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## CHAPTER IV. LAND TENURE AND SETTLEMENT.

### § 1. Introduction.

1. **General.**—A comprehensive description of the land tenure systems of the several States is given in Official Year Book No. 4 (pp. 235-333), while later alterations are referred to in subsequent issues. In this chapter a summary is given of the principal features of existing land legislation. In previous issues an account is given of the various tenures under which Crown lands may be taken up. (See Official Year Book No. 22, pp. 133-195; also par. 2 hereunder for a conspectus of legislation at present in force.) Special sections are devoted to closer settlement, the settlement of returned soldiers on the land and advances to settlers. Particulars as to the areas of land alienated in each State and similar matter are also included.

2. **State Land Legislation.**—The legislation in force relating to Crown Lands, Closer Settlement, Returned Soldiers' Settlement and other matters dealt with in this chapter is summarized in the following conspectus:—

#### STATE LAND LEGISLATION.

| New South Wales.  | Victoria.   | Queensland.  |
|---|---|--|
| <b>CROWN LANDS ACTS.</b>  |   |  |
| Crown Lands Act 1913-1938;<br>Western Lands Act 1901-1937;<br>Prickly Pear Act 1924-1934.   | Land Acts 1928-1941: Land (Crown Leases Adjustment) Act 1936; Land (Residence Area) Act 1939.   | Land Acts 1910-1941: Upper Burnett and Callide Land Settlement Acts 1923-1933; Prickly Pear Land Acts 1923-1941; Sugar Workers' Selections Acts 1923-1936; Stock Routes Improvement and Animal and Vegetable Pests Destruction Acts 1936-1938.   |
| <b>CLOSER SETTLEMENT ACTS.</b>  |   |  |
| Closer Settlement Act 1904-1938.  | Closer Settlement Act 1938.   | Closer Settlement Acts 1906-1941.  |
| <b>MINING ACTS.</b>   |   |  |
| Mining Act 1906-1935; Mining Leases (Validation) Act 1935.  | Mines Acts 1928-1937; Mines (Petroleum) Acts 1935-1939.   | Mining Acts 1868-1940: Mining for Coal and Mineral Oil Acts 1912-1941; Petroleum Acts 1923-1939; Miners' Home-stead Leases Acts 1913-1939; Coal Mining Acts 1925-1940.   |
| <b>SOLDIERS' SETTLEMENT ACTS.</b>   |   |  |
| Returned Soldiers' Settlement Act 1916-1938.  | ..  | Discharged Soldiers' Settlement Acts 1917-1938.  |
| <b>ADVANCES TO SETTLERS ACTS.</b>   |   |  |
| Government Savings Bank Act 1906-1932; Returned Soldiers' Settlement Act 1916-1938; Rural Bank Agency Act 1934; Farmers' Relief Act 1932-1940; Rural Reconstruction Act 1939. | State Savings Bank Acts 1915-1922; Primary Products Advances Acts 1919-1922; Fruit and Vegetable Act 1928; Farmers Advances Acts and Drought Relief Act 1940. | State Advances Acts 1916-1934; Rural Development Co-ordination of Advances Act 1938; Farmers' Assistance (Debts Adjustment) Acts 1935-1938; Income (State Development) Tax Acts 1938-1941; Wire and Wire-netting Advances Act 1927; Wire and Wire-netting Advances Act 1933; Marsupial Proof Fencing Acts 1898-1913. |

STATE LAND LEGISLATION—*continued.*

| South Australia.   | Western Australia.   | Tasmania.   |
|--|--|---|
| <b>CROWN LANDS ACTS.</b>   |  |   |
| Crown Lands Act 1929-1941 :<br>Pastoral Act 1936-1939 :<br>Marginal Lands Act 1940.  | Land Act 1933-1939.  | Crown Lands Act 1935.   |
| <b>CLOSER SETTLEMENT ACTS.</b>   |  |   |
| Crown Lands Act 1929-1941.   | Closer Settlement Act 1927.  | Closer Settlement Act 1929-1939.  |
| <b>MINING ACTS.</b>  |  |   |
| Mining Act 1930-1941.  | Mining Act 1904-1937 :<br>Sluicing and Dredging for Gold Act 1899 :<br>Petroleum Act 1936-1940 :<br>Mines Regulation Act 1906 :<br>Mining Development Act 1902-1924 :<br>Inspection of Machinery Act 1921 :<br>Gold Buyers Act 1921 :<br>Coal Mines Regulation Act 1902-1926 :<br>Miners' Phthisis Act 1922 :<br>Mine Workers Relief Act 1932. | Mining Act 1929 :<br>Aid to Mining Act 1927 :<br>Mines and Works Regulation Act 1915.   |
| <b>SOLDIERS' SETTLEMENT ACTS.</b>  |  |   |
| Discharged Soldiers' Settlement Act 1934-1940.   | Discharged Soldiers' Settlement Act 1918.  | Closer Settlement Act 1929-1939.  |
| <b>AGRICULTURAL GRADUATES SETTLEMENT ACTS.</b>   |  |   |
| Agricultural Graduates Act 1922-1938.  | ..   | ..  |
| <b>ADVANCES TO SETTLERS ACTS.</b>  |  |   |
| Irrigation Act 1930-1941 :<br>Discharged Soldiers' Settlement Act 1934-1940 :<br>State Bank Act 1925-1936 :<br>Advances to Settlers Act 1930 :<br>Agricultural Graduates Act 1922-1938 :<br>Loans for Fencing and Water Piping Act 1938-1940 :<br>Vertain Act 1931-1939. | Agricultural Bank Act 1934 :<br>Rural Relief Fund Act 1935.  | State Advances Act 1935 :<br>Closer Settlement Act 1929-1939 ;<br>Unemployed (Assistance to Primary Producers) Relief Act 1930-1934 :<br>Farmers' Debt Adjustment Act 1936. |

3. Northern Territory Land Legislation.—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931-1939 : that relating to mining in the Mining Ordinance 1939-1942, the Gold Dredging Act 1899, the Mineral Oil and Coal Ordinance 1922-1923, the Mining Development Ordinance 1939-1940, and the Mines Regulation Ordinance 1939 : and that relating to advances to settlers in the Encouragement of Primary Production Ordinance 1931-1938.

4. Australian Capital Territory Land Legislation.—In the Australian Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1918-1937, the City Area Leases Ordinance 1936-1938, the Church Lands Leases Ordinance 1924-1932, and the Leases (Special Purposes) Ordinance 1925-1943.

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

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

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

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

**STATE CROWN LANDS : TENURES.**

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

**FREE GRANTS AND RESERVATIONS.**

| Free Grants : Reservations. | Free Grants : Reservations. | Free Grants : Reservations. |
|-----------------------------|-----------------------------|-----------------------------|
|-----------------------------|-----------------------------|-----------------------------|

**UNCONDITIONAL PURCHASES OF FREEHOLD.**

| Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases. | Auction Sales. |
|--|----------------|
|--|----------------|

**CONDITIONAL PURCHASES OF FREEHOLD.**

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

STATE CROWN LANDS : TENURES—*continued.*

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

## LEASES AND LICENCES UNDER LAND ACTS.

|   |  |  |
|---|--|--|
| Conditional Leases : Conditional Purchase Leases : Special Conditional Purchase Leases : Homestead Selections : Homestead Farms : Settlement Leases : Special Leases : Annual Leases : Scrub Leases : Snow Leases : Inferior Lands Leases : Crown Leases : Improvement Leases and Leases under Improvement Conditions : Occupation Licences : Leases of Town Lands : Suburban Holdings : Week-end Leases : Residential Leases : Leases in Irrigation Areas : Western Lands Leases : Forest Leases : Forest Permits : Prickly Pear Leases. | Perpetual Leases : Auriferous Lands Licences : Leases of Swamp or Reclaimed Lands : Perpetual Leases of Swamp or Reclaimed Lands : Grazing Licences : Perpetual Leases (Mallee) : Miscellaneous Leases and Licences : Bee Farm Licences : Bee Range Area Licences : Eucalyptus Oil Licences : Forest Leases : Forest Licences : Forest Townships : Land (Residence Areas). | Perpetual Lease Selections : Perpetual Lease Prickly Pear Selections : Perpetual Lease Prickly Pear Development Selections : Grazing Selections : Development Grazing Selections : Prickly Pear Development Grazing Selections : Pastoral Holdings : Preferential Pastoral Holdings : Pastoral Development Holdings : Stud Holdings : Prickly Pear Leases : Forest Grazing Leases : Occupation Licences : Special Leases : Auction Perpetual Leases. |
|---|--|--|

## CLOSER SETTLEMENT

|   |   |  |
|---|---|--|
| Sales by Auction and Tender : After-auction Sales and Tenders : Settlement Purchases. | Sales of Land : Conditional Purchase Leases : Conditional Purchase Leases in Mountainous Areas. | Perpetual Lease Selections : Settlement Farm Leases : Perpetual Town, Suburban and Country Leases. |
|---|---|--|

## LEASES AND LICENCES UNDER MINING ACTS.

|   |   |   |
|---|---|---|
| Holdings under Miners' Rights : Gold-mining Leases : Mineral Leases : Coal and Oil-mining Leases : Business Licences : Residence Areas. | Holdings under Miners' Rights : Gold-mining Leases : Mineral Leases : Water Right Licences : Petroleum Prospecting Licences : Petroleum Mineral Leases. | Holdings under Miners' Rights : Permits to Prospect for Petroleum : Petroleum Leases : Licences to Prospect for Coal and Mineral Oil : Gold-mining Leases : Mineral Leases : Coal-mining Leases : Business Areas : Residence Areas : Miners' Homestead Leases and Miners' Homestead Perpetual Leases. |
|---|---|---|

## SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

|   |  |  |
|---|--|--|
| Soldiers' Group Purchases : Returned Soldiers' Special Holding Leases : Returned Soldiers' Special Holding Purchases : also Purchases and Leases under Crown Lands Act of lands set apart for application by discharged soldiers exclusively. | (Same Tenures as under the Land and Closer Settlement Acts.) | Perpetual Lease Selections : Perpetual Town and Suburban Leases. |
|---|--|--|

