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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 tenure 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 1954-55, 15,585 acres were permanently reserved or dedicated for miscellaneous recreation reserves and similar purposes. The areas reserved at 30th June, 1955 were as follows:—For travelling stock, 5,332,482 acres; pending classification and survey, 4,512,681 acres; forest reserves, 2,261,161 acres; water and camping reserves, 871,012 acres; mining reserves, 1,115,856 acres; for recreation and parks, 456,556 acres; other reserves, 6,315,599 acres; total, 20,865,347 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 1955, 174 acres were granted without purchase. The areas both temporarily and permanently reserved at the end of 1955 were as follows :—For roads, 1,664,703 acres ; water reserves, 317,910 acres ; agricultural colleges, etc., 8,434 acres ; forest and timber reserves, 5,676,604 acres ; reserves in the mallee, 410,000 acres ; other reserves, 552,978 acres ; total, 8,630,629 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 Lands 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 1955, no areas were granted in fee simple without payment, 223,304 acres were set apart as reserves and reserves cancelled totalled 167,994 acres. The areas reserved, including roads, at the end of 1955 were as follows :—Timber reserves, 3,182,193 acres ; for State forests and national parks, 5,556,383 acres ; aboriginal reserves, 7,847,510 acres ; for streets, surveyed roads and stock routes, 3,674,429 acres ; general reserves, 5,678,570 acres ; total, 25,939,085 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 lands 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 1954–55, free grants were issued for an area of 6,583 acres and reserves comprising 526,227 acres were proclaimed. At 30th June, 1955, the total area of surveyed roads, railways and other reserves was 21,862,525 acres, including 18,787,900 acres set apart as aboriginal reserves.

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, 1955, approximately 2,904,496 acres were reserved for various purposes. At 30th June, 1955 the total area reserved was 55,224,230 acres, comprising State forests, 3,834,207 acres, timber reserves, 1,831,870 acres and other reserves 49,558,153 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, 1955 was 4,129,511 acres, excluding 21,484 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 lands so resumed.

(ii) *Areas Reserved.* The total area of reserves at 30th June, 1955 was 47,543,605 acres.

8. **Summary.**—The following table shows the total areas reserved in each State, and the grand totals, for the years 1951 to 1955 :—

AREAS RESERVED.
(’000 Acres.)

	N.S.W. (a)	Victoria. (b)	Q’ld. (b)	S. Aust. (a)	W. Aust. (a)	Tas. (a)	Nor. Terr. (a)	Total.
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
1954 ..	20,344	8,451	25,873	21,336	52,613	4,070	47,032	179,719
1955 ..	20,865	8,631	25,939	21,863	55,224	4,129	47,544	184,195

(a) At 30th June.

(b) At 31st December.

§ 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 Act 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) *Road Purchases.* Land from roads that are closed may, with certain exceptions, be sold to the owners of adjoining lands at a value determined by the local Land Board.

(vi) *Areas Sold.* During the year ended 30th June, 1955, the total area sold was 1,321 acres of which 14 were sold by auction and 18 acres as after auction purchases, while 39 acres were sold as improvement purchases, 1,200 acres as road purchases and 50 acres as special purchases. The amount realized for the sale of the whole area was £124,512.

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 of 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 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 1955, a total of 838 acres was disposed of under this tenure, 529 acres being country lands and 309 acres town and suburban lands.

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.* One unconditional selection was made freehold during 1955.

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, 1955, the area of town lands and special blocks sold by auction was 21 acres. In addition, 176,123 acres were sold at fixed prices, and purchases on credit of 55,405 acres were completed, making a total of 231,549 acres.

5. *Western Australia.*—(i) *Sales by Auction.* Town, suburban and village lands may 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, 1955, the area of town and suburban allotments sold by auction was 830 acres in 602 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, 1955, the total number of incomplete conditional purchases in existence was 36,467 covering an area of 11,833,954 acres. During 1954-55, applications received for conditional purchases numbered 18, of which 11, with an area of 2,888 acres, were confirmed; during the year, deeds were issued for 346,062 acres, bringing the total acreage for which deeds had been issued to 34,564,241 at the end of the year. These figures exclude conversions from other tenures—589 comprising 191,235 acres.

3. **Victoria.**—The total area purchased conditionally in 1955 was 8,556 acres, all with residence. The number of selectors was 58. There were no selections in the Mallee in 1955.

4. **Queensland.**—The following selections were made freehold during 1955 :—Agricultural farms, 69,932 acres, prickly pear selections, 181,156 acres, prickly pear development selections, 3,981 acres, and unconditional selections, 708 acres.

5. **South Australia.**—During 1954–55, 45,602 acres were allotted under agreements to purchase, comprising Eyre Peninsula railway lands, 16,009 acres, closer settlement lands, 11,033 acres, surplus lands, 1,861 acres, and other Crown lands, 16,699 acres.

6. **Western Australia.**—During the year ended 30th June, 1955, the number of holdings conditionally alienated was 684, the total area involved being 823,016 acres, comprising conditional purchases by deferred payments with residence, 822,616 acres and free homestead farms, 400 acres. Under the heading “ deferred payments with residence ”, are included conditional purchases of grazing lands.

In addition, Crown grants were issued during 1954–55 for the following selections, the prescribed conditions having been complied with :—Free homestead farms, 5,490 acres and conditional purchases, 307,200 acres.

7. **Tasmania.**—During 1954–55, Crown grants were issued for 25,914 acres. The total area sold conditionally was 2,213 acres, comprising selections for purchase, 1,872 acres, and town and suburban allotments, 341 acres. The numbers of applications confirmed were 93 for country selections and 101 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 was given in earlier 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 30th June, 1955.

