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CHAPTER IV.

LAND TENURE AND SETTLEMENT.

§ 1. Introduction.

For descriptions of the land tenure systems of the several States and the internal territories *see* Official Year Book No. 4 (pp. 235-333) and subsequent issues, in particular No. 22 (pp. 133-195). Conspectuses of land legislation in force and of the systems of land tenures in the several States have appeared in issues up to and including No. 38, but only a brief summary is given below.

The land legislation in force in the several States may be classified broadly under five major types of land enactments, i.e., Crown Lands Acts, Closer Settlement Acts, Mining Acts, Returned Service Personnel Settlement Acts, and Advances to Settlers Acts, but within the groupings there is, of course, a wide variety of individual acts. In the two internal Territories the legislation relating to lands is embodied in various ordinances.

In each of the States there is a Lands Department under the direction of a Minister who is charged generally with the administration of the Acts relating to the alienation, occupation and management of Crown Lands. In the Northern Territory the Administrator, under the control of the Minister for Territories, is charged with the general administration of the Lands Ordinance and of Crown lands in the Northern Territory. In the Australian Capital Territory the administration of the Leases Ordinances is in the hands of the Department of the Interior.

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

As with land legislation, land tenures may be classified under broad headings; these indicate the nature of the tenure and comprise:—Free Grants and Reservations, Unconditional Purchases of Freehold, Conditional Purchases of Freehold, Leases and Licences under Land Acts, Closer Settlement, Leases and Licences under Mining Acts, and Settlement of Returned Service Personnel. For details of the various particular forms of land tenure within these seven groups in each State *see* Official Year Book No. 38, pp. 114-116 and earlier issues. Descriptions of the systems operating in the two internal Territories may be found on pp. 329-30 and 338 of Official Year Book No. 39.

The following sections contain figures showing the extent of the different tenures in the several States and Territories, together with some general descriptive matter.

§ 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 nor more than seven 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 1951-52 and 1952-53 605 acres and 3,221 acres respectively were permanently reserved or dedicated for miscellaneous recreation reserves and similar purposes. The areas reserved at 30th June, 1953 were as follows, corresponding figures for 30th June, 1952 being shown in parentheses:—For travelling stock, 5,330,597 (5,324,728) acres; pending classification and survey 4,338,891 (4,205,910) acres; forest reserves 2,246,193 (2,347,569) acres; water and camping reserves, 878,520 (820,877) acres; mining reserves, 1,122,457 (1,210,058) acres; for recreation and parks, 437,839 (425,855) acres; other reserves 5,964,403 (5,823,137) acres: total, 20,318,900 (20,158,134) acres.

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.

(iii) *Areas granted and Reserved.* During 1952 and 1953 113 acres and 97 acres respectively were granted without purchase. The areas both temporarily and permanently reserved at the end of 1953 were as follows, corresponding figures as at 31st September, 1952, being shown in parentheses :—For roads, 1,794,218 (1,794,218) acres; water reserves 318,434 (318,545) acres; agricultural colleges, etc., 8,434 (8,434) acres; forest and timber reserves, 5,346,412 (5,347,319) acres; reserves in the mallee, 410,000 (410,000) acres; other reserves 551,479 (550,616) acres; total, 8,428,977 (8,429,132) acres.

(iv) *Revoking of Agricultural Reservations.* Under the Agricultural Colleges Act 1944, the land on which the agricultural colleges and experimental farms at Longerenong (2,386 acres) and Dookie (6,048 acres) are established is permanently reserved as sites for the purposes of State Agricultural Colleges and the remainder of the lands previously reserved has become unalienated for treatment as such under the Land Acts.

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 Acts, land to be used for the purpose of any undertaking under the Acts may be vested in fee simple in the Commissioner of Irrigation and Water Supply.

(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 them for not more than 21 years with the approval of the Minister.

Under the State Forests and National Parks Acts, 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 1953 the areas granted in fee simple without payment were nil, the area set apart as reserves 523,382 acres as compared with 374,924 in 1952 and reserves cancelled 280,153 acres (111,109 in 1952). The areas reserved, including roads, at the end of 1953 were as follows (figures for the end of 1952 in parentheses) :—Timber reserves 3,207,639 (3,134,965) acres; for State forests and national parks, 5,436,126 (5,281,316) acres; aboriginal reserves 7,847,516 (7,848,313) acres; for streets, surveyed roads and stock routes, 3,640,963 (3,625,097) acres; general reserves, 5,665,037 (5,648,495) acres; total, 25,797,281 (25,538,186) acres.

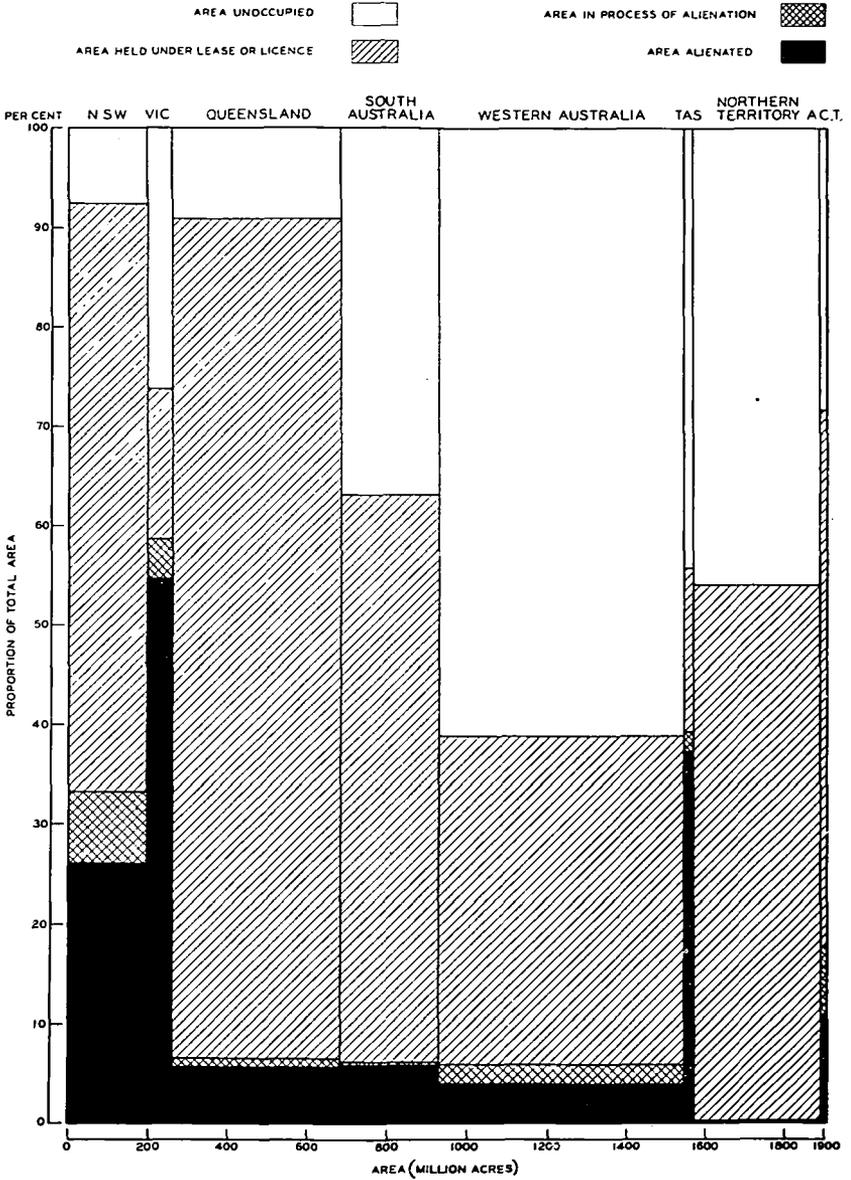
4. **South Australia.**—(i) *Free Grants.* The Governor may dedicate Crown lands for any public purpose and grant the fee simple of such lands, with the exception of foreshores and land for quays, wharves or landing-places, which are inalienable in fee-simple from the Crown.

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

(iii) *Areas Granted and Reserved.* During 1951–52 and 1952–53 free grants were issued for areas of 766 acres and 2,523 acres respectively while reserves comprising 3,695 acres and 12,531 acres respectively were proclaimed. At 30th June, 1953 the total area of surveyed roads, railways and other reserves was 21,264,891 acres, including 18,272,000 acres set apart as aboriginal reserves. Corresponding figures for 30th June, 1952 were 21,252,360 acres and 18,272,000 acres respectively.

