASES,
YEAR ENDED 30TH JUNE, 1908.**

Applications Received.		Applications Confirmed.		
Number.	Area.	Number.	Area.	Rent.
	Acres.		Acres.	£
170	613,934	154	536,539	5,381

The total area held under settlement leases on the 30th June, 1908, was 5,942,867 acres at an annual rent of £78,512, as against 5,711,520 acres at a rent of £73,554 on the same date in the preceding year.

(iv.) *Improvement Leases.* Improvement leases may comprise any scrub or inferior land in the Eastern or Central Divisions, and can only be let by auction or tender on the recommendation of the Land Board, or, if not taken up, may be tendered for afterwards at the upset rental. Leases of large areas at moderate rentals can be obtained of lands which are not suitable for settlement until improved, and in the improvement of which it would be necessary to spend large sums before they could be rendered suitable for settlement. The lease is for a term not exceeding twenty-eight years, the rent being payable annually. During the last year of the lease, the lessee may convert into a homestead selection 640 acres not being reserved land, on which his dwelling-house may be erected; he has tenant right in certain improvements, except when such right is stated to be barred. On the 30th June, 1908, an area of 6,550,713 acres was held under improvement leases, the total annual rent amounting to £50,909.

(v.) *Annual Leases.* These are leases from year to year, renewable by payment of a year's rent in advance before the termination of the current year. The area is restricted to 1920 acres under any one lease, but there is no limit to the number of leases which one individual may hold. The deposit is thirty shillings for each 320 acres or part thereof applied for, and the annual rent is as appraised and notified in the *Gazette*. No conditions as to residence or improvements are attached to these leases, but security of tenure is not guaranteed, and the land may be alienated by conditional purchase or lease, etc. The total area held under annual leases on the 30th June, 1909, was 6,666,862 acres at a rent of £45,108.

(vi.) *Residential Leases.* Only lands situated within proclaimed gold or mineral fields are available for holdings of this class. An applicant must be a holder of what is termed a "miner's right," or "mineral license," and must pay a deposit of £1, a provisional rental of one shilling per acre applied for, and the survey fee. The

maximum area that may be leased is twenty acres, and the term may not exceed twenty-eight years. The annual rent will be appraised by the Local Land Board, and a condition of perpetual residence is attached to the lease. Within twelve months from the commencement of the lease, fences and buildings of a character suitable for the beneficial occupation of the land must be erected. Tenant right in improvements is conferred upon the lessee. On the 30th June, 1908, 11,606 acres were held under residential leases at a total rental of £1319.

(vii.) *Special Leases.* These leases are issued chiefly to meet cases where land is required for some industrial or business purpose, or for such purpose as the Governor, by proclamation in the *Gazette*, may declare, such as the erection of dams, tanks, irrigation works, saw-mills, etc. The area may not exceed 320 acres, except in the case of leases under secs. 89 and 92 of the Act of 1884, for such purposes as wharves, jetties, tramways, and irrigation works, and the term of a special lease may not exceed twenty-eight years. One person may, however, hold more than one special lease. The annual rent, if the land has not been notified for lease in the *Gazette*, is determined after report by the Local Board. Special leases may be obtained either by application, purchase at auction, or by tender. If the lease be sold at auction or let by tender, the rent will be the amount bid at auction, or offered by the successful tenderer, but must not be less than the upset rent. Leases of this kind which have been offered at auction and not sold, or for which tenders have been invited without any being lodged, may be obtained by after-auction tender. In such cases the rent will be the upset rent as notified, and the application will be subject to the approval of the Minister. A special lease may, under the Crown Lands (Amendment) Act 1908, be converted into (a) a conditional purchase lease, (b) a conditional purchase, (c) a homestead selection, (d) a settlement lease, or (e) a conditional lease. On the 30th June, 1908, the total area held under special lease was 354,866 acres at a total rent of £23,578, as compared with 298,612 acres at a rent of £20,100 in the preceding year.

(viii.) *Snow Leases.* Lands not held under pastoral or other lease, which may be usually covered with snow for a part of each year, and which are consequently unfit for continuous occupation, may be leased in areas of not less than 1280 acres, nor more than 10,240 acres, and during the currency of such lease the land is exempt from sale or from other lease under the Lands Acts. Such leases are sold by auction or let by tender or by after-auction tender for terms not exceeding seven years, but may be extended for a term of three years by giving twelve months' notice prior to the expiration of the lease. The upset rental is fixed by the Minister after report by the Local Land Board, and the annual rent payable will be the amount bid at auction or tendered. If the lease be applied for after auction or after the time for lodging tenders has expired, the amount will be the notified upset rent. On the 30th June, 1908, 70,330 acres were held under snow leases at a rent of £419.

(ix.) *Leases under Section 18, Act of 1903.* Under the provisions of the amending Act of 1903, Section 18, leases may, on the recommendation of the Local Land Board, be granted to the registered holder of any pastoral lease, occupation license, or preferential occupation license, for an area not exceeding one-third of the total area comprised within the lease, license, or lease and license, at the date of expiration of the pastoral lease. The term of the lease may not exceed twenty-eight years, and the lease is subject to rent and conditions determined by the Governor.

(x.) *Scrub Leases.* The Minister has power, on the recommendation of the Local Land Board (a) to declare as "Scrub Lands" any Crown lands wholly or partly covered by scrub or noxious undergrowth, and (b) to grant leases of such lands on application, or sell the same by auction or tender for a term not exceeding twenty-one years, which term may be extended by the Governor to twenty-eight years. The total area held under scrub leases on the 30th June, 1908, was 2,127,279 acres at a total rent of £7653.

(xi.) *Inferior Lands Leases.* The Minister may, after report by the Local Land Board, lease by auction or tender for a period not exceeding twenty years (which term may be extended by the Governor to twenty-eight years) such lands as, in consequence of

their inferior character or isolated position, may not have been held under any tenure, or, having been held, have been abandoned.

(xii.) *Western Lands Leases.* Subject to existing rights and to the extension of tenure to the 30th June, 1943, which might be granted to a lessee on bringing his lease within the provisions of the Western Lands Act 1901 (see § 2, 1, iii., above), all forms of alienation, other than by auction and leases, prescribed by the Crown Lands Act, ceased to operate within this division from the 1st January, 1902. Lands are declared open for lease by notice in the *Government Gazette*, and applications therefor may be made in the prescribed form, accompanied by a deposit of 20 per cent. on the amount of the first year's rent. Within one month from the date of issue of the lease the successful applicant must pay the balance of the first year's rent and execute the lease. The annual rent is determined by the Commissioners for periods not exceeding ten years, and the rent fixed for the first period cannot on reappraisalment be either increased or decreased more than 25 per cent. on the first reappraisalment, and this provision applies at each subsequent reappraisalment to the rent last determined. The Minister may, on application and after report from the Commissioners, extend over a period not exceeding five years the payment of any money due to the Crown. All lands leased must be fenced within such period and with such class of fencing, not being a rabbit-proof fence, as the Commissioners may determine.

(xiii.) *Leases and Licenses Current, 1901 to 1908.* On the 30th June, 1908, there were 58,691 leases and licenses current under the Lands Department and the Western Land Board, comprising 128,931,647 acres of Crown lands. Of these leases there were 35,626, comprising 23,647,635 acres, in the Eastern Division; 20,509, comprising 29,037,285 acres, in the Central; and 2556, comprising 76,196,727 acres, in the Western Division.

The following table shews the areas held under various descriptions of leases and licenses at the end of the years 1901 and 1904, and on the 30th June, 1906 to 1908:—

**NEW SOUTH WALES.—AREAS OCCUPIED UNDER LEASES AND LICENSES,
1901 TO 1908.**

Leases and Licenses.	1901.	1904.	1905-6.	1906-7.	1907-8.	
					Area.	Rent.
	Acres.	Acres.	Acres.	Acres.	Acres.	£
Pastoral	44,805,221	9,191,101	3,668,661	3,393,372	1,258,955	940
Outgoing pastoral lessees ...	—	135,225	656,340	807,359	1,133,082	10,244
Western land leases ...	—	58,684,786	66,307,201	69,766,491	73,227,685	86,031
(i.) Ordinary ...	25,812,215	9,964,239	9,039,134	8,640,653	8,530,311	18,381
(ii.) Preferential ...	12,985,651	7,206,504	5,138,896	3,969,825	3,447,454	29,107
(iii.) Under the Improvement Leases Can- cellation Acts ...	—	—	—	—	557,471	
Homestead leases ...	10,953,388	4,039,272	2,616,472	1,650,309	931,910	2,951
Condit'l. leases—(i.) Gazetted ...	13,014,055	13,974,188	14,798,801	15,178,016	15,384,176	181,649
(ii.) Not gazetted (under pro- visional rent) ...	966,887	278,224	977,850	17,647	954,500	7,953
Conditional purchase leases ...	—	—	30,598	187,839	328,448	11,360
Settlement leases ...	3,468,675	4,399,579	5,113,847	5,711,520	5,942,867	78,513
Improvement " ...	5,551,060	6,196,133	6,275,138	6,527,792	6,550,713	50,909
Annual " ...	6,755,942	6,229,923	5,846,127	6,344,800	6,666,862	45,108
Scrub " ...	1,535,415	2,010,867	2,029,949	2,030,149	2,127,279	7,653
Snow land " ...	79,582	49,822	45,812	27,682	70,330	419
Special " ...	124,877	217,741	252,525	298,612	354,866	23,578
Inferior land " ...	288,530	243,230	247,330	251,579	128,729	299
Artesian well " ...	358,071	378,551	378,551	255,692	225,276	572
Blockholders' " ...	—	8	7	7	1	12
Residential leases (on gold and mineral fields) ...	5,751	7,571	9,017	10,211	11,606	1,319
Church and school lands ...	97,207	58,298	51,979	41,611	41,534	998
Permissive occupancies ...	118,634	637,671	604,445	724,861	992,510	5,610
Prickly pear leases ...	—	—	—	68,583	65,082	1,065
Total under Lands Dept. and Western Land Board	126,921,161	123,902,933	124,088,680	125,904,700	128,931,647	564,670

The total annual rent derived from the leases and licenses issued by the Lands Department and the Western Lands Board amounted to £564,670, or an average of 1.051 pence per acre. Particulars regarding leases and licenses issued by the Mines Department are given in a later part of this section. (See § 9. *Occupation of Crown Lands for Mining Purposes*.)

3. **Victoria.**—The various types of leases and licenses (exclusive of Closer Settlement and Mines Department leases and licenses) under which Crown lands in this State may be issued are as follows:—(i.) 'Grazing area leases; (ii.) perpetual leases; (iii.) Mallee perpetual leases; (iv.) licenses of auriferous lands; (v.) swamp or reclaimed lands leases; (vi.) grazing licenses and pastoral leases; (vii.) leases and licenses for other than pastoral purposes; and (viii.) State forests and timber reserves licenses.

(i.) *Grazing Area Leases.* These leases may be granted for any term of years expiring not later than the 29th December, 1920. The area leased must not exceed 200, 640, or 1280 acres of first, second, or third-class land respectively, but may comprise two or more grazing areas, provided that the total acreage does not exceed the limit in each class. The annual rent is, according to the valuation and classification, not less than threepence an acre for first-class, twopence an acre for second, and one penny an acre for third-class land, payable half-yearly in advance. The lessee must fence the land within three years, or he may, if he prove to the Board that such fence is impracticable, or is not required, expend on permanent improvements a sum equal to the cost of fencing. The written consent of the Board must be obtained before the lessee can assign, sublet, or divide his land, and before he can use growing timber for other purposes than for erecting fences and buildings on the land. The lessee must destroy all vermin, keep down the growth of all noxious weeds, and keep all improvements in good repair. He is also required to erect swing gates in places where there is a fence across any track required by any other pastoral lessee, or by the public. The right is reserved to the Crown to take at any time any portion of the area which may be required for railways or other public purposes, and to issue licenses to enter on the land for the purpose of obtaining timber, coal, stone, etc. The Crown also has a right to resume possession, after having given two years' notice in writing, upon payment to the lessee for his interest in such lease, together with the value of houses, fences, wells, reservoirs, tanks, dams, and all permanent improvements constructed by the lessee prior to such notice and during the currency of his lease. An outgoing lessee is entitled to payment from an incoming tenant for all fences, wells, reservoirs, tanks and dams constructed during the currency of his lease, but the sum to be paid in respect of such improvements must in no case exceed ten shillings, seven shillings and sixpence, or five shillings an acre for first, second, or third-class land respectively.

The lessee may select an agricultural or grazing allotment out of the land leased in the manner indicated above. (See § 6, 3 iii.)

(ii.) *Perpetual Leases.* Perpetual leases of any Crown lands available as agricultural or grazing lands, swamp or reclaimed lands, and mallee lands may be granted to any person who is entitled to take up an agricultural or grazing allotment license in similar areas according to the classification of the land, but no person may hold under perpetual lease directly, or by transfer or otherwise, more than three times the areas that may be selected from the Crown. The lessee must destroy all vermin within two years, and must within six years from the date of issue of the lease enclose his land with a fence and keep the same in repair, or, if proved to the satisfaction of the Board that the erection of such fence is impracticable or not necessary, may expend on permanent improvements a sum equal to the cost of fencing. The lessee must reside on the land, or within five miles thereof, for at least six months during the first year of his term, and for at least eight months during each of the following four years; but this covenant as to residence does not operate in the event of the cultivation by the lessee of at least one-fourth of his allotment within the first two years of his lease, and at least one-half thereof before the end of the fourth year. Permanent improvements must be made to the value of ten shillings an acre for first-class land, seven shillings and sixpence an

acre for second-class land, and five shillings an acre for third-class land, before the end of the third year, and further improvements to the same values before the end of the sixth year of the lease. The lessee may not transfer, assign, mortgage, sublet, or part with the possession of the whole or any part of his allotment within the first six years of his lease, but at the end of that period, if no rent be owing and all conditions have been fulfilled, the lessee may, with the written consent of the Board, transfer, mortgage, sublet, or part with the land. The Crown reserves the right to resume any part of the lands demised, required for public or mining purposes, on payment to the lessee of the cost of moving and re-erecting his improvements and the loss sustained in relinquishing improvements not removable.

The rent payable by every perpetual lessee (other than for mallee and swamp or reclaimed lands, which is specially dealt with under the respective headings) is 4 per cent. on the unimproved value of the land, which is deemed to be twenty shillings an acre for first-class, fifteen shillings an acre for second-class, ten shillings an acre for third-class land until 29th December, 1909. For every successive period of ten years the unimproved value will be fixed by the Board, and the rent will be 4 per cent. of such value. The rent must be paid yearly in advance. Any lessee whose rent is not in arrear may surrender his lease by making written application to the Board within six months after the 29th December, 1909, or within six months after any successive period of ten years, and if the Board is satisfied that the applicant holds the allotment *bonâ-fide* for his sole use and benefit, he may obtain a residential or non-residential agricultural or grazing allotment license. (See § 6, 3 i. and ii.) The value of all permanent improvements will be credited to the licensee.

(iii.) *Mallee Perpetual Leases.* Perpetual leases of mallee land may be granted to any person who is entitled to select under agricultural license in similar areas according to the classification of the land. The rent payable is $1\frac{1}{4}$ per cent. per annum on the estimated unimproved value of the land reviewed every ten years, and is payable annually in advance. The lessee must fence the land within six years, take up his residence on the land within six months after the grant of the lease, and continue to reside on or within five miles thereof for at least six months during the first year of his lease, and for at least eight months during each of the four following years. If, however, at least one-fourth of the allotment be cultivated within the first four years, and at least one-half before the end of the sixth year, or the allotment improved to the extent of ten shillings, seven shillings and sixpence, or five shillings per acre for first, second, or third-class lands respectively, the condition as to residence will not be enforced. The lessee must not cut or remove any live pine, box, or gum trees, and must protect all belts or clumps of such trees from fire. The perpetual lease conditions (previously explained) apply except that a perpetual lessee who so selects out of a Mallee allotment lease is entitled to transfer or mortgage within the first six years, and a Mallee perpetual lessee may at any time surrender and obtain a Mallee agricultural license (see above, § 6, 3 v.), or if the necessary conditions required under license have already been fulfilled, including improvements and residence, a Mallee agricultural lease may be issued.

(iv.) *Licenses of Auriferous Lands.* The "auriferous lands" are distributed over various parts of the State. Annual licenses are issued for areas not exceeding twenty acres, entitling the holders to reside on or cultivate the area upon payment of a license fee of five shillings for areas of three acres or under, ten shillings for areas from three to ten acres, and one shilling per acre for areas over ten acres. Not more than one such license may be granted to or held by any one and the same person. The licensee is required to reside on the land during the continuance of the license, or to fence the land within four months from the date of issue of the license, and cultivate one-fifth of the area, allowance being made for any portion occupied by buildings; he cannot assign or sublet without permission. Notices must be posted on the land indicating that it is auriferous, and subject to Mining conditions. If the area can be separated from the auriferous land, and, with the consent of the Minister of Mines, has been improved to the value of £1 an acre, and if, in the opinion of the Board,

the occupation is *bonâ-fide*, the licensee may surrender his annual license and obtain in lieu thereof a license for an agricultural or grazing allotment (see above, § 6, 3, ii. and iii.), which will enable the freehold to be obtained. All rents paid and improvements effected may be credited, and the license will be antedated if the residence condition has been complied with.

(v.) *Swamp or Reclaimed Lands.* Swamp or reclaimed lands comprise the areas so classed under the Land Act 1901, and such other areas as may from time to time be drained or reclaimed, and proclaimed as swamp or reclaimed lands in the *Government Gazette*. The Governor-in-Council is empowered to cause any swamp lands to be drained and reclaimed by prison or other labour, and the Board and other persons authorised by them may enter upon any lands whatsoever for the purpose of making surveys and taking levels, and may also appropriate such parts of any lands as may be necessary for the construction of any canals or drainage works, provided that full satisfaction be made under the Lands Compensation Act 1890 to the owner or occupier of such lands for all damage sustained through the exercise of such powers.

These swamp or reclaimed lands are divided into allotments not exceeding 160 acres, and the value of each allotment is provisionally determined by a Land Classification Board; an allotment may be leased either for a term of twenty-one years, or under a perpetual lease, or under a conditional purchase lease (see § 6, 3 vi.), or may be disposed of by public auction. Every lease for twenty-one years, every perpetual lease, every conditional purchase lease, and every contract for sale of an allotment of swamp or reclaimed lands, must *inter alia* contain (a) a condition that the lessee or purchaser will keep open all canals, ditches and drainage works on the land and adjacent to the land; and also (b) a condition that the lessee or purchaser will make permanent improvements on the land to the extent of ten shillings an acre in each of the three first years, unless the Minister is of opinion that such expenditure would not be advantageous or profitable, in which case the condition may be omitted or modified. The rent payable by the perpetual lessee of any swamp or reclaimed land for the period ending on the 29th December, 1909, is at the rate of four per cent. per annum on the value of the land, as fixed by the Classification Board and reassessed every ten years, not including any improvements which do not belong to the Crown. Conditional purchase leases are issued for a period of 31½ years, providing for the payment of the value of the allotment together with interest thereon at 4½ per cent. per annum, which, calculated over the whole term, is £3 half-yearly for every £100, and in sixty-three instalments pays off the purchase-money and interest. Residence is not necessary. Stringent conditions are imposed preventing assignment during the first six years. At any time after the expiration of six years from date of lease, if all conditions have been complied with, assignment is allowed on obtaining consent, and on payment of the balance of purchase-money at the end of any half-year, less interest for the unexpired term, the Crown grant may be obtained.

(vi.) *Grazing Licenses and Pastoral Leases.* Large areas of pastoral lands still remain in Victoria, chiefly in the north-eastern districts, but a considerable proportion of these areas, being mountainous, is difficult of access, and will be only made available for selection as the advancement of settlement demands. Provision is made in the Land Act for pastoral leases, but only a few such leases were issued, and no others are to be issued in the future.

Annual grazing licenses are granted for pastoral lands, reserves, and other Crown lands not required for other purposes. There is no limit to the area which may be so held, the rental charged varying according to the grazing value. Licenses may be renewed annually for any term not exceeding seven years, with the right to fence and make dams, but are subject to cancellation at any time if the land be required for other purposes.

(vii.) *Leases and Licenses for other than Pastoral or Agricultural Purposes.* Leases are granted of any Crown lands not exceeding (except in the case of leases for guano or other manure) three acres, for a term of not more than twenty-one years, and at an

annual rent of not less than £5. These leases are granted for various purposes, such as—For obtaining guano, stone or earth; for sites of inns, stores, bridges, ferries, factories, quays, or landing places; for the working of mineral springs, and for the manufacture of salt. If the lessee fail to use the land *bond-fide* for the purpose for which he leased it, the lease may be cancelled at any time. Leases are also granted to persons who are willing to construct canals, docks, roads or tramways. Annual licenses are issued for any of the purposes for which leases are granted as above. If the licensee of a site for a butter factory or creamery, or for a residence, garden, inn, store, smithy, or similar building not within the boundaries of a city, has been in possession for five years and has constructed improvements on the land, provided that there are no objections to the alienation of the land on the ground of being auriferous or other reasons of a public nature, he may purchase the allotment at an appraised price and receive credit for all rent paid. No such licensee can purchase more than one site. Similar holdings under miner's right for areas not exceeding one acre may be purchased under Sec. 36, Mines Act 1890, after two and a half years' possession.

Annual licenses may be granted at a rental of one shilling an acre for the purpose of a bee farm upon any Crown lands or upon any lands held under a pastoral or grazing lease or under an annual grazing license. No person may hold more than three bee-farm licenses, nor more than a total area of ten acres, and the holder of a grazing area or pastoral lease or of a grazing license may not keep more than ten hives of bees on his holding unless he is also the holder of a bee-farm license. The licenses may be renewable annually for seven years and cannot be sublet or transferred without consent. A bee-farm licensee may, at his own risk, erect buildings, fences, and improvements, but must remove same at any time if directed. No dog may be kept or allowed to remain on a bee-farm site. Any unalienated Crown lands may be proclaimed as available for being licensed for the purpose of being used for bee-range areas. Annual licenses are granted of areas, to be used as bee-range areas, at a rent of not less than one halfpenny for every acre within one mile of the site of the apiary as specified in the license.