AREAS OCCUPIED UNDER LEASE OR LICENCE AT 30th JUNE, 1955, NEW SOUTH WALES.(a)
(Acres.)

Particulars.	Area.	Particulars.	Area.
<i>Crown Lands or Closer Settlement Acts</i>		<i>Crown Lands or Closer Settlement Acts—continued.</i>	
Occupation licences	585,065	Suburban holdings	51,915
Conditional leases	10,989,056	Group purchase leases	222,621
Conditional purchase leases	132,363	Irrigation areas	183,445
Settlement leases	2,596,739	Other leases(b)	185,807
Improvement leases	29,897		
Annual leases	447,618	<i>Western Lands Act.</i>	
Scrub and Snow leases	642,651	Conditional leases	93,823
Special leases	1,364,696	Perpetual leases	66,017,125
Permissive occupancies	1,916,292	Other long-term leases	10,489,388
Prickly pear leases	96,885	Permissive occupancies	371,420
Crown leases	7,065,556	Leases being issued—occupation licences	112,336
Homestead farms	4,970,523	Preferential occupation licences	543,481
Homestead selections and grants	1,687,189		
Closer settlement leases	2,469,963		
Settlement purchase leases	1,045,639	Total	114,311,493

(a) Excludes mining leases and permits ; forest leases and occupation permits. (b) Includes leases outside irrigation areas, controlled by the Water Conservation and Irrigation Commission—166,706 acres.

3. **Victoria.**—The area of Crown lands occupied under leases and licences in the year 1955 was as follows:—Grazing licences—other than Mallee, 4,483,853 acres; Mallee, 1,917,945 acres; auriferous lands licences, 15,866 acres; perpetual leases—other than Mallee, 17,819 acres; Mallee, 41,852 acres; swamp lands leases, 3,978 acres; agricultural college lands, 20,369 acres; total, 6,501,682 acres.

4. **Queensland.**—The area occupied under lease or licence, excluding mining leases, at the end of 1955 was as follows:—Pastoral leases, 252,205,480 acres; occupation licences, 11,109,160 acres; grazing selections and settlement farm leases, 89,824,655 acres; special purpose leases—Crown land, 477,792 acres; reserves, 1,585,210 acres; perpetual lease (including prickly pear) selections, 6,761,110 acres; auction perpetual leases, 280,959 acres; forest grazing leases (reserves), 1,625,400 acres; total, 363,869,766 acres.

5. **South Australia.**—The total area, including repurchased lands held under lease or licence except mining lease and licence, at 30th June, 1955 was 137,461,371 acres of which pastoral leases, 114,937,456 acres, constituted the major proportion.

6. **Western Australia.**—At 30th June, 1955, the total area held under lease or licence issued by the Lands Department amounted to 204,781,631 acres, of which 200,789,422 acres were under pastoral lease.

7. **Tasmania.**—Crown lands leased at 30th June, 1955, for other than mining purposes amounted to 2,486,666 acres of which 2,054,217 acres were leased for pastoral purposes.

8. **Northern Territory.**—At 30th June, 1955, the total area under lease, etc., was 181,165,325 acres of which pastoral leases accounted for 140,412,979 acres and other leases, licences and mission stations, 40,752,346 acres.

9. **Australian Capital Territory.**—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. The number of leases granted under this Ordinance to 30th June, 1955 (excluding leases surrendered and determined) was 2,619 representing an unimproved value of £914,335. Auction sales of city leaseholds are described in Official Year Book No. 22, p. 599. During the year ended 30th June, 1955, 384 leases were granted for residential purposes and 54 for business purposes.

Thirteen 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 27 leases have been granted for either church or scholastic purposes under various other Ordinances.

The total area held under lease and licence for grazing, agricultural, dairying and other purposes (including the Jervis Bay area) amounted to 320,906 acres in 1954–55.

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 1951 to 1955.

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. (a) (c) (d)	Total.
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	7,501	361,594	139,509	202,761	2,712	180,015	323	1,009,328
1954 ..	114,452	6,367	361,657	137,867	202,754	2,576	180,020	323	1,006,016
1955 ..	114,311	6,502	363,870	137,461	204,782	2,487	181,165	321	1,010,899

(a) At 30th June.

(b) At 31st December.

(c) Leases and licences for all purposes.

(d) Includes Jervis Bay area.

§ 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 year 1954–55 or 1955 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.**—At 30th June, 1955, total areas occupied under Mining Acts were as follows:—Gold-mining, 2,620 acres; mining for other minerals, 194,642 acres; authorities to prospect, 21,930,827 acres; other purposes, 7,689 acres; total, 22,135,778 acres.

3. **Victoria.**—During 1955, there were 116 leases and licences granted under Mining Acts, including 19 for gold-mining. Areas occupied at the end of 1955 were as follows:—Gold-mining, 16,956 acres; petroleum prospecting, 3,850,880 acres; coal, 13,101 acres; uranium and radio active minerals, 19,508 acres; other purposes, 5,979 acres; total, 3,906,424 acres.

4. **Queensland.**—During 1955, there were 3,285 miners' rights and three business licences issued. Areas taken up during 1955 totalled 162,655 acres, of which petroleum prospecting comprised 128,000 acres and mining for minerals other than gold, 18,397 acres. Total areas occupied at the end of 1955 were as follows:—Gold-mining, 2,688 acres; mining for other minerals, 112,066 acres; miners' homesteads, 427,056 acres; petroleum prospecting, 576,000 acres; coal prospecting, 14,186 acres; total, 1,131,996 acres. The area of land held under lease only was 541,810 acres.