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.

LAND TENURE: AUSTRALIA, 1953



(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 years ended 30th June, 1952 and 1953 respectively, approximately 15,501 acres and 224,079 acres were reserved for various purposes. At 30th June, 1952 the total area reserved was 52,013,929 acres, comprising State forests, 3,441,951 acres, timber reserves 1,799,658 acres and other reserves 46,772,320 acres, while at 30th June, 1953 the total area reserved was 52,238,008 acres (State forests, 3,460,092 acres; timber reserves, 1,796,920 acres and other reserves, 46,980,996 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 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 Her 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 30th June, 1952 was 4,067,948 acres, excluding 21,800 acres of land occupied by Commonwealth and State Departments. At 30th June, 1953 the total area reserved was 4,069,320 acres, excluding 21,802 acres 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 lands so resumed.

(ii) *Areas Reserved.* The total area of reserves at 30th June, 1953 was 73,439 square miles as compared with 72,123 square miles at 30th June, 1952.

8. *Summary.*—The following table shows the total areas reserved in each State, and the grand totals, for the years 1949 to 1953:—

AREAS RESERVED.
(*000 Acres.)

Year.	N.S.W. (a)	Victoria. (b)	Q'ld. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (a)	Nor. Terr. (a)	Total.
1949 ..	18,285	8,300	23,617	20,274	50,428	(c)4,016	45,453	170,373
1950 ..	18,585	8,224	25,045	21,240	51,809	4,016	45,455	174,374
1951 ..	19,654	8,429	25,243	21,249	51,998	4,043	45,648	176,264
1952 ..	20,158	8,429	25,538	21,252	52,014	4,068	46,159	177,618
1953 ..	20,319	8,429	25,797	21,265	52,238	4,069	47,001	179,118

(a) At 30th June.

(b) At 31st December.

(c) At 30th June, 1950.

§ 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 as determined by the local Land Board.

(iv) *Improvement Purchases.* The owner of improvements in land in authorized occupation by residence under any Mining or the 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, 1953 (figures for the year ended 30th June, 1952 in parentheses) the total area sold was 340 (388) acres of which none (2 acres) were sold by auction and 38 (18) acres as after auction purchases, while 62 (32) acres were sold as improvement purchases, 193 (164) acres as road purchases and 47 (172) acres as special purchases. The amount realized for the sale of the whole area was £18,848 (£30,684).

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 12 $\frac{1}{2}$ per cent. of the whole price; the residue is payable in equal half-yearly instalments with interest. Any unsold land in a city, town or borough area, 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 1953 a total of 1,306 acres was disposed of under this tenure, 1,064 acres being country lands and 242 acres town and suburban lands. In 1952 a total of 1,387 acres (1,041 country lands and 346 town lands) were disposed of under this tenure.

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 1952 unconditional selections made freehold totalled 636 acres. No unconditional selections were made freehold during 1953.

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, 1953 the area of town lands and special blocks sold by auction was 32 acres as compared with 35 acres in 1951–52. In addition, 89,763 acres in 1952–53 and 121,775 acres in 1951–52 were sold at fixed prices, and purchases on credit of 54,239 acres and 65,675 acres respectively were completed, making a total of 144,034 acres in 1952–53 and 187,485 acres in 1951–52.

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 years ended 30th June, 1952 and 30th June, 1953 the areas of town and suburban allotments sold by auction were respectively 1,190 acres in 640 allotments and 1,737 acres in 646 allotments.

6. **Tasmania.**—(i) *Sales by Auction.* Town lands may be sold by auction.

(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 price 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, 1952 and 1953 the total numbers of incomplete conditional purchases in existence were 41,712 and 37,951 respectively, covering areas of 12,473,006 acres and 12,221,411 acres. During 1951-52 24 applications were received for conditional purchases; 13 were confirmed with an area of 1,315 acres; deeds were issued during the year for 273,757 acres; at the end of the year deeds had been issued for 33,617,163 acres. During 1952-53 applications received for conditional purchases numbered 27, of which 18, with an area of 1,788 acres, were confirmed; during the year deeds were issued for 278,775 acres, bringing the total acreage for which deeds had been issued to 33,895,938 at the end of the year. These figures exclude conversions from other tenures—849 comprising 207,543 acres.

3. **Victoria.**—Excluding selections in the Mallee country, the total area purchased conditionally in 1952 was 12,001 acres, all with residence. The number of selectors was 67. There were no selections in the Mallee in 1952. In 1953 the total area purchased conditionally was 26,828 acres all with residence, the number of selectors being 72. In addition five selectors purchased 236 acres conditionally in the Mallee country during 1953.

4. **Queensland.**—The following selections were made freehold during 1953, (1952 figures are shown in parentheses)—Agricultural farms 90,968 (107,662) acres, prickly pear selections, 153,504 (202,713) acres, and prickly pear development selections, 32,625 (25,157) acres.

5. **South Australia.**—During 1951-52, 17,174 acres were allotted under agreements to purchase, comprising Eyre Peninsula railway lands 2,646 acres, closer settlement lands 11,769 acres, surplus lands 1,930 acres, and other Crown lands 829 acres. Similar purchases in 1952-53 totalled 6,774 acres comprising Eyre Peninsula railway lands 2,908 acres, closer settlement lands 2,349 acres, surplus lands 1,062 acres and other Crown lands 455 acres.

6. **Western Australia.**—During the year ended 30th June, 1953 the number of holdings conditionally alienated was 1,092 compared with 930 during the year ended 30th June 1952, the total areas involved being 1,263,632 acres and 1,007,934 acres, respectively,

comprising conditional purchases by deferred payments with residence 1,261,696 acres and 1,005,125 acres respectively and free homestead farms 1,936 acres and 2,809 acres. Under the heading "deferred payments with residence" are included conditional purchases of grazing lands.

In addition, Crown grants were issued during 1952-53 and 1951-52 for the following selections, the prescribed conditions having been complied with:—Free homestead farms 11,800 acres and 10,780 acres respectively and conditional purchases 344,976 acres and 242,855 acres respectively.

7. *Tasmania*.—During 1952-53 and 1951-52 Crown grants were issued for 25,198 acres and 45,537 acres respectively. The respective total areas sold conditionally were 4,090 acres and 4,153 acres, comprising selections for purchase 3,739 acres and 3,974 acres, and town and suburban allotments 351 acres and 179 acres. The numbers of applications confirmed were 51 and 78 respectively for country selections and 104 and 179 respectively for town and suburban allotments.

§ 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*.—The following table shows the areas held under various descriptions of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission and the Western Lands Commission at the end of 1951-52 and 1952-53.

AREAS OCCUPIED UNDER LEASE OR LICENCE AT 30th JUNE, 1952 and 30th JUNE, 1953 : NEW SOUTH WALES. (a)
('000 Acres.)

Particulars.	Area at 30th June.		Particulars.	Area at 30th June.	
	1952.	1953.		1952.	1953.
<i>Crown Lands or Closer Settlement Acts.</i>			<i>Crown Lands or Closer Settlement Acts—continued.</i>		
Occupation licences	727	639	Group purchase leases	223	222
Conditional leases	11,326	11,112	Irrigation areas	125	268
Conditional purchase leases	142	140	Other leases	30	19
Settlement leases	2,747	2,742			
Improvement leases	52	48	<i>Western Lands Act.</i>		
Annual leases	351	427	Conditional leases	94	85
Scrub and Snow leases	643	641	Perpetual leases	58,552	61,076
Special leases	1,116	1,229	Other long-term leases	16,615	12,557
Permissive occupancies	1,957	2,151	Permissive occupancies	331	352
Prickly pear leases	117	114	Leases being issued—occupational licences	140	145
Crown leases	7,176	7,114	Preferential occupation licences	1,825	3,863
Homestead farms	4,860	4,944			
Homestead selections and grants	1,655	1,679			
Closer settlement leases	2,149	2,249			
Settlement purchase leases	1,046	1,046			
Suburban holdings	52	51			
			Total	114,051	114,913

(a) Excludes mining leases and permits; forest leases and occupation permits; and leases outside irrigation areas, controlled by the Water Conservation and Irrigation Commission—94,016 acres.