(viii.) *State Forests and Timber Reserves Licenses.* Grazing licenses, residence licenses, and licenses to cut timber are issued for lands situated within State forests and timber reserves, which are now controlled by the Forest Branch of the Department of Mines under the Forests Act 1907.

(ix.) *Areas held under Leases and Licenses, 1901 to 1908.* The following statement shews the areas of Crown lands occupied under leases and licenses at the end of the year 1901, and from 1904 to 1908 inclusive:—

**VICTORIA.—OCCUPATION OF CROWN LANDS UNDER LEASE OR LICENSE,
1901 to 1908.**

Tenure.	Area in Acres.					
	1901.	1904	1905.	1906.	1907.	1908.
Pastoral Lease	39,450	52,150	52,150	64,150	59,510	63,510
Grazing Area Lease	2,338,649	3,528,986	3,631,974	3,533,792	3,402,536	3,183,800
Grazing Licenses	—	—	—	—	—	—
Land Acts 1890-91	5,908,985	—	—	—	—	—
Land Acts 1901 (exclusive of Mallee)	—	6,998,278	7,481,535	5,820,997	5,833,488	6,469,855
Mallee Lands	—	—	4,272,652	4,897,943	5,217,846	4,467,218
Auriferous Lands	377,427	400,592	99,774	101,163	104,555	106,040
Swamp Lands	4,200	4,030	4,369	4,450	4,513	4,566
Perpetual Leases	8,137	15,637	28,944	29,267	33,319	31,952
Mallee Pastoral Leases	7,980,592	—	—	—	—	—
Mallee Allotment Leases	—	2,274,317	1,934,246	1,731,217	1,305,914	987,186
Perpetual Leases under Mallee Lands	—	—	—	—	—	—
Act 1896	448,842	417,146	431,214	501,013	604,236	641,219
Wattles Act 1890	4,427	1,980	1,980	—	—	—
Total	17,110,709	13,693,116	17,938,838	16,683,992	16,565,917	15,955,346

4. **Queensland.**—In this State Crown lands may be occupied under the following types of leases and licenses :—(i.) Grazing farms; (ii.) grazing homesteads; (iii.) scrub selections; (iv.) occupation licenses; (v.) special leases; (vi.) perpetual lease selections; and (vii.) pastoral leases. General conditions as to applications for selections have been mentioned above. (See § 6, 4.)

(i.) *Grazing Farms.* Areas of land already surveyed are available for selection as grazing farms over a great extent of territory. The greatest area which may be applied for under any circumstances is 60,000 acres, but each proclamation opening land for grazing selection declares the maximum area which may be selected in the area to which it applies. In the event of lands open under different proclamations, and of a total area exceeding 20,000 acres, being applied for by the same person, a rental limitation of £200 per annum must be observed. Thus, of lands open at twopence per acre, the maximum area obtainable would be 24,000 acres; at three halfpence per acre, 32,000 acres, and so on. The term may be fourteen, twenty-one, or twenty-eight years, as the opening proclamation may declare. The annual rent for the first period of seven years may range from one halfpenny an acre upwards, as may be proclaimed or tendered. The rent for each subsequent period of seven years will be determined by the Land Court.

A grazing farm must be continuously occupied by the selector residing personally on it, or by his manager or agent doing so. Within three years of the issue of the license to occupy, the selector must enclose the land with a substantial fence, and must keep it so fenced during the whole of the term. In the case of two or more contiguous farms, not exceeding in the aggregate 20,000 acres, the Court may permit the selectors to fence only the outside boundaries of the whole area. If so declared by proclamation, the enclosing fence must be of such a character as to prevent the passage of rabbits.

The selectors of a group of two or more grazing farms, the area of none of which exceeds 4000 acres, may associate together for mutual assistance, and on making proof of *bona fides* to the Commissioner, may receive from him a special license, enabling not less than one-half of the whole number by their personal residence on some one or more of the farms to perform the condition of occupation in respect of all the farms. The applicant for a grazing farm must first obtain an occupation license, and as soon as the land is fenced in the manner prescribed, the selector becomes entitled to a lease of it, and may thereafter mortgage it; or with the permission of the Minister may subdivide or transfer it; or with the consent of the Land Court, may underlet it. The cost of survey—of which one-fifth must be paid when application is made—ranges from about £30 for a farm of 2560 acres to about £65 for 20,000 acres.

Particulars of grazing farms are given in paragraph (iii.) hereinafter.

(ii.) *Grazing Homesteads.* Lands available as grazing farms are also available for selection as grazing homesteads at the same rental and for the same term of lease. As already stated, an application to select as a grazing homestead takes precedence of a simultaneous application to select the land as a grazing farm. The conditions and provisions stated above in respect of grazing farms are applicable also to grazing homesteads, with the following two exceptions :—(a) During the first five years of the term of a grazing homestead the condition of occupation must be performed by the continuous personal residence of the selector on the land. (b) Before the expiration of five years from the commencement of the term, or the death of the original lessee, whichever first happens, a grazing homestead is not capable of being assigned or transferred. Unless with the special permission of the Minister, a grazing homestead may not be mortgaged.

Particulars of grazing homesteads are given in paragraph (iii.) hereinafter.

(iii.) *Scrub Selections.* Lands which are entirely or extensively overgrown with scrub are available for selection in different classes according to the proportion of the land covered with scrub. The area selected must not exceed 10,000 acres, and the term of the lease is thirty years, the rent ranging from a peppercorn an acre in the first five years, one halfpenny an acre for the next succeeding ten years, and one penny an acre for the remaining fifteen years in respect of lands in the first class; to a peppercorn for the first twenty years, and one penny an acre for the remaining ten years in respect of those in

the fourth class. During the first period in which the selector pays a peppercorn rent he must clear the whole of the scrub in equal proportions each year, and must keep it cleared, and must enclose the selection with a good and substantial fence. A negotiable lease is issued to the selector when his application is approved.

The following table shows the number of grazing farms, grazing homesteads, and scrub selections, for which applications were accepted during each year from 1901 to 1908:—

**QUEENSLAND.—GRAZING FARMS, HOMESTEADS AND SCRUB SELECTIONS,
1901 to 1908.**

Year.	Grazing Farms.		Grazing Homeste'ds.		Scrub Selections.		Total.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.
		Acres.		Acres.		Acres.		Acres.
1901 ...	247	1,371,283	47	290,785	19	48,450	313	1,710,518
1902 ...	245	1,410,364	38	171,104	10	51,058	293	1,632,526
1903 ...	106	709,183	25	123,026	6	5,423	137	837,632
1904 ...	150	1,244,072	21	176,435	1	200	172	1,420,707
1905 ...	210	1,738,882	23	120,982	7	31,457	240	1,891,321
1906 ...	262	2,067,275	56	404,499	3	9,562	321	2,481,336
1907 ...	374	3,028,696	54	315,444	8	58,954	436	3,403,094
1908 ...	314	2,459,653	91	870,325	4	16,401	409	3,346,379

The average rent in 1908 was 1d. per acre for grazing farms and $2\frac{3}{16}$ d. per acre for grazing homesteads.

Particulars of total areas held under leases and licenses are given in a later part of this section. (See § 11.)

(iv.) *Occupation Licenses.* Annual licenses are granted to occupy Crown lands which have been declared open for such occupation by notification in the *Gazette*. The rent is as specified by the notification or as bid by the licensee, but the Minister may by notice before the 1st September in any year increase the rent by an amount not exceeding 25 per cent. The licensee is entitled to compensation for improvements effected of which the Land Court has approved. The total number of licenses in force at the end of the year 1908 was 1709, comprising an area of 62,561 square miles, the total rent being £29,513. Particulars of the area held under license for previous years are given in a later part of this section. (See § 11.)

(v.) *Special Leases.* Leases of any land not exceeding 250 acres in area may be issued for the erection of wharves, store-houses, ship-building yards, baths, waterworks, gas or electricity works, or for any manufacturing, industrial, residential, or business purposes, for a term not exceeding thirty years, and upon conditions to be determined by the Governor-in-Council. Leases for a similar term may be issued for any country lands reserved for public purposes and which are infested with noxious weeds, on the conditions that steps are taken to destroy such weeds and that the land is held so that it may be used for the public purpose for which it was reserved without undue obstruction.

During the year 1908 there were 69 leases for special purposes granted, comprising an area of 2012 acres, the total annual rent being £483, and there were extant at the end of the year 519 such leases, reserving rents amounting to £2214 per annum. In addition, 17 leases of reserves, aggregating 6025 acres were granted at rentals amounting to £56 per annum; the total number of these leases of reserves in force at the end of the year being 41, reserving rents amounting to £161. Particulars of special leases for previous years are given in a later part of this section. (See § 11.)

(vi.) *Perpetual Lease Selections.* This form of tenure was introduced by the Lands Act Amendment Act 1908. Land proclaimed to be open for agricultural farm selection (see § 6, 4, above) may also be opened for perpetual lease selection, and the latter mode may be conceded priority of application over the former. The rent for the first period of

ten years of the lease is $1\frac{1}{2}$ per cent. on the proclaimed purchasing price of the land for agricultural farm selection. The rent for each succeeding period of ten years is determined by the Land Court. The same conditions of occupation and improvement as are prescribed for agricultural farms are attached to perpetual lease selections, and, except as specially prescribed, the provisions relating to agricultural farms apply to them also. As the name implies, the selections are leases in perpetuity, and are not capable of being converted to freeholds.

(vii.) *Special Licenses.* Licenses to cut timber or to dig for any stone, gravel, earth, shells, or guano, may be issued. The prescribed fees and a royalty must be paid.

(viii.) *Pastoral Leases.* By far the greater number of pastoral leases are now held under the Land Act 1902 in conjunction with the Act of 1897. Under the former Act existing lessees could surrender their leases and obtain new leases for terms varying from ten to forty-two years. The Governor in Council was empowered to grant leases of lands according to the areas and terms to be notified in the *Gazette*. The term may not, however, in any case exceed forty-two years.

The following table shows the total areas of pastoral leases (including resumed parts) occupied under the various Acts at the end of the year 1901 and from 1904 to 1908, inclusive:—

QUEENSLAND.—PASTORAL LEASES OCCUPIED UNDER VARIOUS ACTS, 1901 to 1908.

Particulars.	Area in Square Miles.					
	1901.	1904.	1905.	1906.	1907.	1908.
Pastoral Leases Act 1869	39,307	16,259	11,423	5,494	3,524	1,513
Crown Lands Act 1884	243,586	118,335	65,993	37,626	31,802	26,842
Land Act 1897	15,046	10,994	10,680	4,653	3,686	3,686
Pastoral Leases Act 1900	50,076	34,176	31,590	27,249	27,130	24,061
Pastoral Holdings New Leases Act 1901	—	108	108	129	339	349
Land Act 1902	—	104,032	161,022	209,824	235,597	258,975
Total	348,015	283,904	280,816	284,975	302,078	315,426

The gross area held at the end of the year 1908 for purely pastoral purposes (under *Occupation Licenses and Pastoral Leases*) was 377,987 square miles, at rentals aggregating £296,586 per annum. The area was 8621 $\frac{1}{2}$ square miles greater than that of the previous year, and the rental was £11,366 greater. The average rent was 15s. 8 $\frac{3}{4}$ d. per square mile, as against 15s. 5 $\frac{1}{2}$ d. for the previous year.

5. *South Australia.*—The following are the various types of leases and licenses which are issued in this State:—(i.) Perpetual leases; (ii.) miscellaneous leases; (iii.) grazing and cultivation leases; (iv.) reclaimed swamp leases; (v.) licenses for special purposes; (vi.) leases under the Pastoral Act 1904; and (vii.) leases with right of purchase. General information regarding applications for leases and agreements has been given above. (See § 6, 5.) Leases of lands in the Northern Territory are dealt with in the next succeeding part of this sub-section.

(i.) *Perpetual Leases.* Any Crown lands which have been surveyed, or the boundaries thereof delineated on the public maps, are available for perpetual lease. The area and rent are determined by the Commissioner on the recommendation of the Land Board, and applications therefor must be accompanied by a deposit of 20 per cent. of the first year's rent, as notified in the *Gazette*. The lessee is required to execute and deliver the lease within twenty-eight days, and to pay the balance of the first year's rent and the prescribed fees within the same period. The land is vested in the lessee in perpetuity, and the rent is determined by the Board for each term of fourteen years, at least twelve

months before the expiration of such period of fourteen years. If the lessee does not accept a revaluation of the rent within six months his lease determines at the then current period of fourteen years of his lease. All perpetual leases not subject to revaluation of rent are liable to the land tax, and the rent originally reserved shall be payable during the whole of the term. In respect of any land which, on account of deficiency of rainfall, is only suitable for pastoral purposes, the rent of such land is fixed at pastoral rates. The Crown reserves the right to resume any part of the land for the purposes of roads, tramways, railways, mining, etc., on making reasonable compensation to the lessee, and there is also in all leases a reservation to the Crown of all minerals, precious stones, coal, and mineral oils. The lessee may, after six years, with the consent of the Commissioner, sublet the whole or any part of his holding for a period not exceeding three years.

(ii.) *Miscellaneous Leases.* Leases of Crown lands, not exceeding 640 acres in extent, may be granted on such terms and conditions as the Governor may think fit to any *bonâ-fide* discoverer of any guano or other valuable substance or deposit (not including minerals).

The Governor has power to resume possession of any well or place where water has been found, and also of not more than one square mile of land contiguous thereto. If the water so found is artesian the area resumed may be increased to five square miles. The Governor may offer a lease of such land resumed by private contract or public auction.

Leases may also be granted by sale by auction for a term not exceeding twenty-one years of any Government buildings not required for Government purposes or of any Crown lands, for a variety of purposes, such as—for obtaining guano, stone, clay, or earth; for sites for inns, stores, factories, wharves, or for any other purpose approved by the Commissioner. Leases of lands comprised within any forest reserve may also be granted for any term not exceeding forty-two years.

iii. *Grazing and Cultivation Leases.* Every miscellaneous lease under any of the Crown Lands Acts for grazing and cultivation purposes, or grazing purposes only, is held to have been lawfully granted, and the power of resumption, if required for any purpose of public utility, is reserved to the Crown. Any lessee under any such miscellaneous lease may, with the consent of the Commissioner, cultivate the whole of the land without rendering the lease liable to forfeiture, provided that no trees be injured or timber be cut down or destroyed without the consent of the Commissioner.

(iv.) *Reclaimed Swamp Lands.* These are subdivided and offered on perpetual lease in the same manner as other lands are offered. The rent may not be less than 4 per cent. per annum on the cost of reclaiming and the unimproved value of the land. During the first year only one-quarter of the annual rent need be paid, one-half during the second year, three-quarters during the third year; afterwards the whole annual rent must be paid yearly. No person may hold more than two blocks of reclaimed lands. Any of these lands remaining unallotted for a year may be let at reduced rental, or on miscellaneous lease.

Under the Irrigation and Reclaimed Lands Act 1908, special provisions are made for granting perpetual leases of reclaimed lands. The Governor is authorised to proclaim irrigation areas, and the Commissioner for Crown Lands must cause the land included in any such area to be divided into blocks. Any block may contain not more than fifty acres of reclaimed land, and fifty acres of land considered by the Commissioner to be irrigable, and may also contain any area of other land. Each block is offered on perpetual lease, at a rent not less than a sum equivalent to 4 per cent. on the unimproved value of the land, plus the cost of reclaiming and of providing pumping and irrigation channels. For the first year only one-quarter of the fixed rent is payable, for the second year one-half, and for the third year three-quarters.

a) *Irrigation Boards.* When leases have been granted of not less than two thirds of the blocks in any irrigation area, the Governor may constitute a Board

to take over the control and management thereof from the Commissioner, who may advance loans to the Board, repayable with interest at 4 per cent. by twenty annual instalments, the first instalment to be paid at the expiration of five years from the date of advance. The Irrigation Boards are vested with wide powers and exercise within the irrigation areas all the duties and powers of District Councils.

- (b) *Government Loans to Settlers.* Under Part V. of the Act a fund is to be constituted, to be called the Lessees of Reclaimed Lands Loan Fund, consisting of moneys provided by Parliament. Advances may be made by the Commissioner to assist lessees (a) in erecting and completing permanent buildings and in making improvements on their lands, and (b) in making improvements which permanently increase the capital value of the land, such as grubbing, fencing, constructing drains, wells, tanks, and the like. Advances for the first purposes (a) may not exceed one-half the cost to the lessee of the permanent buildings and improvements then subsisting on his block, and for the second purposes (b) may not exceed one-half the value of the improvements, while the total amount owing by any lessee may not exceed £125. Loans must be repaid with interest at 4 per cent. by twenty equal annual instalments, the first instalment to be paid at the expiration of five years from the date of advance. In cases of hardship the time may be extended by the Commissioner, the deferred payments carrying interest at 5 per cent.

(v.) *Licenses.* Licenses to remove timber, stone, guano, manure, shell or seaweed from Crown lands, and for fishermen's residences and drying grounds, for manufactures, slaughter-houses or saw mills, for depasturing stock, or other approved purposes for any term not exceeding a year, may be granted by the Commissioner or any person authorised by him on payment of fee as fixed by regulation.

(vi.) *Leases under the Pastoral Act 1904.* This Act deals with Crown lands which do not come within the scope of the Lands Acts. The Act is administered, under the Commissioner of Crown Lands, by a Board consisting of three members appointed by the Governor. The duties of the Board are to decide upon the area, rent, and term of lease of land, and to allot the same. In fixing the size of the blocks allotted regard is paid to natural features, so as to utilise improvements and waters to each block as equally as possible. The amount to be paid for any improvement is fixed, distinguishing between amounts payable to the Crown and to the outgoing lessee.

- (a) *General Provisions.* Notice of land available is published in the *Gazette*, shewing the area, situation, term of rent of each block, price to be paid for improvements, and the cost of valuing such improvements. Any land not applied for within a month of the date of the notice may be reoffered at a reduced price, and so on at intervals of three months until applied for. Each application must be accompanied by a quarter of a year's rent and 5 per cent. of the price payable for improvements, or 10 per cent. if the improvements do not belong to the Crown. The successful applicant must pay the balance of the first year's rent and the lease fee within one month after allotment. A lease does not entitle the holder to mining rights, or to remove timber, but only to use the surface of the land for pastoral purposes, or for other purposes approved by the Commissioner. The cost at the nearest port or railway station of barbed wire and netting required for vermin-proof boundary fences may be advanced to the lessee by the Commissioner in certain cases, upon the recommendation of the Board, after wire and netting to the amount of such cost have been utilised in vermin-proofing boundary fences. These advances bear interest at 4½ per cent. per annum, principal and interest being repaid in twenty equal annual instalments of £7 13s. 9d. for every £100 advanced. Leases may be granted to charitable incorporated

bodies for any term not over twenty-one years, at such rent and terms as the Governor may think fit, of land for aboriginal reserves, in blocks not exceeding 1000 square miles, with right of renewal so long as the land is used for the aboriginals.

- (b) *Terms and Conditions.* The term of the lease is forty-two years, unless the land is likely to be required for closer settlement, when the term is twenty-one years; forty-two-year leases are subject to revaluation of rent for the latter twenty-one years. In determining the rent the Board must in all cases have regard to the land's carrying capacity for stock, its value for other purposes, its proximity and facility of approach to railways, ports, rivers, or markets. Within twelve months of the expiry of a lease all improvements on the land must be valued, and their position indicated on a plan. Unless already improved up to £3, every lessee is required to expend in improvements on the land a sum fixed by the Board, not exceeding ten shillings per mile per annum, until at least £3 per mile has been so expended. Payment for improvements belonging to the Crown may be made by annual instalments, extending if desired over forty-two years, the lessee meanwhile keeping such improvements in repair. Improvements must consist of wells, tanks, dams of a permanent character, machinery, and appliances for raising water, vermin-proof or other fences, huts or sheds erected for residence or shearing or other purposes required in connection with live stock. The lessee must stock his holding in the proportion of five head of sheep or one head of cattle for every square mile within three years, and within seven years in the proportion of twenty head of sheep or four head of cattle for every square mile. The average annual rental of pastoral lands is about three shillings and twopence per square mile.

- (c) *Resumption and Free Leases of Pastoral Lands.* Any run may be resumed for public works, sites for a town or cemetery, for mining, or for park lands, on a month's notice; or for intense culture, after the first ten years of the term, after a year's notice. The lessee is entitled to compensation for land resumed from his run, or for loss or depreciation in value of his lease caused by such resumption, and for improvements. The Commissioner or any person authorised by him, may enter on any run to sink bores or wells, or to construct dams or other water conservation works, outside of one mile from any improvements consisting of well, dam, or building worth £100. If water is so discovered, an area of one square mile may be resumed, and a lease thereof granted to the discoverer. Where artesian water is discovered, five square miles may be resumed. If a lessee discover artesian water on his run, at least ten miles from any other artesian supply on his run, which yields not less than 5000 gallons per day of water suitable for stock, he is entitled to 100 square miles of land surrounding the well, rent free for ten years, for each well so discovered up to four.

(vii.) *Leases with Right of Purchase.* Under the Crown Lands Act of 1888, now repealed by the Crown Lands Act 1903, and the Pastoral Act 1904, leases were granted with a right of purchase for a term of twenty-one years, containing a right of renewal for a further term of twenty-one years and a right of purchase, exercisable at any time after the first six years at a price of not less than five shillings an acre. The renewed leases are now governed by Part V. Division V. of the Act of 1903. The rent for the term of any renewed lease with a right of purchase is fixed by the Board by revaluation at least twelve months before the expiration of the original lease, and the renewed lease contains a right of purchase exercisable at any time during the term of the renewed lease. In fixing the purchase-money and rent for a renewed lease the Board, in cases of revaluation, does not consider the value of the improvements made.