5. **South Australia.**—Areas taken up under Mining Acts during 1954–55 totalled 47,460,986 acres, including claims, 2,281 acres, mineral and miscellaneous leases, 2,705 acres, and oil licences, 47,456,000 acres. Total areas occupied at 30th June, 1955 were as follows:—Gold-mining, 590 acres; other mineral and miscellaneous leases, 762,595 acres; claims, 10,603 acres; oil licences, 136,480,000 acres; other purposes, 28 acres; total, 137,253,816 acres.

6. **Western Australia.**—Areas taken up during 1955 under Mining Acts totalled 20,235 acres, including gold-mining, 8,961 acres, and mining for other minerals, 10,605 acres. Total areas occupied at the end of 1955 were as follows:—Gold-mining, 30,469 acres; mining for other minerals, 88,017 acres; other purposes, 41,405 acres; total, 159,891 acres.

7. **Tasmania.**—During 1955, the number of leases issued covered 1,151 acres, including coal-mining, 600 acres and tin-mining, 87 acres. Total areas occupied at the end of 1955 were as follows:—Gold-mining, 587 acres; coal-mining, 7,114 acres; mining for other minerals, 18,474 acres; other purposes, 4,233 acres; total, 30,408 acres.

8. **Northern Territory.**—At 30th June, 1955, the number and acreage of holdings under mining leases and tenements were as follows:—Gold-mining leases, 293 (4,871 acres); other minerals leases, 406 (10,442 acres); gold and tin dredging areas, 4 (843 acres); gold and other mineral prospecting areas, 36 (574 acres); business and residence areas, 189 (118 acres); other purposes, 134 (5,263 acres); total, 1,062 (22,111 acres). In addition, 25 authorities to prospect aggregating 2,900 square miles were held at 30th June, 1955.

9. **Summary.**—The following table shows the total areas occupied under Mining Acts in each State at the end of the years 1951 to 1955:—

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)
1951..	364,991	1,096,495	1,285,740	36,669,380	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
1954..	14,078,264	2,978,321	1,757,309	156,743,650	166,378	30,059	175,753,981
1955..	22,135,778	3,906,424	1,131,996	137,253,816	159,891	30,408	164,618,313

(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) Includes 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 issues of the Official Year Book up to No. 22 (*see* No. 22, pp. 163-9) and the results of the operations of the several schemes have appeared in subsequent issues in considerable detail. 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.**—From the inception of closer settlement in 1905 to 30th June, 1955, 2,479 estates totalling 6,744,047 acres had been purchased by the Crown at a cost of £30,213,100 for purposes of closer settlement of civilians and returned service personnel.

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, were given in earlier issues of the Official Year Book, (*see* No. 42, p. 98).

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." Details of the position at 31st December, 1934, the latest date for which the information is available, were given in earlier issues of the Official Year Book, (*see* No. 42, page 98).

5. **South Australia.**—The total area re-purchased for closer settlement at 30th June, 1955 was 948,885 acres, at a cost of £2,865,200. 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, 817,069 acres have been allotted to 2,768 persons.

6. **Western Australia.**—The total area acquired for closer settlement up to 30th June, 1955 was 2,858,777 acres, costing £4,344,990. Particulars of operations under the Act for the year ended 30th June, 1955 are as follows:—Area selected during the year, 41,095 acres; number of farms, etc., allotted to date, 2,410; total area occupied to date, 1,974,716 acres; area set aside for roads, reserves, etc., 20,972 acres; balance available for selection, 863,089 acres.

7. **Tasmania.**—Up to 30th June, 1955, 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, 1955 was 100.

§ 8. 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. Issue No. 39 contains a brief general description of the scheme.

(ii) *Summary of Operations to 30th June, 1955.* The tables hereunder show the operations of the War Service Land Settlement Scheme in each State up to 30th June, 1955.

**WAR SERVICE LAND SETTLEMENT (1939-45 WAR) : SUMMARY TO
30th JUNE, 1955.**

State.	Land Submitted by States.		Land Approved by Commonwealth.				Land under Consideration.	Land Rejected or Withdrawn.
			As Suitable for Soldier Settlement.		Acquired by States.			
	Sub-missions.	Area.	Properties.	Area.	Properties.	Area.	Area.	Area.
	No.	Acres.	No.	Acres.	No.	Acres.	Acres.	Acres.
<i>New South Wales—</i>								
Subdivision ..	147	1,724,567	131	1,474,765	73	896,553	..	249,802
Irrigation Lands ..	30	264,829	(a) 29	232,104	(a) 16	173,135	..	32,725
Western Division ..	180	6,886,575	171	6,170,989	168	6,125,469	..	715,586
Promotion Scheme ..	(b) 629	1,417,880	(b) 499	1,240,936	487	1,261,623	..	176,944
Irrigation Lands ..	80	122,617	75	111,424	73	99,623	..	11,193
<i>Total, New South Wales ..</i>	<i>1,066</i>	<i>10,416,468</i>	<i>905</i>	<i>9,230,218</i>	<i>817</i>	<i>8,556,403</i>	<i>..</i>	<i>1,186,250</i>
<i>Victoria—</i>								
Irrigation Lands ..	19	177,154	19	133,610	18	105,427	..	43,544
Other ..	228	931,127	225	909,765	(a) 204	843,438	3,183	18,179
<i>Total, Victoria ..</i>	<i>247</i>	<i>1,108,281</i>	<i>244</i>	<i>1,043,375</i>	<i>222</i>	<i>948,865</i>	<i>3,183</i>	<i>61,723</i>
<i>Queensland ..</i>	182	531,259	145	455,476	(c) 134	398,524	..	75,783
South Australia ..	212	736,995	(b) 177	599,972	(a) 167	577,377	..	137,023
Western Australia ..	757	2,793,227	547	2,117,341	519	2,062,958	..	675,886
Tasmania ..	140	576,807	108	447,392	(b) 104	424,045	..	129,415
<i>Total, Australia ..</i>	<i>2,604</i>	<i>16,163,037</i>	<i>2,126</i>	<i>13,893,774</i>	<i>1,963</i>	<i>12,968,172</i>	<i>3,183</i>	<i>2,266,080</i>

