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SECTION VI.

LAND TENURE AND SETTLEMENT.

§ 1. Introduction.

1. **First Grants of Land made in New South Wales, 1787.**—In the early days of Australian colonisation, land was alienated by grants and orders from the Crown, the power of making such being vested solely in the Governor, under instructions issued by the Secretary of State. The first instructions, issued on the 25th April, 1787, authorised the Governor to make grants only to liberated prisoners. The grant was to be free from all taxes, rents, fees, and other acknowledgments for the space of ten years, and for each unmarried male was not to exceed thirty acres; in case of a married man twenty acres more was allowed, and a further quantity of ten acres for each child living with his or her parents at the time of making such grant. By further instructions issued by the Secretary of State in 1789, the privilege of obtaining grants was extended to free immigrants and to such of the men belonging to the detachment of marines serving in New South Wales—which then included the whole of the eastern part of Australia—as were desirous of settling in the colony; the maximum grant was not to exceed 100 acres, and was subject to a quit-rent of one shilling per annum for every fifty acres, to be paid within five years of the date of issue. In many cases these grants were made conditional upon a certain proportion of the land being cultivated, or upon certain services being regularly performed, but these conditions do not seem to have been enforced.

2. **Grants of Town Allotments in Sydney, 1811.**—Until the year 1811 all the land which had hitherto been alienated lay outside the borders of the town of Sydney, but in that year the Governor, with the authority of the Secretary of State, commenced to grant town allotments on lease only, for periods of fourteen or twenty-one years; the rents on these leases varied considerably from time to time according to the discretion of the Governor, by whom they were imposed. In 1829, leases were entirely abolished, grants of freehold estates being made in lieu. Five years later they were, however, again introduced under a Government notice, by which allotments in country towns only were allowed to be alienated by lease, with a covenant to convert the same into grants, either upon payment of twenty-one years' quit-rent or upon the erection of buildings to the value of £1000. As regards the payment of quit-rents generally, it appears that they were collected in a very perfunctory manner, and in later years the Government offered special inducements for their redemption. By official notices in 1846, 1849, and in 1851, it was directed that all persons who had paid quit-rent for twenty years should be released from further payment; that those who had paid more than twenty years should have the difference refunded to them; that at any time any person could commute his future quit-rent by an equivalent cash payment, and finally that all quit-rents of a higher annual value than two shillings for every 100 acres should be reduced to that uniform rate at the expiration of the year 1851.

3. **Introduction of Land Sales, 1825.**—By this time the principle of alienation of land by sale to free settlers had already been introduced under Sir Thomas Brisbane, and under a Government order of the 24th March, 1825, land was allowed to be sold by private tender, at a minimum price of five shillings an acre, no person being allowed to buy more than 4000 acres, nor any family more than 5000 acres. The system of alien-

ating town allotments and country lands by means of leases and grants, and also by sale by private tender, remained in force until the year 1831, when grants were abolished, except for public or charitable purposes, and the principle of sale by public auction was made practically the sole means of alienating Crown lands. In 1830 the division of the eastern part of the colony into counties, hundreds and parishes had been completed by a commission of three persons appointed for that purpose. Dividing the territory into nineteen counties, covering about 34,505 square miles, they made a valuation of the whole of the lands with a view to fixing a fair price for future sales. This territory comprised a belt of land in what is now the middle of the Eastern Division of New South Wales, extending from the coast nearly as far as the boundary of the Central Division, and from the Macleay River in the north to the Moruya River in the south.

4. **Free Grants abolished, 1831.**—On the 14th February, 1831, it was notified by a Government order that no Crown lands were in the future to be disposed of except by public auction, the minimum price for country lands being fixed at five shillings an acre, which was raised to twelve shillings an acre in 1839, power being given in the latter year to select, at the upset price, land for which there was no bid at the auction, or upon which the deposit paid at the time of sale had been forfeited. This was the first introduction of the principle of selection into the land laws of Australia, and it was then only applied to lands which had been put up for sale by auction. Blocks of unsurveyed land, comprising an area of 20,000 acres or more, could still be sold by private contract in one lot at not less than the minimum price of twenty shillings an acre.