(viii.) *Area held under Lease, 1901 to 1908.* The following table shews the area held under leases and licenses at the end of the year 1901, and from 1904 to 1908 :—

SOUTH AUSTRALIA (Proper).—AREA UNDER LEASES AND LICENSES, 1901 to 1908.

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases	5,639,519	5,186,467	4,898,422	4,724,954	4,579,418	4,424,814
Perpetual Leases	7,115,782	9,607,388	10,573,154	11,445,373	12,568,576	13,269,290
Pastoral Leases	68,916,125	75,154,310	76,402,950	76,685,510	79,388,240	83,009,650
Other Leases	3,905,729	2,473,940	2,273,383	2,113,718	1,985,866	1,812,959
Total held under Lease	85,577,155	92,422,105	94,147,909	94,969,554	98,522,100	102,516,713

6. Northern Territory.—In the Northern Territory the freehold of the land may only be acquired either by purchase at auction or by private agreement (see § 5, 5 (iii.) above) or by first taking a lease with right of purchase. The various types of leases issued are as follows:—(i.) Agricultural leases; (ii.) pastoral leases; (iii.) special leases; (iv.) leases with right of purchase; and (v.) perpetual leases.

(i.) *Agricultural Leases.* Leases may be granted for a term of five years at an annual rent of sixpence an acre for blocks, not exceeding 640 acres, of any lands north of 17° Lat. S. for the production of rice, sugar, coffee, tea, indigo, tobacco, cotton, or of any other agricultural product which may be allowed by the regulations. Leases for blocks not exceeding 160 acres may be granted, on residential conditions, at a rent of threepence an acre. The lessee must fence his holding during the term of the lease; within two years from the date of the lease he must cultivate at least one-tenth of the land, and during the third and every subsequent year must cultivate at least one-twentieth additional part of the area.

(ii.) *Pastoral Leases.* Leases for pastoral purposes are regulated by the Pastoral Act of 1899, which provides that leases may be granted for a term of forty-two years at an annual rental of sixpence per mile for the first seven years, not less than one shilling per mile for the second period of seven years, and two shillings for the third period of seven years; the rent for the remainder of the term is fixed by valuation. It is also provided that land which has been once leased for pastoral purposes may not be leased again for the same purposes unless a lease thereof has been offered for sale by auction at an upset yearly rent of sixpence per square mile. The lessee must stock the land before the end of the third year with five head of sheep or one head of cattle per square mile, and before the end of the seventh year must increase the stock to ten sheep or two head of cattle per square mile. The land may be resumed for public purposes upon three months' notice, or for other purposes upon two years' notice. Since the year 1902, long leases for pastoral purposes have not been granted. Land has been let only on annual permits; if the holder of a permit can shew that he is making good use of the land, and if no application has been made for it for agricultural purposes, the permit is extended.

(iii.) *Special Leases.* Discoverers' leases may be granted, on such terms as the Minister may think fit, for areas not exceeding 640 acres for coal, petroleum, guano, or other valuable substance (excluding minerals). Special leases may be sold at auction for the purpose of obtaining clay and stone as sites for stores, inns, wharves, factories, etc.

(iv.) *Leases with Right of Purchase.* These leases are granted for twenty-one years with a right of renewal for a further period of twenty-one years and a right of purchase at a price to be fixed by the District Land Board, not being less than five shillings an acre. The rent is as notified in the *Gazette*. The land must be fenced within seven years. No person may hold more than 3000 acres under right of purchase or perpetual leases.

(v.) *Perpetual Leases.* These leases are granted at a rent for the first fourteen years as notified in the *Gazette*, and for every subsequent period of fourteen years as fixed by the Board on revaluation. The land must be fenced within seven years.

(vi.) *Area held under Lease, 1901 to 1908.* The following table shews the total area held under lease at the end of the year 1901 and from 1904 to 1908:—

NORTHERN TERRITORY.—AREAS HELD UNDER LEASE, 1901 to 1908.

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Right of Purchase Leases ...	1,067	1,567	2,087	2,397	2,771	2,931
Pastoral Leases ...	111,476,240	104,641,200	102,030,240	108,347,680	105,918,880	102,123,040
Other Leases ...	1,176,981	28,181	1,248,019	1,376,010	1,347,858	1,293,457
Total Leased ...	112,654,288	104,670,948	103,280,346	109,726,087	107,269,509	103,419,428

7. *Western Australia.*—The following are the various types of leases and licenses issued in this State:—(i.) Pastoral leases; (ii.) permits and licenses to cut timber; (iii.) special leases; and (iv.) licenses for quarrying.

(i.) *Pastoral Leases.* Leases are granted for pastoral purposes throughout the State, but such leases give no right to the soil, or to the timber, except to such timber as may be required for domestic purposes or for the construction of improvements, but the lands leased may be thrown open to selection by the Crown at any time upon giving twelve months' notice to the lessee. All pastoral leases expire on the 31st December, 1928; the following are the conditions upon which such leases are issued in the various divisions of the State:—(a) In the South-west Division in blocks of not less than 3000 acres, at an annual rent of £1 for each 1000 acres or part thereof. (b) In the Central and North-west Divisions, in blocks of not less than 20,000 acres at an annual rent of ten shillings for each 1000 acres or part thereof. (c) In the Eucla Division, in blocks of not less than 20,000 acres at an annual rent of three shillings for each 1000 acres or part thereof. (d) In the Eastern Division, in blocks of not less than 20,000 acres at an annual rent of five shillings for each 1000 acres or part thereof. (e) In the Kimberley Division, in blocks of not less than 50,000 acres when on a frontage, nor less than 20,000 acres when no part of the boundary is on a frontage, at an annual rent of ten shillings for each 1000 acres or part thereof. Any lessee in the Kimberley Division may obtain a reduction of one-half the rent due for the remaining years of his lease, who at any time during the term of his lease has, and for so long as he has, in his possession on the land the subject of the lease, or of any other lease not separated by a greater distance than twenty-five miles, owned and worked by the lessee as one station, ten head of sheep or one head of large stock for each 1000 acres leased. Under the Amendment Act of 1906, which is not retrospective, it is provided that if any pastoral lease or group of leases worked as one station is not kept stocked, after the first two years from the commencement of the term, at the rate of at least ten head of sheep or one head of large stock for every 1000 acres comprised therein, such lease or leases are liable to forfeiture. In order to facilitate settlement the necessary twelve months' notice of resumption was given in the year 1908 to all pastoral lessees in that portion of the Eastern Division which was included in the South-western Division by the Amendment Act of 1906. Until the term of this notice expires no selections can take place in these leases without the consent of the lessees.

(ii.) *Permits and Licenses to Cut Timber.* The alienation of forests and timber lands is now regulated by the Lands Act Amendment Acts of 1904 and 1906, under which the Governor is authorised to appoint an Inspector-General of Forests and an Advisory Board consisting of three persons, whose duty it is to advise the Minister upon all matters relating to forest conservation and timber lands. The Governor is authorised to declare any Crown Lands to be a State forest or timber reserve, and to grant to persons desirous

of erecting saw-mills permits to cut timber in any State forest or timber reserves, or on any Crown land, upon the following conditions:—(a) That the right of cutting timber is granted over an area proportional to the horse-power of the mill proposed to be erected on the basis of the provision of ten years' cutting; (b) that the railway or tramway connecting such mill with any Government railway shall be located in such manner as will best serve the country requiring an outlet in that vicinity; (c) that the permit is liable to forfeiture in the event of the mill being closed for a period of one month without the consent of the Governor, or in the event of any breach of any condition or provision; (d) such other conditions as may be prescribed. Licenses may also be granted to hew and fell timber for piles, poles, or baulks, subject to the payment by the licensee of royalties proportional to the measurement of the timber hewn or felled. The amount of all fees or royalties is fixed by the Governor.

(iii.) *Special Leases.* On receiving an application in the prescribed form the Governor may grant leases of any Crown land for any area not exceeding (except in the cases of leases for guano or other manure, or for the collection or manufacture of salt) twenty-five acres, for a term not exceeding twenty-one years, at a yearly rental of not less than £2, for a variety of purposes, such as:—For obtaining guano, stone, or earth; for sites for inns, stores, bridges, factories, wharves, and jetties; for the working of mineral springs; for the collection and manufacture of salt; for works for supplying water, gas, or electricity; or for any other purpose approved by the Governor. The lessee must pay a deposit of one-half of the first year's rent, and must also pay for the cost of survey. In all cases where it is proposed to grant a lease for a longer period than ten years, notice of the application for such lease and of the purpose and term thereof must be published in four consecutive numbers of the *Gazette*.

(iv.) *Licenses for Quarrying.* Licenses are granted to any person to quarry and dig for any rock, soil, or other material, on any lands vested in the Crown, not being on a goldfield or in a mining district, for building purposes and to make bricks or any other commodity. The fee to be paid for such license is determined by the Governor, not being, however, less than five shillings per month for each man employed.

(v.) *Areas Held under Leases and Licenses, 1901 to 1909.* The following table shows the number and area of leases and licenses issued during the year 1901, and from 1904 to 1909:—

WESTERN AUSTRALIA.—LEASES AND LICENSES ISSUED, 1901 to 1909.

Particulars.	1901.	1904.	1905.	1906. ¹	1907. ¹	1908. ¹	1909. ¹
	Acres.	Acres	Acres.	Acres.	Acres.	Acres	Acres.
Pastoral Leases ...	19,909,251	19,363,189	16,609,822	19,255,371	26,367,463	16,161,172	9,767,020
Special Leases ...	149	303	3,866	2,805	13,727	71,500	12,498
Leases in Reserves ...	321	—	100	1,000	75,610	152,060	31,376
Timber Leases and Permits ²	109,630	—	—	41,370	19,300	30,133	38,500
Residential Lots ...	221	143	171	199	21	1	3
Total ...	20,019,575	19,363,635	16,613,959	19,300,748	26,476,151	16,415,556	9,669,397
Number Issued ...	1,466	1,192	1,245	1,370	873	870	480

1. For financial year ended the 30th June. 2. No timber leases granted since 1903.

Particulars as to the total area occupied under leases and licenses are given in a later part of this section. (See § 11.)

8. *Tasmania.*—The several forms of leases and licenses in this State are as follows:—(i.) Grazing leases; (ii.) miscellaneous leases; (iii.) timber licenses; and (iv.) occupation licenses.

(i.) *Grazing Leases.* Grazing leases of unoccupied country may be offered at auction, but such runs are liable at any time to be sold or occupied by virtue of a license for other than pastoral purposes, and to be otherwise alienated and dealt with. The rent is fixed by the Commissioner, and the run is put up for auction, the highest bidder receiving a lease to occupy the same for fourteen years, which may be transferred by the lessee with consent of the Commissioner, and on payment of a fee of one shilling in the pound on the annual rental. The rent is payable half-yearly in advance, and the lease is determinable, should the rent not be paid within one month of becoming due. In the event of the land being required for sale or for any public purpose, six months' notice must be given to the lessee, who becomes entitled to receive from the Crown compensation for the value of all permanent improvements he may have made during the currency of his lease.

(ii.) *Miscellaneous Leases.* The Governor in Council may grant leases for a period not exceeding fourteen years of any land bordering upon a navigable river, or on the sea, if required for the purpose of constructing wharves, docks, jetties, or any other works of public utility. For whatever purpose the land is leased, the lease may be determined in case of non-completion of the works. Leases may also be granted, on similar conditions and terms, for the purpose of constructing watercourses, or of erecting a manufactory, mill, or such other work, or for constructing railways or tramways.

(iii.) *Timber Licenses.* Temporary licenses for a period not exceeding five years may be granted for the purpose of felling timber, or for removing gravel, clay, or stone, etc., on or from particular localities.

(iv.) *Occupation Licenses.* Occupation licenses may be issued by the Commissioner for a period not exceeding twelve months, to any person of the age of twenty-one or over, upon payment of a fee of five shillings. The licensee must describe the position and area of the land; no person can hold more than one such license at any time. Any person holding an occupation license is entitled to occupy, during the current year, the surface of any Crown land within any mining area not exceeding one-quarter of an acre. An occupation license is not transferable, and the holder thereof is not entitled to any compensation in respect of any improvements effected on the land, should the same be resumed by the Crown. The license is terminable at any time by three months' notice.

Residence licenses are granted on similar terms upon payment of a fee of ten shillings, and any person holding a residence license is entitled to occupy as a domicile, during the current year, the surface of the land described, which cannot exceed one-quarter of an acre in extent, within any town situate within a mining area.

Business licenses are also granted on similar conditions upon payment of a fee of twenty shillings, and entitle the holder to occupy, during the current year, the surface of any Crown land situated within any mining area not exceeding one-quarter of an acre, not being within a town. Residence and business licenses may be transferred by endorsement to any person eligible.

(v.) *Area held under Leases and Licenses.*—The following table shews the areas of Crown lands occupied under leases and licenses at the end of the year 1901 and from 1904 to 1908:—

TASMANIA.—LEASES AND LICENSES, 1901 to 1908.

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Ordinary Leased Land	1,280,688	1,133,152	1,082,851	1,117,311	1,145,823	1,235,823
Islands	149,165	121,850	89,003	91,131	109,531	103,130
Land Leased for Timber	40,768	90,300	87,932	86,817	88,035	91,972
Total	1,470,621	1,345,302	1,259,786	1,295,259	1,343,389	1,430,925

§ 8. Closer Settlement.

1. **Introduction.**—In all the States, Acts have been passed authorising the Governments to repurchase alienated lands for the purpose of cutting them up into blocks of suitable size and throwing them open to settlement on easy terms and conditions. Special Acts have also been passed in several of the States authorising the establishment on particular lines of co-operative communities, village settlements, and labour colonies.

The following table gives particulars up to the latest available date of operations under the Closer Settlement Acts for each State and the whole Commonwealth :—

**CLOSER SETTLEMENT—TOTAL AREAS ACQUIRED AND ALLOTTED TO
30th JUNE, 1909.**

Particulars.		N.S.W.†	Victoria.	Qld.¶	S. Aust.	W. Aust.	Tas.	Cwlth.
Area acquired ...	acres	142,403	237,400	456,742	459,905	215,822	22,068	1,534,340
Purchasing price ...	£	438,362	1,579,958	1,208,013	1,111,662	131,373	83,219	4,552,587
Farms, etc., allotted	No.	326	1,645	1,654	1,774	†	89	5,488§
	area	157,649*	194,513	364,334	441,743	189,820	20,050	1,368,109

* Including Crown lands. † Not available. ‡ To 30th June, 1908. ¶ To 31st December, 1908.

§ Exclusive of Western Australia.

2. **Government Loans to Settlers.**—For the purpose of promoting pastoral, agricultural, and similar pursuits, and with the object of assisting settlers in erecting buildings and carrying out improvements on their holdings, general systems have been established in all the States, under which financial aid is rendered to settlers by the State Governments. These general systems are more particularly referred to in the section in this book dealing with "Agriculture." In many of the Closer Settlement and similar Acts, however, special provisions have been inserted with the object of lending money to settlers taking up land under these Acts, with which to build homes or effect improvements. The principal features of these provisions are referred to below.

3. **New South Wales.**—Under the Closer Settlement Act of 1901 provision was made for the acquisition of private lands or of Crown lands held under lease, for the purpose of closer settlement. No power of compulsory resumption was conferred by the Act, which was consequently practically inoperative. Under the Closer Settlement Act of 1904, as amended in 1906 and 1907, the Government is empowered to resume private lands, either by agreement or by compulsory purchase, and to alienate them on favourable terms to persons who desire to settle and make homes for themselves and their families on the soil. The administration of the Closer Settlement Acts is in the hands of a Board, consisting of the President and Commissioners of the Land Appeal Court and the Chairman and members of the Local Land Board for the district in which the land under inquiry is situated. Under the Act of 1907 three Advisory Boards have been appointed, one for each of the northern, central-western, and southern portions of the State, embracing the whole of the Eastern and Central Territorial Divisions, to report to the Minister what private lands are suitable for closer settlement. This Act also gave power to acquire lands within fifteen miles of any approved railway line, exclusive of the enhancement in value on account of such railway. Land acquired under the Acts is subdivided into blocks or farms, and by notification in the *Government Gazette* is declared to be a settlement purchase area available for application. The *Gazette* notice also gives all necessary information as to the class and character of the land, and the capital value, area, etc., of each block or farm.

During the year 1907-8 no estates were actually acquired, but a great amount of work was done, paving the way for the acquisition (should Parliament approve) of a very considerable area.

(i.) *Closer Settlement Purchase.* Under this tenure a settler may acquire the freehold of the land under a system of deferred payments. A male applicant must not be under the age of eighteen years, or a female under twenty-one years. A deposit of 5 per cent. of the notified value of the settlement purchase must be lodged with the application, and a similar amount by way of instalment, paid annually until the purchase-money, together with interest at the rate of 4 per cent., is paid off. Under this system the balance due to the Crown will be paid off in thirty-eight years, the holding then becoming a freehold. A condition of residence for ten years attaches to every settlement purchase, and the purchaser must commence to reside on his holding within twelve months after the date of the Land Board's decision allowing the purchase, unless the commencement of residence is extended to some date within five years from the date of purchase, on such terms and conditions as to improvements and cultivation as may be agreed on between the Local Board and the purchaser. With the Board's permission, residence may be performed in any adjacent village or town.

(ii.) *Closer Settlement Annual Leases.* Leases for areas not exceeding 320 acres may be obtained under the Closer Settlement Acts, subject to such conditions as the Governor may prescribe. Land so leased may not be improved without the written consent of the Minister, or of the Chairman of the Local Land Board, which Board fixes the annual rent. These leases expire on the 31st day of December of the year in which they are granted, but may be renewed from year to year on payment of the yearly rent in advance, not later than the 10th December of each year. The granting of a lease of this kind will not exempt the land held thereunder from being granted as a settlement purchase, and on a valid application for a settlement purchase the lease of so much of the land as is applied for is thereby determined from the date of that application. In such cases the rent will be adjusted, and any balance paid in excess refunded. The Minister has power to cancel the lease at any time by giving not less than three months' notice in the *Gazette* of his intention to do so.

(iii.) *Sales by Auction.* Areas within closer settlement districts necessary for township settlement may be set apart by notification in the *Gazette*. Allotments, each of which may not exceed half an acre in extent, within such areas may be sold by auction.

(iv.) *Areas Acquired and Disposed of, 1901 to 1908.* Up to the 30th June, 1908, three areas—namely, those at Myall Creek, Gobbagombalin, and Marrar—had been opened for settlement under the Closer Settlement Acts.

The following statement gives particulars of the areas opened up to the 30th June, 1906 to 1908:—

NEW SOUTH WALES.—CLOSER SETTLEMENT AREAS, 1906 to 1908.

Year Ended the 30th June.	Areas.			Capital Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Acquired Lands.	Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1906 ...	53,523	13,166	66,689	137,795	24,589	162,384
1907 ...	142,403	25,712	168,115	438,490	37,178	475,668
1908 ...	142,403	25,719	168,122	438,362	37,192	475,554

The total area thus set apart has been divided into 326 farms comprising 157,649 acres, the remaining 10,473 acres being reserved for recreation areas, roads, stock routes, schools, etc. Up to the 30th June, 1908, these 326 farms had all been allotted, while proclamations of the intended acquisition of eleven estates, covering an area of 354,025 acres, had been gazetted. At the same date the improvements effected by settlers were valued at £22,932. The following table gives particulars as to the disposal of the farms by closer settlement purchase for each year ended the 30th June, 1905 to 1908:—

NEW SOUTH WALES.—CLOSER SETTLEMENT ALLOTMENTS, 1905 to 1908.

Year.	Farms Allotted by Board to Date.			Total Amount received in respect of Settlement Purchases.	Total Number of Applications received.
	Number.	Area.	Value.		
	No.	Acres.	£	£	No.
1904-5 ...	49	18,568	56,235	2,817	50
1905-6 ...	98	48,567	120,445	6,560	120
1906-7 ...	320	154,922	470,787	24,698	551
1907-8 ...	326	157,649	475,554	31,793	558

(v.) *Labour Settlements.* These settlements were founded by the Labour Settlements Acts 1893 and 1894, which have now been amended and repealed by the Labour Settlements Act 1902. Land may be set apart for lease for a period of 28 years as a labour settlement under the superintendence of a Board of Control, consisting of from eight to sixteen members appointed by the Governor. The rent is fixed by the Minister after appraisalment by the local board. The functions of the Board of Control are to enrol members of the settlement; to make regulations concerning the work to be done; to apportion the work among the members; and to distribute the wages and profits. The Board may establish any trade or industry, and must distribute the profits among the enrolled members.

(a) *Government Aid to Settlers.* The Minister is empowered to grant financial assistance to the Board of Control to an amount not exceeding £50 for each enrolled member, who is the head of a family dependent upon him; £40 for each married person without a family; and £30 for each unmarried person. On the expiration of four years from the commencement of the lease, and at the end of each year following, 8 per cent. of the total sum advanced to the Board is a charge on its revenue, until the total amount, with interest at 4 per cent., is repaid.

(b) *Settlements Established.* Only two settlements had been established under the Act up to the 30th June, 1908. Particulars are given in the following statement:—

NEW SOUTH WALES.—PARTICULARS OF LABOUR SETTLEMENTS, 30th JUNE, 1908.

Settlement.	Date of Establishment.	Area.	Population.				Value of Improvements.	Loans Advanced by the Government.
			Men Enrolled.	Women.	Children.	Total.		
Bega ...	1893	Acres. 1,360	25	29	108	162	£ 2,296	£ 2,421
Wilberforce ...	1893	409	11	9	33	53	2,360	2,495
Total ...	—	1,769	36	38	141	215	4,656	4,916

4. *Victoria.*—(i.) *Closer Settlement Acts, 1898 to 1907.* All private lands acquired either compulsorily or by agreement by the Lands Purchase and Management Board (see § 3, above) must be paid for at the option of the owner by money, debentures, or stock. The Governor is authorised from time to time during the first five years from the date on which the Act came into force to increase the amount of Victorian Government Stock by an amount not exceeding £500,000 in any one year, or he may issue debentures for the whole or any part of such sum in lieu of increasing the amount of stock. The Board may dispose of all lands acquired, either Crown lands or repurchased lands, on conditional purchase leases either as farm allotments, workmen's homes allotments, or agricultural labourers' allotments. The price of the land disposed of is to be so fixed as to cover the cost of original purchase, the cost of survey and subdivision, the value of lands absorbed

by roads and reserves, and the cost of clearing, draining, fencing, or of other improvements which the Board may effect prior to the disposal of the land. The land to be disposed of is divided into (a) farm allotments not exceeding £1500 in value, (b) workmen's homes allotments not exceeding £100 in value, and (c) agricultural labourers' allotments not exceeding £200 in value. Land acquired by the Board may also be sold in small areas in fee simple as sites for churches, public halls, butter factories, creameries, or recreation reserves, and if any land is not taken up under lease within one year after being declared available, it may be sold by auction.