State.	Land Approved by Commonwealth for Subdivision.			Single Properties Approved by Commonwealth.		Land Allotted to Settlers.	
	Properties.	Area.	Holdings.	Properties.	Area.	Area.	Holdings.
	No.	Acres.	No.	No.	Acres.	Acres.	No.
<i>New South Wales—</i>							
Subdivision ..	125	1,320,343	1,093	..	..	928,955	782
Irrigation Lands ..	(a) 25	203,270	334	1	770	162,014	295
Western Division ..	..	..	..	215	6,170,989	6,125,469	212
Promotion Scheme ..	(c) 196	943,514	671	299	285,607	1,105,029	869
Irrigation Lands ..	35	94,589	168	38	15,755	91,210	162
<i>Total, New South Wales ..</i>	<i>381</i>	<i>2,561,716</i>	<i>2,266</i>	<i>553</i>	<i>6,473,121</i>	<i>8,412,677</i>	<i>2,320</i>
<i>Victoria—</i>							
Irrigation Lands ..	14	104,112	1,115	5	2,336	84,878	836
Other ..	205	842,763	1,507	11	7,522	828,244	1,520
<i>Total, Victoria ..</i>	<i>219</i>	<i>946,875</i>	<i>2,622</i>	<i>16</i>	<i>9,858</i>	<i>913,122</i>	<i>2,356</i>
<i>Queensland ..</i>	88	399,241	604	43	15,143	218,640	470
South Australia ..	(c) 81	336,255	710	55	35,419	312,750	658
Western Australia ..	147	1,708,813	617	369	480,007	1,136,547	711
Tasmania ..	26	111,275	219	58	29,937	121,000	217
<i>Total, Australia ..</i>	<i>942</i>	<i>6,064,175</i>	<i>7,038</i>	<i>1,094</i>	<i>7,043,485</i>	<i>11,114,736</i>	<i>6,732</i>

(a) Excludes portions of four properties. (b) Excludes portions of two properties. (c) Excludes portion of one property. (d) Excludes portions of three properties.

(iii) *Expenditure.* The following table shows a dissection of the Commonwealth expenditure on War Service Land Settlement to 30th June, 1955:—

WAR SERVICE LAND SETTLEMENT (1939-45 WAR) : COMMONWEALTH EXPENDITURE TO 30th JUNE, 1955.
(£.)

Advances to States.	N.S.W.	Vic.	Qld.	S. Aust.	W. Aust.	Tas.	Total.
For acquisition of land ..	..	..	..	2,145,433	3,396,218	1,181,976	6,723,627
For development and improvement of land ..	..	..	..	8,935,161	9,857,484	4,980,435	23,773,080
Commonwealth contributions to excess cost over valuation ..	..	1,189,011	115,432	82,800	183,501	126,080	1,696,824
To provide credit facilities to settlers ..	..	..	..	2,143,898	6,594,802	1,169,709	9,908,409
For remission of settlers' rent and interest ..	245,221	91,565	33,447	82,657	190,351	53,226	696,467
For payment of living allowances to settlers ..	688,785	636,000	164,000	168,875	270,943	60,491	1,989,094
For operations and maintenance of irrigation projects ..	..	..	..	268,589	12,151	1,697	282,437
Loss on advances ..	..	99	1,132	1,727	23,612	..	26,570
Cost of administration of credit facilities ..	..	..	..	57,569	261,313	18,733	337,615
Total	934,006	1,916,675	314,011	13,886,709	20,790,375	7,592,347	45,434,123

Repayments of expenditure to 30th June, 1955, on the acquisition, development and improvement of land amounted to £3,655,503, and on the provision of credit facilities to settlers to £4,012,762, so that the total expenditure was reduced by £7,668,265 to £37,765,858. In addition, miscellaneous receipts in South Australia, Western Australia and Tasmania to 30th June, 1955, amounted to £1,490,079.

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 were given 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, 1955:—

LOANS (AGRICULTURAL OCCUPATIONS) : SUMMARY TO 30th JUNE, 1955.

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)		
				£		£	£
New South Wales	7,763	6,296	1,467	4,953,327	5,480	4,253,419	2,660,000
Victoria ..	4,817	3,350	1,467	2,175,881	3,090	2,016,830	1,040,000
Queensland ..	2,372	1,969	403	1,094,340	1,605	889,134	610,000
South Australia ..	2,128	1,282	846	996,643	1,219	955,029	465,000
Western Australia	3,197	2,287	910	2,154,322	2,150	2,020,979	1,110,000
Tasmania ..	1,124	758	366	473,265	728	454,404	300,400
Northern Territory	34	15	19	11,945	12	10,148	10,748
New Guinea ..	16	7	9	7,272	6	6,772	5,496
Norfolk Island ..	3	1	2	1,000	..	..	..
Total	21,454	15,965	5,489	11,867,995	14,290	10,606,715	6,201,644

(a) After deduction of loans declined after approval—£1,261,280. (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, livestock, 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, 1955 :—

**ALLOWANCES (AGRICULTURAL OCCUPATIONS) : SUMMARY TO
30th JUNE, 1955.**

State.	Applications.			Advanced by Commonwealth Treasury to Bank.	Allowances Paid.
	Received.	Approved.	Rejected, Withdrawn or Not Yet Approved.		
				£	£
New South Wales ..	4,075	3,623	452	582,000	579,523
Victoria ..	3,067	2,311	756	296,500	296,013
Queensland ..	3,043	2,514	529	477,206	477,206
South Australia(a) ..	2,261	1,753	508	324,500	323,832
Western Australia ..	3,018	2,608	410	480,100	479,699
Tasmania ..	633	522	111	116,250	115,657
New Guinea ..	4	3	1	944	944
Total ..	16,101	13,334	2,767	2,277,500	2,272,874

(a) Includes allowances paid to four ex-servicemen in the 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 1954–55, and the aggregate to 30th June, 1955. The aggregate, £56,396,887, includes—War service land settlement, £45,434,123 ; agricultural loans, £6,201,644 ; agricultural allowances, £2,276,700 ; administrative expenses, £1,061,628 ; and rural training, £1,422,792.