3. *Victoria*.—The area of Crown lands occupied under leases and licences in the year 1953 was as follows (1952 figures in parentheses):—Grazing licences—other than Mallee 4,429,194 (4,138,996) acres, Mallee, 2,943,054 (2,942,483) acres; auriferous lands licences, 15,886 (15,886) acres; perpetual leases—other than Mallee 17,819 (17,819) acres; Mallee, 54,256 (57,543) acres; swamp lands leases, 4,020 (4,020) acres; agricultural college lands, 37,085 (40,791) acres; total, 7,501,314 (7,217,538) acres.

4. *Queensland*.—The total area occupied under lease or licence, excluding mining leases, at the end of 1953 (1952 figures in parentheses) was as follows:—Pastoral leases 249,215,120 (244,113,480) acres; occupation licences, 13,018,200 (17,776,080) acres; grazing selections and settlement farm leases, 88,587,279 (88,051,276) acres; special purpose leases—Crown land, 594,152 (579,312) acres; reserves, 1,453,793 (1,466,720)

acres; perpetual lease (including prickly pear) selections, 6,566,522 (6,533,959) acres; auction perpetual leases 514,751 (514,254) acres; forest grazing leases (reserves), 1,644,440 (1,649,040) acres; total, 361,594,257 (360,684,121) acres.

5. **South Australia.**—The total areas, including repurchased lands held under lease or licence except mining lease and licence, at 30th June, 1953 and 30th June, 1952 were 139,509,859 acres and 138,177,408 acres respectively of which pastoral leases, 117,120,187 acres in 1953 and 115,842,644 acres in 1952 constituted the major proportion.

6. **Western Australia.**—At 30th June, 1952 the total area held under lease or licence issued by the Lands Department amounted to 200,839,082 acres, of which 198,152,532 acres were under pastoral lease. At 30th June, 1953 the total area held under lease or licence amounted to 202,760,626 acres, 198,938,434 acres being under pastoral lease.

7. **Tasmania.**—Crown lands leased at 30th June, 1953 and 30th June, 1952 for other than mining purposes amounted to 2,712,014 acres and 2,704,232 acres respectively of which 2,089,206 acres and 2,077,272 acres respectively were leased for pastoral purposes.

8. **Northern Territory.**—At 30th June, 1952 the total area under lease, etc., was 178,135,029 acres, of which pastoral leases accounted for 127,328,800 acres and other leases, licences and mission stations 50,806,229 acres. The total area under lease, etc., at 30th June, 1953 was 180,014,826 acres (pastoral, 140,151,254 acres; other, 39,863,572 acres).

9. **Australian Capital Territory.**—The number of leases granted under the City Area Leases Ordinance 1936-1951 to 30th June, 1953 (excluding leases surrendered and determined) was 1803. The total area held under grazing, etc., lease and licence (including Jervis Bay area) amounted to 323,092 acres in 1952-53 as compared with 320,626 acres in 1951-52.

Auction sales of city leaseholds are described in Official Year Book No. 22, p. 599. Twelve leases under the Church Lands Leases Ordinance 1924-1932, which require the lessees to submit a definite building programme within a specified period, and one lease under the Church of England Lands Ordinance, 1926, have been granted for church purposes. A further 22 leases have been granted for either church or scholastic purposes under various other Ordinances.

During the year ended 30th June, 1953, 315 leases were granted for residential purposes and 32 for business purposes for a term of 99 years under the City Area Leases Ordinance. The total number of residential and business leases granted under this Ordinance up to 30th June, 1953 was 1,803, representing an unimproved capital value of £597,992. The total numbers of business and residential leases surrendered and determined to the end of June, 1953 was 430.

Under the terms of the City Area Leases Ordinance 1936-1951 each block is leased for a period of 99 years at a rental of five per cent. per annum of the unimproved capital value as assessed by the Commonwealth.

10. **Summary.**—The following table shows particulars of the land held in each State under lease or licence for purposes other than mining and forestry, the total leased or licensed land in the Territories, and the grand totals, for the years 1949 to 1953.

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

(’000 Acres.)

Year.	N.S.W. (a)	Vic. (b)	Q’land. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (a)	N.T. (a) (c)	A.C.T. (b)(c)(d)	Total.
1949	114,025	8,891	356,269	137,432	220,283	(e)2,799	158,437	304	998,440
1950	114,125	8,708	358,940	137,419	222,489	2,799	162,561	331	1,007,372
1951	113,918	8,709	359,144	137,514	199,303	2,639	171,841	331	993,399
1952	114,051	7,218	360,684	138,177	200,839	2,704	178,135	321	1,002,129
1953	114,913	7,491	361,594	139,509	202,761	2,712	180,015	323	1,009,318

(a) At 30th June. (b) At 31st December. (c) Leases and licences for all purposes.
(d) Includes Jervis Bay area. (e) At 30th June, 1950.

§ 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). The following paragraphs contain particulars of operations during the two years ending 1952–53 or 1953 and of areas occupied at the end of the year, under the various forms of lease, licence, etc., issued for mining purposes.

2. **New South Wales.**—During the year ended 30th June, 1952, 2,560,425 acres were taken up under Mining Acts of which authorities to prospect comprised 2,526,304 acres and mining for minerals other than gold, 33,313 acres. At the end of the year total areas occupied were as follows:—Gold-mining, 4,877 acres; mining for other minerals, 171,533 acres; authorities to prospect, 293,034 acres; other purposes 8,429 acres; total, 477,873 acres. During the year ended 30th June, 1953, 268,565 acres were taken up under Mining Acts, of which 234,676 acres were held under authorities to prospect and 31,708 acres were for mining for minerals other than gold. At the end of the year total areas occupied were:—Gold-mining; 3,567 acres; mining for other minerals, 270,339 acres; authorities to prospect, 2,085,982; other purposes, 12,356; total 2,372,244 acres.

3. **Victoria.**—During 1953 there were 163 leases and licences granted under Mining Acts, including 41 for gold-mining, corresponding figures for 1952 were 140 and 36 respectively. Areas occupied at the end of 1953 were as follows (1952 figures being given in parentheses):—Gold-mining, 20,617 (21,488) acres; petroleum prospecting, 917,880 (800,120) acres; coal, 13,101 (13,019) acres; other purposes, 6,199 (6,362) acres; total, 957,797 (840,989) acres.

4. **Queensland.**—During 1953 and 1952 respectively there were 3,005 and 3,601 miners' rights issued and two business licences were issued in each year. Areas taken up during 1953 (1952 figures in parentheses) totalled 344,205 (13,109) acres, of which petroleum prospecting comprised 320,000 (nil) acres and mining for minerals other than gold, 16,972 (6,600) acres. Total areas occupied at the end of 1953 were as follows:—Gold-mining, 3,005 acres; mining for other minerals, 94,739 acres; miners' homesteads, 426,111 acres; petroleum prospecting, 511,995 acres; coal prospecting, 4,966 acres; total, 10,408,816 acres. Corresponding figures for 1952 were:—Gold-mining, 3,192 acres; mining for other minerals, 84,322 acres; miners' homestead leases, 425,802 acres; petroleum prospecting, 320,000 acres; coal prospecting, 7,028 acres; total, 840,344 acres. In addition, an area estimated at 25,000 acres was held under miners' rights and dredging claims. The area of land held under lease only was 523,855 acres in 1953 and 513,316 acres in 1952.

5. **South Australia.**—Areas taken up under Mining Acts during 1952–53 and 1951–52 totalled 1,895 acres and 19,513 acres respectively, including claims, 1,640 acres and 1,537 acres respectively, and mineral and miscellaneous leases, 255 acres and 6,756 acres respectively. Total areas occupied at the end of 1952–53 were as follows (1951–52 figures in parentheses):—Gold-mining, 564 (637) acres; other mineral and miscellaneous leases, 84,193 (75,205) acres; claims, 9,956 (10,303) acres; oil licences, nil (640,000) acres; other purposes, 29 (13,920) acres; total, 44,742 (740,094) acres.