A Bill was introduced into the Victorian Parliament in July, 1909, containing important amendments to the Closer Settlement Acts. Particulars of amending Acts up to the latest available date prior to the publication of this book may be found in the Appendix.

(a) *Closer Settlement Leases.* An application for a lease must be accompanied by a deposit equal to one instalment, equal to 3 per cent., of the purchase money of the allotment of the highest value of those applied for, and the registration and lease fees thereof. Not more than one allotment may be held by one lessee. Every conditional purchase lease is for such a term of years as may be agreed upon by the lessee and the Board, and payment must be made with interest at $4\frac{1}{2}$ per cent. per annum by sixty-three half-yearly instalments, or such lesser number as may be agreed upon. The lease is subject to the following conditions:—The lessee must destroy vermin and noxious weeds to the satisfaction of the Board within three years; he must enclose the land within one year, or if he use the allotment for grazing purposes only, within three months; he must personally reside during eight months in each year, during the currency of the lease, on his allotment; he must make improvements equivalent in value to at least two instalments payable for the land before the end of the first year; to the value of 10 per cent. of the purchase-money before the end of the third year, and to the value of a further 10 per cent. before the end of the sixth year, being a total of one-fifth of the value of the land. If all covenants and conditions have been duly complied with the lessee may, after six years, and with the written consent of the Board, transfer, assign, mortgage, or sublet his allotment. A Crown grant may be issued after the expiration of twelve years on payment of the balance of the purchase-money, if all conditions have been complied with. Any land may be resumed by the Crown for public purposes upon payment of compensation to the lessee for the loss of his allotment or part thereof, and for any improvements erected by him thereon. In the case of workmen's homes allotments the land must be fenced within one year, and a dwelling-house to the value of at least £50 must be erected within the same time; within two years further improvements must be made to the value of at least £25. As regards agricultural labourers' allotments, a dwelling-house to the value of at least £30 must be erected within one year, and in two years the allotment must be fenced.

(b) *Advances to Settlers.* The Board may make advances for the purpose of fencing and building dwelling-houses, and is empowered to erect dwelling-houses, outbuildings, or improvements on any allotment at a cost not exceeding £250 for any one allotment. Any sum so expended, together with interest at 5 per cent. per annum, is repayable by equal half-yearly, quarterly, or monthly instalments, extending over such a period not greater than twenty years as may be prescribed. Provision has been made to enable lessees, who, through unpropitious seasons or other adverse circumstances, are unable to meet their instalments as they fall due, to have them deferred, and those lessees who have expended all their available capital in improving their holdings, are enabled to obtain an advance to continue

working and improving their allotments. All such deferred payments or moneys advanced carry interest at 5 per cent.

(c) *Loans to Municipalities.* The Amendment Act of 1907 provides that, by approval of the Minister of Lands and under the certificate of the Inspector-General of Public Works, loans may be made to the council of any municipality out of the Closer Settlements Fund for the purpose of carrying out any road-making or other public works within the boundaries of an estate.

(d) *Areas acquired and made available for Closer Settlement, 1901 to 1909.* The following statement shews the operations which have taken place in Victoria under the provisions of the Closer Settlement Acts, 1898 to 1906, up to the 30th June in each year from 1901 to 1909, inclusive :—

VICTORIA.—CLOSER SETTLEMENT, 1901 to 1909.

Year ended 30th June.	Total Area Acquired by Government to Date.	Total Cost to Date.	How Made Available for Settlement.						Number of Applications Granted to Date.	Total Receipts to Date.	Repayments of Principal to Date.	Area Available for Settlement.
			Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments.	Roads and Reserves.	Acres.				
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.	
1901	28,553	151,566	28,461	60	—	44	240	193	7,520	—	—	
1902	33,655	205,715	33,477	69	—	48	329	239	21,181	5,002	—	
1903	33,662	206,285	33,483	69	—	48	329	239	28,846	6,921	—	
1904	33,662	209,341	33,483	69	—	48	329	239	42,128	16,625	—	
1905	36,516	228,982	35,513	152	366	48	335	336	56,549	18,110	19	
1906	148,902	1,008,839	116,371	186	924	232	775	933	92,638	28,869	2,790	
1907	207,775	1,349,661	156,358	428½	1,108	308½	827½	1,212	163,203	60,224	2,429	
1908	211,140	1,471,300	186,971	473	917	724	1,708	1,470	245,095	85,501	10,549	
1909	237,400*	1,579,959	193,015	228	660	610	2,242	1,645	337,803	121,247	5,789	

* Includes two estates (40,413 acres) not yet made available for settlement.

(e) *Areas Alienated and in Process of Alienation, 1901 to 1909.* The following table shews, so far as available, particulars of areas alienated absolutely and in process of alienation on the 30th June of each year from 1901 to 1909, inclusive :—

VICTORIA.—CLOSER SETTLEMENT. AREAS ALIENATED AND IN PROCESS OF ALIENATION, 1901 to 1909.

Particulars.	1901.	1902.	1903.	1904.	1905.	1906.	1907.	1908.	1909.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Alienated Absolutely—</i>									
Conditl. Purchases completed	...	...	...	...	...	274	1,700	2,504	4,924
Sold for cash, etc. ...	183	187	187	187	193	237	239	268	1,307
Total ...	...	...	...	...	...	511	1,939	2,772	6,231
<i>In Process of Alienation ...</i>	...	...	...	...	37,996	114,691	164,561	174,812	190,784

(ii.) *The Small Improved Holdings Act 1906.* The object of this Act is to assist deserving persons to acquire small improved holdings in rural districts as close as possible to centres of population, where industrial employment may be obtained. The Governor is authorised to set apart any unoccupied Crown lands, or any land acquired under the Closer Settlements Acts, for the purpose of small improved holdings, and is empowered

during the first three years in which the Act is in force to raise money, by the issue of Victorian Government stock, to the extent of not more than £150,000 in any one financial year, for the purpose of acquiring private land adapted for small holdings. All lands so set apart are divided into holdings not exceeding £200 in value, and the Minister may direct that the land be adapted for any purposes of husbandry by erecting improvements to the value of not more than £150 on any one allotment, which sum is paid out of a fund created for the purpose.

(a) *Permissive Occupancy.* Any person who is over twenty-one years of age, is of good repute, and is unable by his personal means to acquire land suited to his requirements, may become a probationary tenant of a holding by making application to the Minister, who will grant a permissive occupancy. The occupant must, if required, enter into employment under the direction of a foreman, upon improvement works on his allotment. In case of such employment being required the occupant will be paid twenty shillings per week during the first six months, fifteen shillings a week during the second six months, and ten shillings a week during the third six months of such employment.

(b) *Leases of Holdings.* At the expiration of six, twelve, or eighteen months from the time when permissive occupancy was granted, the tenant may obtain a conditional purchase lease, on payment of the registration and lease fees, for a term of $31\frac{1}{2}$ years. The lessee must pay the value of the allotment and of any improvements effected out of the fund referred to above. He must destroy vermin and noxious weeds, and must within one year from the date of issue of the lease enclose his holding with a fence. Either the lessee or an approved member of his family must, during the currency of the lease, reside personally for at least eight months in each year on the allotment; he must insure buildings and improvements against fire, and he may not transfer, assign, mortgage, or sublet his holdings during the first six years of the lease. If at any time after the expiration of twelve years of the lease the Minister is satisfied that all conditions have been complied with, and that the full purchase-money has been paid, a Crown grant may be issued to the lessee.

(c) *Areas Made Available for Settlement.* Land for settlement has been purchased at Mordialloc, Thomastown, Geelong, Wangaratta, Bellarine, Daylesford, and Warragul, comprising in all 2822 acres of land at a cost of £53,568. Up to the 30th June, 1908, a total of 2745 acres had been subdivided into 249 allotments, and eleven lots were provided out of Crown lands. For these allotments 3126 applications were received. The work of building houses for the settlers was undertaken by the Government, the settlers being employed on the work. The Government has also hired out the necessary teams and implements to the settlers, thereby assisting them in making the land immediately productive.

(iii.) *Village Communities.* Under the Settlement on Lands Act 1893, as amended by the Land Acts, any unalienated Crown lands, provided they are not auriferous or are not permanently reserved for any purpose, may be proclaimed and appropriated for the purposes of village communities. Such lands were originally surveyed into allotments of from one to twenty acres, according to the quality of the soil and the situation of the land, and the price fixed at not less than twenty shillings an acre, but under the Land Act 1901 (Secs. 344-346), additional areas may be acquired by conditional purchase, the value of which, together with the original holding, may not exceed £200. An applicant must not be under the age of eighteen years, nor the owner of the fee simple of two acres or over, nor the lessee of a pastoral allotment or grazing area, nor the holder of an agricultural allotment license. Permits to occupy may be granted for a period not exceeding

three years at a nominal rental, and it is provided that monetary assistance not exceeding £50 may be advanced for the purpose of erecting buildings and improvements, but Parliament has not voted any money for this of recent years. Such loan is repayable in twenty equal annual instalments. The total amount of monetary aid advanced up to the 30th June, 1908, was £67,379, of which sum the amount repaid to date was £29,887. On the expiration of the period for which the permit is granted a lease may be obtained, provided that the conditions of occupancy have been fulfilled. The lessee must pay the value of the allotment by forty equal half-yearly instalments and must also pay within five years the cost of survey in ten equal half-yearly instalments. A Crown grant of the freehold may be obtained at any time after six years from date of lease on payment of the balance of amounts due if all the conditions have been fully complied with. Within one year from the date of the lease the land must be enclosed by a fence, and within two years one-tenth of the area must be cultivated, which must be increased to one-fifth by the end of the fourth year. Within six years, in addition to the cultivation, permanent improvements to the value of £1 for each acre must be effected. Any person in occupation of an allotment under permit or lease may surrender the same and acquire the land under a perpetual lease or a conditional purchase lease, when rents paid and improvements effected may be credited.

Homestead Associations, originally provided for under the Settlement on Lands Act 1893, did not prove successful. The provisions relating thereto were therefore repealed in 1904.

The area originally made available under the Settlement on Lands Act was 156,020 acres in eighty-five different localities in the State. A large portion of that area was, however, found to be unsuitable for village settlement purposes, and has been withdrawn from the operation of the Act. Particulars of areas in process of alienation under the Act are given below. (See § 11, 3).

On the 30th June, 1908, there were 1546 settlers actually residing, and there were 146 not residing, but improving, making a total of 1692 in occupation. Including wives and children the total number in residence was 7628. At the same date the area under cultivation was 24,033 acres; the value of live stock £72,636, and of improvements £267,385.

5. *Queensland.*—Under the provisions of the Closer Settlement Act of 1906 private lands may be repurchased by the Crown, either by agreement or compulsorily. The price of all land so acquired is paid for in cash from the Consolidated Revenue Fund, or in cash the proceeds of the sales of debentures, or at the option of the Minister, and with the consent of the owner, wholly or in part by the issue to the owner of debentures. Any land which it is proposed to acquire under the provisions of the Act must be inspected by a member of the Land Court, who must furnish a report to the Minister; the land may thereupon be acquired by agreement, with the approval of the Governor-in-Council, at a price not exceeding by more than one-tenth the value thereof stated in the said report.

(i.) *Compulsory Acquisition.* The compulsory provisions of the Act only apply where the private land proposed to be acquired exceeds £20,000 in value, exclusive of improvements. All claims for compensation are determined by the Land Appeal Court, whose award is final and without appeal. The owner of an estate in possession, the whole of which is proposed to be taken compulsorily, has the right to retain in one block out of the estate, for the purposes of residence or business, land the value of which (exclusive of improvements) does not exceed £10,000, or £15,000 in the case of an estate the unimproved value whereof exceeds £50,000, or £20,000 in the case of an estate the unimproved value whereof exceeds £100,000. The maximum sum which may be expended on the acquisition of land for the purposes of closer settlement is £500,000 in any one year.

(ii.) *Disposal of Land.* A sufficient part of the land acquired must be set apart for roads, public reserves, and townships, and the remainder is proclaimed open for selection

as agricultural farms under the Land Acts 1897 to 1902; the term of the lease is, however, twenty-five years instead of twenty years as provided by the Land Acts. The selector must fence the land within two years from the issue of the license to occupy, or must make permanent improvements of an equivalent value. The rent to be paid for the first year is equal to £10 for every £100 of the purchasing price; and (no payment being required during the second, third, or fourth years) an annual payment of £8 2s. 7d. for every £100, continued from the fifth to the twenty-fifth year will, at the end of the term, have paid off the principal sum together with interest. Payment of the balance of the purchase-money may be made at any time after the expiration of the fifth year of the lease, and a rebate of interest will be made accordingly. Land remaining open for selection as agricultural farms for at least twelve months may thereafter be proclaimed also open for selection as unconditional selections. Areas set apart for townships may be sold at auction.

(iii.) *Areas Acquired and Selected, 1901 to 1908.*—The operations under the Agricultural Lands Purchase Acts 1894 to 1905 (now repealed by the Closer Settlement Act 1906) resulted up to the end of the year 1908 in the acquisition by the Government of twenty-seven estates, of a total area of 456,742 acres, at a total cost of £1,208,013. The following table gives particulars of the operations under the above Acts at the end of each year from 1901 to 1908, inclusive:—

QUEENSLAND.—CLOSER SETTLEMENT, 1901 to 1908.

Year.			Number of Estates Acquired.	Total Area Acquired to Date.	Total Amount of Purchase Money.	Total Area Selected to Date.
				Acres.	£	Acres.
1901	...	...	15	132,760	335,056	124,710
1902	...	...	19	266,925	699,815	230,149
1903	...	...	20	286,952	790,445	253,036
1904	...	...	21	308,605	877,058	277,939
1905	...	...	21	308,605	877,058	289,873
1906	...	...	24	381,724	968,844	301,908
1907	...	...	26	409,563	1,057,463	340,405
1908	...	...	27	456,742	1,208,013	364,334 ¹

1. In addition there were at the end of the year 1908, 10,677 acres sold at auction and 2997 acres retained by the Government for experimental farms.

The total area opened for selection up to the end of the year 1908 was 387,571 acres, of which 364,334 acres had been selected by 1654 selectors at a total purchasing price of £1,050,864. There remained 20,626 acres unselected or reserved. The total amount of rent paid up to the same date was £484,440, the amount in arrear being £6252. At the end of the year 1908 there were 1654 selectors holding 1682 agricultural farms, 226 unconditional selections, and one prickly pear infested selection. In addition, land and improvements to the value of £70,727 had been sold at auction.

(iv.) *The Special Agricultural Selections Acts 1901 to 1905.* Under the Special Agricultural Selections Act 1901, as amended in 1904, land may be set apart as homesteads, farms, or prickly pear selections, for any body of settlers, who, having some measure of common interest or capacity for mutual help, are desirous of acquiring land in the same locality. The procedure to be followed is for a request to be made to the Minister by the members of the body, explaining the grounds on which they are co-operating, and setting out the land they desire to acquire. Should the request be acceded to the land will be opened for selection in the usual way, but for a period to be stated in the proclamation it will only be available for the members of the body of settlers for whom it has been set apart. By the Land Act Amendment Act 1905 a new departure has been made in providing that lands may be set apart for exclusive selection in Great Britain. Application to select

such lands should be made at the office of the Agent-General, and selectors of such lands will have credited towards the purchasing price the money paid for the passages of themselves and families to Queensland, not exceeding, however, £17 per "statute adult."

The Special Agricultural Selections Act 1905 (which, although an amendment to the Acts of 1901 and 1904, is not administered by the Department of Public Lands, but by the Department of Agriculture), provides that the Secretary for Agriculture may extend financial aid to all or any of the members of a body of selectors of agricultural homesteads under the principal Act. By regulations made under this Act it is provided that applicants for aid must be married men who desire to engage in farming, but do not possess sufficient money. For each body of selectors there must be an overseer, who acts as manager of the general business of the body during such period as the Minister thinks proper. During such period each selector must be amenable to and must obey all lawful orders and decisions of the overseer, who also acts as arbitrator in all disputes between the settlers. The overseer must keep an advance account for each settler, shewing the amount of aid extended. This account must be debited with interest at 5 per cent. per annum. Railway fares for the settler and his family to the station nearest to the selection, as well as the rent and proportionate parts of the survey fees payable for the first and second years, may be debited to the advance account. Advances may also be made to each selector to a value not exceeding £80 for the purpose of buying rations and tools, and to a value not exceeding £60 for the purpose of buying stock and poultry. After the expiration of two years the selector must repay the amount of his debt, within a term of twenty-three years, by half-yearly instalments with interest at the rate of £3 7s. 4d. per cent.

The portions opened for "group settlement" in 1908, numbered 511, and comprised a gross area of 620,091 acres. Up to the end of the year 289 portions, comprising 342,028 acres, valued at £149,155, had been applied for by members of the bodies of settlers for whom they were opened. The greater part of the remaining lots have since been selected.

6. South Australia.—Under the provisions of the Crown Lands Acts the Commissioner may repurchase land for the purposes of closer settlement, at a cost not exceeding £200,000 in any one year, subject to the conditions (1) that the repurchase be recommended and the improvements valued by the Board and the Surveyor-General, and (2) that full particulars as to the locality, area, and quality of the land, and the price paid, be laid before Parliament.

Reference has already been made to the provisions of the Irrigation and Reclaimed Lands Act 1908, regarding the settlement of reclaimed lands. (See § 7, 5 iv.).

(i.) *Disposal of Land.* Repurchased areas, except such portions as may be required for town lands, which are sold by auction, or for reservation for public purposes, are cut up into blocks, each of which does not exceed £2000 in unimproved value, or in the case of improved blocks or grazing land does not exceed £4000. These blocks are offered for sale, and the purchaser must enter into an agreement to purchase his block and the improvements at the price fixed by the Board, and to pay the purchase-money and interest thereon at 4 per cent. per annum by seventy half-yearly instalments, the first ten payments being interest only. Purchase may be completed by paying the balance of the purchase-money after holding the land for nine years. Each person holding an agreement to purchase repurchased lands must spend in substantial improvements on his block, during each year for the first five years, a sum equal to £3 for every £100 of his purchase-money. Should any repurchased land remain unallotted over a year after being offered, it may be offered on miscellaneous lease on terms fixed by the Board, or, if the Board so recommend and the Commissioner approve, it may be sold by public auction, a reserve being fixed by the Board, the terms being 25 per cent. of the purchase-money in cash, and the balance in five yearly instalments, bearing interest at 4 per cent. per annum. Any amount in arrear on repurchased lands may, with interest at 5 per cent., be sued for in court by the Receiver of Rents.

(ii.) *Areas Acquired and Selected.* The following table shews the area land acquired by the Government in South Australia for the purposes of closer settlement, and the manner in which the same has been disposed of under the provisions of the Crown Lands Acts:—

SOUTH AUSTRALIA (PROPER).—CLOSER SETTLEMENT, 1902 to 1908.

	Area of Lands Re-purchased to Date.	Agree-ments with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Mis-cellaneous Leases.	Sold.	Remainder Un-occupied (including Roads).
			Right of Purchase.	Perpetual Lease.				
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1902	156,481	—	2,717	3,073	90,128	309	403	59,851
1903	156,481	60,331	2,487	2,895	89,378	274	566	550
1904	174,963	81,556	2,268	2,795	86,881	295	626	542
1905	214,752	116,854	2,057	2,907	82,431	295	736	9,473
1906	220,355	168,930	1,930	2,482	78,642	295	1,987	6,069
1907	326,576	235,673	1,758	2,306	77,017	211	4,808	4,803
1908	354,454	261,457	1,590	1,953	74,651	281	9,142	5,380

(iii.) *Village Settlements.* Out of the reserved lands the Commissioner is directed to set apart for the purpose of village settlement such land as he shall consider fit (1) for horticultural purposes, to be termed "horticultural land"; (2) for agricultural purposes, to be termed "commonage land"; and (3) land whereon any irrigation works are situated. Land so set apart is to be divided as follows:—Horticultural lands into blocks of as nearly as practicable equal unimproved value, and of about ten acres in extent; and the commonage lands into one or more blocks of such area as the Commissioner may determine, and the lands so set apart in each case form the district of the association. Upon such subdivision separate valuations are to be made of the irrigation works in each district, of the improvements on each block, and of all the personal estate belonging to each association. In the event of the Commissioner and any association not agreeing as to valuation, provision is made for arbitration under the Arbitration Act of 1891. When the valuation in a district is agreed or fixed, the Governor has power to determine the occupancy by any person or association of any reserved land, which thereupon reverts to the Crown. The Commissioner may forthwith lease such of the horticultural blocks within an area which has reverted to the Crown as he may think fit to individual members of the association on perpetual lease, or to a person not a member of any association, and thereupon such person becomes a member of the association in whose district the block is situated. No person may hold more than two blocks. Commonage lands may only be leased to the association on perpetual lease, and all unleased horticultural blocks are under the control of the association. The annual rent reserved by any lease is fixed by the Board, and commences at a date fixed by the Commissioner. The value of the improvements on each horticultural block, and the value of irrigation works and of improvements on commonage lands, and interest thereon at 4½ per cent. per annum, are first charges upon the block and upon the property of the association respectively, and are to be paid by forty-two annual instalments. The Commissioner is empowered to expel any member from any association; to control the expenditure of any moneys by associations; to call upon any trustee of an association to retire; to require an association to increase the number of its members; to make, amend, and repeal rules for the management of an association, and for the regulation of any irrigation works. Every member of each association must provide or contribute towards the maintenance and regulation of irrigation works and the care and cultivation of the commonage lands, such labour (not being less than thirty-six days every six months) as the Commissioner may require, or an equivalent sum in cash. Every association must prepare an account once a year of the working of the commonage land, shewing all expenditure and income in connection therewith, and after providing for rent, working expenses, and for depreciation and renewal of plant, the surplus, after deducting 25 per cent. for sinking fund for renewal of plant, etc., may be divided among the members of the association.