5. **Land Regulations issued under Imperial Acts, 1842 and 1847.**—These orders were superseded by regulations made under an Imperial Act of Parliament, which came into force in June, 1842. The principle of sale by auction was maintained, the lands were to be surveyed before being put up for sale, and the upset price was fixed at twenty shillings an acre. It was provided that, subject to a primary charge for survey, half the proceeds of sales were to go to defray the cost of immigration of persons to the colony in which the revenue accrued. Under another Act of Parliament, passed in 1847, a new classification of lands took place, and the territory was divided into—first, settled districts, including the nineteen original counties, and the lands in the counties of Stanley and Bourke immediately surrounding the settlements at Moreton Bay and Melbourne respectively; second, intermediate districts, comprising a belt of land from 50 to 200 miles inland beyond the boundaries of the settled districts, and in which pastoral occupation had already spread; and third, unsettled districts extending westward to the extreme limits of the State. Under this Act the principles of sale by auction or by private contract were maintained, but a system was introduced by which leases were granted for various terms in each of the three divisions for pastoral purposes only. During the currency of such a lease the lessee could at any time purchase the freehold at the upset price of £1 an acre, and on the expiration of the term he had a pre-emptive right at the same price over all or any part of the land.

6. **First Land Legislation of Individual States.**—The legislation of 1847 remained in force in New South Wales, as regards the alienation of Crown lands, until the year 1861; and in the States of Victoria and Queensland, which were separated from the mother colony in 1851 and 1859 respectively, until repealed by Acts of the State Parliaments. The discovery of gold in 1851, and the consequent rush of population to Australia, greatly changed the conditions of colonisation. The various States of the Commonwealth have found it to their advantage to adopt different systems for securing the settlement of an industrial and agricultural population. The land regulations of Victoria, Queensland, and Tasmania were identical with those in force in New South Wales until the dates of the separation of these States from the mother State, and at the present time practically the same form of conditional occupation with deferred payments exists in all four States. In Western Australia and in South Australia the influence of the legislation of New South Wales was not felt; in these States new conditions prevailed, and under a different set of circumstances settlement was effected by legislation of a special and novel character.

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

NEW SOUTH WALES ALIENATIONS, UP TO SEPARATION OF VARIOUS SETTLEMENTS, BETWEEN 1787 AND 1859.

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

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

§ 2. **New South Wales.**

1. **History of Land Legislation.**—After the excitement of the first rush, following the discovery of gold in 1851, had died away, the interest in gold-digging commenced to decline, and the number of people desiring to settle on the land greatly increased. The question of land-settlement had accordingly to be dealt with in an entirely new spirit, to meet the requirements of a class of immigrants differing greatly from those contemplated by the Act of 1847. The public interest in the question which thus arose resulted in the passing of the Crown Lands Acts of 1861, under the leadership of Mr. (afterwards Sir) John Robertson. The object of these Acts was to facilitate the establishment of an agrarian population side by side with the pastoral tenants. It had hitherto been difficult for men with limited capital to establish themselves with a fair chance of success, but under the new principle of free selection before survey, introduced by Robertson's Act, country lands were sold in limited areas of from 40 to 320 acres at a price of £1 an acre, payable partly by deposit and partly by annual instalments carrying interest. The land had originally been occupied for pastoral purposes under a system of yearly licenses; later on the licensee had been given fixity of tenure, the fee being calculated according to the stock-carrying capacity of the run. By the Occupation Act of 1861 the colony was divided into first and second-class settled districts and unsettled districts, and the whole of the pastoral leases were left open to the operations of free selectors. The runs in the first-class districts were available only on annual leases at £2 per square mile, while in the second-class and unsettled districts runs ranging in area from 25 to 100 square miles could be leased for a term of five years, being open to competition by public tender. The system of unconditional sales was still continued under the Act of 1861, and remained in force until its abolition in 1884. With many benefits there was also considerable mischief as a result of the operation of Robertson's Act, chiefly for the reason that land, being held under pastoral leases not exempt from free selection, could be the subject of speculative selecting without *bona-fide* intention of settlement. The Crown Lands Act of 1884 and the supplementary Act of 1889 were accordingly passed to remedy this state of things. Its measures, while maintaining the principle of free selection before survey, were designed to give fixity of tenure to the pastoral lessees, and at the same time incidentally

tended to restrict the area sold unconditionally. Pastoral leases were required to be surrendered to the Crown and divided into two equal parts. One of these parts was returned to the lessee under a lease with fixity of tenure for a certain term of years; the other half, called the resumed area, the lessee was allowed to hold under an annual occupation license, but this half was always open to selection.