STATE CROWN LANDS : TENURES—*continued.*

| South Australia.  | Western Australia.   | Tasmania.   |
|---|--|---|
| <b>FREE GRANTS AND RESERVATIONS.</b>  |  |   |
| Free Grants : Reservations.   | Free Grants : Reservations.  | Free Grants : Reservations.   |
| <b>UNCONDITIONAL PURCHASES OF FREEHOLD.</b>   |  |   |
| Auction Sales : By Private Contract (Land passed at Auction).   | Auction Sales.   | Auction Sales : After-auction Sales : Sales of Land in Mining Towns.  |
| <b>CONDITIONAL PURCHASES OF FREEHOLD.</b>   |  |   |
| Agreements to Purchase : Special Agreements to Purchase (40 years' term) : Homestead Blocks : Town of Whyalla Allotments in fee-simple.   | Conditional Purchases with Residence : Conditional Purchases without Residence : Conditional Purchases by Direct Payment : Conditional Purchases of Land for Vineyards, etc. : Conditional Purchases by Pastoral Lessees : Conditional Purchases of Grazing Lands : Homestead Farms : Special Settlement Leases. | Selections for Purchase : Additional Selections for Purchase : Sales by Auction : Sales by Private Contract : After-auction Sales : Special Settlement Areas.   |
| <b>LEASES AND LICENCES UNDER LAND ACTS.</b>   |  |   |
| Perpetual Leases : Special Perpetual Leases (Free Period) : Perpetual Leases of Homestead Blocks : Miscellaneous Leases : Licences : Pastoral Leases : Irrigation Blocks : Town Allotments in Irrigation Areas and Town of Whyalla : Forest Leases : Perpetual Leases Marginal Lands. | Pastoral Leases : Special Leases : Leases of Town and Suburban Lands : Cropping Leases.  | Grazing Leases : Pastoral Leases : Leases of Land covered with Button Grass, etc. : Leases of Mountainous Land : Miscellaneous Leases : Temporary Licences : Occupation Licences : Residences Licences : Business Licences : Forest Leases, Licences and Permits. |
| <b>CLOSER SETTLEMENT.</b>   |  |   |
| Sales by Auction : Agreements to Purchase : Perpetual Leases : Miscellaneous Leases.  | Conditional Purchases : Town and Suburban Areas.   | Leases with Right of Purchase : Special Sales.  |
| <b>LEASES AND LICENCES UNDER MINING ACTS.</b>   |  |   |
| Holdings under Miners' Rights : Search Licences : Occupation Licences : Gold Leases : Mineral Leases : Coal Leases : Oil Leases : Dredging Leases : Business Areas : Residence Areas : Miscellaneous Leases (Salt and Gypsum).  | Holdings under Miners' Rights : Gold-mining Leases : Mineral Leases : Business Areas : Residence Areas : Miners' Homestead Leases.   | Holdings under Miners' Rights : Prospectors' Licences : Gold-mining Leases : Mineral Leases.  |
| <b>SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.</b>   |  |   |
| Perpetual Leases : Pastoral Leases : Agreements to Purchase : Miscellaneous Leases.   | Ordinary Tenure : Special Tenure.  | Free Grants : Ordinary Tenure : Special Tenure.   |
| <b>AGRICULTURAL GRADUATES SETTLEMENT.</b>   |  |   |
| Agreements to Purchase : Perpetual Leases.  | ..   | ..  |

## § 2. Free Grants and Reservations.

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

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

(iii) *Areas Granted and Reserved.* During 1941-42, 2,649 acres were dedicated and permanently reserved, the number of separate dedications being 61.

At 30th June, 1942, the total area reserved, including temporary reserves, was 18,008,528 acres, of which 5,217,413 acres were for travelling stock, 4,004,672 acres pending classification and survey, 3,144,457 acres for forest reserves, 833,574 acres for water and camping, 1,235,293 acres for mining, and the remainder for temporary commons, railways, recreation reserves and parks, reserves for aborigines, and miscellaneous purposes. A large proportion of the total area reserved is occupied under annual, special, scrub or forestry leases or on occupation licences or permissive occupancy, and is included under the appropriate leasehold tenures described in the following sections.

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

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

(iii) *Areas Granted and Reserved.* During 1941, 609 acres were granted without purchase. At the end of 1941, the total area both temporarily and permanently reserved was 8,206,724 acres, consisting of roads, 1,794,218 acres; water reserves, 314,079 acres; agricultural colleges, etc., 88,586 acres; permanent forests and timber reserves under Forests Acts, 4,185,192 acres and 717,982 acres respectively; forests and timber reserves under Land Acts, 153,841 acres; reserves in the Mallee, 410,000 acres; and other reserves, 542,826 acres.

3. *Queensland.*—(i) *Free Grants.* The Governor may grant in trust any Crown land which is or may be required for public purposes. Under the Irrigation Act, land to be used for the purpose of any undertaking under that Act may be vested in fee-simple in the Irrigation Commission.

(ii) *Reservations.* The Governor may reserve from sale or lease, either temporarily or permanently, any Crown land which is or may be required for public purposes. Reserved lands may be placed under the control of trustees who are empowered to lease the same for not more than 21 years with the approval of the Minister.

Under the State Forests and National Parks Act, the Governor may permanently reserve any Crown lands and declare them to be a State Forest or a national park.

(iii) *Areas Granted and Reserved.* During 1941 the area granted in fee-simple without payment was 52 acres, the area set apart as reserves 467,772 acres, and reserves cancelled 548,646 acres. The total area reserved including roads at the end of 1941 was 21,252,252 acres, made up as follows:—Timber reserves, 3,073,005 acres; State forests and national parks, 3,945,178 acres; for use of aborigines, 5,592,753 acres; streets, surveyed roads and surveyed stock routes, 2,975,315 acres; and general, 5,666,001 acres.

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

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

(iii) *Areas Granted and Reserved.* During 1941-42 free grants were issued for an area of 148 acres, and reserves comprising 308,550 acres were proclaimed. At 30th June, 1942, the total area of surveyed roads, railways and other reserves was 20,202,030 acres, including 16,726,400 acres in the north-west of the State set apart as an aboriginal reserve in 1921, and 595,200 acres at Ooldea, adjoining the transcontinental railway, reserved for a similar purpose in 1940.

5. *Western Australia.*—(i) *Free Grants.* The Governor may dispose of, in such manner as for the public interest may seem best, any lands vested in the Crown for public purposes, and may grant the fee-simple of any reserve to secure the use thereof for the purpose for which such reserve was made.

(ii) *Reservations.* The Governor may reserve any lands vested in the Crown for public purposes. Areas not immediately required may be leased by the Governor for periods up to 10 years. Reserves may be placed under the control of a local authority or trustees, with power to lease them for a period not exceeding 21 years, or may be leased for 99 years. Temporary reserves may also be proclaimed.

(iii) *Areas Granted or Reserved.* During the year ended 30th June, 1942, a few small areas of land were granted in fee-simple, and approximately 53,852 acres were reserved for various purposes. At 30th June, 1942, the total area reserved was 49,161,210 acres, comprising State forests, 3,311,000 acres, timber reserves, 1,768,000 acres, and other reserves, 44,082,210 acres.

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

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

(iii) *Areas Granted or Reserved.* The total area reserved at the end of 1941 was 2,815,562 acres, excluding 21,280 acres of land occupied by Commonwealth and State Departments.

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

(ii) *Areas Reserved.* The total area of reserves at 30th June, 1942, was 69,242.86 square miles, comprising aboriginal native, 67,243.93 square miles; and other reserves, 1,998.93 square miles.

### § 3. Unconditional Purchases of Freehold.

1. *New South Wales.*—(i) *Auction Purchases.* Crown lands, not exceeding in the aggregate 200,000 acres in any one year, may be sold by public auction in areas not exceeding half-an-acre for town lands, 20 acres for suburban lands, and 640 acres for country lands, at the minimum upset price of £8, £2 10s., and 15s. per acre respectively. At least 10 per cent. of the purchase-money must be paid at the time of sale, and the balance within three months, or the Minister may allow the payment of such balance to be deferred for a period not exceeding ten years, 4 per cent. interest being charged. Town blocks in irrigation areas may also be sold by auction.

(ii) *After-Auction Purchases.* In certain cases, land offered at auction and not sold may be purchased at the upset price. A deposit in accordance with the terms and conditions under which the land was previously offered must be lodged, and, if the application be approved by the Minister, the balance of purchase money is payable as required by the specified terms and conditions.

(iii) *Special Purchases.* Under certain circumstances, land may be sold in fee-simple, the purchaser paying the cost of survey and of reports thereon, in addition to the purchase-money. The minimum upset price per acre is the same as in the case of land sold by auction. Areas not exceeding 5 acres in extent may be sold to recognized religious bodies and public authorities at prices determined by the local land board.

(iv) *Improvement Purchases.* The owner of improvements in land in authorized occupation by residence under any Mining or Western Lands Act of land within a gold-field or mineral field may purchase such land without competition at a price determined by the local Land Board, but at not less than £8 per acre for town lands or £2 10s. per acre for other lands. The area must not exceed  $\frac{1}{4}$  acre within a town or village, or 2 acres elsewhere, and no person may purchase more than one such area within 3 miles of a similar prior purchase by him.

(v) *Areas Sold.* During the year ended 30th June, 1942, the total area sold was 632 acres, of which 63 acres were sold by auction and 67 acres as after-auction purchases, while 25 acres were sold as improvement purchases and 477 acres as special purchases. The amount realized for the sale of the whole area was £63,867.

2. *Victoria.*—(i) *General.* Lands, not exceeding 100,000 acres in any one year, specially classed for sale by auction may be sold by auction in fee-simple at an upset price not less than £1 per acre. The purchaser must pay the survey fee at the time of the sale, together with a deposit of 12½ per cent. of the whole price; the residue is payable in equal half-yearly instalments with interest. Any unsold land in a city, town or borough, areas specially classed for sale, isolated pieces of land not exceeding 150 acres in area, and sites for churches or charitable purposes, if not more than 3 acres in extent, may be sold by auction on the same terms. Swamp or reclaimed lands may also be sold by auction, subject to the condition that the owner keeps open all drains, etc., thereon.

(ii) *Areas sold at Auction and by Special Sales.* During 1941, a total of 1,633 acres was disposed of under this tenure, 1,069 acres being country lands, while 564 acres of town and suburban lands were sold by auction.

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

(ii) *Areas Sold, etc.* During 1941, no unconditional selections were made freehold.