(iv.) *Homestead Blocks.* The Commissioner may cause any Crown lands reserved for the use of aboriginals, except such lands as are reserved for the occupation of aboriginals at Point McLeay or Point Pearce, to be surveyed and offered as homestead blocks on perpetual lease or lease with a right of purchase, and may, subject to the approval of Parliament, by purchase, exchange, or otherwise, acquire lands suitable for homestead blocks, and lease them in a similar manner. Each block must not exceed £100 in value, and must be resided on at least nine months every year by the lessee or purchaser, or by his wife or a member of his family. The holder may have his lease or agreement endorsed "Protected Homestead Block," and the effect of such endorsement will be that no subsequent encumbrance on the land by the holder will be valid, nor will the block be liable to seizure for debt, except for rates and taxes, nor, unless so willed, will it become assets for payment of debts after the death of the holder. If a holder is unable to continue in occupation of his block he may, on the recommendation of the Land Board, and with the Commissioner's consent, assign or sublet it.

(a) *Advances to Blockholders.* Advances up to £50 may be made by the Commissioner to any homestead blockholder who has complied with the conditions of his lease or agreement, to assist in erecting permanent buildings on the blocks and other improvements which permanently increase the capital value thereof, such as clearing the land, fencing the same, erecting or making thereon permanent water improvements, such as dams, wells, reservoirs, watercourses, windmills, etc. The advances must not exceed half the cost to the blockholder of the improvements then in good repair on the land. Advances must be repaid, with interest at 4 per cent. per annum, by twenty equal instalments, commencing twelve months from the date of advance. The whole amount may, however, be repaid at an earlier date. Failure to repay renders the holding liable to cancellation, and a grant of the land cannot issue until the advance is repaid. The Commissioner may, in case of hardship, extend the time for repayment, deferred payments bearing interest at 5 per cent. per annum.

(b) *Particulars of Homestead Blocks.* The total number of leases and agreements of which purchase had been completed to the 30th June, 1908, was 1222, comprising 18,324 acres, at a purchase price of £40,087 or an average of £2 8s. 9d. per acre, the average of each holding of which purchase was completed being 15 acres.

7. *Western Australia.*—Under the Agricultural Lands Purchase Act 1896 to 1904, the Colonial Treasurer, with the approval of the Governor, is authorised to expend from time to time sums not exceeding in the whole £200,000 on the repurchase of Crown lands near the railways, suitable for immediate cultivation.

(i.) *Acquisition of Land by the Government.* For the purpose of carrying out the provisions of the Acts, a Land Purchase Board, consisting of not more than five persons, appointed by the Governor, is constituted. The duties of this Board are to report on various matters in connection with the repurchase of any lands, such as the fair value of the land to the owner; the demand for land in the neighbourhood for agricultural settlement; and the suitability for agricultural settlement, and the distance from a railway of the land proposed to be acquired. If the report of the Board be favourable, the Minister, with the approval of the Governor, may make a contract for the acquisition of the land by surrender at the price fixed by the Board, or at any lesser price.

(ii.) *Sale of Repurchased Land.* All land repurchased may be improved prior to disposing of it and the cost of the improvements is added to the price to be paid for the land when sold. Reserves may be set aside for public purposes, roads, and town sites; and town and suburban lands may be disposed of in the same way as such lands are alienated under the provisions of the Land Acts 1898 to 1906. The remainder of the land

is thrown open to selection. The maximum quantity held by one person must not exceed 1000 acres. No person under the age of eighteen years is eligible as a selector, nor is any person who is the beneficial owner of land exceeding 1000 acres in area held either in freehold or under any of the provisions of the Land Acts. If, however, the land at the time of its surrender was classified as second or third-class land, the maximum area may be increased to 3000 and 5000 acres of each class respectively, or to 4000 acres if the land is partly second and partly third class. If land thrown open to selection is not applied for, it may be put up for sale by public auction.

(iii.) *Conditions of Sale to Selectors.* The selling price of any repurchased land is ascertained by adding a sum equal to one-tenth part of the price actually paid for the land and for any improvements made upon it, and the total is the least price at which it may be selected. Applications must be in the prescribed form and must be accompanied by the first half-year's instalment of the purchase-money, at the rate of £7 12s. 10d. per annum for each £100 of the selling price; on approval of the application, a lease for twenty years is issued at an annual rent, at the same rate at which the first year's instalment was paid. The lessee must, within two years, fence in at least one-fourth of his selection, and within five years the whole must be fenced, and at least one-tenth of the land must be cleared and cropped. Within ten years he must spend upon prescribed improvements an amount equal to the full purchase-money, which amount includes the cost of the exterior fencing. Improvements existing on the land at the time of sale are counted in the lessee's favour. At the expiration of the lease, or at any time during the currency of the lease, if all conditions have been complied with and the full purchase-money paid, a Crown grant may be obtained. Loans may be granted under the provisions of the Agricultural Bank Acts to any selectors under the Agricultural Land Purchase Acts, who have fenced in the whole of their selection and have cleared and cropped at least one-tenth of it.

(iv.) *Areas Acquired and Selected, 1901 to 1909.* The transactions conducted under the provisions of the Agricultural Lands Purchase Acts are shewn for each year since 1901 in the subjoined table:—

WESTERN AUSTRALIA.—CLOSER SETTLEMENT, 1901 to 1909.¹

Year.	Total Area Acquired.	Total Purchase- money.	Roads, Reserves, etc.	Area avail- able for Selection.	Area Se- lected during the Year.	Total Area oc- cupied to Date.	Balance of Area available for Selection.	Total Re- venue received to Date.
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	£
1901 ...	46,624	52,764	1,459	45,165	4,295	37,235	7,929	14,451
1902 ...	55,439	60,514	1,712	53,727	11,540	48,616	5,111	23,538
1903 ...	72,372	73,395	2,665	69,707	16,232	65,368	4,339	29,815
1904 ...	131,283	82,580	4,734	126,549	42,305	105,106	21,443	37,371
1905-6 ...	165,945	100,811	9,009	156,936	24,933	139,553	17,383	52,445
1906-7 ...	170,881	109,373	8,624	162,257	11,673	147,817	9,504	65,420
1907-8 ...	170,881	109,373	8,652	162,229	8,201	155,436	6,793	82,080
1908-9 ...	215,822	131,373	11,142	204,680	30,950	189,820	15,531	94,438

1. Since the year 1904 the figures are given as up to the 30th June instead of the 31st December; 1905 figures are therefore omitted.

On the 30th June, 1908, the total expenditure was £37,502, which left a balance of £44,528. At the same date the amount invested as sinking fund was £41,030. During the year 1907, two properties, namely those at Brunswick and Wannuru, having a total area of 4936 acres, were thrown open to settlement. No further properties were acquired in the financial year 1907-8. Additional particulars for 1908-9 are not yet to hand.

(v.) *Working Men's Blocks.* Any person not already holding land within the State is entitled to obtain a lease of lands which have been surveyed and thrown open for

selection as working men's blocks. The maximum area that may be selected by one person is, if within any town or goldfield, half an acre, or five acres elsewhere. The price is not less than twenty shillings per acre, payable in ten years by half-yearly instalments. The application must be in the prescribed form and must be accompanied by the first instalment of the purchase-money and a lease fee of ten shillings. The selector must take personal possession within three months, and must reside upon the land for nine months in each of the first five years, but residence by the wife, parent, or child over sixteen years of age, may be accepted. Within three years the land must be fenced with a great and small stock-proof fence, and within five years an amount equal to double the purchase-money must be expended upon prescribed improvements, in addition to the cost of the exterior fencing. One-half the cost of any house may be allowed towards the improvements required. At the expiration of the lease, or at any time after five years from the date of the commencement of the lease, upon compliance with all conditions and upon payment of the full purchase-money and fee, a Crown grant will be issued. No person who has once held a working man's block is allowed to select another, except under very special circumstances.

The following table shews the number and area of accepted applications for working men's blocks during each year, as well as the total number and area in existence at the end of each year from 1901 to 1908, inclusive :—

**WESTERN AUSTRALIA.—PARTICULARS OF WORKING MEN'S BLOCKS,
1901 to 1908.**

Year	1901.	1902.	1903.	1904.	1905.	1906. ¹	1907. ¹	1908. ¹
----------	-----	-------	-------	-------	-------	-------	--------------------	--------------------	--------------------

NUMBER AND AREA OF ACCEPTED APPLICATIONS DURING YEAR.

Number	2	33	17	196	45	37	201	91
Area in Acres	6	99	59	154	106	104	149	131

NUMBER AND AREA OF BLOCKS OCCUPIED AT END OF YEAR.

Number	7	40	49	228	211	229	401	387
Area in Acres	31	130	158	273	333	393	489	537

1. For financial year ended the 30th June.

During the years 1907 and 1908 residential blocks on the goldfields were made available as workingmen's blocks, instead of under residential lease, as before.

8. **Tasmania.**—The principles of closer settlement were not introduced into Tasmania until the Closer Settlement Act of 1906 was passed. Under this Act, which was amended in 1908, power is given to the Minister for Lands, on the recommendation of the Closer Settlement Board, to purchase by agreement private land in any part of Tasmania for the purpose of closer settlement, and also to deal with and dispose of any unoccupied Crown land for the same purpose. Repurchased lands are to be paid for at the option of the owner by debentures, stock, or money, which may be raised by the Treasurer up to an amount not exceeding £50,000 in each financial year, provided that the total amount so raised may not exceed £250,000.

(i.) *Lease of Allotments.* Lands so bought under the Act are subdivided into farm allotments of a suitable size—not exceeding £1500 in value—and are disposed of by way of lease for ninety-nine years. The capital value of each allotment is fixed by the Closer

Settlement Board, and the rental is determined by the Board at a rate not exceeding .5 per cent. per annum on the capital value of the land. In the case of the Cheshunt Estate, which has recently been subdivided for disposal under the Act, the rent was fixed at the rate of 4 per cent. on the capital value. Although the allotments are in the first place leased, any lessee, after the expiration of ten years of the term of his lease, may acquire and purchase the land leased to him, provided that he does not then hold land (exclusive of the land leased under the Act) of a value exceeding £1500, and that he has duly complied with the terms and conditions imposed by the Act, regulations, and his lease. At the expiration of five years from the date of lease, a lessee may dispose of his interest to any eligible person, the consent of the Board being first obtained. Under the Amendment Act of 1908 the Minister is authorised to lease any allotment of land exceeding £1500, but not exceeding £4000 in value, exclusive of buildings. Any land acquired for the purposes of closer settlement not suitable for leasing may be sold by auction or private contract for cash or on credit.

(ii.) *Improvements.* A lessee must improve his holding to a value equal to $2\frac{1}{2}$ per cent. on the capital value of the land in each of the first ten years of the term of his lease, and he must, within two years of the date of the lease, personally reside on his allotment during at least eight months of each of the following nine years.

(iii.) *Qualifications of Lessees.* Persons who apply for land under the provisions of the above Act must not be less than eighteen years of age, and those applicants who are landless have preference over those who are not. A person is deemed to be landless, if, at the time of making his application, he does not hold, under any tenure, such area of land as is, in the opinion of the Board, sufficient for the maintenance of himself and his family (if any). In the case of husband and wife, unless each of them is landless, neither of them is deemed to be landless. Only one allotment is granted to one person.

(iv.) *Advances to Settlers.* Under the Act provision is also made for advances to lessees, in aid of the cost of fencing the allotments and building dwelling-houses thereon; the total advance to any one lessee must not exceed one-fifth of the capital value of such lessee's allotment, and must not exceed pound for pound the sum expended by him in fencing and building. Such advances must be repaid, together with interest at 5 per cent., in equal half-yearly instalments.

(v.) *Special Sales.* The fee-simple of land acquired may be disposed of by sale on the recommendation of the Board as sites for churches, public halls, dairy factories, fruit-preserving factories, mills, or creameries. The area sold may not exceed one acre in the case of a church or public hall, or five acres in other cases.

(vi.) *Areas Acquired and Selected.* Up to the 30th June, 1908, two areas—the Cheshunt and Mount Pleasant estates—had been opened up for closer settlement. Particulars are given in the following statement:—

TASMANIA.—CLOSER SETTLEMENT, 1907 and 1908.

Year.	Number of Farms made Available.	Number of Farms Allotted.	Area of Farms Allotted.	Rental of Farms Allotted.	Total Area Purchased.
1907	61	54	Acres. 10,365	£ 1,923	Acres. 13,397
1908	28	26	8,191	634	11,780
Total	89	80	18,556	2,557	25,177

§ 9. Occupation of Crown Lands under Leases and Licenses Issued by Mines Departments.

1. **Introduction.**—Leases and licenses for the occupation of Crown lands for mining and other purposes are issued by the Mines Departments in all the States. Such leases and licenses may be issued with respect to all Crown lands, whether otherwise unoccupied or whether occupied also under leases and licenses issued by the Lands Departments. Certain Crown lands, such as reserves, etc., are, however, subject to special conditions.

(i.) *Mining on Private Lands.* Certain of the Crown lands of the several States have been alienated from time to time, subject to various reservations in respect of gold and other minerals which might afterwards be found therein. Other lands have been alienated without such reservation, but as the mineral gold does not pass from the Crown unless by express conveyance, it has remained the property of the State on all alienated lands. All lands alienated or in process of alienation are open to mining for gold, but to mining for other minerals, those lands only are open in respect of which the rights are reserved in the grants. There are, however, generally certain reservations, such as those with reference to town or village lands and lands which have been built on or are used for special purposes. The working of minerals on private lands is regulated in the several States either by special Acts or by special provisions of the Acts relating to mining.

(ii.) *Leases and Licenses Issued and Total Areas of Crown Lands Occupied, 1901 to 1908.* The following tables shew the total areas of Crown lands for which leases and licenses for mining purposes were issued in each State during each year from 1901 to 1908, inclusive, and also the total areas of Crown lands occupied for mining purposes at the end of each year during the same period:—

CROWN LANDS, LEASES AND LICENSES FOR MINING PURPOSES, 1901 to 1908.

Particulars.	N.S.W.	Victoria. ¹	Qld. ²	S. Aust. ³	W. Aust.	Tas. ⁴	Cwth.
AREAS FOR WHICH LEASES AND LICENSES ISSUED.							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901	50,349	...	55,698	93,985	37,593	18,125	255,750
1902	46,017	58,376	69,172	84,488	54,473	13,932	326,458
1903	40,111	46,909	81,970	762,225	75,012	11,918	1,018,145
1904	34,308	38,287	40,876	100,600	49,646	11,859	275,576
1905	64,593	45,845	17,373	102,154	55,757	8,964	294,686
1906	27,164	84,720	25,490	170,260	41,443	19,415	368,492
1907	96,159	67,048	25,333	136,312	51,514	31,255	407,621
1908	81,418	42,716	35,834	69,202	57,093	20,546	306,809
TOTAL AREA OCCUPIED AT END OF YEAR.							
	Acres.	Not available.	Acres.	Acres.	Acres.	Acres.	Acres.
1901	134,209		124,182	14,140	66,682	50,362	389,575
1902	131,690		143,861	103,334	115,703	47,692	542,280
1903	127,514		163,792	793,583	102,919	45,298	1,233,106
1904	124,773		111,180	130,281	121,439	44,341	532,014
1905	147,074		102,952	128,045	116,390	45,075	539,536
1906	134,723		112,013	213,492	110,670	53,122	624,020
1907	183,916		123,321	170,204	117,361	79,163	673,965
1908	218,931		140,735	100,387	130,970	56,693	647,716

1. Including private lands, leases, and water right licenses only. 2. Exclusive of lands held under miners' rights only, amounting in 1908 to approximately 27,500 acres. 3. Exclusive of miners' rights. 4. Excluding Victoria.

The increase in the area held during 1903 is due to the unusually large number of search licenses issued in South Australia during that year, no less than 466 being registered with areas varying from 640 to 3200 acres each.

2. New South Wales.—Under the provisions of the Mining Act 1906 and the regulations made thereunder, Crown lands may be occupied for mining or other purposes by virtue of (i.) miners' rights; (ii.) business licenses; (iii.) authorities to prospect; or (iv.) leases.

(i.) *Miners' Rights.* A miner's right may be issued for a period of twelve months upon payment of the sum of five shillings. The holder is entitled to take possession of and exclusively occupy for mining purposes Crown lands not expressly exempted from such occupation. Areas so occupied are styled tenements, which are divided into nine classes, viz.:—(a) prospecting areas; (b) dams or reservoirs; (c) roads; (d) claims; (e) races; (f) machinery areas; (g) tramways; (h) water rights; and (i) tunnel sites. Any holder of a miner's right may occupy one tenement of any or each of the foregoing classes, but for every additional tenement of the same class he must hold an additional miner's right. The holder of a miner's right may, in addition to the above, occupy a residence area not exceeding one-quarter acre within the boundaries of a town or village, or two acres outside such boundaries.

(ii.) *Business Licenses.* These licenses are issued upon payment of an annual sum of £1, and entitle the holder to occupy as a business area not more than one-quarter acre within the boundaries of a town or village, or one acre outside such boundaries.

(iii.) *Authorities to Prospect.* Under the Mining Act 1906 the Minister for Mines may grant to the holder of a miner's right an authority to prospect upon any area of Crown lands, whether exempted from ordinary occupation under a miner's right or not. These authorities are protective titles during prospecting operations only, and do not authorise mining.

(iv.) *Leases.* The Governor may grant leases of Crown lands for (a) mining, (b) mining purposes, or (c) dredging.

(a) *Mining Leases.* These leases may be either *gold-mining leases*, for which the rental is at the rate of five shillings per acre per annum, the maximum area which may be demised being twenty-five acres; *mineral leases* (other than coal or shale), for which the rental is at the rate of five shillings per acre per annum, the maximum area being eighty acres; *coal or shale leases*, for which the rental is at the rate of one shilling per acre per annum, with a royalty of sixpence per ton on all shale or large coal, and threepence per ton on all small coal raised, the maximum area being 640 acres. *Special leases* may be granted for gold or minerals, other than shale or coal, if by reason of unusual circumstances the Minister is of the opinion that it is necessary that an area in excess of the limit prescribed for ordinary leases should be leased.

(b) *Leases for Mining Purposes* are granted for the surface of the land and to a limited depth below the surface. Such leases do not authorise mining on the land, but are for such purposes as the construction of dams and reservoirs, tramways, buildings, and machinery.

(c) *Dredging Leases* may be granted for the purpose of mining for gold or any other mineral by dredging, pumping, sluicing, etc., on any Crown lands forming the bed of any river or other suitable land. The rent is two shillings and sixpence per acre per annum, and a royalty of 1 per cent. on the value of all gold and other minerals won must be paid to the Crown. Labour and capital expenditure conditions are attached to dredging leases.

(v.) *Particulars of Leases and Licenses Issued 1908.* The following table gives particulars of leases and licenses of Crown lands issued by the Mines Department during the year 1908:—

NEW SOUTH WALES.—LEASES AND LICENSES

ISSUED BY MINES DEPARTMENT DURING YEAR 1908.

Particulars.	Act under which Issued.	Purpose for which Issued.	Area.
<i>Leases—</i>	Mining Act 1874 & amending Acts	To mine for—	Acres.
" " " " "	" " " " "	Gold	124
" " " " "	" " " " "	Minerals other than coal ...	2,540
" " " " "	" " " " "	Coal	1,920
Mining Act 1906	" " " " "	Gold	2,031
" " " " "	" " " " "	Minerals other than coal ...	6,686
" " " " "	" " " " "	Coal	18,736
Gold & Mineral Dredging Act 1899	" " " " "	Gold	1,092
" " " " "	" " " " "	Minerals other than gold ...	358
Mining Act 1906 (Dredging) ...	" " " " "	Gold	884
" " " " "	" " " " "	Minerals other than gold ...	206
<i>Licenses—</i>	Mining Act 1874 (section 28) ...	Leases (mining purposes) ...	180
" " " " "	" " " " "	Minerals other than coal and shale... ..	71
<i>Other forms of occupancy—</i>	Mining Act 1874 & amending Acts	Coal and shale... ..	6,720
" " " " "	" " " " "	Sites for dams, machinery, etc.	980
" " " " "	" " " " "	Authorities to prospect	38,890
Total	—	—	81,418

(vi.) *Leases and Licenses Issued and Areas Occupied, 1901 to 1908.*—The following table gives particulars of the areas of Crown lands for which leases and licenses were issued by the Mines Department during each year, and of the total areas of Crown lands occupied under such leases and licenses at the end of the year 1901 and from 1904 to 1908, inclusive:—

NEW SOUTH WALES.—LEASES AND LICENSES

ISSUED BY MINES DEPARTMENT, 1901 TO 1908.

Purposes for which Issued or Occupied.	1901.	1904.	1905.	1906.	1907.	1908.
LEASES AND LICENSES ISSUED.						
Gold mining	Acres. 2,272	Acres. 2,333	Acres. 1,664	Acres. 1,776	Acres. 1,463	Acres. 4,131
Mining for other minerals ...	47,990	31,895	62,844	25,018	93,796	37,237
Authorities to prospect ... ..	...	...	...	...	...	38,890
For other purposes	87	80	85	370	900	1,160
Total	50,349	34,308	64,593	27,164	96,159	81,418
TOTAL AREAS OCCUPIED.						
Gold mining	6,942	6,311	5,754	5,963	5,669	11,456
Mining for other minerals ...	126,885	117,757	140,555	127,749	176,558	192,178
Authorities to prospect ... ..	...	...	...	...	...	13,239
For other purposes	382	705	765	1,011	1,689	2,058
Total	134,209	124,773	147,074	134,723	183,916	218,931

3. **Victoria.**—Leases of Crown lands for mining and auxiliary purposes in this State are issued by the Department of Mines and Forests under the Mines Acts 1890 to 1907. Miners' rights are issued by the Treasury under the authority of the same Acts.