6. **Western Australia.**—Areas taken up during 1953 and 1952 under Mining Acts totalled 23,137 acres and 29,006 acres respectively, including gold-mining, 11,666 acres and 13,459 acres respectively, and mining for other minerals, 8,922 acres and 13,544 acres respectively. Total areas occupied at the end of 1953 were as follows (1951–52 figures in parentheses):—Gold-mining, 33,290 (35,679) acres; mining for other minerals, 75,263 (77,018) acres; other purposes, 40,379 (38,679) acres; total, 148,932 (151,376) acres.

7. **Tasmania.**—During 1953 (1952 figures in parentheses) the number of leases issued covered 1,055 (3,212) acres, including licences to search for coal or oil, nil (nil) acres; coal-mining, nil (750) acres; and tin-mining, 418 (419) acres. Total areas occupied at the end of 1953 were as follows:—Gold-mining, 665 (701) acres; coal-mining, 6,589 (6,589) acres; mining for other minerals, 20,147 (19,680) acres; licences to search for coal or oil, nil (1,200) acres; other purposes, 3,997 (3,980) acres; total, 31,398 (32,150) acres.

8. **Northern Territory.**—At 30th June, 1953 the number and acreage of holdings under mining leases and tenements were as follows:—Gold-mining leases, 205–2,797 acres; other mineral leases, 326–7,393 acres; gold and other mineral claims, 5–851 acres;

gold and other mineral prospecting areas, 27-486 acres; business and residence areas, 178-50 acres; other purposes, 90-1,209 acres; total, 831-12,786 acres. Corresponding figures at 30th June, 1952 were:—Gold-mining leases, 285-4,417 acres; other mineral leases, 351-7,919 acres; gold and other mineral claims, 5-851 acres; gold and other mineral prospecting areas, 55-913 acres; business and residence areas, 182-48 acres; other purposes, 75-369 acres; total, 953-14,517 acres.

9. *Summary.*—The following table shows the total areas occupied under Mining Acts in each State at the end of the years 1949 to 1952:—

AREAS OCCUPIED UNDER MINING ACTS.

(Acres.)

Year.	N.S.W. (a)	Victoria.	Q'land. (b)	S. Aust. (a) (b)	W. Aust. (c)	Tasmania. (b)	Total. (d)
1949 ..	5,674,449	1,173,573	942,326	36,068,450	137,362	28,101	44,024,261
1950 ..	455,778	1,095,637	1,267,012	36,672,566	145,847	30,462	39,667,302
1951 ..	364,091	1,096,495	1,285,740	36,660,380	137,523	32,744	39,586,873
1952 ..	477,873	840,989	840,344	740,094	151,376	32,150	3,082,826
1953 ..	2,372,244	957,797	1,040,816	44,742	148,932	31,398	4,595,929

(a) Year ended 30th June. (b) Excludes lands held under miners' rights and dredging claims.
(c) Excludes holdings under miners' rights and mineral oil licences. (d) Excludes Northern Territory.

§ 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) and considerable detail of the results of the operations of the several schemes has appeared in subsequent issues. In more recent years, however, the amalgamation, in some States, of closer settlement records with those of other authorities has made it impossible to obtain up-to-date figures for those States and for Australia as a whole, although aggregations of State totals as at the latest dates available have been published as rough approximations intended to convey some idea of the extent of the schemes throughout Australia. Particulars in this issue are restricted to a summary only of the position in each State at the latest date available.

2. *New South Wales.*—Since the inception of closer settlement in 1905 to 30th June, 1952, 2,330 estates totalling 6,335,460 acres had been purchased by the Crown at a cost of £26,699,052 for purposes of closer settlement of civilians and returned service personnel. Particulars of the total areas acquired to 30th June, 1953 are as follows:—Estates purchased, 2,365; farms allotted, 10,996; area, 6,423,561 acres; purchase price, £27,355,000.

Closer settlement is now being effected entirely under perpetual leasehold tenure (closer settlement leases).

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. Particulars of the operations under the provisions of the Closer Settlement Acts to 30th June, 1938, the latest date for which separate details are available, show that 1,402,568 acres were acquired at a cost, including the value of Crown lands taken over, of £10,244,023, and that 8,722 allotments were made, farm allotments comprising 1,162,676 acres, workmen's homes allotments 790 acres, agricultural labourers' allotments 3,484 acres and town allotments 86,599 acres. The figures for 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 total area re-purchased for closer settlement at 30th June, 1953 was 948,885 acres, at a cost of £2,865,200, the same as at 30th June, 1952. Included in these figures are 51,872 acres purchased for £185,285, and afterwards set apart for returned service personnel, 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 £111,850, in connexion with reclamation of swamp-lands on the River Murray. Of the total area, 817,846 acres have been allotted to 2,785 persons.

6. **Western Australia.**—The total area acquired for closer settlement up to 30th June, 1953 was 2,256,014 acres, costing £4,177,299, as compared with 2,190,042 acres, costing £4,413,267 up to 30th June, 1952. Particulars of operations under the Act for the year ended 30th June, 1953 are as follows:—Area selected during the year, 94,662 acres; number of farms, etc., allotted to date, 2,362; total area occupied to date, 1,897,425 acres; balance available for selection, 337,517 acres.

7. **Tasmania.**—Up to 30th June, 1953, 38 areas had been opened up for closer settlement, the total purchase-money paid by the Government being £371,486 and the total area acquired amounting to 104,294 acres, including 12,149 acres of Crown lands. The number of farms occupied at 30th June, 1953 was 116.

§ 8. Settlement of Returned Soldiers and Sailors : 1914-18 War.

1. **General.**—Information regarding the methods adopted in each State following the commencement of the 1914-18 War 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 were made with a view to simplifying procedure and liberalizing the conditions under which holdings may be acquired.

Information on soldier settlement in this section suffers from the same defect, i.e. amalgamation of records, as does that on closer settlement in the foregoing section, and very little information is now available. Publication of these particulars has, therefore, been discontinued.

2. **Losses on Soldier Settlements.**—For information regarding the financing arrangements for soldier settlement after the 1914-18 War, and the losses which occurred in connexion with it, *see* earlier issues of the Official Year Book, in particular, No. 28, pp. 131-2.

§ 9. Settlement of Returned Service Personnel : 1939-45 War.

1. **War Service Land Settlement Scheme.**—(i) *General.* The War Service Land Settlement Agreements Act 1945 authorized the execution by or on behalf of the Commonwealth of agreements between the Commonwealth and the States for proposals to settle discharged members of the Forces and other eligible persons on land in the States. The proposals were subsequently ratified by the States, and the agreements were signed in November, 1945.

For more detailed information about the agreements and the methods of operation and administration of the scheme *see* Official Year Book No. 37, pp. 113-8, and issue No. 39 contains a brief general description of the scheme.

(ii) *Summary of Operations to 30th June, 1953.* The tables hereunder show the operations of the War Service Land Settlement Scheme in each State up to 30th June, 1953.

WAR SERVICE LAND SETTLEMENT (1939-45 WAR): SUMMARY TO
 30th JUNE, 1953.

State.	Land Submitted by States.		Land Approved by Commonwealth.				Land under Consideration.	Land Rejected or Withdrawn.
			As Suitable for Soldier Settlement.		Acquired by States.			
	Submissions.	Area.	Properties.	Area.	Properties.	Area.	Area.	Area.
	No.	Acres.	No.	Acres.	No.	Acres.	Acres.	Acres.
New South Wales—								
Subdivision ..	113	1,599,204	97	1,333,139	64	848,555	22,365	243,700
Irrigation Lands ..	25	256,074	24	223,349	15	169,344	1,077	31,648
Western Division ..	147	5,353,895	138	4,638,309	136	3,943,617	..	715,586
Promotion Scheme ..	537	1,266,938	413	1,114,819	394	1,105,444	..	152,119
Irrigation Lands ..	74	110,447	69	99,254	43	72,399	..	11,193
Total, New South Wales ..	896	8,586,558	741	7,408,870	652	6,139,359	23,442	1,154,246
Victoria—								
Irrigation Lands ..	18	175,844	18	132,356	(a) 17	95,007	..	43,488
Other ..	213	858,882	203	812,963	(a) 188	767,733	28,411	17,508
Total, Victoria ..	231	1,034,726	221	945,319	205	862,740	28,411	60,996
Queensland ..	182	531,250	145	455,476	(b) 132	396,872	4,200	71,583
South Australia ..	188	708,002	156	568,070	(a) 148	550,822	5,465	133,567
Western Australia ..	747	2,575,304	539	1,788,740	518	1,214,986	287,944	499,520
Tasmania ..	106	509,095	70	339,748	64	129,943	53,682	124,665
Total, Australia ..	2,350	13,944,944	1,872	11,498,123	1,719	9,294,722	402,244	2,044,577