4. **South Australia.**—(i) *Sales by Auction.* The following lands may be sold by auction for cash :—(a) special blocks ; (b) Crown lands which have been offered for lease and not taken up within two years ; (c) town lands ; and (d) suburban lands which the Governor excepts from the operations of the Land Board. A purchaser must pay 20 per cent. of the purchase money in cash, and the balance within one month or within such extended time as the Commissioner of Crown Lands may allow. Town lands may be sold subject to the condition that they cannot be transferred or mortgaged within six years without the consent of the Commissioner. If the Commissioner of Crown Lands so determines, town lands may also be offered at auction on terms that the buyer may at his option purchase the lands for cash or on agreement for sale and purchase.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1942, the area of town lands and special blocks sold by auction was 160 acres. In addition, 22,082 acres were sold at fixed prices, and the purchases of 23,578 acres on credit were completed, making a total of 45,820 acres.

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

(ii) *Areas Sold.* During the year ended 30th June, 1942, the area of town and suburban allotments sold by auction was 284 acres in 110 allotments.

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

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

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

#### § 4. Conditional Purchases of Freehold.

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

2. **New South Wales.**—At 30th June, 1942, the total number of conditional purchases in existence was 42,097, covering an area of 14,089,201 acres. The following table gives particulars of conditional purchases, including non-residential conditional purchases

and special area conditional purchases, for the year ended 30th June, 1942, together with the total area for which deeds have been issued :—

#### CONDITIONAL PURCHASES : NEW SOUTH WALES.

| Year ended<br>30th June— | Applications<br>Received. (a) | Applications Confirmed.(a) |                 | Areas for which Deeds<br>have been Issued. |                      |
|--------------------------|-------------------------------|----------------------------|-----------------|--|----------------------|
|                          | Number.                       | Number.                    | Area.           | During the<br>Year.                        | To end of<br>Year.   |
| 1942 .. ..               | 32                            | 13                         | Acres.<br>1,527 | Acres.<br>663,437                          | Acres.<br>30,866,581 |

(a) Excludes 192 conversions from other tenures comprising 33,763 acres.

3. **Victoria.**—Excluding selections in the Mallee country, the total area purchased conditionally in 1941 was 23,882 acres, comprising 23,450 acres with residence and 432 acres without residence. The number of selectors was 116. No Mallee country was taken up conditionally during the year.

In addition the final payments were made during the year on conditional purchases comprising 98 acres in country other than Mallee and 1,452 acres of Mallee lands.

4. **Queensland.**—The following selections were made freehold during 1941 :—Agricultural Farms, 425,670 acres ; Agricultural Homesteads, 1,707 acres ; Prickly Pear Selections, 19,702 acres ; and Prickly Pear Development Selections, 3,722 acres.

5. **South Australia.**—The land allotted under agreements to purchase during 1941-42 was 7,448 acres, comprising Eyre's Peninsula Railway lands 32 acres, closer settlement lands 3,696 acres, soldiers' acquired lands 1,135 acres, surplus lands 548 acres, and other Crown lands 1,937 acres.

6. **Western Australia.**—During the year ended 30th June, 1942, the number of holdings conditionally alienated was 287, the total area involved being 171,845 acres, comprising conditional purchases by deferred payments with residence of 162,611 acres and free homestead farms 9,234 acres. Under the heading "deferred payments (with residence)" are included conditional purchases of grazing lands.

In addition, Crown grants were issued during the year for the following selections, the prescribed conditions having been complied with—Free homestead farms 6,941 acres and conditional purchases 81,197 acres.

7. **Tasmania.**—During 1941, conditional purchases of 25,675 acres were completed. The total area sold conditionally was 5,489 acres, comprising selections for purchase 5,224 acres, and town and suburban allotments 265 acres. The numbers of applications received and confirmed during the year were 279 and 131 respectively.

### § 5. Leases and Licences under Land Acts.

1 **General.**—Information regarding the methods of obtaining leases and licences of Crown lands in the several States and Territories is given in preceding issues of the Official Year Book (see No. 22, pp. 149-63).

2. **New South Wales.**—On 30th June, 1942, the area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission, and the Western Lands Commission, comprised 111,455,161 acres of Crown lands, compared with 111,396,379 acres at the close of the previous year

The following table shows the areas which were granted under lease or licence during 1941-42, and those held under various descriptions of leases and licences at the end of that year :—

**AREAS TAKEN UP AND OCCUPIED UNDER LEASE OR LICENCE : NEW SOUTH WALES, 1941-42.(a)**

| Particulars.  | Area taken up during the year. | Area occupied at end of the year. |
|---|--------------------------------|-----------------------------------|
| <i>Areas taken up under Crown Lands Act.</i>                      |                                |                                   |
|   | Acres.                         | Acres.                            |
| Occupation licences—ordinary .. .. .                              | ..                             | 929,067                           |
| preferential .. .. .  | ..                             | 306,469                           |
| Conditional leases .. .. .  | 1,912                          | 11,462,272                        |
| Conditional purchase leases .. .. .                               | ..                             | 175,758                           |
| Settlement leases .. .. .   | ..                             | 2,798,144                         |
| Improvement leases .. .. .  | 180                            | 81,821                            |
| Annual leases .. .. .   | 50,664                         | 502,036                           |
| Scrub leases .. .. .  | ..                             | 78,042                            |
| Snow leases .. .. .   | ..                             | 439,767                           |
| Special leases .. .. .  | 82,624                         | 1,060,654                         |
| Inferior land leases .. .. .                                      | ..                             | 25,513                            |
| Residential leases (on gold and mineral fields) .. .. .           | 382                            | 5,988                             |
| Church and school lands .. .. .                                   | ..                             | 11                                |
| Permissive occupancies .. .. .                                    | 108,275                        | 1,810,765                         |
| Prickly pear leases .. .. .                                       | 5,912                          | 185,086                           |
| Crown leases .. .. .  | 27,052                         | 7,255,259                         |
| Homestead farms .. .. .   | 12,725                         | 4,540,231                         |
| Homestead selections and grants .. .. .                           | 178                            | 1,659,786                         |
| Suburban holdings .. .. .   | 425                            | 54,011                            |
| Week-end leases .. .. .   | 27                             | 200                               |
| Leases of town lands .. .. .                                      | ..                             | 63                                |
| Returned soldiers' special holdings .. .. .                       | ..                             | 15,078                            |
| Irrigation areas .. .. .  | 390                            | 269,714                           |
| <i>Leases and Permissive Occupancies under Western Lands Act.</i> |                                |                                   |
| Conditional Leases .. .. .  | ..                             | 98,754                            |
| Leases being issued .. .. .                                       | ..                             | 22,120                            |
| Perpetual leases .. .. .  | 117,728                        | 47,756,189                        |
| Other long-term leases .. .. .                                    |                                | 29,845,552                        |
| Permissive occupancies .. .. .                                    | 99,693                         | 76,811                            |
| Total .. .. .   | 508,167                        | 111,455,161                       |

(a) Excludes mining leases and permits and forest leases and occupation permits.

3. **Victoria.**—During 1941 Crown lands taken up comprised numerous grazing licences of a temporary nature, in addition 11,573 acres of grazing lands previously held under grazing licences were converted to perpetual leases. The area of Crown lands occupied under leases and licences in 1941 was 8,261,191 acres (an increase of 144,462 acres compared with the previous year) comprising grazing licences (excluding Mallee) 5,811,037 acres, Mallee lands 2,341,630 acres, auriferous lands (licences) 19,097 acres, swamp lands (leases) 3,870 acres, perpetual leases (other than Mallee) 16,550 acres and perpetual leases (Mallee) under Land Act 1928, 69,007 acres.

4. **Queensland.**—The total area taken up under lease or licence during 1941, including land in the Dawson Valley Irrigation Area, was 7,128,938 acres; made up as follows :—Pastoral leases 5,933,840 acres; occupation licences 436,280 acres; grazing farms (all classes), 286,338 acres; grazing homesteads (all classes), 159,232 acres,

perpetual lease selections 66,057 acres; perpetual lease prickly pear selections 2,057 acres; perpetual lease prickly pear development selections 14,731 acres; auction perpetual leases—town 104 acres, suburban 45 acres, and country 467 acres; special leases 10,975 acres; leases of reserves 42,052 acres; and forest grazing leases 176,760 acres.

The gross area held at the end of 1941 under pastoral tenure was 394,039 square miles.

5. **South Australia.**—The total area leased during 1941–42 under the different forms of lease tenure was 3,450,809 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 789 acres, surplus lands 2,973 acres, town lands (Whyalla) 22 acres, marginal lands 235,564 acres, and other Crown lands 52,779 acres; pastoral leases 2,718,969 acres; and miscellaneous leases—grazing and cultivation 439,713 acres.

6. **Western Australia.**—The number of leases issued by the Lands Department during the year ended 30th June, 1942, was 198 and the total area of leases issued 2,226,588 acres, comprising pastoral leases 2,027,087 acres, special leases (including leases under Section 116 of the Land Act 1933–1939 for grazing purposes) 195,438 acres, leases of reserves 4,053 acres, and residential leases 10 acres.

7. **Tasmania.**—The area of pastoral leases issued during 1941 was 172,284 acres.

8. **Northern Territory.**—The total area held under lease, licence and permit at 30th June, 1942, was 208,684.85 square miles, comprising pastoral leases 164,945.25 square miles, pastoral permits 696 square miles, grazing licences 39,833 square miles, agricultural leases 116.17 square miles, mission leases, 3,046 square miles, miscellaneous leases 47.90 square miles, town lands leases 0.42 square miles and occupation licences 0.11 square miles. The total annual rentals of these areas is £26,363.

9. **Australian Capital Territory.**—The number of leases granted under the City Area Leases Ordinance 1936–1938 to 30th June, 1942 (excluding leases surrendered and determined), was 546, representing a capital value of £235,528. During the year 30 new leases were granted.

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

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

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

2. **New South Wales.**—The following table gives particulars of operations on Crown lands for the year 1940–41:—

### AREAS TAKEN UP UNDER MINING ACTS: NEW SOUTH WALES, 1940–41.

| Purposes for which Issued or Occupied. | Areas Taken up during Year. | Total Areas Occupied at End of Year. |
|--|-----------------------------|--------------------------------------|
|  | Acres.                      | Acres.                               |
| Gold-mining .. .. .                    | 5,320                       | 13,076                               |
| Mining for other minerals .. .. .      | 26,676                      | 250,870                              |
| Authorities to prospect .. .. .        | 14,043                      | 10,228                               |
| Other purposes .. .. .                 | 772                         | 9,371                                |
| <b>Total .. .. .</b>                   | <b>46,811</b>               | <b>283,545</b>                       |

The area of land held under lease only at 30th June, 1941, was 273,317 acres.