(i.) *Mining Leases.* These are of three kinds—(a) Gold-mining leases; (b) mineral leases, and (c) dredging leases. (a) *Gold-mining Leases* are granted for a term of fifteen years in such areas as the Minister may recommend. The annual rent is two shillings and sixpence an acre. (b) *Mineral Leases* are granted for a term of 15 years, the maximum area being 640 acres. The annual rent varies from one shilling to £1 per acre. (c) *Dredging Leases* are issued upon the recommendation of the Sludge Abatement Board and on the approval of the Minister. The annual rent is five shillings an acre.

(ii.) *Special Licenses.* Special licenses are also granted by the Department of Mines and Forests. (a) *Searching Licenses* are granted to search for minerals over Crown lands for a term of three months at a minimum rent of £1. (b) *Tailings Licenses* are issued over tailings, which have become the property of the Crown, for a term of five years at a rent of one penny per 100 cubic yards, the minimum rent being ten shillings. (c) *Water-right Licenses* are issued, to divert water by cutting races, etc., over Crown lands, for a term of fifteen years, at a rent fixed according to the length of race, the quantity of water diverted, and the size of the reservoir.

(iii.) *Miners' Rights, Business Licenses, and Residence Areas.* Miners' rights are issued by the Treasury Department upon payment of a fee of two shillings and sixpence, and are available for a period of twelve months. The holder is entitled to take possession for mining purposes of Crown lands, not otherwise exempted, in any mining district. Upon registration and payment of the prescribed fees the holder of a miner's right may occupy not more than one acre of Crown lands on any goldfield as a business or residence area.

Licenses of auriferous lands not for mining purposes may be issued by the Lands Department. (§ 7, 3 iv.)

(iv.) *Leases and Licenses Issued and Areas Occupied for Mining.* Particulars of leases and licenses for mining purposes of Crown lands alone are not available, the official returns including private lands also. During the year 1908 the area of Crown and private lands leased for gold mining was 38,458 acres, the area for which water-right licenses were issued was 250 acres, and the area for which mineral leases were issued was 4008 acres. No particulars are available as to the total area of either Crown or private lands occupied for mining purposes.

4. **Queensland.**—The occupation of Crown lands for mining purposes in this State is regulated by the Mining Acts 1898 to 1902. Under these Acts the Department of Mines is authorised to issue—(i.) Miners' rights; (ii.) mining leases; (iii.) coal-mining leases and licenses; and (iv.) miners' homestead leases.

(i.) *Miners' Rights.* The foundation of title under a miner's right is prior appropriation, and the permanency of any such title depends upon compliance by the occupier with certain prescribed conditions of use and working. The ground occupied under a miner's right is known as a "claim," which term may include an area taken up for purposes auxiliary to the actual operation of mining, such as machine areas. Water rights and residence areas do not come within the definition of "claim," being licenses which may be granted or refused. The forfeiture of a claim on account of non-compliance with the prescribed conditions may be decreed by the Warden on the application of any holder of a miner's right. The forfeiture of water rights or of residence areas may be declared only by the Crown, who alone can challenge the title of the occupier.

(ii.) *Mining Leases.* These leases are divided into two classes—(a) Gold-mining leases, and (b) mineral leases. Both classes contain certain covenants as to rent and the employment of labour and other matters. Special leases may be granted for auxiliary purposes, such as constructing tramways, erecting buildings, cutting water-races, etc. (a) *Gold-mining Leases.* The maximum area is fifty acres, the term twenty-one years, renewable for a further term of like duration, and the annual rent is £1 an acre. (b) *Mineral Leases.* The maximum area is 160 acres (except for coal, as mentioned herein-after), the term twenty-one years, renewable for a like period, and the annual rent is ten shillings an acre.

(iii.) *Coal-mining Leases and Licenses.* Mineral leases for coal may be granted for a term of twenty-one years at an annual rent of sixpence an acre, together with a royalty of threepence per ton of coal raised during the first ten years of the lease and of sixpence per ton during the remainder of the term. Special concessions may be granted to discoverers of payable seams of coal. Licenses to occupy not more than 640 acres may be granted to any person desiring to prospect Crown lands for coal upon payment of sixpence for every acre comprised in the application.

(iv.) *Miners' Homestead Leases.* These leases are issued to holders of miners' rights who reside on gold or mineral fields, for the purpose of residence or carrying on business, and range in area from one to eighty acres, in accordance with the proximity to a proclaimed township. The rent ranges from sixpence to five shillings an acre. In the case of homesteads situated outside the limits of a township, after thirty years' rent has been paid the rent ceases to be payable, and in lieu thereof the rent shall be one shilling, if demanded.

(v.) *Particulars of Leases and Licenses Issued, 1908.* The subjoined table gives particulars of the leases and licenses issued for mining purposes during the year 1908:—

QUEENSLAND.—MINING LEASES AND LICENSES ISSUED, 1908.

Lease or License.	Mining Leases.				Miners' Homestead Leases.	Coal Prospecting Licenses.	Miscellaneous Rights & Licenses.
Purpose for which issued	To mine for gold	To mine for minerals other than gold	Tramways	Buildings and machinery	Residence, business, etc.	To prospect for coal	Mining, residence, etc.
Area in acres...	1,800	4,866	117	21	2,527	26,503	*27,500

* Approximate.

(vi.) *Particulars of Areas Occupied, 1901 to 1908.* The following table shews the areas for which leases and licenses were issued during each year, and the total area occupied at the end of the year 1901 and from 1904 to 1908, inclusive.

The particulars given are exclusive of miners' rights.

QUEENSLAND—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT, 1901 TO 1908.

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
--------------	-------	-------	-------	-------	-------	-------

* LEASES AND LICENSES ISSUED DURING YEAR.

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining	3,581	2,397	1,315	2,207	2,333	1,800
Mining for other minerals	7,142	4,429	2,415	10,998	7,598	5,004
For other purposes	44,975	34,050	13,643	12,285	15,402	29,030
Total	55,698	40,876	17,373	25,490	25,333	35,834

* TOTAL AREA OCCUPIED AT END OF YEAR.

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining	11,296	10,499	10,093	10,067	10,562	8,860
Mining for other minerals	23,113	13,467	24,699	28,897	33,021	27,691
For other purposes	89,773	87,214	68,160	73,049	79,738	104,184
Total	124,182	111,180	102,952	112,013	123,321	140,735

* Exclusive of lands held under miners' rights only.

5. **South Australia.**—In this State leases and licenses for mining purposes are issued by the Department of Mines under the authority of the Mining Act 1893, as amended in 1900. Under these Acts mining and prospecting are permitted in virtue of (i) miner's rights; (ii.) mining leases; (iii.) coal or oil leases; and (iv.) miscellaneous leases, and in addition occupation of Crown lands is permitted by virtue of (v.) business claims, and (vi.) occupation licenses.

(i.) *Miners' Rights.* These rights are issued for a period of one year upon payment of five shillings. The holder is authorised to prospect for any mineral or oil, and to peg out a claim in the prescribed manner on any Crown lands. Under the Amendment Act of 1900, special licenses to search, on specific mineral lands not exceeding five square miles in extent, may be granted for (a) precious stones; (b) mineral phosphates; (c) oil; and (d) rare metals, minerals, and earths, the mining for which has not proved payable in any portion of the State.

(ii.) *Mining Leases.* These leases are of two classes—(a) Gold leases and (b) mineral leases. (a) *Gold Leases* may be issued for a term not exceeding forty-two years to holders of miners' rights at an annual rent of one shilling an acre. The maximum area which may be so leased is twenty acres. (b) *Mineral Leases* may be issued to holders of miners' rights for lands not comprised in a goldfield. The area leased may not exceed forty acres, nor the term forty-two years. The annual rent is one shilling an acre, together with a royalty of sixpence in the pound on the net profits.

(iii.) *Coal or Oil Leases.* These leases are issued to holders of miners' rights for Crown lands not comprised in goldfields. The maximum area is 640 acres, and the maximum term forty-two years. The rent and conditions are as prescribed. In addition to the rent a royalty of sixpence in the pound on the net profits must be paid.

(iv.) *Miscellaneous Leases.* Leases for any term not exceeding forty-two years may be granted to holders of miners' rights on the prescribed terms and conditions (a) for manufacturing or obtaining salt or gypsum; (b) as sites for smelting or mining works. The maximum area, if the land leased is on a water frontage, is twenty-one acres. A royalty of sixpence in the pound on the net profits must be paid.

(v.) *Business Claims.* Business licenses are granted on payment at the rate of ten shillings for six months, entitling the holder to peg out and occupy for business and residential purposes a claim not exceeding a quarter of an acre in extent, if within a township, or one acre on other lands.

(vi.) *Occupation Licenses.* Licenses are granted authorising the holder to occupy, for purposes of residence and cultivation, any Crown lands not exceeding half an acre in extent for a term of fourteen years at an annual rent not exceeding two shillings an acre.

(vii.) *Particulars of Leases and Licenses, 1908.* The following table gives particulars of leases and licenses of Crown lands issued by the Mines Department during the year 1908:—

SOUTH AUSTRALIA—LEASES AND LICENSES.

ISSUED BY THE MINES DEPARTMENT DURING YEAR 1908.

Particulars.	Act under which Issued.	Purpose for which Issued.	Area.
			Acres.
<i>Leases</i> ...	Mining Act 1893 ...	To mine for— Gold and other metals and minerals	3,020
<i>Minera claims</i> ...	Mining Act Amendment Act 1900 ...	To search for "precious" stones, mineral phosphates, oil, rare metals, minerals, and earths, the mining for which has not proved payable in any portion of the State	7,302
<i>Licenses</i> ...			
<i>Other forms of occupancy</i> ...	Mining Act 1893 ...	—	58,880
<i>Total</i> ...	—	—	69,202

(viii.) *Leases and Licenses Issued and Areas Occupied, 1901 to 1908.* The following table gives particulars of the areas of Crown lands for which leases and licenses were issued by the Mines Department during each year, and of the total area of Crown lands occupied under such leases and licenses at the end of the year 1901 and from 1904 to 1908, inclusive:—

SOUTH AUSTRALIA.—LEASES AND LICENSES.

ISSUED BY MINES DEPARTMENT, 1901 TO 1908.

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
LEASES AND LICENSES ISSUED.*						
Gold mining ...	Acres. 1,377	Acres. 120	Acres. 100	Acres. 1,380	Acres. 370	Acres. 306
Mining for other minerals ...	92,587	100,466	102,040	168,875	135,897	68,896
For other purposes ...	21	14	14	5	45	...
<i>Total</i> ...	93,985	100,600	102,154	170,260	136,312	69,202

SOUTH AUSTRALIA.—LEASES AND LICENSES—(Continued.)

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
TOTAL AREAS OCCUPIED.*						
Gold mining	14,140	2,916	5,295	10,171	7,952	2,490
Mining for other minerals ... ..	...	127,365	122,750	203,321	162,113	97,780
For other purposes ... ..	...	...	...	...	139	117
Total	14,140	130,281	128,045	213,492	170,204	100,387

* Exclusive of miners' rights.

6. **Western Australia.**—The issue of leases and licenses by the Mines Department is regulated by the Mining Act 1904. Under this Act Crown lands may be occupied by virtue of (i.) Miners' rights; (ii.) mining leases; and (iii.) miners' homestead leases.

(i.) *Miners' Rights.* Any holder of a miner's right may take up and occupy ground, subject to the approval of the Warden, for the following purposes:—Prospecting for any minerals; claims, water rights, residence and business areas, and machinery, tailings, washing, or market garden areas. Lands may be occupied by the holder of a miner's right for the purpose of mining for alluvial gold without registration, the only restriction being that the occupier must peg out his holding according to the prescribed regulations.

(ii.) *Mining Leases.* These leases are granted for mining and auxiliary purposes, and are of three descriptions, viz.:—(a) Gold-mining leases; (b) mineral leases; and (c) coal leases. (a) *Gold-mining Leases.* The maximum area is twenty-four acres, except in the case of a mine which has already been worked and abandoned, is excessively wet, or requires costly appliances, when the maximum area is forty-eight acres. (b) *Mineral Leases.* The maximum area is forty-eight acres, except under the special circumstances referred to in the case of gold-mining leases, when the maximum area is ninety-six acres. (c) *Coal Leases.* The maximum area is 320 acres, but special leases of larger areas may be granted to the discoverer of a payable seam.

(iii.) *Miners' Homestead Leases.* These leases are granted for agricultural purposes on land within goldfields. The area is restricted to twenty acres, if within two miles of a township, and if beyond that distance to 500 acres. Improvement conditions are imposed.

(iv.) *Particulars of Leases and Licenses Issued, 1908.* The following table gives particulars of mining leases and licenses issued during 1908:—

WESTERN AUSTRALIA—MINING LEASES AND LICENSES ISSUED, 1908.*

Particulars.	Gold-Mining.	Minerals other than Gold.	Miners' Homesteads.	Miscellaneous.	Total.
	Acres.	Acres.	Acres.	Acres.	Acres.
Leases	8,781	2,000	7,502	49	18,332
Licenses	18,117	20,293	...	351	38,761

* Exclusive of miners' rights.

(v.) *Particulars of Areas Occupied, 1901 to 1908.* The following table shows the areas for which leases and licenses were issued during each year, and the total area occupied at the end of the year 1901, and from 1904 to 1908, inclusive:—

WESTERN AUSTRALIA—LEASES AND LICENSES

ISSUED BY MINES DEPARTMENT, 1901 TO 1908.

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
LEASES AND LICENSES ISSUED DURING YEAR.*						
Gold mining	Acres. 17,454	Acres. 19,846	Acres. 26,678	Acres. 28,572	Acres. 28,050	Acres. 26,898
Mining for other minerals	19,281	23,077	23,856	9,787	15,985	22,293
For other purposes	858	6,723	5,223	3,084	7,479	7,902
Total	37,593	49,646	55,757	41,443	51,514	57,093
TOTAL AREA OCCUPIED AT END OF YEAR.*						
Gold mining	40,525	42,943	45,995	48,398	46,374	40,591
Mining for other minerals	14,091	53,700	44,561	36,019	41,470	55,244
For other purposes	12,066	24,796	25,834	26,253	29,517	35,135
Total	66,682	121,439	116,390	110,670	117,361	130,970

* Exclusive of miners' rights.

7. *Tasmania*.—Under the provisions of the Mining Act 1905, Crown lands in this State may be occupied for mining and auxiliary purposes by virtue of (i.) prospectors' licenses; (ii.) miners' rights; (iii.) mining leases; and (iv.) miscellaneous licenses. Business and residence licenses within mining areas may be issued by the Lands Department. (See § 7, 8 iv.)

(i.) *Prospectors' Licenses*. These licenses are granted to the end of the calendar year in which they are applied for, upon payment of the sum of ten shillings if applied for before the 30th June, or five shillings if after that date. They confer the right to prospect upon prescribed Crown lands, and any discoveries made may be protected in the prescribed manner.

(ii.) *Miners' Rights*. These rights are also issued each year upon payment of five shillings if applied for before the 30th June, or of two shillings and sixpence after that date. They confer the right to occupy specified Crown lands and to mine thereon.

(iii.) *Mining Leases*. Mining leases are of three kinds—(a) gold-mining leases; (b) mineral leases; and (c) miscellaneous leases. (a) *Gold-mining Leases* are granted for a term not exceeding twenty-one years at an annual rent of £1 an acre. The maximum area which may be so leased is forty acres. The lessee has the exclusive right to mine for gold and other minerals on the land demised. (b) *Mineral Leases* are issued for mining for minerals other than gold on areas not exceeding eighty acres for a term of not more than twenty-one years, and at an annual rent of five shillings an acre. Leases to mine for coal, shale, slate, freestone, or limestone, may be issued for areas not exceeding 320 acres at an annual rent of two shillings and sixpence an acre. (c) *Miscellaneous Leases*. The Minister may grant leases for mining purposes, for a term not exceeding ten years, of the bed or banks of any river flowing through Crown lands, at a rent of five shillings an acre. The area leased may not exceed forty chains in length by five chains on either side from the centre of the river. Special leases may be granted by the Governor upon resolutions assenting thereto passed by both Houses of Parliament.

(iv.) *Miscellaneous Licenses*. Licenses granting easements for various purposes may be issued, for a term not exceeding twenty-one years, to persons holding mining leases or miner's right for the more advantageous working of the land occupied.

(v.) *Particulars of Leases and Licenses Issued, 1908.* The following table shows particulars of leases and licenses of Crown lands, exclusive of prospectors' licenses and miners' rights, issued by the Mines Department during the year 1908 :—

TASMANIA—LEASES AND LICENSES.

ISSUED BY THE MINES DEPARTMENT DURING 1908.¹

Particulars.	Act under which Issued.	Purpose for which Issued.	Area.
<i>Leases—</i>		To mine for—	Acres
3 ...	The Mining Act 1905	Antimony ...	240
1 ...	" "	Asbestos ...	10
6 ...	" "	Coal ...	852
43 ...	" "	Copper ...	2,627
86 ...	" "	Gold ...	946
6 ...	" "	Iron ...	270
1 ...	" "	Manganese ...	63
122 ...	" "	Minerals ...	6,144
30 ...	" "	Silver lead ...	2,223
7 ...	" "	Shale ...	899
235 ...	" "	Tin ...	5,759
1 ...	" "	Zinc-lead ...	40
22 ...	" "	Dredging claims ...	255
<i>Licenses—</i>			
8 ...	" "	Machinery sites...	53
30 ...	" "	Mining easements	105
	" "	Dam sites	50
Total ...	—	—	20,536

1. Exclusive of prospectors' licenses and miners' rights, which are issued by officers in different districts throughout the State, and as to which particulars are not available.

(vi.) *Leases and Licenses Issued and Areas Occupied, 1901 to 1908.* The following table gives particulars of the areas of Crown lands for which leases and licenses (exclusive of prospectors' licenses and miners' rights) were issued during each year, and of the total area of Crown lands occupied under such leases and licenses at the end of the year 1901 and from 1904 to 1908, inclusive :—

TASMANIA—LEASES AND LICENSES

ISSUED BY MINES DEPARTMENT, 1901 TO 1908.*

Particulars.	1901.	1904.	1905.	1906.	1907.	1908.
LEASES AND LICENSES ISSUED.*						
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gold mining ...	1,067	700	543	459	1,056	946
Mining for other minerals ...	17,058	11,159	8,421	18,956	29,188	19,137
For other purposes ...	—	—	—	—	1,011	463
Total ...	18,125	11,859	8,964	19,415	31,255	20,546
TOTAL AREAS OCCUPIED.*						
	3,894	2,268	2,087	1,836	2,671	1,344
Gold mining ...	46,968	41,370	41,510	49,061	73,009	52,844
Mining for other minerals ...	—	703	1,478	2,225	3,483	2,505
For other purposes ...	50,362	44,341	45,075	53,122	79,163	56,693
Total ...						

* See note to preceding table.

§ 10. Resumption by Crown of Alienated Lands.

1. General.—Under various Acts alienated lands may be compulsorily resumed by the Crown in the several States for certain purposes, generally connected with works of a public nature. Resumptions for closer settlement purposes have already been referred to (see § 8, above). In most of the States there are Lands Clauses or similar Acts providing the machinery, and indicating the procedure to be adopted in assessing the compensation to be paid by the Crown to private owners in cases where the parties have failed to agree as to the amount to be paid. The provisions of these Acts are generally incorporated in the special Acts specifying the purposes for which alienated lands may be resumed. Lands leased for pastoral purposes may generally be resumed by the Crown on short notice. The lessee is ordinarily entitled to compensation for land resumed, for loss or depreciation in value of the lease caused by such resumption, and for improvements.

(a) *New South Wales.* Alienated lands may be recovered by the Crown for authorised works and certain public purposes under the provisions of the Public Works Act 1900, and in other cases may be acquired by the Crown by purchase, gift, or surrender under Executive authority. Alienated lands required for public roads may be resumed under the Public Roads Act 1902, and if containing gold may be resumed for mining under Section 72 of the Mining Act 1906. Lands dedicated or granted by the Crown for public purposes may be resumed under Section 105 of the Crown Lands Act, 1884, Section 41 of the Crown Lands Act 1889, and Section 1 of the Public Trusts Act 1897. Surrender and exchange of lands alienated or in process of alienation may be carried out under Section 47 of the Crown Lands Act 1895.

(b) *Victoria.* In Victoria lands may be resumed in accordance with the provisions of the Lands Compensation Act 1890, the Public Works Act 1890, the Railways Acts, the Land Act 1901, the Local Government Act 1903, the Water Act 1905, the Vacant Unclaimed Lands Act 1906, and the Forests Act 1907.

(c) *Queensland.* In this State alienated lands may be resumed under the provisions of the Public Works Land Resumption Act 1906, for any of the purposes specified in section 4 of that Act.

(d) *South Australia.* In this State the principal Acts under which land is re-purchased for public works are the Railways Commissioners Act 1887, the Water Conservations Acts 1886, 1889, and 1900, the Waterworks Act 1882, and the Sewers Act 1878.

(e) *Western Australia.* In Western Australia private lands may be resumed under the provisions of the Land Act 1898, the Roads Act 1902, and the Public Works Act 1902.

(f) *Tasmania.* In the greatest number of cases private lands have been resumed in this State for the purpose of roads by agreement under the Lands Vesting Act 1894 and the Roads Acts, which were to a large extent repealed and consolidated by the Local Government Act 1906. In case of the owners failing to agree as to price, the land is acquired under the Lands Clauses Act 1857, incorporated in the Public Works and the Crown Land Acts. The Lands Resumption Act 1891 provides for the compulsory acquisition of land without waiting for the usual formalities. Under that Act a notification may be given to the owner that the land is required; after the expiration of thirty days the land may be resumed by notification in the *Gazette*, the amount of purchase-money being afterwards decided by arbitration, as provided by the Lands Clauses Act.