**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
1953-54	114,528	858,382	63,464	1,662,482	2,327,206	1,191,137	..	295	6,217,494
1954-55	135,061	268,599	37,153	1,887,668	2,585,162	1,427,847	..	98	6,341,588
Total to 30th June, 1955 ..	5,007,555	3,853,664	1,571,803	14,925,015	22,874,672	8,146,990	10,748	6,440	56,396,887

After deducting repayments of expenditure to 30th June, 1955, which amounted to £7,668,265, and miscellaneous receipts, £5,981,719, the net expenditure to 30th June, 1955 was £42,746,903.

§ 9. Advances to Settlers.

1. *General.*—A detailed statement regarding the terms and conditions governing advances to settlers in the several States and the Northern Territory may be found in earlier issues of the 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* § 8 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 § 8 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, 1955:—

ADVANCES TO SETTLERS, ETC. : NEW SOUTH WALES.

Advances, etc.	Advances, etc., made during 1954-55.	Total Advances, etc., at 30th June, 1955.	Balance outstanding at 30th June, 1955.	
			Number of Accounts.	Amount.
	£	£		£
Department of Lands—				
Closer Land Settlement		15,124,116	5,256 (a)	2,119,594
Soldier Settlers 1914-18 War		(b) 3,196,005	332	102,182
1939-45 War	975,002	9,441,079	4,698	3,427,673
Soldier Land Settlement—Acquisition, development and improvement of land, War Service Land Settlement Agreement Act	2,274,228	21,487,854	2,081 c	17,759,719
Wire Netting		1,494,653	138	15,732
Prickly Pear	21,104	266,935	158	11,098
Rural Bank—				
General Bank Department—				
Commonwealth Re-establishment and Employment Act 1945	10,384	4,230,272	1,978	1,146,387
Other	3,402,850	70,008,612	8,930	19,086,993
Government Agency Department—				
Rural Industries	129,308	8,393,508	806	366,916
Unemployment Relief and Dairy Promotion	480,485	2,820,267	1,640	1,057,016
Rural Reconstruction(d)	366,662	12,961,431	779	1,698,183
Shallow Boring	82,919	1,314,579	177	179,465
Farm Water Supplies	100,191	347,185	344	266,883
Soil Conservation	2,109	5,613	9	3,834
Rivers and Foreshores Improvement	1,335	5,267	29	653
Irrigation Areas	496,295	(e)	336	2,767,152
Government Guarantee Agency		225,475	5	2,688
Closer Settlement Agency		167,914	42	49,144
Total	8,342,872	f 150,490,765	27,738	50,061,312

(a) Excludes an amount of £4,674,256 capitalized to 30th June, 1955, on conversion into leasehold under the Closer Settlement Amendment (Conversion) Act 1943. (b) In addition, the sum of £1,926,973 has been expended to 30th June, 1955 on developmental works on soldiers' settlements. (c) Includes capital value of Closer Settlement Leases, £13,054,755, and unpaid balance and interest on structural improvements, £4,704,964. (d) Includes Debt Adjustment, Drought Relief, and Marginal Wheat Areas Scheme Advances (Commonwealth and State Moneys), amount outstanding £1,034,667. (e) Not available. (f) Incomplete.

3. Victoria.—The following table shows particulars respecting advances, etc., under State Authorities to 30th June, 1955 :—

ADVANCES TO SETTLERS, ETC. : VICTORIA.

Advances, etc.	Advances, etc., made during 1954-55.	Total Advances, etc., at 30th June, 1955.	Balance outstanding at 30th June, 1955.	
			Number of Persons.	Amount.
	£	£		£
State Savings Bank, Crédit Foncier—				
Civilians	16,155	11,714,399	698	545,539
Discharged Soldiers .. .. .	..	848,567	33	19,056
Treasurer—				
Cool Stores, Canneries, etc.	106,093	1,586,542	(a) 3	588,978
Department of Lands and Survey—				
Closer Settlement Settlers and Soldier Settlers .. .. .	..	646,904,855	2,396	2,529,983
Cultivators of Land .. .. .	..	2,463,558	155	29,245
Wire Netting .. .. .	..	728,398	95	6,644
Soldier Settlement Commission—				
Purchase of land	1,411,967	13,441,573	..	} c17,284,370
Development and Improvement of Holdings	2,132,843	16,826,381	..	
Advances for sales of land not required for Soldier Settlement(d)	176,923	996,360	5	133,039
Advances for Settlers' Lease Liability, Soldier Settlement Act 1946	1,460,700	8,300,262	1,170	7,525,756
Advances to assist in acquiring and developing single unit farms	806,926	9,893,816	1,903	7,058,836
Advances for improvements, stock, implements, etc.	596,689	2,385,398	1,181	1,087,774
Advances for shares in Co-operative Companies, Soldier Settlement Act 1946	24,000	108,914	222	91,756
Commonwealth Re-establishment and Employment Act 1945 Advances	145	1,796,384	869	406,546
Total	6,732,441	117,995,407	8,730	37,307,522

(a) Companies and Co-operative Societies. (b) Represents consolidated debts of settlers (Section 30, Act 4091). (c) After allowing an amount of £3,420,394 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, etc. to 30th June, 1955. The figures exclude transactions in land :—

ADVANCES TO SETTLERS, ETC. : QUEENSLAND.