2. **Land Acts now in Force.**—It was found in course of time that the Acts of 1884 and 1889 did not succeed in attaining the objects for which they were designed; settlement proceeded very slowly, and the accumulation of land into large estates continued. Parliament has been led to introduce entirely new principles into the agrarian legislation of the State, embodied in the Crown Lands Acts 1895 to 1905, and in the Closer Settlement Acts 1904 and 1906, which, while still giving fixity of tenure to pastoral lessees, retain the principle of free selection before survey, and offer to *bond-fide* settlers special inducements by the introduction of new forms of tenure on easy terms and conditions.

3. **Administration.**—For the purposes of land administration there are now in New South Wales three main territorial “divisions,” viz., the Eastern, Central, and Western, each of which is subdivided into a number of “Land Districts.” In making the main divisions the special climatic and other prevailing conditions have been taken into consideration. It may be observed that, as a rule, only the Eastern and Central Divisions are suitable for agriculture, dairying, fruit growing, and mixed farming. The climate, soil, and general character of the Western Division rendering it suitable for grazing on a large scale, that part of the State has, by an Act called the “Western Lands Act,” been placed under the control of three Commissioners forming the Western Land Board, which has power to recommend leases and otherwise deal with the Crown Lands in this division. In the Eastern and Central Divisions groups of Land Districts are administered by Local Land Boards, comprising a chairman, and either one or two ordinary members. In each district is stationed a Land Agent, competent to give full information as to land available, rainfall, water supply, etc. Any application for land, accompanied by the required deposit, must be made to the Crown Land Agent of the district in which the land is situated, and will in due course come before the Local Land Board, from whose decision, however, an appeal may be made to the Land Appeal Court. The latter consists of a President and two Commissioners appointed by the Executive, and its decisions have the force of judgments of the Supreme Court.

4. **Modes of Tenure.**—Under the Acts at present in force the following are the chief methods of land tenure:—(1) Residential conditional purchase; (2) non-residential conditional purchase; (3) conditional lease; (4) homestead selection; (5) conditional purchase lease; (6) settlement lease; (7) settlement purchase; (8) closer settlement annual lease; (9) improvement lease; (10) annual lease; (11) residential lease; (12) special lease; (13) snow lease; and (14) improvement purchase.

(i.) *Residential Conditional Purchase.* Any vacant Crown lands in the “Eastern Division” and “Central Division” are available for conditional purchase, but only those set apart by proclamation as special areas are open in the “Western Division.” For a holding of this class an applicant must be not less than sixteen years of age, and must pay on application both the prescribed deposit and a survey fee according to a fixed scale. The area which may be selected depends upon the division in which the land is situated. In the Eastern Division the minimum and maximum areas are respectively 40 and 640 acres; in the Central 40 and 2560 acres; and in a special area the maximum is 640 acres. The deposit is 10 per cent. of the price of the land, which is ordinarily available at the statutory value of £1 an acre, subject to the applicant's right to apply for an appraisal where he considers such price excessive. At the end of the third year from the date of application the purchaser must pay an instalment of 5 per cent. of the price of the land. This instalment includes interest at the rate of 2½ per cent. on the outstanding balance of the purchase-money due to the Crown, and he must continue to pay a similar instalment annually until such balance and interest have been paid off.

The following conditions are attached to the holding, viz.:—That it must be fenced within three years, or be improved to the value of six shillings an acre within the same

period, and to the value of ten shillings an acre at the end of the first five years. The settler must commence to reside on his holding within three months from the date of the confirmation of his application by the Land Board, and continue to do so for a period of ten years from the date of application, but for sufficient reason this condition may be suspended. Minors taking up land adjoining the selection of their parents may fulfil the condition of residence under the paternal roof until the age of twenty-one in the case of males and of twenty-four in the case of females. The conditional purchase may be transferred after the issue of the first certificate of fulfilment of conditions. This certificate will be issued at the expiration of five years from the date of application if the required conditions have been fulfilled up to that date, and if the holding be transferred the transferee must reside thereon during the remainder of the unexpired residence term of ten years.