3. **Victoria.**—During 1942, 107 leases, licences, etc. (including 38 for gold-mining) were issued covering an area of 130,949 acres, the rent, fees, etc., for which amounted to £774. The area occupied at the end of the year was 648,384 acres, comprising 26,377 acres for gold, 605,462 acres for oil, 12,981 acres for coal (including State Coal-mine area of 7,575 acres and State Electricity Commission area of 2,800 acres) and 3,564 acres for miscellaneous purposes.

4. **Queensland.**—During 1942, the number of miners' rights issued was 2,720, and of business licences 6. The following table gives particulars regarding the areas of lands taken up under lease or licence and the total areas occupied for 1942. In addition, an area estimated at 25,000 acres was, at the end of 1942, held under miners' rights and dredging claims.

**AREAS TAKEN UP UNDER MINING ACTS : QUEENSLAND, 1942.**

| Particulars.                          | Areas Taken up during Year. | Total Areas Occupied at End of Year. |
|---------------------------------------|-----------------------------|--------------------------------------|
|                                       | Acres.                      | Acres.                               |
| Gold-mining .. .. .                   | 164                         | 2,991                                |
| Mining for other minerals .. .. .     | 509                         | 24,471                               |
| Miners' homestead leases .. .. .      | 5,925                       | 401,937                              |
| Petroleum-prospecting permits .. .. . | ..                          | 13,500                               |
| Mineral oil prospecting areas .. .. . | 656                         | 656                                  |
| Coal Prospecting Areas .. .. .        | 2,870                       | 2,870                                |
| <b>Total .. .. .</b>                  | <b>10,124</b>               | <b>446,425</b>                       |

The area of land held under lease only at 31st December, 1942, was 429,399 acres.

5. **South Australia.**—The following table gives particulars of operations for 1941-42.

**AREAS TAKEN UP UNDER MINING ACTS : SOUTH AUSTRALIA, 1941-42.**

| Particulars.                             | Areas Taken up during Year. | Total Areas Occupied at End of Year. |
|--|-----------------------------|--------------------------------------|
|  | Acres.                      | Acres.                               |
| Gold-mining leases .. .. .               | 12                          | 571                                  |
| Mineral and miscellaneous leases .. .. . | 837                         | 60,962                               |
| Claims .. .. .                           | 2,687                       | 8,893                                |
| Search licences .. .. .                  | ..                          | ..                                   |
| Occupation licences .. .. .              | 9                           | 37                                   |
| <b>Total .. .. .</b>                     | <b>3,545</b>                | <b>70,463</b>                        |

6. **Western Australia.**—The following table gives particulars of operations for 1942. The figures exclude holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1942, the area under lease was 1,520 acres for gold-mining, 93 for mining for other minerals, 74 for miners' homesteads, and 1 for miscellaneous—a total of 1,688 acres. The balance was taken up under licences.

**AREAS TAKEN UP UNDER MINING ACTS : WESTERN AUSTRALIA, 1942.**

| Particulars.                      | Areas Taken up during Year. | Total Areas Occupied at End of Year. |
|-----------------------------------|-----------------------------|--------------------------------------|
|                                   | Acres.                      | Acres.                               |
| Gold-mining .. .. .               | 8,707                       | 27,994                               |
| Mining for other minerals .. .. . | 3,037                       | 46,538                               |
| Other purposes .. .. .            | 478                         | 37,698                               |
| <b>Total .. .. .</b>              | <b>12,222</b>               | <b>112,230</b>                       |

7. Tasmania.—During 1942, the number of leases issued was 66, of which 6 were for gold-mining, covering 78 acres; and 21 for tin-mining, covering 267 acres. The following table gives particulars for 1942 :—

AREAS TAKEN UP UNDER MINING ACTS : TASMANIA, 1942.

| Particulars.                               | Areas Taken up during Year. | Total Areas Occupied at End of Year. |
|--|-----------------------------|--------------------------------------|
|  | Acres.                      | Acres.                               |
| Gold-mining .. .. .                        | 55                          | 1,176                                |
| Mining for other minerals .. .. .          | 2,573                       | 15,135                               |
| Licences to search for coal or oil .. .. . | ..                          | ..                                   |
| Mining for coal .. .. .                    | 20                          | 5,973                                |
| Other purposes .. .. .                     | 439                         | 3,302                                |
| <b>Total</b> .. .. .                       | <b>3,087</b>                | <b>25,586</b>                        |

8. Northern Territory.—At 30th June, 1942, there existed 100 mineral leases comprising 2,368 acres, and 148 gold-mining leases, comprising 2,645 acres. There were also 38 gold prospecting areas for 480 acres, 24 mineral prospecting areas for 390 acres, 7 dredging lease applications for 1,520 acres, 13 gold claims for 190 acres, 19 mineral claims for 358 acres, 15 machinery and tailings areas for 59 acres, and other areas held under mining lease amounted to 96 acres.

9. Summary.—The following table shows the areas under leases and licences for mining purposes and the total areas occupied for the years 1938 to 1942 :—

CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES.

| Year. | N.S.W. (a) | Victoria. | Q'land. (b) | S. Aust. (a)(b) | W. Aust.(c) | Tas. (b) | Total. (d) |
|-------|------------|-----------|-------------|-----------------|-------------|----------|------------|
|-------|------------|-----------|-------------|-----------------|-------------|----------|------------|

AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.

|         | Acres. | Acres.  | Acres. | Acres. | Acres. | Acres. | Acres.  |
|---------|--------|---------|--------|--------|--------|--------|---------|
| 1938 .. | 26,246 | 102,129 | 39,199 | 27,176 | 64,380 | 5,325  | 264,455 |
| 1939 .. | 28,320 | 171,622 | 33,414 | 19,434 | 57,838 | 3,230  | 313,858 |
| 1940 .. | 46,811 | 510,700 | 22,089 | 10,616 | 44,613 | 5,993  | 640,822 |
| 1941 .. | (e)    | 12,799  | 28,328 | 3,545  | 29,563 | 775    | (e)     |
| 1942 .. | (e)    | 130,949 | 10,124 | ..     | 12,222 | 3,087  | (e)     |

TOTAL AREAS OCCUPIED AT END OF YEAR.

|         |         |         |         |         |         |        |           |
|---------|---------|---------|---------|---------|---------|--------|-----------|
| 1938 .. | 217,036 | 275,909 | 541,485 | 100,745 | 155,252 | 34,893 | 1,325,320 |
| 1939 .. | 219,110 | 351,715 | 469,733 | 78,517  | 144,335 | 31,347 | 1,294,757 |
| 1940 .. | 283,545 | 625,165 | 485,292 | 71,501  | 140,129 | 28,062 | 1,633,694 |
| 1941 .. | (e)     | 577,446 | 470,795 | 70,463  | 123,573 | 27,678 | (e)       |
| 1942 .. | (e)     | 648,384 | 446,425 | ..      | 112,230 | 25,586 | (e)       |

(a) Year ended 30th June following. (b) Excludes lands held under miners' rights only.  
 (c) Excludes holdings under miners' rights and mineral oil licences. (d) Excludes Northern Territory.  
 (e) Not yet available.

## § 7. Closer Settlement.

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

2. New South Wales.—Since the inception of closer settlement in 1905, 1,854 estates totalling 4,145,032 acres have been purchased by the Crown for purposes of closer settlement of civilians and returned soldiers. The total area set apart and the number of farms made available to 30th June, 1942, are as follows:—

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

| To 30th June— | Areas.          |                        |           | Values.                 |                                 |            |
|---------------|-----------------|------------------------|-----------|-------------------------|---------------------------------|------------|
|               | Acquired Lands. | Adjoining Crown Lands. | Total.    | Cost of Acquired Lands. | Value of Adjoining Crown Lands. | Total.     |
|               | Acres.          | Acres.                 | Acres.    | £                       | £                               | £          |
| 1942 ..       | 4,145,032       | 205,541                | 4,350,573 | 15,107,573              | 355,637                         | 15,463,210 |

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

The following table gives particulars regarding the disposal of the farms by closer settlement purchase at 30th June, 1942:—

**CLOSER SETTLEMENT ALLOTMENTS : NEW SOUTH WALES.**

| At 30th June— | Farms Allotted to Date. |           |                | Total Amount received in respect of Closer Settlement Farms. |
|---------------|-------------------------|-----------|----------------|--|
|               | Number.                 | Area.     | Capital Value. |  |
|               | No.                     | Acres.    | £              |  |
| 1942 .. .. .  | 9,109                   | 4,145,032 | 15,107,573     | 12,967,233   |

3. Victoria.—The Closer Settlement Commission was abolished as from 31st December, 1938, and land settlement was placed under the control of the Department of Lands and Survey. On 31st March, 1939, all Closer Settlement and Discharged Soldiers' accounts were amalgamated, the settlers' accounts adjusted and the new debt made payable over an extended period. As separate details are not now available, the following statement shows the operations under the provisions of the Closer Settlement Acts to 30th June, 1938:—

**CLOSER SETTLEMENT : VICTORIA.  
(INCLUDING IRRIGATED AREAS.)**

| To 30th June— | Total Area Acquired. | Total Cost of Purchases. (a) | How Made Available for Settlement. |                             |                                     |                  |                     | Number of Farms, etc. | Total Receipts (Land and Advances). | Repayments of Principal (Land and Advances). | Area Available for Settlement at 30th June. |
|---------------|----------------------|------------------------------|------------------------------------|-----------------------------|-------------------------------------|------------------|---------------------|-----------------------|-------------------------------------|--|---|
|               |                      |                              | Farm Allotments.                   | Workmen's Homes Allotments. | Agricultural Labourers' Allotments. | Town Allotments. | Roads and Reserves. |                       |                                     |  |   |
|               |                      |                              | Acres.                             | Acres.                      | Acres.                              | Acres.           | Acres.              |                       |                                     |  |   |
| 1938          | 1,402,568            | 10,244,023                   | 1,162,676                          | 790                         | 3,484                               | 86,599           | 14,775              | 8,722                 | 14,297,492                          | 4,779,268                                    | 1,006                                       |

(a) Includes value of Crown Lands taken over.