Advances, etc.	Advances, etc., made during 1954-55.	Total Advances, etc., at 30th June, 1955.	Balance outstanding at 30th June, 1955.	
			Number of Accounts.	Amount.
	£	£		£
Co-ordination of Rural Advances and Agricultural Bank Acts	2,054,167	20,774,862	3,460	6,488,211
Discharged Soldiers' Settlement (a) .. .. .	..	2,467,913	235	44,455
Water Facilities .. .. .	..	58,079	2	121
Wire Netting, etc. .. .. .	..	1,019,403	315	25,361
Seed Wheat and Barley .. .. .	..	(b) 143,229	(c)	12,040
Drought Relief .. .. .	..	961,047	76	61,318
War Service Land Settlement	421,489	3,265,969	465	2,453,903
Income (Unemployment Relief and State Development) Tax Acts (d) .. .. .	..	1,183,861	(e) 330	46,387
Irrigation .. .. .	..	54,914	6	1,352
Farmers' Assistance (Debt Adjustment Acts)	4,350	1,037,923	73	127,293
Commonwealth Re-establishment and Employment Act 1945 .. .. .	..	870,439	404	140,724
Total	2,480,006	31,837,639	(e) 5,366	9,401,165

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

5. South Australia.—The following table shows particulars respecting advances, etc. under State Authorities to 30th June, 1955 :—

ADVANCES TO SETTLERS, ETC. : SOUTH AUSTRALIA.

Advances, etc.	Advances, etc., made during 1954-55.	Total Advances, etc., at 30th June, 1955.	Balance outstanding at 30th June, 1955.	
			Number of Persons.	Amount.
	£	£		£
Department of Lands—				
Advances to Soldier Settlers	767	5,032,140	250	1,222,030
Advances to Blockholders .. ..	..	41,451	..	..
Advances for Sheds and Tanks .. ..	..	75,693	..	4,543
Advances Under Closer Settlement Acts ..	8,102	2,727,965	..	839,240
Advances under Agricultural Graduates Settlement Act .. ..	..	62,258	..	21,143
Settlement of Returned Service Personnel, 1939-45 War	436,573	2,156,531	809	1,781,095
Primary Producers Assistance Department—				
Advances in Drought-affected Areas .. ..	..	2,146,768	10	4,440
Advances under Farmers Relief Acts .. ..	..	4,435,509	14	3,406
Irrigation Branch—				
Advances to Civilians .. ..	..	291,443	44	17,744
Advances to Soldier Settlers .. ..	..	1,048,174	326	348,918
State Bank of South Australia (Crédit Foncier Department)—				
Advances to Primary Producers	501,119	9,730,418	1,230	2,502,853
Advances to Settlers for Improvements	39,929	1,013,647	127	81,125
Advances under Vermin and Fencing Acts ..	2,760	1,386,520	104	45,252
Advances under Loans to Producers Act ..	260,957	1,332,198	85	959,676
Commonwealth Re-establishment and Employment Act 1945	14,736	815,991	420	286,285
Total	1,264,943	32,296,706	3,419	8,117,750

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 § 8 above.

7. Tasmania.—The following table shows particulars of advances under State Authorities to 30th June, 1955. 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, etc., made during 1954-55.	Total Advances, etc., at 30th June, 1955.	Balance outstanding at 30th June, 1955.	
			Number of Persons.	Amount.
	£	£		£
Agricultural Bank—				
State Advances Act and Rural Credits ..	229,334	3,187,150	712	(a) 674,608
Orchardists' Relief, 1926 ..	..	46,832	..	..
Unemployed (Assistance to Primary Producers) Relief Act 1930-31 ..	..	114,302	..	..
Bush Fire Relief 1934 ..	..	14,555	3	41
Crop Losses, 1934-35 ..	..	10,086	2	213
Assistance to Fruitgrowers Act 1941 ..	..	34,556	3	288
Flood Sufferers' Relief Act 1942 ..	..	3,764	..	..
Flood Sufferers' Relief Act 1944 ..	..	1,902	3	127
Commonwealth Re-establishment and Employ- ment Act 1945 ..	1,875	405,870	349	191,807
Primary Producers' Relief Act 1947 ..	..	297,846	216	44,615
Minister for Agriculture—				
Soldier Settlers—				
Advances ..	24,881	994,919	30	(b) 42,151
Purchase of Estates, etc.(c) ..	328	2,555,982	(d) 513	347,794
Closer Settlers—				
Advances ..	1,997	100,530	8	5,628
Purchase of Estates, etc.(c) ..	662	525,930	119	94,069
Total ..	259,077	8,294,224	1,958	1,401,341

(a) Excludes £3,723 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 year 1954-55, two advances totalling £2,684 were made. The total amount advanced to 30th June, 1955, was approximately £36,904. At 30th June, 1955, the balance outstanding from 16 settlers, including interest, was £5,494.