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

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

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

The area of land which may be conditionally leased must not be less than 40 acres, nor more than three times the area of the conditional purchase, and the two together must not amount to more than 1280 acres in the Eastern, or 2560 acres in the Central Division, except in cases where the Land Board has allowed either of these areas to be exceeded by virtue of the power vested in them under the Crown Lands Act 1903, as stated above. The lease is for a period of forty years, and this term is divided into four periods of ten years each. The annual rent for each period may, on application by the lessee, or on a reference by the Minister, be separately determined by appraisalment in accordance with sec. 6 of the Crown Lands Act of 1889. The lessee may at any time during the currency of the lease convert the whole or part into an additional conditional purchase.

(iv.) *Homestead Selection.* Under a principle of classification and measurement introduced by the Act of 1895 suitable land may be classified for homestead selection. The areas set apart for this purpose are either good agricultural lands, divided into blocks, each large enough for one family, or suitable lands, within easy access of towns,

divided to suit the requirements of business people. Conditions as to area of blocks, capital value, etc., are published in the *Gazette*, and the selector is limited to one block, as gazetted, the area of which must not be greater than 1280 acres. The selector must reside continuously on the land for five years, on the expiration of which a grant will be issued to him. After the issue of the grant he must continue to reside on the holding for at least seven months in the year. The annual rent for the first six years will be an amount equal to $1\frac{1}{4}$ per cent. of the capital value of the land, after which the rent will be increased to $2\frac{1}{2}$ per cent. of the capital value, which is determined according to the character and situation of the holding, and is subject to reappraisal every ten years. Should an area granted under this tenure be found to be insufficient for the maintenance of a home in average seasons and circumstances, it may be increased to a home maintenance area by additional homestead selection. The additional holding need not necessarily adjoin the original holding, but must, in the opinion of the Land Board, be situated within a reasonable working distance thereof. Any person who is eligible to take up a conditional purchase may apply for a homestead selection. The incoming tenant must pay for improvements at a price to be determined by the Land Board, but if the appraised value of such improvements be greater than 20 per cent. of the estimated value of the land as notified in the *Gazette*, the applicant may withdraw his application and obtain a refund of all moneys paid. Tenant right in improvements is secured, and the holding may be so protected that it cannot, under any circumstances, be taken from the selector. Holders of conditional purchases may convert their holdings into homestead selections.

(v.) *Conditional Purchase Lease.* This tenure was created by the Crown Lands Amendment Act of 1905, and its chief advantages are that the intending settler can for a small initial outlay by way of deposit, for a moderate rent and under easy conditions, obtain a lease for forty years, together with a right of converting it into a conditional purchase at any time during its currency, and ultimately into a freehold. These leases can only be acquired within areas subdivided and specially set apart by proclamation in the *Government Gazette* for holdings of this class, and an applicant, if a male, must not be under the age of eighteen years, or of twenty-one years, if a female. No one may apply who already holds any land, other than town or suburban land under the Crown Lands Acts, or land leased from a private individual, or who is either disqualified under the provisions of sec. 40 of the Crown Lands Act of 1895, or is subject to any of the disabilities specified in sec. 14 of the Act of 1905. These sections should be carefully read by intending applicants, as it is impracticable, within the limits of this summary, to fully explain all the details of the qualification clauses. The deposit, which must be lodged with an application for a conditional purchase lease, is always the half of one year's rent of the land, the rent being calculated at the rate of $2\frac{1}{4}$ per cent. of the capital value of the land. The amounts of the annual rent and of the survey fee required for each block are always stated in the *Gazette*, and on the lithographs issued by the Lands Department shewing the subdivision. Only one-fifth of the survey fee need be lodged with the application, although two or more instalments of one-fifth of the full amount may be deposited, and the balance may be paid subsequently in equal annual instalments, with interest at the rate of 4 per cent. The capital value of the land is fixed by the Minister for the first ten years of the lease, but the lessee may, within six months after confirmation of his application for the lease, apply in the prescribed manner to have such capital value determined by appraisal, and for each succeeding period of ten years the capital value is determined by the Local Land Board on a similar basis.