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

In the foregoing table the area and cost of land acquired for closer settlement purposes include, in addition to 133,128 acres purchased for £1,246,722 and transferred subsequently to discharged soldiers, a total area of 512,757 acres costing £4,125,822 which was purchased originally for the settlement of discharged soldiers.

4. **Queensland.**—Separate records relating to the closer settlement of re-purchased land are no longer kept by the Land Administration Board, and the operations under this heading are now included with "Leases and Licences under Land Acts." The total area acquired to 31st December, 1934, was 970,778 acres, costing £2,292,881. At the same date the area allotted amounted to 915,690 acres distributed over 3,048 selections, consisting of 2,155 agricultural farms, 257 unconditional selections, 544 perpetual lease selections, 9 prickly pear selections, 6 perpetual lease prickly pear selections and 77 settlement farm leases. An area of 13,038 acres was sold by auction.

5 **South Australia.**—The following table shows the area of land acquired for the purposes of closer settlement, and the manner in which it had been dealt with to 30th June, 1942 :—

**CLOSER SETTLEMENT : SOUTH AUSTRALIA.**

| To<br>30th<br>June— | Area of<br>Lands Re-<br>purchased<br>(excluding<br>land<br>afterwards<br>set apart<br>for other<br>purposes). | Agree-<br>ments with<br>Covenants<br>to<br>Purchase. | Total Area Leased as<br>Homestead Blocks. |                     | Perpetual<br>Leases. | Mis-<br>cellaneous<br>Leases. | Sold.             | Remainder<br>Un-<br>occupied<br>(including<br>roads and<br>land in<br>course of<br>allotment). |
|---------------------|---|--|---|---------------------|----------------------|-------------------------------|-------------------|--|
|                     |   |  | Right of<br>Purchase.                     | Perpetual<br>Lease. |                      |                               |                   |  |
| 1942 ..             | Acres.<br>830,758   | Acres.<br>433,900                                    | Acres.<br>48                              | Acres.<br>1,374     | Acres.<br>79,806     | Acres.<br>17,179              | Acres.<br>276,486 | Acres.<br>21,965   |

The total area re-purchased at 30th June, 1942, was 925,301 acres at a cost of £2,887,638. Included in these figures are 64,766 acres purchased for £282,762 and afterwards set apart for discharged soldiers, 3,214 acres reserved for forest and waterworks purposes, the purchase-money being £16,185, and also 26,563 acres of swamp and other lands which were purchased for £111,580 in connexion with reclamation of swamp-lands on the River Murray. Of the total area, 808,793 acres have been allotted to 2,722 persons, the average area to each being 297 acres.

6. **Western Australia.**—The total area acquired for closer settlement up to 30th June, 1942, was 905,713 acres, costing £1,180,443. Of this area, 21,041 acres have been set aside for roads, reserves, etc., leaving a balance of 884,672 acres available for selection. Particulars of operations under the Act for the year ended 30th June, 1942, are as follows :—Area selected during the year 2,550 acres; number of farms, etc., allotted to date 1,652; total area occupied to date 775,187 acres; balance available for selection 109,485 acres; and total revenue £1,035,793.

7. **Tasmania.**—Up to 30th June, 1942, 37 areas had been opened up for closer settlement. The total purchase-money paid by the Government was £368,210 and the total area acquired amounted to 103,363 acres, including 12,053 acres of Crown Lands. The number of farms occupied at 30th June, 1942, was 271.

## § 8. Settlement of Returned Soldiers and Sailors.

1. **General.**—Information regarding the methods adopted in each State for providing land for the settlement of returned soldiers and sailors, together with the conditions under which such land could be acquired, is given in earlier issues of the Official Year Book (see No. 13, pp. 1016-23, and No. 18, pp. 187-9). Later modifications have been made with a view to simplifying procedure and liberalizing the conditions under which holdings may be acquired.

Particulars respecting the position of soldier settlement in each State at the latest available date are given in the following paragraphs.

2. *New South Wales*.—At 30th June, 1942, the area set apart for soldiers was 9,755,264 acres, of which 1,710,272 acres comprised acquired land purchased at a cost of £8,113,956. The number of settlers to whom farms, etc., had been allotted up to 30th June, 1942, was 9,705. Five thousand, two hundred and forty-nine soldiers have either transferred or abandoned their farms, leaving 4,456 in occupation of 6,546,224 acres, of which 5,224,372 acres were Crown lands (including 3,001,243 acres in the Western Division taken up under the Western Lands Act), 1,246,705 acres acquired lands, and 75,147 acres within Irrigation Areas. These totals exclude 703 discharged soldiers who purchased privately-owned land with their own capital and were granted advances for the purchase of stock and plant or for effecting improvements.

3. *Victoria*.—At 30th June, 1938, the area acquired or set apart for soldier settlement was 2,482,286 acres consisting of 1,763,241 acres of private land purchased at a cost of £13,361,266, 133,128 acres costing £1,246,722 taken over from Closer Settlement, and 585,917 acres of Crown lands valued at £447,622. Subsequently 512,757 acres valued at £4,125,822 were transferred to Closer Settlement. Up to 30th June, 1938, the number of settlers to whom farms, etc., had been allotted was 12,126, and the number of farms, etc., allotted was 9,784 (including 955 farms originally purchased for closer settlement purposes) containing 2,365,518 acres. In addition, 802 share farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at 30th June, 1938, was 8,426 (including 1,001 originally purchased for closer settlement) containing 1,734,379 acres. Later particulars cannot be given, as separate details are not available.

4. *Queensland*.—At 30th June, 1929, the area acquired or set apart for soldier settlement was 577,633 acres, of which 41,101 acres comprised private land, purchased at a cost of £270,480. The number of farms occupied was 1,148, containing 440,992 acres. Some of these selections were acquired under the ordinary provisions of the Land Act, and do not include areas specially set apart for soldiers.

As special records are not now kept respecting the areas held by discharged soldier settlers later information cannot be given.

5. *South Australia*.—At 30th June, 1942, the area of land acquired or set apart for soldier settlement was 1,336,612 acres, of which 1,202,653 acres comprised private land purchased at a cost of £3,863,572. These figures exclude mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. The number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts up to 30th June, 1942, was 4,187, and the area of farms, etc. (including mortgages discharged), on which assistance had been granted was 2,746,744 acres. At 30th June, 1942, farms, etc., occupied numbered 1,695 containing 1,125,310 acres.

6. *Western Australia*.—At 30th June, 1942, the area of land acquired or set apart for soldier settlement was 14,287,643 acres, of which 345,110 acres comprised private land purchased at a cost of £605,076. Up to 30th June, 1942, assistance had been given to 5,213 returned soldiers, and the Agricultural Bank held 3,004 properties as security for advances. The area held, including pastoral leases, was approximately 25,830,000 acres, and advances approved amounted to £6,745,019. The number of farms, etc., occupied by returned soldiers at 30th June, 1942, was 1,206.

7. *Tasmania*.—At 30th June, 1942, the area acquired or set apart for soldier settlement was 342,886 acres, of which 273,522 acres comprised private land purchased at a cost of £2,072,298. Up to 30th June, 1942, the number of settlers to whom farms, etc., had been allotted was 2,380, and the number of farms, etc., allotted was 2,204 containing 342,886 acres. The number of farms, etc., occupied at 30th June, 1942, was 1,286 containing 287,761 acres.

8. **Losses on Soldier Settlements.**—(i) *General.* At the Premiers' Conference in Melbourne in 1917, it was agreed that the States should undertake the work of settling on the land returned soldiers and munition and war workers, and that the Commonwealth should raise the necessary loans for the States for this purpose.

The original arrangement provided that the Commonwealth should take the responsibility of finding up to £500 per settler as working capital for improvements, implements, seed, etc., an amount which was subsequently increased to £625, together with £375 per settler for resumptions and works incidental to land settlement approved by the Commonwealth. Loans were to be advanced to the settlers by the States at reasonable rates of interest not exceeding  $3\frac{1}{2}$  per cent. in the first year, increasing by  $\frac{1}{4}$  per cent. each subsequent year to the full rate of interest at which the money had been raised, plus working expenses, the difference between these rates and the cost of the money to the Government to be borne equally by the Commonwealth Government and the State Government. This provision respecting interest loss was not ultimately carried out as passed, the Commonwealth Government assuming responsibility for more than one-half of the interest loss, namely, a rebate of interest equal to  $2\frac{1}{2}$  per cent. per annum during a period of five years from the date of payment to the State of each instalment of loan money.

(ii) *Report by Mr. Justice Pike.* In addition to this expected loss of interest other losses have occurred in connexion with soldier settlement, and in 1927 Mr. Justice Pike, of the Land Valuation Court of New South Wales, was commissioned to report, not only on the losses, but on the principles on which financial responsibility should be divided. His report in 1929, to which reference should be made for fuller information, found that in all the negotiations concerning soldier settlement on the land the States insisted on undivided control, and that financial responsibility went along with control except so far as the Commonwealth definitely promised to give assistance. The undertaking of the Commonwealth to share equally with the States the cost of lower interest rates to soldier settlers was made the basis of a practical compromise, and the report recommended that the total loss should be shared equally between the two parties.

The gross losses were assessed at £23,525,522 distributed amongst the States as follows:—New South Wales, £7,003,950; Victoria, £7,721,891; Queensland, £1,853,315; South Australia, £3,565,829; Western Australia, £2,059,368; and Tasmania, £1,321,169. Other concessions granted by the Commonwealth Government increased its proportion of the losses to £12,333,000.

## § 9. Tenure of Land by Aliens.

Information regarding the terms and conditions under which land can be held by aliens is contained in earlier issues of the Official Year Book (see No. 18, pp. 190–1). All tenure of land by aliens is now subject to the following regulations:—National Security (Land Transfer) Regulations 1940; National Security (Economic Organization) Regulations, 1942.