State.	Land Approved by Commonwealth for Subdivision.			Single Properties Approved by Commonwealth.		Land Allotted to Settlers.	
	Properties.	Area.	Holdings.	Area.	Properties.	Area.	Holdings.
	No.	Acres.	No.	Acres.	No.	Acres.	No.
New South Wales—							
Subdivision ..	88	1,126,750	917	..	..	880,946	743
Irrigation Lands ..	21	195,351	316	..	..	160,204	262
Western Division ..	..	..	..	4,638,309	167	3,509,804	118
Promotion Scheme ..	172	854,375	590	246,815	236	970,133	730
Irrigation Lands ..	31	83,963	152	14,211	36	82,874	149
Total, New South Wales ..	312	2,260,439	1,975	4,899,335	439	5,603,961	2,002
Victoria—							
Irrigation Lands ..	13	102,858	1,033	2,336	5	69,569	623
Other ..	186	753,102	1,321	7,522	11	720,277	1,224
Total, Victoria ..	199	855,960	2,354	9,858	16	789,846	1,847
Queensland ..	88	399,241	604	15,143	43	216,480	442
South Australia ..	77	762,689	649	25,920	42	204,457	536
Western Australia ..	140	888,056	418	476,017	369	1,061,565	679
Tasmania ..	22	106,398	204	22,280	36	91,363	136
Total, Australia ..	838	4,772,783	6,204	5,448,553	945	8,067,672	5,642

(a) Excludes portions of two properties.

(b) Excludes portion of one property.

(iii) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1953 :—

**WAR SERVICE LAND SETTLEMENT (1939-45 WAR) : COMMONWEALTH
EXPENDITURE TO 30th JUNE, 1953.**

(£.)

Advances to States.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	Total.
For acquisition of land ..	..	..	..	1,966,616	3,362,453	1,025,750	6,354,819
For development and improvement of land ..	..	..	..	6,755,717	7,039,140	3,102,671	16,897,528
Commonwealth contributions to excess cost over valuation ..	..	267,697	64,053	..	146,758	14,879	493,387
To provide credit facilities to settlers ..	..	..	..	1,309,935	5,024,203	746,070	7,080,208
For remission of settlers' rent and interest ..	209,885	63,245	21,471	57,666	158,407	43,948	554,622
For payment of living allowances to settlers ..	586,315	451,000	137,000	102,378	234,119	47,635	1,558,447
For operation and maintenance of irrigation projects ..	..	..	..	160,263	10,197	1,000	171,460
Loss on advances ..	..	14	1,132	..	585	..	2,031
Total	796,200	781,956	223,656	10,352,575	15,976,162	4,981,953	33,112,502

Repayments of expenditure to 30th June, 1953 on the acquisition, development and improvement of land amounted to £2,403,446, on the provision of credit facilities to settlers to £2,486,728, and on the payment of living allowances to settlers to £3,000, so that the total expenditure was reduced by £4,890,309 to £28,222,193. In addition, miscellaneous receipts in South Australia, Western Australia and Tasmania to 30th June, 1953 amounted to £767,463.

2. *Loans and Allowances (Agricultural Occupations) Scheme.*—(i) *General.* Full details of the measures taken to provide for the re-establishment of ex-servicemen in rural occupations are contained in Official Year Book No. 37, pp. 117-8.

(ii) *Loans (Agricultural Occupations).* The following table shows particulars for each State and certain Territories to 30th June, 1953 :—

LOANS (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1953.

State.	Applications.			Loans Approved.		Advanced by Commonwealth Treasury to Lending Authorities.	Advanced by Lending Authorities to Applicants. (b)	
	Re-ceived.	Ap-proved.	Refused, With-drawn or Not Yet Approved.	Gross Amount.	Net Approvals.(a)			
					Applica-tions.			Amount.
				£	£	£	£	
New South Wales	7,735	6,284	1,451	4,938,027	5,470	4,241,156	2,660,000	4,230,676
Victoria ..	4,815	3,350	1,465	2,175,881	3,089	2,017,220	1,040,000	1,794,400
Queensland ..	2,365	1,966	399	1,091,260	1,603	886,634	610,000	867,314
South Australia	2,093	1,259	834	970,503	1,196	928,889	465,000	792,974
Western Australia	3,174	2,270	904	2,126,089	2,136	2,008,733	1,110,000	1,870,010
Tasmania ..	1,124	751	373	467,040	721	448,179	300,400	393,848
Northern Territory	34	15	19	11,945	12	10,148	10,748	10,748
New Guinea ..	16	7	9	7,272	6	6,772	3,997	5,496
Norfolk Island ..	3	1	2	1,000	..	..	..	..
Total	21,359	15,903	5,456	11,789,017	14,233	10,547,731	6,200,145	9,965,106

(a) After deduction of loans declined after approval—£1,241,286. (b) Includes advances from principal repaid by borrowers.

These loans are made to eligible ex-servicemen for the purchase of land, effecting improvements on land, the acquisition of tools of trade, live-stock, plant or equipment, the establishment of a co-operative business with other persons, reduction or discharge of a mortgage, bill of sale, etc.

(iii) *Allowances (Agricultural Occupations).* The following table shows details for each State and New Guinea to 30th June, 1953 :—

ALLOWANCES (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1953.

State.	Applications.			Advanced by Commonwealth Treasury to Bank.	Allowances Paid.
	Received.	Approved.	Rejected, Withdrawn or Not Yet Approved.		
				£	£
New South Wales ..	4,064	3,614	450	578,000	577,492
Victoria ..	3,066	2,311	755	296,500	296,013
Queensland ..	3,035	2,510	525	476,064	476,064
South Australia(a) ..	2,245	1,742	503	319,500	318,964
Western Australia ..	3,007	2,600	407	475,500	475,337
Tasmania ..	627	516	111	114,000	112,968
New Guinea ..	3	2	1	551	551
Total ..	16,047	13,295	2,752	2,266,115	2,257,389

(a) Includes allowances paid to four ex-servicemen in Northern Territory.

These allowances are payable only in respect of the period during which the income derived from the occupation by the ex-serviceman concerned is considered inadequate.

3. *War Service Land Settlement Division—Total Expenditure.*—The following table shows details, by States and Territories, of the total expenditure of the War Service Land Settlement Division for the years 1945-46 to 1952-53, and the aggregate to 30th June, 1953. The aggregate, £43,837,805, includes—War Service land settlement, £33,112,502; agricultural loans, £6,201,644; agricultural allowances, £2,260,115; administrative expenses, £855,300; rural training, £1,408,244.

COMMONWEALTH WAR SERVICE LAND SETTLEMENT DIVISION : EXPENDITURE. (£.)

Period.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	N. Ter.	N. G'nea.	Total.
1945-46	120,500	153,804	60,000	263,299	610,042	331,769	..	..	1,539,414
1946-47	1,289,426	536,230	261,780	1,285,495	1,337,384	140,506	2,000	..	4,852,821
1947-48	1,191,480	618,637	324,000	887,712	1,769,701	294,936	..	..	5,086,466
1948-49	870,890	388,323	269,158	1,169,650	2,156,805	366,240	..	..	5,221,066
1949-50	629,094	302,966	301,453	1,691,974	2,617,441	641,083	4,453	4,158	6,192,622
1950-51	287,491	145,773	109,691	1,743,583	2,844,116	830,343	4,295	389	5,965,681
1951-52	197,084	177,450	81,396	2,075,184	2,880,716	1,510,783	..	..	6,922,613
1952-53	172,001	403,500	63,708	2,257,968	3,746,099	1,412,346	..	1,500	8,057,122
Total to 30th June, 1953 ..	4,757,966	2,726,683	1,471,186	11,374,865	17,962,304	5,528,006	10,748	6,047	43,837,805

After deducting repayments of expenditure to 30th June, 1953 which amounted to £4,890,309 and miscellaneous receipts (£3,597,987), the net expenditure to 30th June, 1953 was £35,349,509.

§ 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).