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

(vi.) *Settlement Lease.* Under the Lands Act of 1895 provision was made for a convenient form of tenure by way of settlement leases for persons who require a considerable area for agricultural or grazing purposes, or for these purposes combined. The area which might be taken up as a settlement lease was originally limited to 1280 acres for agricultural and to 10,240 acres for grazing purposes, but provision has now been made under which larger areas may be taken as additional settlement leases, in cases where the Local Land Board is of the opinion that the area sought to be acquired, together with other lands held by the applicant, does not in the aggregate exceed such an area as is sufficient to enable him to maintain his home thereon in average seasons and under ordinary circumstances. The additional holding need not necessarily adjoin the original holding, but must, in the opinion of the Board, be situated within a reasonable working distance thereof. The lease is for a term of forty years, which is divided into four periods of ten years each. The annual rent for the first ten years is fixed by the Minister before the land is made available for lease, and the lessee may, if dissatisfied with the amount, apply to have it determined by appraisal. The rent for each succeeding period of ten years may, on the application of the lessee or on a reference by the Minister, be separately determined in a similar manner. The lessee must make the holding his *bonâ-fidè* residence during the whole term of the lease. He must fence the holding within five years, must conform to any regulations made by the Minister for the destruction of vermin, noxious weeds, scrub, etc., and may not assign or sublet his holding without the Minister's consent. Tenant right in improvements is secured to an outgoing lessee, and the lessee may apply at any time after the first five years of the lease for an area not exceeding 1280 acres, on which his house is situated, as a homestead grant.

(vii.) *Closer Settlement Purchase.* Under the Closer Settlement Act of 1901 provision was made for the acquisition of private lands or of Crown lands held under lease, for the purpose of closer settlement. No power of compulsory resumption was conferred by the Act, which was consequently practically inoperative. Under the Closer Settlement Act of 1904, as amended in 1906, the Government is empowered to resume private lands, either by agreement or by compulsory purchase, and to alienate them on favourable terms to persons who desire to settle and make homes for themselves and their families on the soil. Land acquired under the Act is subdivided into blocks or farms, and by notification in the *Government Gazette* is declared to be a Settlement Purchase Area available for application. The *Gazette* notice also gives all necessary information as to the class and character of the land, and the capital value, area, etc., of each block or farm.

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

(viii.) *Closer Settlement Annual Leases.* Leases for areas not exceeding 320 acres may be obtained under the Closer Settlement Acts, subject to such conditions as the Governor may prescribe. Land so leased may not be improved without the written consent of the Minister, or of the Chairman of the Local Land Board, which Board fixes the annual rent. These leases expire on the 31st day of December of the year in which they are granted, but may be renewed from year to year on payment of the yearly rent in advance, not later than the 10th December of each year. The granting of a lease of this

kind will not exempt the land held thereunder from being granted as a settlement purchase, and on a valid application for a settlement purchase the lease of so much of the land as is applied for is thereby determined from the date of that application. In such cases the rent will be adjusted, and any balance paid in excess refunded. The Minister has power to cancel the lease at any time by giving not less than three months' notice in writing in the *Gazette* of his intention to do so.

(ix.) *Improvement Leases.* Improvement leases may comprise any scrub or inferior land in the Eastern or Central Divisions, and can only be let by auction or tender, or, if not taken up, may be tendered for afterwards at the upset rental. Leases of large areas at moderate rentals can be obtained of lands which are not suitable for settlement until improved, and in the improvement of which it would be necessary to spend large sums, before they could be rendered suitable for settlement. The lease is for a term of twenty-eight years, the rent being payable annually. During the last year of the lease, the lessee may convert into a homestead selection 640 acres, on which his dwelling-house may be erected; he has tenant right in improvements.

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

(xi.) *Residential Leases.* Only lands situated within proclaimed gold or mineral fields are available for holdings of this class. An applicant must be a holder of what is termed a "miner's right," or "mineral license," and must pay a deposit of £1, a provisional rental of one shilling per acre applied for, and the survey fee. The maximum area that may be leased is twenty acres, and the term may not exceed twenty-eight years. The annual rent will be appraised by the Local Land Board, and a condition of perpetual residence is attached to the lease. Within twelve months from the commencement of the lease, fences and buildings of a character suitable for the beneficial occupation of the land must be erected. Tenant right in improvements is conferred upon the lessee.