## § 10. Advances to Settlers.

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

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

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

2. New South Wales.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1942 :—

ADVANCES TO SETTLERS : NEW SOUTH WALES.

| Advances.                                       | Advances made during 1941-42. | Total Advances at 30th June, 1942. | Amount outstanding at 30th June, 1942. |            |
|---|-------------------------------|------------------------------------|--|------------|
|   |                               |                                    | Number of Loans Current.               | £          |
| Department of Lands—                            | £                             | £                                  |  |            |
| Closer and Soldier Land Settlement              | ..                            | 15,112,982                         | 8,390                                  | 11,379,994 |
| Soldier Settlers .. .. .                        | 117                           | 43,196,005                         | 1,993                                  | 887,694    |
| Wire Netting .. .. .                            | 3,310                         | 1,494,646                          | 3,566                                  | 370,154    |
| Prickly Pear .. .. .                            | 4,492                         | 143,113                            | 527                                    | 16,958     |
| Rural Bank—                                     |                               |                                    |  |            |
| Rural Bank Department .. ..                     | 694,704                       | 36,617,837                         | 14,857                                 | 15,468,266 |
| Government Agency Department—                   |                               |                                    |  |            |
| Necessitous Farmers .. .. .                     | 235,781                       | 6,850,880                          | 4,132                                  | 1,550,769  |
| Unemployment Relief and Dairy Promotion .. .. . | 22,318                        | 1,359,126                          | 3,872                                  | 734,882    |
| Rural Reconstruction (b) .. ..                  | 452,918                       | 5,779,258                          | 3,781                                  | 2,911,236  |
| Shallow Boring .. .. .                          | 29,147                        | 868,099                            | 1,093                                  | 280,904    |
| Irrigation Areas .. .. .                        | 71,728                        | (c)                                | (c)                                    | 1,626,824  |
| Government Guarantee Agency ..                  | 2,073                         | 35,413                             | 17                                     | 8,230      |
| Closer Settlement Agency .. ..                  | 2,209                         | 166,826                            | 123                                    | 166,772    |
| Total .. .. .                                   | 1,518,797                     | 71,624,185 (d)                     | 42,351                                 | 35,402,683 |

(a) In addition, the sum of £1,920,072 has been expended on developmental works on soldiers' settlements. (b) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme, Advances (Commonwealth Moneys); amount outstanding £2,075,058. (c) Not available. (d) Incomplete.

3. Victoria.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1942 :—

ADVANCES TO SETTLERS : VICTORIA.

| Advances.   | Advances made during 1941-42. | Total Advances at 30th June, 1942. | Amount outstanding at 30th June, 1942. |            |
|---|-------------------------------|------------------------------------|--|------------|
|   |                               |                                    | Number of Persons.                     | £          |
| Credit Foncier—   | £                             | £                                  |  |            |
| Civilians .. .. .                                       | 26,905                        | 11,080,665                         | 3,961                                  | 3,745,277  |
| Discharged Soldiers .. .. .                             | 967                           | 845,311                            | 340                                    | 289,599    |
| Treasurer—  |                               |                                    |  |            |
| Cool Stores, Canneries, etc. .. ..                      | ..                            | 617,282                            | (a) 17                                 | 283,685    |
| Department of Lands and Survey—                         |                               |                                    |  |            |
| Closer Settlement Settlers and Soldier Settlers .. .. . | ..                            | (c)                                | (b)                                    |            |
| Cultivators of Land .. .. .                             | 127,842                       | 46,904,855                         | 9,440                                  | 12,355,627 |
| Wire Netting .. .. .                                    | 952                           | 2,227,024                          | 2,385                                  | 439,928    |
|   |                               | 569,381                            | (d)                                    | 177,903    |
| Total .. .. .   | 156,666                       | 62,244,518 (e)                     | 16,143                                 | 17,292,019 |

(a) Companies and Co-operative Societies. (b) Includes arrears of principal and interest, but excludes amounts written off debts and adjustments for revaluations. (c) Represents consolidated debts of settlers (Section 30, Act 4091). (d) Not available. (e) Incomplete.

4. Queensland.—The following table gives particulars of advances to 30th June, 1942. The figures exclude transactions in land.

ADVANCES TO SETTLERS : QUEENSLAND.

| Advances.  | Advances made during 1941-42. | Total Advances at 30th June, 1942. | Amount outstanding at 30th June, 1942. |                  |
|--|-------------------------------|------------------------------------|--|------------------|
|  |                               |                                    | Number of Persons.                     | £                |
|  | £                             | £                                  |  |                  |
| Bureau of Rural Development ..                                     | 231,199                       | 8,769,968                          | 4,317                                  | 1,699,576        |
| Discharged Soldiers' Settlement (a) ..                             | 2,043                         | 2,457,941                          | 1,317                                  | 418,386          |
| Water Facilities .. .. .   | ..                            | 58,079                             | 233                                    | 26,726           |
| Wire Netting, etc. .. .. .   | 175                           | 1,019,289                          | 3,145                                  | 372,732          |
| Seed Wheat and Barley .. .. .                                      | 1,644                         | (b) 121,688                        | (c)                                    | 13,601           |
| Drought Relief .. .. .   | ..                            | 294,458                            | (c)                                    | 68,505           |
| Income (Unemployment Relief and State Development) Tax Acts (d) .. | 69,992                        | 1,131,729                          | 5,233                                  | 604,907          |
| Irrigation .. .. .   | ..                            | 54,914                             | 130                                    | 25,417           |
| Farmers' Assistant (Debt Adjustment Acts.) .. .. .                 | 27,988                        | 776,841                            | 564                                    | 682,575          |
| <b>Total .. .. .</b>   | <b>333,041</b>                | <b>14,684,907</b>                  | <b>(e) 16,516</b>                      | <b>3,912,425</b> |

(a) Includes advances to group settlers through the Lands Department, as well as advances through the Bureau of Rural Development. (b) Includes accrued interest. (c) Not available. (d) Largely for rural development (ringbarking, clearing, fencing, etc.). (e) Incomplete.

5. South Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1942 :—

ADVANCES TO SETTLERS : SOUTH AUSTRALIA.

| Advances.  | Advances made during 1941-42. | Total Advances at 30th June, 1942. | Amount outstanding at 30th June, 1942. |                  | Arrears of Interest at 30th June, 1942. |
|--|-------------------------------|------------------------------------|--|------------------|---|
|  |                               |                                    | Number of Persons.                     | £                |   |
|  | £                             | £                                  |  |                  | £                                       |
| Department of Lands—   |                               |                                    |  |                  |   |
| Advances to soldier settlers ..                              | 29,305                        | 4,534,349                          | 896                                    | 2,564,962        | 268,986                                 |
| Advances to blockholders ..                                  | ..                            | 41,451                             | 1                                      | 3                | ..                                      |
| Advances for sheds and tanks ..                              | ..                            | 75,692                             | 254                                    | 26,184           | 5,369                                   |
| Advances under Closer Settlement Acts .. .. .                | 12,012                        | 2,481,677                          | 1,253                                  | 1,341,827        | 64,414                                  |
| Advances under Agricultural Graduates Settlement Act .. .. . | ..                            | 60,164                             | 31                                     | 55,014           | 2,292                                   |
| Farmers Assistance Board—                                    |                               |                                    |  |                  |   |
| Advances in drought-affected areas                           | 6                             | 2,112,669                          | 1,070                                  | 477,716          | 82,200                                  |
| Advances under Farmers Relief Acts .. .. .                   | 71,006                        | 4,295,270                          | 817                                    | 310,369          | 8,367                                   |
| Irrigation Branch—   |                               |                                    |  |                  |   |
| Advances to civilians .. .. .                                | 3,540                         | 281,294                            | 388                                    | 103,485          | 42,232                                  |
| Advances to soldier settlers ..                              | 1,443                         | 1,048,730                          | 738                                    | 888,254          | 209,885                                 |
| State Bank of South Australia (C. F. Department) .. .. .     | 40,785                        | 5,159,190                          | 1,524                                  | 792,486          | 13,990                                  |
| Advances to Primary Producers ..                             | 17,626                        | 1,049,401                          | 384                                    | 922,706          | 7,140                                   |
| Advances to settlers for improvements .. .. .                | 2,120                         | 923,634                            | 3,158                                  | 193,865          | 42,312                                  |
| Advances under Vermin and Fencing Acts .. .. .               | 1,511                         | 1,373,789                          | 4,534                                  | 328,613          | 33,413                                  |
| Advances under Loans to Producers Act .. .. .                | 8,690                         | 346,803                            | 298                                    | 241,923          | 5,750                                   |
| <b>Total .. .. .</b>   | <b>188,044</b>                | <b>23,784,113</b>                  | <b>15,346</b>                          | <b>8,247,407</b> | <b>786,350</b>                          |

6. Western Australia.—The following table gives particulars respecting advances etc., under State Authorities to 30th June, 1942 :—

ADVANCES TO SETTLERS : WESTERN AUSTRALIA.

| Advances.                            | Advances made during 1941-42. | Total Advances at 30th June, 1942. | Amount outstanding at 30th June, 1942. |                   |
|--------------------------------------|-------------------------------|------------------------------------|--|-------------------|
|                                      |                               |                                    | Number of Persons.                     | £                 |
|                                      | £                             | £                                  |  | £                 |
| Development loans .. ..              | 69,118                        | 10,493,844                         | 6,064                                  | 4,826,390         |
| Soldier settlement loans .. ..       | ..                            | 16,096,812                         | 3,004                                  | 3,656,664         |
| Cropping advances .. ..              | (b) 281,092                   | 14,286,055                         | 1,656                                  | 196,681           |
| Group Settlement Advances .. ..      | 10,691                        | 6,288,507                          | 1,648                                  | 1,302,210         |
| Repurchased Estates—                 |                               |                                    |  |                   |
| Under A.L.P. Act 1909 .. ..          | ..                            | 575,368                            | 297                                    | 16,491            |
| Soldier Settlement .. ..             | ..                            | 605,076                            | 726                                    | 40,047            |
| Wire and Wire-netting Advances .. .. | 701                           | 513,051                            | 2,534                                  | 422,017           |
| <b>Total .. ..</b>                   | <b>361,602</b>                | <b>38,768,713</b>                  | <b>15,929</b>                          | <b>10,460,500</b> |

(a) Includes capitalization of interest to principal. (b) Includes all advances made under Drought Relief Assistance and losses incurred.

7. Tasmania.—The following table gives particulars respecting advances under State Authorities to 30th June, 1942. Although not regarded as outstanding advances by the State Authority the figures in connexion with closer and soldier land settlement have been included in the table for comparative purposes; the areas so purchased have been leased on 99 year terms having an option of purchase which the leaseholder may exercise at any time.