9. **Summary of Advances.**—The following table is a summary for each State (except Western Australia) and the Northern Territory to the 30th June, 1955. 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 1954-55.	Total Advances, etc., at 30th June, 1955.	Balance outstanding at 30th June, 1955.	
			Number of Persons.	Amount.
	£	£		£
New South Wales(a) ..	8,342,872	6150,490,765	27,738	50,061,312
Victoria(a) ..	6,732,441	117,995,407	8,730	37,307,522
Queensland ..	2,480,006	31,837,639	(b)(c) 5,366	9,401,165
South Australia ..	1,264,943	32,296,706	3,419	8,117,750
Tasmania ..	259,077	8,294,224	1,958	1,401,341
Northern Territory ..	2,684	36,904	16	5,494

(a) Includes expenditure on acquisition, development and improvement of land for war service land settlement (see p. 95). (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—1955 in all cases. A summary for each State and Territory and for Australia as a whole is also supplied. Particulars for each year from 1944 to 1954 appear in *Primary Industries Bulletin* No. 48, Part 1.—Rural Industries, page 1. The area occupied includes roads, permanent reserves, forests, etc. In some cases, lands which are permanently reserved from alienation are occupied under leases 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 26.3 per cent. had been alienated at 30th June, 1955; 6.9 per cent. was in process of alienation; 58.9 per cent. was held under leases and licences; and the remaining 7.9 per cent. was unoccupied, or held by the Crown.

The following table shows particulars as at 30th June, 1955:—

ALIENATION AND OCCUPATION OF CROWN LANDS : NEW SOUTH WALES,
30th JUNE, 1955.
(Acres.)

Particulars.	Area.	Particulars.	Area.
1. Alienated.		3. Held under Leases and Licences.	
Granted and sold prior to 1862	7,146,579	Homestead selections and grants ..	1,687,189
Sold by auction and other sales, 1862 to date	15,602,617	Alienable leases, long-term and perpetual	25,915,880
Conditionally sold, 1862 to date	34,564,241	Long-term leases with limited right of alienation	1,595,114
Granted under Volunteer Land Regulations, 1867 to date	172,198	Other long-term leases	80,244,736
Granted for public and religious purposes	265,953	Short-term leases and temporary tenures	4,868,628
		Forest leases	2,089,378
		Mining and auriferous leases	187,501
	57,751,588	Total	116,588,426
Less lands resumed or reverted to Crown	5,701,029		
Total	52,050,559		
2. In Process of Alienation.		4. Unoccupied—Particulars of Lord Howe Island not being available, the area, 3,220 acres, is included under unoccupied (approximate)	
Conditional purchases	11,833,954		15,682,403
Closer settlement purchases	1,454,637		
Soldiers' group purchases	154,736		
Other forms of sale	272,405		
Total	13,715,732	5. Total Area of State	198,037,120

3. *Victoria.*—The total area of Victoria is 56,245,760 acres, of which 55.0 per cent. had been alienated up to end of 1955; 4.2 per cent. was in process of alienation under deferred payments and closer settlement schemes; 18.5 per cent. was occupied under leases and licences; and 22.3 per cent. was unoccupied or held by the Crown.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS: VICTORIA,
31st DECEMBER, 1955.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	30,907,043	3. <i>Leases and Licences held—</i> <i>Under Lands Department—</i>	
		Perpetual Leases	59,671
		Agricultural College Leases	20,369
		Other Leases and Licences	19,906
		Temporary (Yearly) Grazing Licences	6,401,798
		Under Mines Department (a)	3,906,456
2. <i>In Process of Alienation—</i> <i>Exclusive of Mallee and Closer</i> <i>Settlement Lands</i>	301,131	<i>Total</i>	10,408,200
Mallee Lands (exclusive of Closer Settlement Lands)	1,578,740	4. <i>Occupied by the Crown or Un-</i> <i>occupied</i>	12,543,497
Closer Settlement Lands	507,116		
Village Settlement	33	5. <i>Total Area of State</i>	56,245,760
<i>Total</i>	2,387,020		

(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, 1955, 5.8 per cent. was alienated; 0.7 per cent. was in process of alienation; and 84.9 per cent. was occupied under leases and licences. The remainder, 8.6 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, 1955.**

(Acres.)

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and</i> <i>Licences—</i>	
By Purchase	24,771,999	Pastoral Leases	252,205,480
Without Payment	92,159	Occupation Licences	11,109,160
		Grazing Selections and Settle- ment Farm Leases	89,824,655
		Leases—Special Purposes	a 2,063,002
		Mining Leases	564,329
		Perpetual Leases Selections and Perpetual Lease Prickly Pear Selections	6,761,110
		Auction Perpetual Leases, etc. Forest Grazing Leases (of Reserves)	280,959
			1,625,400
		<i>Total</i>	364,434,095
<i>Total</i>	24,864,158	4. <i>Reserves (net, not leased), Surveyed</i> <i>Roads and Surveyed Stock</i> <i>Routes</i>	22,728,475
		5. <i>Unoccupied</i>	14,202,801
2. <i>In Process of Alienation</i>	2,890,471	6. <i>Total Area of State</i>	429,120,000

(a) Special leases of Crown land, 477,792 acres; special leases of reserves, 1,585,210 acres.

5. *South Australia.*—The area of South Australia is 243,244,800 acres and at 30th June, 1955, 6.0 per cent. was alienated; 0.1 per cent. in process of alienation; 56.2 per cent. occupied under leases and licences; and 37.7 per cent. occupied by the Crown or unoccupied.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : SOUTH AUSTRALIA,
30th JUNE, 1955.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i> — Sold Granted for Public Purposes	14,468,682 145,889	3. <i>Held under Lease and Licence(a)</i> — Perpetual Leases, including Ir- rigation Leases Pastoral Leases Other Leases and Licences	18,666,293 114,937,456 3,044,848
		<i>Total</i>	136,648,597
<i>Total</i>	14,614,571	4. <i>Area Unoccupied(b)</i>	91,690,906
2. <i>In Process of Alienation</i>	290,726	5. <i>Total Area of State</i>	243,244,800

(a) Mining leases and licences have also been issued over an area comprising 137,253,816 acres.
(b) Includes surveyed roads, railways and other reserves, salt water lakes, lagoons, and fresh water lakes.