The summaries of loans and advances in the following paragraphs are compiled from returns supplied by the various State government lending agencies in the several States. They include the transactions in lands acquired under closer and soldier settlement schemes, but exclude the balances owing on former Crown lands sold on the conditional purchase, etc., system.

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. In general, they include both principal and interest outstanding.

A summary for Western Australia is not included, as practically the only Governmental funds being made available are Commonwealth (see § 9 above).

In New South Wales and Victoria expenditure on the acquisition, development and improvement of land for war service land settlement is provided for by the States, and particulars thereof are included in the respective summaries. In Queensland no money is paid for the value of the land acquired, most land being occupied on lease from the Government, but advances in respect of improvements are included. In the other States, this expenditure is provided for by the Commonwealth and particulars are included in § 9 above.

Loans (Agricultural Occupations) under the Commonwealth Re-establishment and Employment Act 1945 and certain advances for the purchase of wire-netting and for other purposes made from finance provided by the Commonwealth are included in the summaries following.

2. New South Wales.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1953:—

ADVANCES TO SETTLERS, ETC. : NEW SOUTH WALES.

Advances, etc.	Advances, etc., made during—		Total Advances, etc., at 30th June, 1953.	Balance outstanding at 30th June, 1953.	
	1951-52.	1952-53.		Number of Ac-counts.	Amount.
	£	£	£		£
Department of Lands—					
Closer Land Settlement	10,692	..	15,124,116	5,673 ^(a)	2,443,379
Soldier Settlers, 1914-18 War .. .. .	..	..	(b) 3,196,005	436	137,908
1939-45 War	1,359,525	858,516	7,853,242	5,119	3,276,183
Soldier Land Settlement—Acquisition, development and improvement of land, War Service Land Settlement Agreement Act	2,645,107	1,152,415	16,340,118	1,864 ^c	14,799,972
Wire Netting .. .. .	..	..	1,494,653	10	1,054
Prickly Pear	8,398	11,859	220,199	194	4,803
Rural Bank—					
General Bank Department—					
Commonwealth Re-establishment and Employment Act 1945	101,974	33,211	4,204,588	2,798	1,649,101
Other	2,199,571	1,824,579	63,496,317	9,515	16,444,642
Government Agency Department—					
Rural Industries	106,019	121,417	8,003,168	614	260,214
Unemployment Relief and Dairy Promotion	39,869	232,296	1,834,487	845	341,842
Rural Reconstruction ^(d)	146,342	272,020	12,213,579	883	1,707,694
Shallow Boring	53,065	80,843	1,156,443	191	111,228
Farm Water Supplies	19,993	68,974	160,211	195	132,618
Soil Conservation	155	1,556	2,616	6	2,119
Rivers and Foreshores Improvement .. .. .	..	2,317	2,317	30	940
Irrigation Areas	474,993	325,900	(e)	366	2,144,092
Government Guarantee Agency .. .. .	..	5,851	225,419	6	3,056
Closer Settlement Agency .. .. .	..	..	167,914	49	59,376
Total	7,165,703	4,991,754	f135,695,392	28,794	43,520,221

(a) Excludes an amount of £4,670,530 to 30th June, 1953, capitalized on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943.

(b) In addition, the sum of £1,926,937 to 30th June, 1953 has been expended on developmental works on soldiers' settlements.

(c) Includes capital value of Closer Settlement Leases, £11,340,562, and unpaid balance and interest on structural improvements, £3,459,410.

(d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £1,259,106.

(e) Not available. (f) Incomplete.

3. Victoria.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1953 :—

ADVANCES TO SETTLERS, ETC. : VICTORIA.

Advances, etc.	Advances, etc. made during—		Total Advances, etc., at 30th June, 1953.	Balance outstanding at 30th June, 1953.	
	1951-52.	1952-53.		Number of Persons.	Amount.
State Savings Bank, Crédit Foncier—	£	£	£		£
Civilians	35,326	45,497	11,679,229	931	758,833
Discharged Soldiers	7	407	848,299	50	31,270
Treasurer—					
Cool Stores, Canneries, etc.	158,936	122,094	1,390,813	(a) 3	396,261
Department of Lands and Survey—					
Closer Settlement Settlers and Soldier Settlers	..	..	b 46,904,855	2,931	3,193,184
Cultivators of Land	169	440	2,463,118	256	47,322
Wire Netting	22,684	31,997	726,199	209	49,039
Soldier Settlement Commission—					
Purchase of land	1,360,723	865,379	10,662,371	..	} (c) 13,912,530
Development and Improvement of Holdings	3,127,104	3,226,437	12,126,599	..	
Advances for sales of land not required for Soldier Settlement(d)	100,073	138,626	754,076	2	13,990
Advances for Settlers' Lease Liability, Soldier Settlement Act 1946	1,902,960	2,000,556	5,974,214	869	5,621,891
Advances to assist in acquiring and developing single unit farms	914,518	247,890	8,574,002	1,881	6,735,480
Advances for improvements, stock, implements, etc.	333,678	359,615	1,264,188	900	659,513
Advances for shares in Co-operative Companies, Soldier Settlement Act 1946	9,110	35,660	76,914	210	70,818
Commonwealth Re-establishment and Employment Act 1945 Advances	26,472	5,668	1,795,172	1,167	605,447
Total	7,991,760	7,080,266	105,240,049	9,409	32,095,578

(a) Companies and Co-operative Societies. (b) Represents consolidated debts of settlers (Section 30, Act 4091). (c) After allowing an amount of £1,259,015 representing excess acquisition, development and improvement cost which has been written off. (d) Sale price of land not required for settlement; balance outstanding represents instalments not yet due where terms were given to purchasers.

4. Queensland.—The following table shows particulars of advances to 30th June, 1953. The figures exclude transactions in land :—

ADVANCES TO SETTLERS : QUEENSLAND.

Advances.	Advances, etc. made during—		Total Advances, etc., at 30th June, 1953.	Balance outstanding at 30th June, 1953.	
	1951-52.	1952-53.		Number of Ac-counts.	Amount.
Co-ordination of Rural Advances and Agricultural Bank Acts	£ 1,332,178	£ 1,296,532	£ 17,429,435	3,237	£ 5,198,303
Discharged Soldiers' Settlement (a) .. .. .	..	..	2,470,289	288	56,898
Water Facilities .. .. .	..	..	58,079	8	388
Wire Netting, etc. .. .. .	..	..	1,019,403	509	48,060
Seed Wheat and Barley	352	5,995 (b)	143,131	(c)	12,398
Drought Relief	227,216	34,462	961,047	116	257,594
War Service Land Settlement	474,987	499,995	2,230,857	434	1,917,822
Income (Unemployment Relief and State Development) Tax Acts (d) .. .. .	..	..	1,184,561	457	76,949
Irrigation .. .. .	..	..	54,914	10	3,644
Farmers' Assistance (Debt Adjustment Acts)	1	..	1,033,273	118	205,018
Commonwealth Re-establishment and Employment Act 1945	20,777	3,647	867,314	678	300,047
Total	2,055,511	1,840,631	27,452,303	(e) 5,855	8,077,121

(a) Includes advances to group settlers through the Lands Department, as well as advances through the Agricultural Bank. (b) Includes accrued interest. (c) Not available. (d) Largely for relief to cotton and tobacco growers and for rural development (ringbarking, clearing, fencing, etc.). (e) Incomplete.

5. South Australia.—The following table shows particulars respecting advances under State Authorities to 30th June, 1953 :—

ADVANCES TO SETTLERS : SOUTH AUSTRALIA.