ADVANCES TO SETTLERS : TASMANIA.

| Advances.   | Advances made during 1941-42. | Total Advances at 30th June, 1942. | Amount outstanding at 30th June, 1942. |                  |
|---|-------------------------------|------------------------------------|--|------------------|
|   |                               |                                    | Number of Persons.                     | £                |
|   | £                             | £                                  |  | £                |
| Agricultural Bank—  |                               |                                    |  |                  |
| State Advances Act and Rural Credits .. ..                              | 76,929                        | 1,153,990                          | 1,155                                  | 291,154          |
| Orchardists' Relief, 1926 .. ..   | ..                            | 46,832                             | 26                                     | 1,453            |
| Unemployed (Assistance to Primary Producers) Relief Act 1930-1931 .. .. | ..                            | 114,302                            | 626                                    | 29,054           |
| Bush Fire Relief Act 1934 .. ..   | ..                            | 14,855                             | 64                                     | 1,724            |
| Flood Sufferers' Relief Act 1929 .. ..                                  | ..                            | 35,523                             | 52                                     | 4,548            |
| Crop Losses, 1934-35 .. ..  | ..                            | 10,086                             | 97                                     | 2,150            |
| Assistance to Fruitgrowers Act 1941 .. ..                               | 34,556                        | 34,556                             | 350                                    | 34,556           |
| Minister for Agriculture—   |                               |                                    |  |                  |
| Soldier Settlers—   |                               |                                    |  |                  |
| Advances .. ..  | 6,604                         | 846,062                            | 1,209                                  | (a) 43,795       |
| Purchase of Estates, etc. (b) .. ..                                     | 8,809                         | 2,497,658                          | (c) 1,286                              | 1,021,568        |
| Closer Settlers—  |                               |                                    |  |                  |
| Advances .. ..  | 1,326                         | 91,410                             | 207                                    | 16,741           |
| Purchase of Estates, etc. (b) .. ..                                     | 27,350                        | 507,359                            | (c) 271                                | 287,038          |
| <b>Total .. ..</b>  | <b>155,574</b>                | <b>5,352,633</b>                   | <b>5,343</b>                           | <b>1,733,781</b> |

(a) Excludes £194,674 advances capitalized, £78,282 advances written off to bad debts, and £37,702 written off to revaluation. (b) Not regarded as outstanding advances by the State. (c) Number of leaseholders including those to whom advances have been made.

8. **Northern Territory.**—During the financial year 1941-42 no advance was made. The total amount advanced to 30th June, 1942, was £25,044 (approximately). The balance outstanding from 26 settlers, at 30th June, 1942, including interest, was £3,781.

9. **Summary of Advances.**—The following table gives a summary for each State and the Northern Territory to the 30th June, 1942. With the exception of Queensland, where the figures are incomplete, the particulars so far as they are available represent the total sums advanced to settlers including amounts spent by the various Governments in the purchase and improvement of estates disposed of by closer and soldier land settlement, while the amounts outstanding reveal the present indebtedness of settlers to the Governments, including arrears of principal and interest but excluding amounts written off debts and adjustments for land revaluations.

#### ADVANCES TO SETTLERS : AUSTRALIA.

| State.                     | Advances made during 1941-42. | Total Advances at 30th June, 1942. | Amount outstanding at 30th June, 1942. |            |
|----------------------------|-------------------------------|------------------------------------|--|------------|
|                            |                               |                                    | Number of Persons.                     | £          |
|                            | £                             | £                                  |  |            |
| New South Wales .. .. .    | 1,518,797                     | 71,624,185                         | 42,351                                 | 35,402,683 |
| Victoria .. .. .           | 156,666                       | 62,244,518                         | 16,143                                 | 17,292,019 |
| Queensland .. .. .         | 333,041                       | 14,684,907                         | 16,516                                 | 3,912,425  |
| South Australia .. .. .    | 188,044                       | 23,784,113                         | 15,346                                 | 8,247,407  |
| Western Australia .. .. .  | 361,602                       | 38,768,713                         | 15,929                                 | 10,460,500 |
| Tasmania .. .. .           | 155,574                       | 5,352,633                          | 5,343                                  | 1,733,781  |
| Northern Territory .. .. . | ..                            | 25,044                             | 26                                     | 3,781      |
| Total .. .. .              | 2,713,724                     | 216,484,113                        | 111,654                                | 77,052,596 |

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

1. **General.**—The figures given in the previous parts of this chapter show separately the areas alienated, in process of alienation, or occupied under various tenures. The following tables set out in summarized form the position in regard to the tenure of land in each State, in the Northern Territory, and in the Australian Capital Territory during the latest year for which information is available. Particulars for each year from 1931 onward appear in *Production Bulletin*, No. 35, Part II., page 5. The area unoccupied includes roads, permanent reserves, forests, etc. In some cases, lands which are permanently reserved from alienation are occupied under leases and licences, and have been included therein. Lands occupied under leases or licences for pastoral purposes are frequently held on short tenures only, and could thus be made available for settlement practically whenever required.

2. **New South Wales.**—Of the total area of New South Wales, 25.7 per cent. had been alienated at 30th June, 1942, 8.8 per cent. was in process of alienation, 57.5 per cent. was held under leases and licences, and the remaining 8.0 per cent. was unoccupied or held by the Crown.

The following table gives particulars for the year ended 30th June, 1942 :—

ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES,  
30th JUNE, 1942.

| Particulars.  | Acres.            | Particulars.                              | Acres.             |  |  |
|---|-------------------|---|--------------------|--|--|
| <i>1. Alienated.</i>                                      |                   |   |                    |  |  |
| Granted and sold prior to 1862 ..                         | 7,146,579         | <i>3. Held under Leases and Licences.</i> |                    |  |  |
| Sold by auction and other sales, 1862 to date ..          | 15,139,186        |   |                    |  |  |
| Conditionally sold, 1862 to date                          | 30,866,581        |   |                    |  |  |
| Granted under Volunteer Land Regulations, 1867 to date .. | 172,198           |   |                    |  |  |
| Granted for public and religious purposes ..              | 261,081           |   |                    |  |  |
|   | 53,585,625        |   |                    |  |  |
| Less lands resumed or reverted to Crown ..                | 2,741,735         |   |                    |  |  |
| <b>Total .. ..</b>  | <b>50,843,890</b> |   |                    |  |  |
| <i>2. In Process of Alienation.</i>                       |                   |   |                    |  |  |
| Conditional purchases ..                                  | 14,089,201        |   |                    | <i>4. Unoccupied (b), Particulars of Lord Howe Island not being available the area, 3,220 acres, is included under unoccupied, (Approximate) .. ..</i> |  |
| Closer settlement purchases ..                            | 2,900,914         |   |                    |  |  |
| Soldiers' group purchases ..                              | 405,704           |   |                    |  |  |
| Other forms of sale ..                                    | 144,910           |   |                    |  |  |
| <b>Total .. ..</b>  | <b>17,540,729</b> |   |                    |  |  |
|   |                   | <b>Total .. ..</b>                        | <b>113,877,517</b> |  |  |
|   |                   |   | <b>15,774,964</b>  |  |  |

Area of State—198,037,100 acres.

(a) At 31st December, 1941. (b) Of this area only 3,206,862 acres are available for selection, the balance being reservations for roads, various public purposes, water frontages, and river and lake surfaces.

3. Victoria.—The total area of Victoria is 56,245,800 acres, of which 50.5 per cent. had been alienated up to the end of 1941; 9.6 per cent. was in process of alienation under deferred payments and closer settlement schemes; 15.7 per cent. was occupied under leases and licences; and 24.2 per cent. was unoccupied or held by the Crown.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS : VICTORIA,  
31st DECEMBER, 1941.

| Particulars.   | Acres.            | Particulars.  | Acres.            |                              |        |
|--|-------------------|---|-------------------|------------------------------|--------|
| <i>1. Alienated .. ..</i>                              | <i>28,421,310</i> | <i>3. Leases and Licences held—</i>                     |                   |                              |        |
| <i>2. In Process of Alienation—</i>                    |                   |   |                   |                              |        |
| Exclusive of Mallee and Closer Settlement Lands ..     | 891,902           |   |                   | Under Lands Department—      |        |
| Mallee Lands (exclusive of Closer Settlement Lands) .. | 3,926,927         |   |                   | Perpetual Leases ..          | 85,557 |
| Closer Settlement Lands ..                             | 564,632           |   |                   | Other Leases and Licences .. | 22,967 |
| Village Settlements ..                                 | 37                | Temporary (Yearly) Grazing Licences ..                  | 8,152,667         |                              |        |
| <b>Total .. ..</b>                                     | <b>5,383,498</b>  | Under Mines Department ..                               | 577,446           |                              |        |
|  |                   | <b>Total .. ..</b>                                      | <b>8,838,637</b>  |                              |        |
|  |                   | <i>4. Occupied by the Crown or Unoccupied (a) .. ..</i> | <i>13,602,355</i> |                              |        |

Total area of State—56,245,800 acres.

(a) These Crown lands comprise reservations for roads and various public purposes, 8,206,724 acres; water frontages, beds of rivers, lakes, etc., and unsold land in cities, towns and boroughs, 4,036,841 acres; and other lands (unoccupied) 1,358,790 acres.

4. **Queensland.**—The total area of this State is 429,120,000 acres, of which, on 31st December, 1941, 5.0 per cent. was alienated; 1.5 per cent. was in process of alienation; and 79.9 per cent. was occupied under leases and licences. The remainder, 13.6 per cent., was either unoccupied or held as reserves or for roads.

The distribution is shown in the following table:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: QUEENSLAND,  
31st DECEMBER, 1941.**

| Particulars.                               | Acres.            | Particulars.  | Acres.             |
|--|-------------------|---|--------------------|
| <b>1. Alienated—</b>                       |                   | <b>3. Occupied under Leases and Licences—</b>   |                    |
| By Purchase .. .. .                        | 21,311,862        | Pastoral Leases .. .. .   | 243,204,120        |
| Without Payment .. .. .                    | 92,074            | Occupation Licences .. .. .   | 7,182,320          |
|  |                   | Grazing Selections and Settlement Farm Leases .. .. .                                   | 82,843,702         |
|  |                   | Leases—Special Purposes .. .. . (a)   | 987,143            |
|  |                   | Under Mines Department .. .. .  | 438,103            |
|  |                   | Perpetual Lease Selections and Perpetual Lease Prickly Pear Selections .. .. .          | 6,321,013          |
|  |                   | Auction Perpetual Leases, etc. .. .. .  | 28,558             |
|  |                   | Prickly Pear Leases .. .. .   | 23,960             |
|  |                   | Forest Grazing Leases (or Reserves) .. .. .   | 1,774,440          |
| <b>Total .. .. .</b>                       | <b>21,403,936</b> | <b>Total .. .. .</b>  | <b>342,803,364</b> |
|  |                   | <b>4. Reserves, (Net, not leased), Surveyed Roads and Surveyed Stock Routes .. .. .</b> | <b>18,963,699</b>  |
| <b>2. In Process of Alienation .. .. .</b> | <b>6,421,943</b>  | <b>5. Unoccupied .. .. .</b>  | <b>39,527,058</b>  |

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

(a) Special leases of Crown Land 473,035 acres; special leases of Reserves 514,113 acres.