6. *Western Australia*.—The total area of Western Australia is 624,588,800 acres, of which, at 31st December, 1955, 4.0 per cent. was alienated; 2.1 per cent. was in process of alienation; and 34.2 per cent. was occupied under leases and licences issued either by the Lands, Mines or Forests Departments. The balance of 59.7 per cent. was unoccupied.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : WESTERN AUSTRALIA,
31st DECEMBER, 1955.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	25,021,524	3. <i>Leases and Licences in Force</i> — (i) Issued by Lands Depart- ment— Pastoral Leases Special Leases Leases of Reserves Residential Lots Perpetual Leases	205,783,374 2,430,472 610,213 4,671 1,045,459
2. <i>In Process of Alienation</i> — Midland Railway Concessions Free Homestead Farms Conditional Purchase Selections under the Agricultural Lands Purchase Act Grazing Land Town and Suburban Lots Crown Grants of Reserves	54,800 376,219 10,286,153 323,184 1,874,501 2,914 77,861	(ii) Issued by Mines Depart- ment— Gold-mining Leases Mineral Leases Miners' Homestead Leases (iii) Issued by Forests Depart- ment— Timber Permits	23,145 43,306 33,917 3,646,147
		<i>Total</i>	213,620,704
<i>Total</i>	12,995,632	4. <i>Area Unoccupied</i>	372,950,940
		5. <i>Total Area of State</i>	624,588,800

7. *Tasmania*.—The total area of Tasmania is 16,778,000 acres, of which, at 30th June, 1955, 37.5 per cent. had been alienated; 2.0 per cent. was in process of alienation; 16.1 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement; while the remainder (44.4 per cent.) was unoccupied or reserved by the Crown.

The following table shows the distribution:—

**ALIENATION AND OCCUPATION OF CROWN LANDS : TASMANIA,
30th JUNE, 1955.
(Acres.)**

Particulars.	Area.	Particulars.	Area.
1. <i>Alienated</i>	6,287,918	3. <i>Leases and Licences—continued.</i>	
2. <i>In Process of Alienation</i>	331,434	(i) Issued by Lands Department— <i>continued.</i>	
3. <i>Leases and Licences—</i>		Soldier Settlement	71,877
(i) Issued by Lands Department—		Short-term Leases	1,353
Islands	161,061	(ii) Issued by Mines Department	30,059
Ordinary Leased Land	1,893,211	<i>Total</i>	2,713,031
Land Leased for Timber	532,822	4. <i>Area Occupied by the Crown or Unoccupied(a)</i>	7,445,617
Closer Settlement	22,648	5. <i>Total Area of State</i>	16,778,000

(a) Includes reservations for roads and various other public purposes, 4,129,511 acres, lands occupied by Commonwealth or State Departments, 21,484 acres and land acquired for Soldier and Closer Settlement but not leased, 200 acres.

8. **Northern Territory.**—The area of the Northern Territory is 335,116,800 acres, of which, at 30th June, 1955, only 0.1 per cent. was alienated; 54.1 per cent. was held under leases and licences; 14.2 per cent. was reserved for aboriginal, defence and public requirements; and the remaining 31.6 per cent. was unoccupied and unreserved.

The following shows the mode of occupancy of areas at 30th June, 1955:—Alienated, 455,322 acres; leased—pastoral leases, 140,412,979 acres, other leases, licences and mission stations, 40,752,346 acres, total leased, 181,165,325 acres; reserved for aboriginal, defence and public requirements, 47,543,605 acres; unoccupied and unreserved, 105,952,548 acres; total, 335,116,800 acres.

9. **Australian Capital Territory.**—Alienated land of the Territory (excluding the Jervis Bay area) at the end of 1955 comprised 11.3 per cent. of the total area; land in process of alienation 7.1 per cent; land held under lease and licence 52.9 per cent; land otherwise occupied, including city tenures, 6.5 per cent.; and unoccupied 22.2 per cent.

The following are the particulars of land areas in the Australian Capital Territory at the end of 1955:—Alienated, 65,857 acres; in process of alienation, 41,224 acres; leased—grazing, agricultural, etc., leases, 300,912 acres, grazing licences, 7,174 acres, total leased, 308,086 acres; otherwise occupied, 38,187 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 1955:—

ALIENATION AND OCCUPATION OF CROWN LANDS, 1955.

State or Territory.	Private Lands.				Crown Lands.				Total Area.
	Alienated.		In Process of Alienation.		Leased or Licenced.		Other.		
	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	'000 Acres.	Per Cent.	
N.S.W.(a) ..	52,051	26.3	13,716	6.9	116,588	58.9	15,682	7.9	198,037
Victoria(b) ..	30,907	55.0	2,387	4.2	10,408	18.5	12,544	22.3	56,246
Queensland(b) ..	24,864	5.8	2,891	0.7	364,434	84.9	36,931	8.6	429,120
S. Aust.(a) ..	14,614	6.0	291	0.1	136,649	56.2	91,691	37.7	243,245
W. Aust.(b) ..	25,021	4.0	12,995	2.1	213,621	34.2	372,951	59.7	624,588
Tasmania(a) ..	6,288	37.5	331	2.0	2,713	16.1	7,446	44.4	16,778
Nor. Terr.(a) ..	455	0.1	..	..	181,166	54.1	153,496	45.8	335,117
A.C.T.(b)(c) ..	66	11.0	41	6.8	321	53.4	173	28.8	601
Australia ..	154,266	8.1	32,652	1.7	1,025,900	53.9	690,914	36.3	1,903,732

(a) At 30th June.

(b) At 31st December.

(c) Includes Jervis Bay area.

A diagram showing 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 was included in earlier issues of the Official Year Book (see No. 41, page 73), but is not reprinted in this issue.