2. **Areas Resumed, 1901 to 1908.**—The subjoined table shews, so far as particulars are available, the areas of private lands resumed, exclusive of resumptions for closer settlement purposes, in each State during each year from 1901 to 1908, inclusive:—

AREAS OF PRIVATE LANDS RESUMED BY THE CROWN

(EXCLUSIVE OF RESUMPTIONS FOR CLOSER SETTLEMENT), 1901 TO 1908.

Year.	N.S.W.	Victoria.*	Q'land.	S. Aust.	W. Aust.	Tasmania.	C'wealth †
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1901 ...	7,864	52	26	†	91	120	8,153
1902 ...	8,392	18	2	†	30	150	8,592
1903 ...	10,275	2,787	...	†	...	160	13,222
1904 ...	6,591	3,337	...	†	...	210	10,138
1905 ...	6,173	2,653	...	†	...	184	9,010
1906 ...	20,875	665	...	†	...	200	21,740
1907 ...	10,511	1,930	76	†	...	252	12,769
1908 ...	6,041	†	1,346	†	2,457	16	†

* Exclusive of resumptions for railway purposes, which for the years 1901 to 1906, inclusive, amounted to 13,081 acres. † Not available. ‡ Exclusive of South Australia.

§ 11. Alienation and Occupation of Crown Lands in the Several States.

1. **Introduction.**—The tables given in the previous parts of this section shew separately the areas alienated, in process of alienation, and occupied under various tenures in the several States. The tables given below shew collectively the general condition of the public estate in each State, having regard to (a) the area alienated absolutely, which includes free grants, sales, and conditional purchases for which grants have issued, the conditions having been complied with; (b) the area in process of alienation, comprising holdings for which the fee-simple has not yet been alienated, but which are in process of sale under systems of deferred payments; (c) the area occupied under all descriptions of leases and licenses; and (d) the area unoccupied, which, ordinarily, includes roads, permanent reserves, forests, etc. In some cases, however, lands which are permanently reserved from alienation are occupied under leases and licenses, so that in such cases the areas reserved are comprised in class (c) and not in class (d). Particulars of leases and licenses of reserved areas, as distinguished from leases and licenses of other lands, are not available. It should be observed that in many cases lands occupied under leases or licenses for pastoral purposes are held on short tenures only, and could thus be made available for settlement practically whenever required.

2. **New South Wales.**—The total area of the State of New South Wales is 198,638,080 acres, of which on the 30th June, 1908, 35,467,021 acres, or rather more than one-sixth, were alienated absolutely, 15,798,047 acres, or about one-twelfth, were in process of alienation, 129,150,578 acres, or about three-fifths, were occupied under Lands Department, Western Land Board, or Mines Department leases and licenses, and the remaining 18,222,434 acres, or about one-eleventh, were unoccupied. The next table shews the areas alienated, in process of alienation, held under leases and licenses, and unoccupied in 1901 and from 1905 to 1909.

During the year 1907-8, a total area of 1,574,977 acres became available for conditional purchase, conditional lease, conditional purchase lease, homestead selection, and settlement lease. Of this area, 625,173 acres were made available for additional holdings only, so as to enable selectors with insufficient areas to increase their holdings.

NEW SOUTH WALES.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901-9.¹

Particulars.	Area in Acres.				
	1901.	1905-6.	1906-7.	1907-8.	1908-9.
1. Alienated.					
Granted and sold by private tender and public auction, at prices ranging from five to twenty shillings per acre, prior to 1862 ...	7,146,579	7,146,579	7,146,579	7,146,579	7,146,579
Sold by auction and other sales, 1862 to date ...	14,638,868	14,841,958	14,868,442	14,879,236	15,117,840
Conditionally sold, 1862 to date ...	4,212,189	9,002,561	10,264,221	11,659,869	12,848,166
Granted under Volunteer Land Regulations, 1867 to date ...	168,545	169,164	169,464	169,614	169,714
Granted for public and religious purposes ...	241,968	238,759	234,883	226,308	4
Homestead grants ...	35,385	1,087,065	1,247,919	1,385,415	1,501,738
Total area alienated ...	26,443,554	32,486,086	33,921,508	35,467,021	36,784,037
2. In Process of Alienation.					
Under system of deferred payments ...	20,044,703	16,499,823	15,691,906	14,868,837	15,217,891
Under system of homestead selections (including leases converted, but excluding grants issued) ...	1,550,985	984,426	873,319	771,561	
Closer settlement purchases ...	...	48,567	154,922	157,649	
Total area in process of alienation ...	21,595,688	17,532,816	16,720,147	15,798,047	15,217,891
3. Held under Leases and Licenses.					
Total under Lands Department and Western Land Board ...	126,921,161	124,088,680	125,904,700	128,931,647	"
Mineral and auriferous leases and licenses (Mines Department) ...	134,209	148,351	176,593	218,931	"
Total leases under all Government Departments ...	127,055,370	124,237,031	126,081,293	129,150,578	"
4. Unoccupied ...	23,543,468	24,382,147	21,915,132	18,222,434	"

Area of State—198,638,080 acres.

1. The figures for 1906, 1907, 1908 and 1909 are up to the 30th June, while for the other years given they are up to the 31st Dec.; 1905 figures are therefore omitted. 2. On the 31st Dec., 1908. 3. Including grants for public and religious purposes. 4. Included in sales by auction. 5. Not available.

3. **Victoria.**—The total area of the State of Victoria is 56,245,760 acres, of which 23,074,634 acres, or about three-eighths, had been alienated absolutely up to the end of the year 1908; 4,890,021 acres, or about one-twelfth, were in process of alienation under deferred payments; and 15,955,346 acres were occupied under leases and licenses, while the remaining 12,325,759 acres were unoccupied. The following table shews the areas alienated and in process of alienation, together with the areas reserved, leased, and available for occupation at the end of the year 1901 and from 1904 to 1908:—

VICTORIA.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 to 1908.

Particulars.	Area in Acres.					
	1901.	1904.	1905.	1906.	1907.	1908.
1. Alienated ...	20,066,875	21,679,596	22,584,092	22,816,538	22,940,143	23,074,634
2. In Process of Alienation—						
Exclusive of Mallee, etc. ...	3,587,668	2,868,869	2,136,411	1,922,654	1,897,796	1,941,474
Mallee Lands ...	87,606	1,215,372	1,589,981	1,948,460	2,372,316	2,728,595
Under Closer Settlement Acts ...	...	...	37,996	114,691	164,561	174,812
Settlement on Lands Act 1903 ...	55,077	56,626	55,395	54,404	52,673	45,140
Total ...	3,730,351	4,140,867	3,819,783	4,040,209	4,488,346	4,890,021
3. Leases and Licenses Held—						
Under Lands Department ...	17,110,709	13,693,116	17,938,838	16,683,992	16,565,917	15,965,346
Under Mines Department* ...	...	...	...	...	...	...
4. Unoccupied Crown Lands ...	15,337,825	16,732,181	11,903,047	12,705,021	12,251,354	12,325,759

Total area of State—56,245,760 acres.

* Not available.

Crown lands in Victoria include roads, 1,664,335 acres; water reserves, 287,100 acres; agricultural colleges, etc., 155,483 acres; State forests and timber reserves, (now under Forests Act 1907), 4,016,995 acres; permanent reserves for public purposes, 1,592,400 acres; reserves in the Mallee, 397,881 acres; unsold land in towns, etc., 1,571,344 acres; and other reserves (including State forest and timber reserves under the Land Acts), 896,728 acres.

4. **Queensland.**—The total area of this State is 429,120,000 acres, of which, on the 30th June, 1908, 15,108,439 acres, or about one-twenty-eighth, were alienated absolutely; 6,200,930 acres, or about one-seventieth, were in process of alienation; 273,307,365, or about five-eighths, were occupied under leases and licenses, the remaining 134,503,266 acres being unoccupied. The following table shews the area alienated absolutely, the area in process of alienation, and the area held under various forms of lease and license at the end of the year 1901 and from 1904 to 1908:—

**QUEENSLAND.—ALIENATION AND OCCUPATION OF CROWN LANDS,
1901 TO 1908.**

Particulars.	Area in Acres.					
	1901.	1904.	1905.	1906.	1907.	1908.
1. Alienated Absolutely—						
By Purchase	13,462,304	13,956,341	14,174,907	14,504,707	14,842,621	15,026,180
Without Payment	71,164	75,545	77,757	80,853	81,796	82,259
Total	13,533,468	14,031,886	14,252,664	14,585,560	14,924,417	15,108,439
2. In Process of Alienation ...	2,791,664	3,165,737	3,407,210	3,737,083	4,778,908	6,200,930
3. Occupied under Leases and Licenses—						
Runs Settled Districts	176,000	510,800	179,722,320	182,384,400	192,346,480	201,872,640
" Unsettled Districts	222,553,760	181,187,920	37,085,040	39,354,240	43,138,000	40,039,040
Occupation Licenses	35,103,600	32,812,000	22,997,960	24,961,495	28,232,332	30,888,705
Grazing Farms and Homesteads ...	21,793,242	21,405,356	251,549	252,603	275,621	258,208
Scrub Selections	272,946	218,790	...	...	*92,000	*100,000
Timber Licenses ... ..	...	...	...	...	11,446	8,037
Leases Special Purposes	249	3,122	3,133	3,789	123,321	140,735
Under Mines Department	124,182	111,180	102,952	112,013	...	...
Total	280,023,879	236,249,168	240,162,954	247,068,540	264,219,200	273,307,365
4. Unoccupied	132,770,889	175,673,209	171,297,172	163,728,817	145,197,475	134,503,266
Total area of State—429,120,000 acres.						

* Approximate; the area under timber licenses is constantly fluctuating.

The area open for selection (as distinguished from occupation for purely pastoral or special purposes) under every mode at the beginning of the year 1908 was 11,902,750 acres, and the area opened during the year was 4,805,917 acres, while the area withdrawn was 2,947,430 acres. The area selected was 4,926,430 acres, and the area remaining open at the end of the year was 8,834,807 acres. For the first time a greater area was selected during the year than was opened for selection in the same year. The area selected in 1908 exceeded even the high record of the previous year, and this result was secured by the very large area selected as prickly pear selections, which area was 870,849 acres in 1908 as compared with 524,956 acres in 1907. The area surveyed during 1908 was 7,425,298 acres, at a total cost of £61,754.

5. **South Australia and Northern Territory.**—The area of the State of South Australia south of lat. 26° S. is 243,244,800 acres, and of the Northern Territory, 335,116,800 acres, making a total of 578,361,600 acres. In South Australia (proper) at the end of the year 1908, there were 8,341,566 acres, or about one-thirtieth, alienated absolutely; 1,195,558 acres, or about one-two hundred and fortieth, were in process of

alienation; 102,617,100 acres, or about two-fifths, were occupied under leases and licenses; while the remaining 130,968,511 acres were unoccupied. The subjoined tables shew for South Australia proper and for the Northern Territory respectively the area of land alienated absolutely, and in process of alienation under deferred payments, and the area held under different forms of leases:—

SOUTH AUSTRALIA (PROPER).—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 to 1908.

Particulars.	Area in Acres.					
	1901.	1904.	1905.	1906.	1907.	1908.
1. Alienated—						
Sold	7,413,510	7,899,173	7,992,302	8,065,792	8,194,032	8,341,566
Granted for Public Purposes	121,613	121,735	121,822	121,829	122,027	122,065
Total	7,535,123	8,020,908	8,114,124	8,187,621	8,316,059	8,463,631
2. In Process of Alienation—	553,774	310,589	455,381	759,337	1,134,424	1,195,550
3. Held under Lease and License—						
Right of Purchase	5,639,519	5,186,467	4,898,422	4,724,954	4,579,418	4,424,814
Perpetual	7,115,782	9,607,388	10,573,154	11,445,372	12,568,576	13,269,220
Pastoral	68,916,125	75,154,310	76,402,950	76,685,510	79,388,240	83,009,650
Other Leases and Licenses	5,905,729	2,473,940	2,273,383	2,113,718	1,985,866	1,812,959
"Mining " " "	14,140	130,281	128,045	213,492	170,204	100,387
Total	85,591,295	92,552,386	94,275,954	95,183,046	98,692,304	102,617,100
4. Total Occupied	93,680,192	100,883,883	102,845,459	104,130,004	108,142,787	112,276,281
5. Area Unoccupied	149,564,608	142,360,917	140,399,341	139,114,796	135,102,013	130,968,519

Total area of State (proper), south of lat. 26° S.,—243,244,800 acres.

* Exclusive of miners' rights.

In the Northern Territory at the end of the year 1908, there were 473,809 acres, or only about one one-seven-hundredth part alienated absolutely: 103,419,428 acres, or nearly one-third, were held under leases and licenses, while the remaining 221,223,563 acres, or about two-thirds, were unoccupied.

NORTHERN TERRITORY.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 TO 1908.

Particulars.	Area in Acres.					
	1901.	1904.	1905.	1906.	1907.	1908.
1. Alienated—						
Sold	473,230	473,230	473,231	473,232	473,232	473,761
Granted for Public Purposes	48	48	48	48	48	48
Total Alienated	473,278	473,278	473,279	473,280	473,280	473,809
2. Leased—						
Right of Purchase	1,067	1,567	2,087	2,397	2,771	2,931
Pastoral	111,476,240	104,641,200	102,030,240	108,347,680	105,918,880	102,123,040
Other Leases	1,176,981	28,181	1,248,019	1,376,010	1,347,858	1,293,457
Total Leased	112,654,288	104,670,948	103,280,346	109,726,087	107,269,509	103,419,428
3. Total Occupied	113,127,566	105,144,226	103,753,625	110,199,367	107,742,789	103,893,237
4. Remainder Unoccupied	221,969,234	229,972,574	231,363,175	224,917,433	227,374,011	231,223,563

Total area of Northern Territory—335,116,800 acres.

6. **Western Australia.**—The total area of Western Australia is 624,588,800 acres, of which on the 30th June, 1909, 4,343,808 acres, or about a one-hundred-and-forty-fifth part, were alienated absolutely; 11,342,024 acres, or about one-fifty-fifth part, were in process of alienation; while 163,576,742 acres, or about one-quarter, were occupied under leases and licenses issued either by the Lands or the Mines Departments. The remaining 445,326,226 acres, or about two-thirds, were unoccupied.

The following table shows the area alienated absolutely and conditionally, and the areas held under leases and licenses at the end of the years 1901 and 1904 and on 30th June, 1906 to 1909 :—

WESTERN AUSTRALIA.—ALIENATION AND OCCUPATION OF CROWN LANDS,

1901 TO 1909.

Particulars	Area in Acres.					
	1901.	1904.	1905-6.*	1906-7.*	1907-8.*	1908-9.*
1. <i>Absolutely Alienated</i> ...	3,468,878	3,724,789	3,781,613	3,969,965	4,258,190	4,343,808
2. <i>In Process of Alienation</i> —						
Midland Railway Concessions...	2,768,810	2,768,810	2,768,810	2,768,810	2,686,521	2,686,521
Free Homestead Farms ...	283,455	785,585	950,966	969,939	1,060,153	1,208,023
Conditional Purchases...	1,349,554	2,504,094	3,282,024	3,715,035	4,195,287	4,555,747
Selections from the late W.A. Company ...	75,213	60,478	55,848	53,094	48,966	43,247
Selections under the Agricultural Lands Purchase Act ...	37,235	102,696	136,022	142,647	146,770	180,313
Special Occupation Leases and Licenses ...	8,867	4,284	5,090	5,090	4,320	3,353
Homestead or Grazing Leases ...	286,425	1,114,373	1,254,139	1,242,839	1,516,755	2,278,714
Poison Land Leases or Licenses ...	1,306,270	492,719	340,873	201,965	85,303	85,303
Immigrants' Grants ...	400	200	100	100	100	100
Village Allotments ...	6	7	24	33	36	36
Working-men's Blocks...	31	273	393	489	537	667
Total in Process of Alienation	6,116,266	7,833,519	8,794,289	9,100,041	9,744,748	11,342,024
3. <i>Leases and Licenses in Force</i> —						
(i.) <i>Issued by Lands Department</i>						
Pastoral Leases ...	96,508,549	138,876,509	151,582,656	159,130,182	159,929,858	162,277,805
Special Leases ...	448	848	3,505	15,431	83,568	31,300
Leases of Reserves ...	5,296	981	2,021	77,513	207,571	219,582
Selections in Goldfields ...	3,955	2,653	100	100	100	100
Timber Leases and Licenses ...	865,180	885,140	851,250	864,521	903,154	916,386
Residential Lots ...	550	781	884	831	676	599
(ii.) <i>Issued by Mines Department</i>						
Gold Mining Leases...	34,066	32,530	29,370	27,587	†130,970	†130,970
Mineral Leases ...	6,576	33,083	27,171	34,101		
Other Leases ...	8,623	21,959	24,747	28,020		
Licenses ...	17,397	33,867	29,382	27,653		
Total under Leases and Licenses	97,450,660	139,888,351	152,551,086	160,205,944	161,255,897	163,576,742
4. <i>Area Unoccupied</i> ...	517,552,996	473,142,141	459,461,812	451,312,850	449,329,965	445,326,226

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

* Figures are now given as up to the 30th June, instead of as up to 31st December. Figures for previous years may be obtained from the Statistical Registers of Western Australia. † On the 31st December, 1908.

Since 1901 the area alienated has increased by 874,930 acres or 25.2 per cent.; the area in process of alienation has increased by 5,225,758 acres or 85.1 per cent.; while the area leased has increased by 66,126,082 acres or 67.8 per cent,

During the year 1907-8 large areas of land were ring-barked and surveyed by the Lands Department prior to selection, with the idea that selectors can commence clearing operations right away, and a very large area of land (about 5,000,000 acres) lying north of the Eastern railway, between Cowcowing and the Yilgarn Goldfield, was classified, and portions of it are being surveyed. The classification has proved the existence of an immense extent of good country, having a sufficient rainfall to make it suitable for mixed farming, and intending settlers are now turning their attention to this locality.

7. **Tasmania.**—Of the total area of Tasmania, namely, 16,777,600 acres, there were at the end of the year 1908, 4,848,058 acres, or about one-quarter, alienated absolutely; 870,038 acres, or about one-twentieth, were in process of alienation; 1,505,774 acres, or about one-eleventh, were occupied under leases and licenses for either pastoral, agricultural, timber, or mining purposes; the remaining 9,553,680 acres, or about five-eighths, being unoccupied. The following table shews the areas alienated, in process of alienation, and held under lease or license, and the area unoccupied at the end of the year 1901 and from 1904 to 1908:—

TASMANIA.—ALIENATION AND OCCUPATION OF CROWN LANDS, 1901 to 1908.

Particulars.	Area in Acres.					
	1901.	1904.	1905.	1906.	1907.	1908.
1. <i>Alienated Absolutely</i> ...	4,621,585	4,724,380	4,740,710	4,768,701	4,805,697	4,848,058
2. <i>In Process of Alienation</i> ...	272,376	444,441	598,243	710,837	796,725	870,038
3. <i>Leases or Licenses</i>						
(i.) <i>Issued by Lands Department—</i>						
Islands ...	149,165	121,850	89,003	91,131	109,531	103,130
Ordinary Leased Land ...	1,280,688	1,133,152	1,082,851	1,112,311	1,145,823	1,235,823
Land Leased for Timber ...	40,768	90,300	87,932	86,817	88,035	91,972
Closer Settlement ...	—	—	—	—	10,365	18,156
(ii.) <i>Issued by Mines Department</i> ...	50,362	44,341	45,075	53,122	79,163	56,693
Total ...	1,520,983	1,389,643	1,304,861	1,343,381	1,432,917	1,505,774
4. <i>Total Area Occupied</i> ...	6,414,914	6,558,464	6,643,814	6,822,919	7,035,339	7,223,920
<i>Area Unoccupied</i> ...	10,362,656	10,219,136	10,133,786	9,954,681	9,742,261	9,553,680

Total area of State—16,777,600 acres.

§ 12. Classification of Holdings according to Size.

1. **General.**—The classification of 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. Returns shewing such a classification are not available for two of the States, viz., Queensland and South Australia.

The following table gives particulars of the number of holdings of lands alienated and in process of alienation in area series, as returned to the collectors of agricultural statistics, in New South Wales, Victoria, Western Australia, and Tasmania for the season 1907-8:—

CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1907-8.

Size of Holdings.	N.S.W.	Victoria.	W. Australia.*	Tasmania.	Total.
Acres.	Number.	Number.	Number.	Number.	Number.
1 to 50 ...	34,833	14,692	2,933	4,301	56,759
51 " 100 ...	9,136	6,223	509	2,277	18,145
101 " 500 ...	23,652	22,510	3,067	4,486	53,715
501 " 1,000 ...	7,203	7,817	1,731	585	17,336
1,001 " 5,000 ...	5,542	4,409	1,685	572	12,208
5,001 " 10,000 ...	638	231	145	108	1,122
10,001 " 20,000 ...	368	118	66	57	609
20,001 " 50,000 ...	256	61	24	24	365
50,001 and over ...	104	4	7	3	118
Total ...	81,732	56,065	10,167	12,413	160,377

* For season 1908-9.

2. **New South Wales.**—The total number of holdings of one acre and over in area in this State on the 31st March, 1901, was 69,439. On the 31st March, 1908, the corresponding number was 81,732, shewing an increase of 12,293, or about 17.7 per cent. The following table shews the number of holdings of various sizes alienated absolutely, and in process of alienation, on the 31st March, 1901, and from 1901 to 1908, together with the total area occupied by each class on the 31st March, 1908:—

NEW SOUTH WALES.—CLASSIFICATION OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION, 1901 to 1908.