5. **South Australia.**—The area of South Australia is 243,244,800 acres and at 30th June, 1942, 5.2 per cent. was alienated; 0.6 per cent. in process of alienation; 53.9 per cent. occupied under leases and licences; and 40.3 per cent. unoccupied or occupied by the Crown.

The subjoined table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: SOUTH AUSTRALIA,  
30th JUNE, 1942.**

| Particulars.                               | Acres.            | Particulars.  | Acres.             |
|--|-------------------|---|--------------------|
| <b>1. Alienated—</b>                       |                   | <b>3. Held under Lease and Licence—</b>               |                    |
| Sold .. .. .                               | 12,539,374        | Right of Purchase Leases .. .. .                      | 304,172            |
| Granted for Public Purposes .. .. .        | 134,398           | Perpetual Leases, including Irrigation Leases .. .. . | 16,741,795         |
|  |                   | Pastoral Leases .. .. .                               | 110,857,084        |
|  |                   | Other Leases and Licences .. .. .                     | 3,062,067          |
|  |                   | Mining Leases and Licences .. .. .                    | 70,463             |
| <b>Total .. .. .</b>                       | <b>12,673,772</b> | <b>Total .. .. .</b>                                  | <b>131,035,581</b> |
| <b>2. In process of Alienation .. .. .</b> | <b>1,479,424</b>  | <b>4. Area Unoccupied (a) .. .. .</b>                 | <b>98,056,023</b>  |

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

(a) Includes surveyed roads, railways and other reserves, 20,202,030 acres; salt water lakes and lagoons, 7,680,000 acres; and fresh water lakes, 224,000 acres.

6. **Western Australia.**—The total area of Western Australia is 624,588,800 acres, of which, at 30th June, 1942, 3.0 per cent. was alienated; 2.1 per cent. was in process of alienation; and 33.9 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 61.0 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA,  
30th JUNE, 1942.**

| Particulars.   | Acres.     | Particulars.   | Acres.      |
|--|------------|--|-------------|
| 1. <i>Alienated</i> .. .. .                          | 18,592,104 | 3. <i>Leases and Licences in Force—</i><br>(i) Issued by Lands Department— |             |
| 2. <i>In process of Alienation—</i>                  |            | Pastoral Leases ..   | 206,639,071 |
| Midland Railway Concessions                          | 54,800     | Special Leases ..  | 990,808     |
| Free Homestead Farms ..                              | 562,622    | Leases of Reserves ..  | 1,279,006   |
| Conditional Purchases ..                             | 5,259,261  | Residential Lots ..  | 5,180       |
| Selections from the late W. A. Company               | 5,297      | (ii) Issued by Mines Department—   |             |
| Selections under the Agricultural Lands Purchase Act | 452,869    | Gold-mining Leases ..  | 23,656      |
| Homestead or Grazing Leases                          | 6,919,530  | Mineral Leases ..  | 38,498      |
| Poison Land Leases or Licences                       | 14,742     | Miners' Homestead Leases ..  | 30,314      |
| Town and Suburban Lots ..                            | 2,682      | (iii) Issued by Forests Department—  |             |
|  |            | Timber Permits ..  | 2,529,167   |
|  |            | Total .. .. .  | 211,535,790 |
| Total .. .. .  | 13,271,803 | 4. <i>Area Unoccupied (a)</i> ..   | 381,189,103 |

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

(a) Includes reservations for roads and various public purposes, 49,220,825 acres.

7. *Tasmania.*—At the end of 1941, 35.4 per cent of the total area had been alienated ; 2.5 per cent. was in process of alienation ; 16.6 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes. or for closer or soldier settlement ; the remainder (45.5 per cent.) was unoccupied or reserved by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : TASMANIA,  
31st DECEMBER, 1941.**

| Particulars.                          | Acres.    | Particulars.  | Acres.    |
|---------------------------------------|-----------|---|-----------|
| 1. <i>Alienated</i> .. .. .           | 5,931,231 | 3. <i>Leases and Licences—continued.</i><br>(i) Issued by Lands Department— <i>continued.</i> |           |
| 2. <i>In Process of Alienation</i> .. | 416,440   | Soldier Settlement ..   | 106,000   |
| 3. <i>Leases and Licences—</i>        |           | Short-Term Leases ..  | 131,000   |
| (i) Issued by Lands Department—       |           | Other .. .. .   | 21,280    |
| Islands .. .. .                       | 147,248   | (ii) Issued by Mines Department .. .. .   | 27,013    |
| Ordinary Leased Land ..               | 1,956,566 | Total .. .. .   | 2,789,734 |
| Land Leased for Timber                | 320,627   | 4. <i>Area Occupied by the Crown or Unoccupied (a)</i> .. .. .                                | 7,640,595 |
| Closer Settlement ..                  | 80,000    |   |           |

Total area of State—16,778,000 acres.

(a) Includes reservations for roads and various public purposes, 2,815,562 acres.

8. *Northern Territory.*—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1942, only 0.1 per cent. was alienated ; 39.9 per cent. was held under leases and licences ; 13.3 per cent. was reserved for aboriginal, defence and public requirements ; and the remaining 46.7 per cent. was unoccupied.

The following shows the mode of occupancy of areas at 30th June, 1942 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NORTHERN TERRITORY,  
30th JUNE, 1942.**

| Particulars.                                |    |    |    |    |    | Acres.      |
|---|----|----|----|----|----|-------------|
| 1. Alienated                                | .. | .. | .. | .. | .. | 477,585     |
| 2. Leased—                                  |    |    |    |    |    |             |
| Pastoral Leases                             | .. | .. | .. | .. | .. | 105,564,960 |
| Other leases, licences and mission stations | .. | .. | .. | .. | .. | 27,993,269  |
| Total                                       | .. | .. | .. | .. | .. | 133,558,229 |
| 3. Reserves—                                |    |    |    |    |    |             |
| Aboriginal, defence and public requirements | .. | .. | .. | .. | .. | 44,315,432  |
| 4. Unoccupied and Unreserved                | .. | .. | .. | .. | .. | 156,765,554 |
| 5. Total area                               | .. | .. | .. | .. | .. | 335,116,800 |

9. **Australian Capital Territory.**—Particulars of the alienation and occupation of Crown lands in the Territory (excluding Jervis Bay area) for 1942 are as follows :— Alienated 56,260 acres ; in process of alienation 50,676 acres ; land leased for grazing, agriculture, etc., 310,361 acres ; land otherwise occupied including City Area Tenures 27,835 acres ; and unoccupied 137,668 acres. The area of acquired lands was 213,878 acres. The total area of the Territory (excluding Jervis Bay area, 18,000 acres) is approximately 582,800 acres.

Alienated land at the end of 1942 comprised 9.4 per cent. of the total area, land in process of alienation 8.4 per cent., land held under lease 51.7 per cent., and unoccupied land 30.5 per cent. of the total area.

10. **Summary.**—The following table gives a summary for each State and Territory of the alienation and occupation of Crown lands :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : AUSTRALIA,  
31st DECEMBER, 1941.**

| State or Territory. | Private Lands.     |             |                           |             | Crown Lands.        |              |                    |              | Total Area.          |
|---------------------|--------------------|-------------|---------------------------|-------------|---------------------|--------------|--------------------|--------------|----------------------|
|                     | Alienated.         |             | In Process of Alienation. |             | Leased or Licensed. |              | Other.             |              |                      |
|                     | Acres.             | %           | Acres.                    | %           | Acres.              | %            | Acres.             | %            | Acres.               |
| N.S.W. (a)          | 50,843,800         | 25.67       | 17,540,729                | 8.86        | 113,877,517         | 57.50        | 15,774,964         | 7.97         | 198,037,100          |
| Vic. ..             | 28,421,370         | 50.53       | 5,383,498                 | 9.57        | 8,838,637           | 15.72        | 13,602,355         | 24.18        | 56,245,800           |
| Qld. ..             | 21,403,936         | 4.99        | 6,421,943                 | 1.50        | 342,803,364         | 79.88        | 58,490,757         | 13.63        | 429,120,000          |
| S. Aust. (a)        | 12,673,772         | 5.21        | 1,479,424                 | 0.61        | 131,035,581         | 53.87        | 98,056,023         | 40.31        | 243,244,800          |
| W. Aust. (a)        | 18,592,104         | 2.98        | 13,271,803                | 2.12        | 211,535,790         | 33.87        | 381,189,103        | 61.03        | 624,588,800          |
| Tas. ..             | 5,931,231          | 35.35       | 416,440                   | 2.48        | 2,789,734           | 16.63        | 7,640,595          | 45.54        | 16,778,000           |
| N.T. (a) ..         | 477,585            | 0.14        | ..                        | ..          | 133,558,229         | 39.86        | 201,080,986        | 60.00        | 335,116,800          |
| A.C.T. ..           | 56,260             | 9.36        | 50,676                    | 8.44        | 319,469             | 53.17        | 174,395            | 29.03        | 600,800              |
| <b>Aust. ..</b>     | <b>138,400,088</b> | <b>7.27</b> | <b>44,564,513</b>         | <b>2.34</b> | <b>944,758,321</b>  | <b>49.63</b> | <b>776,009,178</b> | <b>40.76</b> | <b>1,903,732,100</b> |

(a) At 30th June, 1942.

11. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at 31st December, 1939. The square itself represents the total area of Australia, while the relative areas of individual States are shown by the vertical rectangles. The areas alienated from the State; those in process of alienation under various systems of deferred payments; and the areas held under leases or licences are indicated by the differently shaped areas as described in the reference given below the diagram, and the areas unoccupied are left unshaded.

TENURE OF LAND