Advances.	Advances made during—		Total Advances at 30th June, 1953.	Balance outstanding at 30th June, 1953.	
	1951-52.	1952-53.		Number of Persons.	Amount.
	£	£	£		£
Department of Lands—					
Advances to Soldier Settlers	103,509	54,249	5,010,916	345	1,372,221
Advances to Blockholders .. .. .	..	..	41,451	..	..
Advances for Sheds and Tanks .. .. .	..	..	75,693	33	5,517
Advances under Closer Settlement Acts ..	27,967	22,105	2,715,433	685	921,541
Advances under Agricultural Graduates Settlement Act .. .. .	..	..	62,258	17	30,019
Settlement of Returned Service Personnel, 1939-45 War	460,301	380,847	1,301,414	517	1,143,327
Primary Producers Assistance Department—					
Advances in Drought-affected Areas .. ..	..	..	2,146,768	22	8,831
Advances under Farmers Relief Acts .. ..	..	..	4,435,509	35	11,455
Irrigation Branch—					
Advances to Civilians .. .. .	..	216	291,394	61	21,438
Advances to Soldier Settlers	668	556	1,047,439	386	404,608
State Bank of South Australia (Crédit Foncier Department)	383,514	791,921	8,980,155	1,230	2,211,486
Advances to Primary Producers .. .. .	..	..	..	..	..
Advances to Settlers for Improvements(a) ..	550	9,171	948,807	93	27,653
Advances under Vermin and Fencing Acts ..	2,090	1,697	1,382,586	122	59,532
Advances under Loans to Producers Act ..	76,466	165,429	763,977	50	471,164
Commonwealth Re-establishment and Employment Act 1945	37,490	22,888	790,974	506	368,182
Total	1,092,555	1,449,079	29,994,774	4,102	7,056,974

(a) Reductions in figures due to adjustment of cancelled and re-allotted holdings.

6. Western Australia.—The operations prior to 1945 covered in this section related to moneys made available through, or by, the old Agricultural Bank and other Government Departments for the purpose of agricultural development. On 1st October, 1945, however, the Agricultural Bank was reconstituted as the Rural and Industries Bank of Western Australia, and was given authority to operate similarly to the associated banks. Certain securities in the books of the old bank were taken over by the general banking division of the new bank, and the clients concerned then operated with privileges and obligations similar to those provided by other banking institutions. The majority of the remaining securities, also, were eventually transferred.

At present, very limited funds are being made available by the State Government for advances for agricultural development, the bulk of the moneys for this purpose being provided by the Commonwealth Government under the War Service Land Settlement and Commonwealth Re-establishment and Employment Acts. Particulars of this expenditure are shown in § 9 above.

7. Tasmania.—The following table shows particulars of advances under State Authorities to 30th June, 1953. Although not regarded as outstanding advances by the Department of Agriculture 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, ETC. : TASMANIA.

Advances, etc.	Advances made during—		Total Advances at 30th June, 1953.	Balance outstanding at 30th June, 1953.	
	1951-52.	1952-53.		Number of Persons.	Amount.
	£	£	£		£
Agricultural Bank—					
State Advances Act and Rural Credits ..	169,795	39,083	2,790,486	475 (a)	496,132
Orchardists' Relief, 1926 .. .. .	..	..	46,832	1	53
Unemployed (Assistance to Primary Producers) Relief Act 1930-1931 .. .. .	..	..	114,302	1	10
Bush Fire Relief 1934 .. .. .	..	..	14,555	3	57
Crop Losses, 1934-35 .. .. .	..	..	10,086	2	213
Assistance to Fruitgrowers Act 1941 .. .. .	..	..	34,556	3	333
Flood Sufferers' Relief Act, 1942 .. .. .	..	..	3,764	..	..
Flood Sufferers' Relief Act, 1944 .. .. .	..	..	1,902	5	580
Commonwealth Re-establishment and Employment Act 1945	11,188	2,876	395,827	344	239,410
Primary Producers' Relief Act 1947 .. .. .	..	..	297,846	519	114,408
Minister for Agriculture—					
Soldier Settlers—					
Advances	11,316	1,509	959,573	33 (b)	19,852
Purchase of Estates, etc.(c)	2,880	2,378	2,552,407	(d) 511	474,078
Closer Settlers—					
Advances	2,155	500	97,411	8	2,473
Purchase of Estates, etc.(c)	27	394	520,930	(d) 116	112,447
Total	197,361	46,740	7,840,477	2,021	1,460,046

(a) Excludes £8,956 forfeited properties. (b) Excludes £204,813 advances capitalized, £79,166 advances written off to bad debts, and £40,789 written off to revaluation. (c) Not regarded as outstanding advances by the Department. (d) Number of leaseholders, including those to whom advances have been made.

8. Northern Territory.—During the financial year 1951-52 two advances totalling £525 were made while 21 advances totalling £4,881 were made in 1952-53. The total amount advanced to 30th June, 1953, was approximately £32,986. At 30th June, 1953 the balance outstanding from 25 settlers, including interest, was £6,016.

9. Summary of Advances.—The following table is a summary for each State (except Western Australia) and the Northern Territory to the 30th June, 1953. 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. Particulars of Loans (Agricultural Occupations) under the Commonwealth Re-establishment and Employment Act 1945 and of certain advances for wire-netting and other purposes provided from Commonwealth funds are included.

ADVANCES TO SETTLERS, ETC. : SUMMARY.

State.	Advances, etc., made during—		Total Advances, at 30th June, 1953.	Balance outstanding at June, 1953.	
	1951-52.	1952-53.		Number of Persons.	Amount.
	£	£	£	£	£
New South Wales(a) ..	7,165,703	4,991,754	61,356,953,392	28,794	43,520,221
Victoria(a)	7,991,760	7,080,266	105,240,049	9,409	32,095,578
Queensland	2,055,511	1,840,631	27,452,303 bc	5,855	8,077,121
South Australia	1,092,555	1,449,079	29,994,774	4,102	7,056,974
Tasmania	197,361	46,740	7,840,477	2,021	1,460,046
Northern Territory	525	4,881	32,986	25	6,016

(a) Includes expenditure on acquisition, development and improvement of land for war service land settlement (see p. 86). (b) Incomplete. (c) Number of accounts.

§ 11. Alienation and Occupation of Crown Lands.

1. **General.**—The figures shown 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 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—1953 in all cases. A summary for each State and Territory and for Australia as a whole is also supplied. Particulars for each year from 1942 to 1952 appear in *Primary Industries Bulletin* No. 46, Part 1.—Rural Industries, page 7. The area occupied 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.**—The total area of New South Wales is 198,037,120 acres, of which 26.1 per cent. had been alienated at 30th June, 1953; 7.1 per cent. was in process of alienation; 59.2 per cent. was held under leases and licences; and the remaining 7.6 per cent. was unoccupied, or held by the Crown.

The following table shows particulars as at 30th June, 1953 :—

ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES, 30th JUNE, 1953.

(Acres.)

Particulars.	Area.	Particulars.	Area.
<i>1. Alienated.</i>		<i>3. Held under Leases and Licences.</i>	
Granted and sold prior to 1862 ..	7,146,579	Homestead selections and grants ..	1,678,558
Sold by auction and other sales, 1862 to date ..	15,508,418	Alienable leases, long-term and perpetual ..	26,228,085
Conditionally sold, 1862 to date ..	33,895,938	Long-term leases with limited right of alienation ..	1,512,340
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	Other long-term leases ..	77,149,937
Granted for public and religious purposes ..	265,904	Short-term leases and temporary tenures ..	8,350,180
		Forest leases ..	2,088,453
		Mining and auriferous leases ..	196,381
	56,989,037		
Less lands resumed or reverted to Crown ..	5,396,201	Total ..	117,203,934
Total ..	51,592,836		
<i>2. In Process of Alienation.</i>		<i>4. Unoccupied</i> —Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied (Approximate) ..	
Conditional purchases ..	12,221,411		15,103,694
Closer settlement purchases ..	1,535,897		
Soldiers' group purchases ..	161,784		
Other forms of sale ..	217,564		
Total ..	14,136,656	<i>5. Total Area of State</i> ..	198,037,120

3. **Victoria.**—The total area of Victoria is 56,245,760 acres, of which 54.6 per cent. had been alienated up to the end of 1953; 4.1 per cent. was in process of alienation under deferred payments and closer settlement schemes; 15.0 per cent. was occupied under leases and licences; and 26.3 per cent. was unoccupied or held by the Crown.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS : VICTORIA,
31st DECEMBER, 1953.

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	30,698,560	3. <i>Leases and Licences held—</i> <i>Under Lands Department—</i>	
2. <i>In Process of Alienation—</i>		Perpetual Leases	72,075
Exclusive of Mallee and Closer Settlement Lands	362,474	Agricultural College Leases	37,085
Mallee Lands (exclusive of Closer Settlement Lands)	1,439,178	Other Leases and Licences	19,906
Closer Settlement Lands	527,476	Temporary (Yearly) Grazing Licences	7,372,248
Village Settlement	33	Under Mines Department(a)	957,797
Total	2,329,161	Total	8,459,111
		4. <i>Occupied by the Crown or Un- occupied</i>	14,758,928
		5. <i>Total Area of State</i>	56,245,760

(a) Includes State Coal Mine area, 7,575 acres and State Electricity Commission area, 2,800 acres.