Size of Holdings.	1901.	1904.	1905.	1906.	1907.	1908	
						Number	Area.
Acres.	Number.	Number.	Number.	Number.	Number		Acres.
1 to 5 ...	11,460	13,290	13,955	14,365	14,966	16,211	41,140
6 " 15 ...	5,806	6,484	6,629	6,905	7,038	7,380	70,570
16 " 30 ...	3,813	4,047	4,056	4,045	4,090	4,176	94,132
31 " 50 ...	7,076	7,143	7,094	7,098	7,090	7,066	294,138
51 " 100 ...	8,929	9,064	9,108	9,217	9,185	9,136	723,526
101 " 200 ...	9,407	9,863	10,003	10,042	10,379	10,530	1,579,084
201 " 300 ...	4,705	5,012	5,117	5,254	5,449	5,727	1,433,760
301 " 400 ...	4,146	4,379	4,465	4,536	4,621	4,724	1,424,518
401 " 500 ...	2,246	2,302	2,404	2,436	2,537	2,671	1,224,490
501 " 600 ...	1,491	1,585	1,617	1,658	1,791	1,918	1,057,838
601 " 700 ...	2,382	2,430	2,458	2,442	2,448	2,489	1,610,079
701 " 800 ...	690	979	1,015	1,034	1,094	1,145	861,922
801 " 900 ...	677	711	765	796	828	835	722,195
901 " 1,000 ...	665	755	752	805	783	816	781,034
1,001 " 1,500 ...	1,939	2,160	2,234	2,391	2,513	2,526	3,113,936
1,501 " 2,000 ...	872	886	927	972	1,006	1,061	1,851,438
2,001 " 3,000 ...	920	952	983	1,024	1,037	1,062	2,691,341
3,001 " 4,000 ...	446	475	488	491	521	559	1,931,891
4,001 " 5,000 ...	287	291	296	307	296	304	1,364,114
5,001 " 7,500 ...	356	356	350	362	388	408	2,483,961
7,501 " 10,000 ...	223	234	234	236	237	230	1,993,605
10,001 " 15,000 ...	213	227	216	216	218	224	2,746,754
15,001 " 20,000 ...	139	144	141	140	146	144	2,498,821
20,001 " 30,000 ...	139	152	155	150	156	161	3,884,595
30,001 " 40,000 ...	63	56	55	63	63	55	1,878,458
40,001 " 50,000 ...	—	40	46	41	40	40	1,802,224
40,001 & upwards ...	149	—	—	—	—	—	—
50,001 & upwards ...	—	111	109	110	106	104	9,521,273
Total ...	69,439	74,128	75,673	77,136	79,026	81,732	49,901,837

3. **Victoria.**—Lands alienated absolutely and in process of alienation in this State were classified according to size in March, 1908. In the instances where Crown lands were held in conjunction therewith the area was distributed, regardless of its size, as held by the different occupiers of lands alienated or in process of alienation. The following table shews the number and area of holdings of lands alienated absolutely and in process of

alienation, together with the area of Crown land held under lease or license in conjunction therewith, on the 1st March, 1908 :—

VICTORIA.—CLASSIFICATION OF PRIVATE HOLDINGS, 1906 and 1908.

Lands Alienated and in Process of Alienation.						Extent of Crown Land Held in Conjunction with Private Land.	Extent of Land under Cultivation.
Size of Holdings	1906.		1908.				
	Number of Holdings.	Extent of Land Occupied.	Number of Holdings.	Extent of Land Occupied.			
Acres.		Acres.		Acres.	Acres.	Acres.	
1 to 5 ...	2,465	7,655	2,852	8,860	57,062	3,222	
6 „ 15 ...	3,486	35,597	3,833	39,217	32,706	14,383	
16 „ 30 ...	4,012	89,213	4,380	97,103	96,293	30,351	
31 „ 50 ...	3,346	137,561	3,627	148,913	81,921	39,839	
51 „ 100 ...	5,864	451,643	6,223	476,344	231,619	108,818	
101 „ 200 ...	7,998	1,206,509	8,653	1,297,931	574,765	250,778	
201 „ 320 ...	8,123	2,252,782	8,363	2,312,443	685,649	474,096	
321 „ 500 ...	5,507	2,247,258	5,494	2,242,286	1,075,165	478,660	
501 „ 640 ...	3,812	2,250,073	3,815	2,254,744	726,734	601,470	
641 „ 1,000 ...	3,876	3,164,404	4,002	3,258,380	1,615,654	700,931	
1,001 „ 2,500 ...	3,466	5,112,200	3,728	5,479,097	2,392,619	1,014,799	
2,501 „ 5,000 ...	617	2,106,732	681	2,333,321	2,858,631	220,329	
5,001 „ 10,000 ...	220	1,567,251	231	1,589,186	424,276	52,539	
10,001 „ 20,000 ...	116	1,652,910	118	1,648,582	111,524	30,583	
20,001 „ 50,000 ...	73	2,114,391	61	1,746,728	10,303	9,396	
50,001 and upwards	6	366,766	4	241,010	1,396	2,027	
Total ...	52,987	24,762,945	56,065	25,174,145	10,976,317	4,032,221	

In the above table the Crown land is not classified according to area, but is simply the total Crown land held in conjunction with each group of holdings. In addition to the areas of Crown land specified above, there are 1,162,930 acres held under various forms of leases and licenses. Particulars as to the number and size of the holdings are given in the subjoined table :—

VICTORIA.—CLASSIFICATION OF HOLDINGS UNDER LEASE OR LICENSE, 1908.

Size of Holdings.				Number of Holdings.	Extent of Land Held.	Extent of Land under Cultivation.
Acres.					Acres.	Acres.
1 to 5 ...	...	...	...	380	862	288
6 „ 15 ...	...	...	...	106	973	197
16 „ 30 ...	...	...	...	139	3,006	287
31 „ 50 ...	...	...	...	68	2,759	220
51 „ 100 ...	...	...	...	92	7,289	521
101 „ 200 ...	...	...	...	182	27,924	1,969
201 „ 320 ...	...	...	...	144	39,519	4,580
321 „ 500 ...	...	...	...	127	54,174	10,033
501 „ 640 ...	...	...	...	138	81,709	18,807
641 „ 1,000 ...	...	...	...	188	158,990	22,883
1,001 „ 2,500 ...	...	...	...	129	194,651	23,738
2,501 „ 5,000 ...	...	...	...	18	64,981	5,031
5,001 „ 10,000 ...	...	...	...	10	70,701	128
10,001 „ 20,000 ...	...	...	...	2	25,880	57
20,001 „ 50,000 ...	...	...	...	8	228,512	31
50,001 and upwards ...	...	...	...	2	201,000	5,832
Total ...	...	...	...	1,733	1,162,930	94,602

4. **Western Australia.**—In this State the number of holdings of one acre and over in area was 5699 for the season 1900-1 (see Year Book No. 1), and was 11,031 for the season 1908-9, shewing an increase of 5332, or about 93.6 per cent. The subjoined table shows the number of holdings of lands alienated absolutely, and in process of alienation, from which returns were received for the different seasons since the season 1900-1901, classified according to size.

WESTERN AUSTRALIA.—NUMBER OF HOLDINGS OF ALIENATED LANDS AND LANDS IN PROCESS OF ALIENATION, 1901 to 1909.

Area Series.	1900-1.	1903-4.	1904-5.	1905-6.	1906-7.	1907-8.	1908-9.
Acres.							
1 to 5	789	1,064	1,198	1,236	1,250	1,404	1,465
6 " 15	544	578	669	752	808	852	856
16 " 30	245	336	367	375	391	398	451
31 " 50	150	197	215	230	265	279	289
51 " 100	198	502	523	518	518	509	510
101 " 200	1,027	904	925	1,000	1,033	1,138	1,233
201 " 300	607	593	620	642	707	733	762
301 " 500	668	829	886	937	1,058	1,196	1,319
501 " 750	475	604	648	743	858	1,001	1,160
751 " 1,000	242	389	537	568	639	730	878
1,001 " 2,000	412	611	737	830	916	1,152	1,236
2,001 " 3,000	102	166	216	249	264	304	350
3,001 " 5,000	93	111	164	184	219	229	262
5,001 " 7,500	51	60	78	86	85	94	117
7,501 " 10,000	22	26	33	48	52	51	41
10,001 " 15,000	26	39	42	35	48	53	52
15,001 " 20,000	12	12	10	14	17	13	19
20,001 " 30,000	18	9	16	12	12	16	16
30,001 " 50,000	18 ¹	10	11	11	10	8	9
50,001 & upwards	—	4	10	5	7	7	6
Total	5,699	7,044	7,905	8,475	9,157	10,167	11,031

1. Number of holdings of 30,001 acres and upwards.

5. **Tasmania.**—In Tasmania the total number of holdings of lands alienated absolutely and in process of alienation on the 1st March, 1908, was 12,413. Particulars for previous years are not available. The following table shows the classification of holdings in area series in 1908 :—

TASMANIA.—NUMBER OF HOLDINGS OF ALIENATED LANDS AND LANDS IN PROCESS OF ALIENATION, 1908.

Area Series.	Number of Holdings.	Total Area in Acres.	Area Series	Number of Holdings.	Total Area in Acres.
Acres.			Acres.		
1 to 50	4,301	68,826	5,001 to 10,000	108	726,851
51 " 100	2,277	153,743	10,001 " 20,000	57	788,995
101 " 240	3,214	472,079	20,001 " 50,000	24	651,762
241 " 500	1,272	419,524	50,001 and over	3	274,031
501 " 1,000	585	391,521			
1,001 " 5,000	572	1,197,568	Total	12,413	5,144,900

§ 13. The Progress of Land Settlement, 1899 to 1908.

1. **Recent Progress.**—The progress of settlement and the growth of land alienation in the States of the Commonwealth under recent legislation is seen in the subjoined statement which shews concisely the condition of the public estate in each State and in the Commonwealth at the end of each year from 1899 to 1908, inclusive. The effect of the land laws during that period has been generally to diminish the number of large holdings, at the same

time decreasing the area held under lease, while both the area alienated and the area in process of alienation have increased. As leases of large areas fall in or are otherwise terminated they are in many cases not renewed, but the land leased is cut up for the purpose of settlement under systems of deferred payment; the State Governments, also, have in many cases acquired by repurchase considerable areas under the provisions of the various Closer Settlement Acts. Further, greater facilities have been granted to the working classes to acquire possession of the soil, and special inducements have been offered to *bond fide* settlers by the introduction of new forms of tenure on easy terms and conditions.

TOTAL AREAS ALIENATED, IN PROCESS OF ALIENATION,

HELD UNDER LEASE OR LICENSE, AND UNOCCUPIED, IN EACH STATE AND IN THE COMMONWEALTH AT THE END OF EACH YEAR FROM 1899 TO 1908, INCLUSIVE, EXPRESSED ABSOLUTELY AND AS PERCENTAGES OF AREA OF ENTIRE STATE.

NEW SOUTH WALES.—AREA, 198,638,080 ACRES.

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Unoccupied.	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.
1899	25,374,603	12.77	21,481,974	10.82	128,034,958	64.46	23,746,545	11.95
1900	25,856,698	13.02	21,546,284	10.85	126,085,148	63.47	25,149,950	12.66
1901	26,443,554	13.32	21,595,688	10.87	127,055,370	63.96	23,543,468	11.85
1902	27,658,901	13.93	21,042,993	10.59	131,781,329	66.34	18,154,857	9.14
1903	28,765,090	14.48	20,558,609	10.35	128,461,932	64.67	20,852,449	10.50
1904	29,968,317	15.09	19,296,487	9.71	124,027,706	62.44	25,345,570	12.76
1905	30,721,430	15.47	18,797,421	9.46	124,027,706	62.44	25,091,523	12.63
1906	32,486,086	16.36	17,532,816	8.83	124,237,031	62.54	24,382,147	12.27
1907	33,921,508	17.08	16,720,147	8.42	126,081,293	63.47	21,915,132	11.03
1908	35,467,021	17.85	15,798,047	7.95	129,150,578	65.02	18,222,434	9.18

1. To 30th June.

VICTORIA.—AREA, 56,245,760 ACRES.

1899	19,198,794	34.13	4,053,769	7.21	19,195,896	34.13	13,797,301	24.53
1900	19,689,359	35.01	3,679,436	6.54	17,324,015	30.80	15,552,950	27.65
1901	20,066,875	35.67	3,730,351	6.63	17,110,709	30.42	15,337,825	27.28
1902	20,585,413	36.60	3,491,813	6.21	17,254,468	30.67	14,914,066	26.52
1903	21,095,586	37.51	3,448,726	6.13	9,516,186	16.92	22,185,262	39.44
1904	21,679,596	38.54	4,140,867	7.37	13,693,116	24.34	16,732,181	29.75
1905	22,584,092	40.15	3,819,783	6.79	17,938,838	31.90	11,903,047	21.16
1906	22,816,538	40.57	4,040,209	7.18	16,683,992	29.66	12,705,021	22.59
1907	22,940,143	40.79	4,488,346	7.98	16,565,917	29.45	12,251,354	21.78
1908	23,074,634	41.03	4,890,021	8.69	15,955,346	28.36	12,325,759	21.92

QUEENSLAND.—AREA, 429,120,000 ACRES.

1899	13,164,767	3.07	2,476,875	0.58	280,801,539	65.43	132,676,819	30.92
1900	13,323,524	3.10	2,585,996	0.60	281,231,821	65.54	131,978,659	30.76
1901	13,533,468	3.15	2,791,664	0.65	280,023,979	65.26	132,770,889	30.94
1902	13,663,446	3.18	3,160,909	0.74	289,552,857	67.48	122,742,788	28.60
1903	13,770,725	3.21	3,220,402	0.75	277,639,715	64.70	134,489,158	31.34
1904	14,031,886	3.27	3,165,737	0.74	236,249,168	55.05	175,673,209	40.94
1905	14,252,664	3.32	3,407,210	0.79	240,162,954	55.97	171,297,172	39.92
1906	14,585,560	3.40	3,737,083	0.87	247,068,540	57.58	163,728,817	38.15
1907	14,924,417	3.48	4,778,908	1.11	264,219,200	61.57	145,197,475	33.84
1908	15,108,439	3.52	6,200,930	1.45	273,307,365	63.69	134,503,266	31.34

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Unoccupied.	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.

SOUTH AUSTRALIA.—AREA, 243,244,800 ACRES.

1899	7,412,425	3.05	644,465	0.26	79,512,996	32.69	155,674,914	64.00
1900	7,466,353	3.07	607,461	0.25	84,274,133	34.65	150,896,853	62.03
1901	7,535,123	3.10	553,774	0.23	85,591,295	35.18	149,564,608	61.49
1902	7,655,204	3.15	451,232	0.19	89,355,938	36.74	145,782,426	59.92
1903	7,799,729	3.21	344,258	0.14	91,123,625	37.46	143,977,188	59.19
1904	8,020,908	3.30	310,589	0.13	92,552,386	38.04	142,360,917	58.53
1905	8,114,124	3.34	455,381	0.19	94,275,954	38.76	140,399,341	57.71
1906	8,187,621	3.37	759,337	0.31	95,183,046	39.13	139,114,796	57.19
1907	8,316,059	3.42	1,134,424	0.47	98,692,304	40.57	135,102,013	55.54
1908	8,463,631	3.48	1,195,550	0.49	102,617,100	42.20	130,968,519	53.83

NORTHERN TERRITORY.—AREA, 335,116,800 ACRES.

1899	473,195	0.14	...	...	183,687,605	54.81	150,956,000	45.05
1900	473,195	0.14	...	...	186,749,480	55.73	147,894,125	44.13
1901	473,278	0.14	...	...	112,654,288	33.62	221,989,234	66.24
1902	473,278	0.14	...	...	113,865,968	33.98	220,777,554	65.88
1903	473,278	0.14	...	...	104,638,788	31.23	230,004,734	68.63
1904	473,278	0.14	...	...	104,670,948	31.23	229,972,574	68.63
1905	473,279	0.14	...	...	103,280,346	30.82	231,363,175	69.04
1906	473,280	0.14	...	...	109,726,087	32.74	224,917,433	67.12
1907	473,280	0.14	...	...	107,269,509	32.01	227,374,011	67.85
1908	473,809	0.14	...	...	103,419,428	30.86	231,223,563	69.00

WESTERN AUSTRALIA.—AREA, 624,588,800 ACRES.

1899	3,413,529	0.55	3,065,420	0.49	90,314,932	14.46	527,794,919	84.50
1900	3,462,490	0.55	3,156,798	0.51	87,375,981	13.99	530,593,531	84.95
1901	3,468,878	0.56	6,116,266	0.98	97,450,660	15.60	517,552,996	82.86
1902	3,517,724	0.56	6,338,868	1.02	112,177,993	17.95	502,554,215	80.47
1903	3,646,139	0.58	6,901,918	1.11	135,700,188	21.72	478,340,555	76.59
1904	3,724,789	0.60	7,833,519	1.25	139,888,351	22.39	473,142,141	75.76
1905	3,765,975	0.60	8,614,060	1.38	145,802,790	23.34	466,405,975	74.68
1906 ¹	3,781,613	0.60	8,794,289	1.41	152,551,086	24.42	459,461,812	73.57
1907 ¹	3,969,965	0.63	9,100,041	1.46	160,205,944	25.65	451,312,850	72.26
1908 ¹	4,258,190	0.68	9,744,748	1.56	161,255,897	25.82	449,329,965	71.94

1. To 30th June.

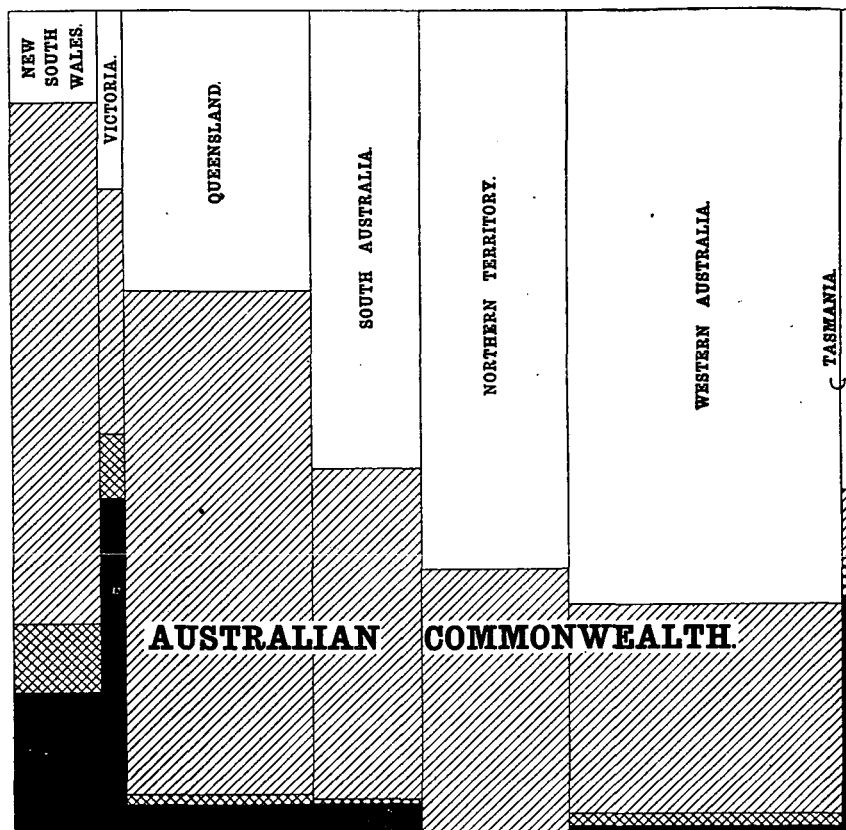
TASMANIA.—AREA, 16,777,600 ACRES.

1899	4,801,266	28.62	Included in area alienated.	...	1,040,701	6.20	10,935,633	65.18
1900	4,834,944	28.82	...	...	1,267,185	7.55	10,675,471	63.63
1901	4,621,585	27.54	272,376	1.62	1,520,983	9.06	10,362,656	61.78
1902	4,658,878	27.76	296,672	1.77	1,518,895	9.05	10,303,155	61.42
1903	4,685,521	27.93	354,892	2.11	1,582,286	9.43	10,154,901	60.53
1904	4,724,380	28.16	444,441	2.65	1,389,643	8.28	10,219,136	60.91
1905	4,740,710	28.26	598,243	3.56	1,304,861	7.77	10,133,786	60.41
1906	4,768,701	28.42	710,837	4.24	1,343,381	8.01	9,954,681	59.33
1907	4,805,697	28.64	796,725	4.75	1,432,917	8.54	9,742,261	58.07
1908	4,848,058	28.90	870,088	5.19	1,505,774	8.97	9,558,680	56.94

THE COMMONWEALTH.—AREA 1,903,731,840 ACRES.

1899	73,838,579	3.88	31,722,503	1.67	782,588,627	41.10	1,015,582,131	53.35
1900	75,106,563	3.94	31,575,975	1.66	784,307,763	41.20	1,012,741,539	53.20
1901	76,142,761	4.00	35,060,119	1.84	721,407,284	37.89	1,071,121,676	56.27
1902	78,212,844	4.11	34,782,487	1.82	755,507,448	39.66	1,035,229,061	54.41
1903	80,236,068	4.21	34,828,805	1.82	748,662,720	39.32	1,040,004,247	54.65
1904	82,623,154	4.34	35,191,640	1.85	712,471,318	37.42	1,073,445,728	56.39
1905	84,652,274	4.45	35,692,098	1.87	726,793,449	38.18	1,056,594,019	55.50
1906	87,099,399	4.57	35,574,571	1.87	746,793,163	39.23	1,034,264,707	54.33
1907	89,351,069	4.69	37,018,591	1.95	774,467,084	40.68	1,002,895,096	52.68
1908	91,693,782	4.82	38,699,384	2.02	787,211,488	41.36	986,127,186	51.80

2. **Diagram shewing Condition of Public Estate.**—The following diagram shews the condition of the public estate in the Commonwealth at the end of the year 1908. The square itself represents the total area of the Commonwealth, while the relative areas of individual States are shewn by the vertical rectangles. The areas alienated absolutely, in process of alienation under systems of deferred payments, and the areas held under leases or licenses, are designated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded :—



Area alienated absolutely



Area held under lease, etc.



Area in process of alienation



Area unoccupied