4. Queensland.—The total area of this State is 429,120,000 acres, of which, on 31st December, 1953, 5.7 per cent. was alienated; 0.8 per cent. was in process of alienation; and 84.4 per cent. was occupied under leases and licences. The remainder, 9.1 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, 1953.

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and Licences—</i>	
By Purchase	24,325,859	Pastoral Leases	249,215,120
Without Payment	92,121	Occupation Licences	13,018,200
		Grazing Selections and Settle- ment Farm Leases	88,587,279
		Leases—Special Purposes	a 2,047,945
		Mining Leases	537,154
		Perpetual Leases Selections and Perpetual Lease Prickly Pear Selections	6,566,522
		Auction Perpetual Leases, etc. (Reserves)	(b) 514,751
		Forest Grazing Leases (of Reserves)	1,644,440
		Total	362,131,411
Total	24,417,980	4. <i>Reserves (net, not leased), Surveyed Roads and Surveyed Stock Routes</i>	22,699,048
		5. <i>Unoccupied</i>	16,540,771
2. <i>In Process of Alienation</i>	3,330,790	6. <i>Total Area of State</i>	429,120,000

(a) Special leases of Crown Land, 594,152 acres; special leases of reserves, 1,453,793 acres.

(b) Includes 481,157 acres over which perpetual country leases were granted to Queensland-British Food Corporation.

5. **South Australia.**—The area of South Australia is 243,244,800 acres and at 30th June, 1953, 5.9 per cent. was alienated ; 0.2 per cent. in process of alienation ; 57.1 per cent. occupied under leases and licences ; and 36.9 per cent. occupied by the Crown or unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : SOUTH AUSTRALIA,
30th JUNE, 1953.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i> —		3. <i>Held under Lease and Licence</i> —	
Sold	14,106,469	Perpetual Leases, including Ir-	0
Granted for Public Purposes ..	138,708	rigation Leases	18,667,736
		Pastoral Leases	117,120,187
		Other Leases and Licences ..	2,998,951
		Mining Leases and Licences ..	94,742
Total	14,245,177	Total	138,881,616
2. <i>In Process of Alienation</i> ..	400,052	4. <i>Area Unoccupied (a)</i>	89,717,955
		5. <i>Total Area of State</i>	243,244,800

(a) Includes surveyed roads, railways and other reserves, salt water lakes, lagoons, and fresh water lakes.

6. **Western Australia.**—The total area of Western Australia is 624,588,800 acres, of which, at 31st December, 1953, 3.9 per cent. was alienated ; 2.0 per cent. was in process of alienation ; and 32.9 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 61.2 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA,
31st DECEMBER, 1953.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	24,137,676	3. <i>Leases and Licences in Force</i> —	
		(i) Issued by Lands Department—	
		Pastoral Leases	198,024,098
		Special Leases	2,261,236
		Leases of Reserves	582,022
		Residential Lots	4,724
		Perpetual Leases	973,545
		(ii) Issued by Mines Department—	
		Gold-mining Leases	24,860
		Mineral Leases	43,155
		Miners' Homestead Leases	32,841
		(iii) Issued by Forests Department—	
		Timber Permits	3,687,330
		Total	205,633,811
2. <i>In Process of Alienation</i> —		4. <i>Area Unoccupied</i>	382,110,108
Midland Railway Concessions ..	54,800	5. <i>Total Area of State</i>	624,588,800
Free Homestead Farms	394,298		
Conditional Purchase	9,513,986		
Selections under the Agricultural Lands Purchase Act	343,031		
Grazing Land	2,322,702		
Town and Suburban Lots	3,462		
Crown Grants of Reserves	74,926		
Total	12,707,205		

7. Tasmania.—The total area of Tasmania is 16,778,000 acres, of which, at 30th June, 1953, 37.2 per cent. had been alienated ; 2.1 per cent. was in process of alienation ; 16.3 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement ; while the remainder (44.4 per cent.) was unoccupied or reserved by the Crown.

The following table shows the distribution :—

ALLENATION AND OCCUPATION OF CROWN LANDS : TASMANIA,
30th JUNE, 1953.

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. Alienated	6,238,642	3. Leases and Licences—continued.	
2. In Process of Alienation ..	344,401	(i) Issued by Lands Department—continued.	
3. Leases and Licences—		Soldier Settlement ..	94,216
(i) Issued by Lands Department—		Short-term Leases ..	8,342
Islands	161,100	(ii) Issued by Mines Department ..	(a) 31,398
Ordinary Leased Land ..	1,928,106	Total	2,743,412
Land Leased for Timber	493,393	4. Area Occupied by the Crown or Un-	
Closer Settlement ..	26,857	occupied(b)	7,451,545
		5. Total Area of State	16,778,000

(a) At 30th December, 1953. (b) Includes reservations for roads and various other public purposes 4,069,320 acres, lands occupied by Commonwealth or State Departments, 21,802 acres and land acquired for Soldier and Closer Settlement but not leased, 2,385 acres.

8. Northern Territory.—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1953, only 0.1 per cent. was alienated ; 53.7 per cent. was held under leases and licences ; 14.1 per cent. was reserved for aboriginal, defence and public requirements ; and the remaining 32.1 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1953 :—Alienated, 455,322 acres ; leased—pastoral leases, 140,151,254 acres, other leases, licences and mission stations, 39,863,572 acres, total leased, 180,014,826 acres ; reserved for aboriginal, defence and public requirements, 47,000,885 acres ; unoccupied and unreserved, 107,645,767 acres ; total, 335,116,800 acres.

9. Australian Capital Territory.—Alienated land of the Territory (excluding the Jervis Bay area) at the end of 1953 comprised 10.9 per cent. of the total area ; land in process of alienation 6.8 per cent. ; land held under lease and licence 53.8 per cent. ; land otherwise occupied, including city tenures, 6.9 per cent. ; and unoccupied 21.6 per cent.

The following are the particulars of land areas in the Australian Capital Territory at the end of 1953 :—Alienated, 65,857 acres ; in process of alienation, 41,224 acres ; leased—grazing, agricultural, etc., leases, 303,130 acres, grazing licences, 7,174 acres, total leased, 310,304 acres ; otherwise occupied, 35,969 acres ; unoccupied, 129,446 acres ; total, 582,800 acres. Including the Jervis Bay area of 18,000 acres—12,788 acres leased and 5,212 acres otherwise occupied—the grand total for the whole Territory is 600,800 acres.

10. Summary.—The following table provides a summary for each State and Territory, and for Australia as a whole, of the alienation and occupation of Crown lands in 1953 :—

ALIENATION AND OCCUPATION OF CROWN LANDS, 1953.

State or Territory.	Private Lands.				Crown Lands.				Total Area. '000 Acres.
	Alienated.		In Process of Alienation.		Leased or Licensed.		Other.		
	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	
N.S.W.(a) ..	51,593	26.05	14,137	7.14	117,204	59.18	15,103	7.63	198,037
Victoria(b) ..	30,699	54.58	2,329	4.14	8,459	15.04	14,759	26.24	56,246
Queensland(b)	24,418	5.69	3,331	0.78	362,131	84.39	39,240	9.14	429,120
S. Aust.(a) ..	14,245	5.86	400	0.16	138,882	57.10	89,718	36.88	243,245
W. Aust.(b) ..	24,137	3.86	12,707	2.03	205,634	32.93	382,110	61.18	624,588
Tasmania(a) ..	6,239	37.18	345	2.06	2,743	16.35	7,451	44.41	16,778
Nor. Terr.(a) ..	455	0.13	..	..	180,015	53.72	154,647	46.15	335,117
A.C.T.(b) ..	66	10.98	41	6.82	323	53.75	171	28.45	601
Australia ..	151,852	7.98	33,290	1.75	1,015,391	53.34	703,199	36.93	1,903,732

(a) At 30th June.

(b) At 31st December.

The diagram on page 73 shows in graphical form the areas alienated from the State, those in process of alienation under the various systems of deferred payments, the areas held under leases or licences and the areas left unoccupied.