(xii.) *Special Leases.* These leases are issued chiefly to meet cases where land is required for some industrial or business purpose, or for such purpose as the Governor, by proclamation in the *Gazette*, may declare, such as the erection of dams, tanks, irrigation works, saw-mills, etc. The area may not exceed 320 acres, except in the case of leases under secs. 89 and 92 of the Act of 1884, for such purposes as wharves, jetties, tramways, and irrigation works, and the term of a special lease may not exceed twenty-eight years. One person may, however, hold more than one special lease. The annual rent, if the land has not been notified for lease in the *Gazette*, is determined after report by the Local Board. Special leases may be obtained either by application, purchase at auction, or by tender. If the lease be sold at auction or let by tender, the rent will be the amount bid at auction, or offered by the successful tenderer, but must not be less than the upset rent. Leases of this kind which have been offered at auction and not sold, or for which tenders have been invited without any being lodged, may be obtained by application. In such cases the rent will be the upset rent as notified, and the application will be subject to the approval of the Minister.

(xiii.) *Snow Leases.* Lands not held under pastoral or other lease, which may be usually covered with snow for a part of each year, and which are consequently unfit for continuous occupation, may be leased in areas of not less than 1280 acres, nor more than 10,240 acres, and during the currency of such lease the land is exempt from sale or from other lease under the Lands Acts. Such leases are sold by auction or let by tender for terms not exceeding seven years, but may be extended for a term of three years by giving twelve months' notice prior to the expiration of the lease. The upset rental is fixed by the

Minister after report by the Local Land Board, and the annual rent payable will be the amount bid at auction or tendered. If the lease be applied for after auction or after the time for lodging tenders has expired, the amount will be the notified upset rent.

(xiv.) *Improvement Purchases.* Only lands within proclaimed goldfields are available for improvement purchase. The areas which may be acquired in this manner may not exceed one-quarter of an acre within the boundaries of a town or village defined as such in the Mining Act, or two acres of land outside such boundaries. The price of the land is fixed by the Local Board, and must not be less than at the rate of £3 per acre for town lands, and £2 10s. for suburban or other lands, or for any area less than one acre. The applicant must be in authorised occupation under the Mining Act of the land he applies for, and must be the owner of the improvements thereon in virtue of which his application is made, and such improvements must be of value equal to the respective minimum rates above mentioned, *i.e.*, £8 an acre for town lands, and £2 10s. an acre for suburban or other lands, or for an area less than one acre. No person who has made an improvement purchase may make a subsequent purchase of the same kind within three miles of a prior purchase by him.

5. **Western Division.**—By the Western Lands Act of 1901, all land in the Western Division has been placed under the control of three Commissioners, who are styled the Western Land Board, and in this division the jurisdiction of all Local Land Boards constituted prior to the 1st January, 1902, ceases. The Commissioners are authorised to exercise all the powers conferred upon the Local Land Boards by the Crown Lands Acts. Before any land in the division, not held under lease, can become available for lease, the Commissioners must specify the boundaries and area of the land to be offered and the rent to be charged, and must determine the amount to be paid for existing improvements.

(i.) *Modes of Tenure.* Subject to existing rights and to the extension of tenure referred to below, all forms of alienation, other than by auction and leases, prescribed by the Crown Lands Acts, ceased to operate within this division from the 1st January, 1902.

(ii.) *General Provisions.* The registered holder of a lease of any description or of an occupation license of land could bring his lease or license within the provisions of the Western Lands Act; by application before the 30th June, 1902. If he did not so apply the lease or license is dealt with as if the Act had not been passed, and the Commissioners are to be deemed to be the Local Land Board to deal with such cases. All leases issued or brought under the provisions of the Western Lands Act expire on the 30th June, 1943, except in cases where part of the land leased is withdrawn for the purpose of sale by auction or to provide small holdings, in which case the Governor may add to the remainder of the lease a term, not exceeding six years, as compensation for the part withdrawn.

(iii.) *Applications and Rents for Leases.* Lands are declared open for lease by notice in the *Government Gazette*, and applications therefor may be made in the prescribed form, accompanied by a deposit of 20 per cent. on the amount of the first year's rent. Within one month from the date of issue of the lease the successful applicant must pay the balance of the first year's rent and execute the lease. The annual rent is determined by the Commissioners for periods not exceeding ten years, and the rent fixed for the first period cannot on reappraisal be either increased or decreased more than 25 per cent. on the first reappraisal, and this provision applies at each subsequent reappraisal to the rent last determined.

6. **Areas Alienated Absolutely and in Process of Alienation, 1901 to 1906.**—Particulars as to the conditional and unconditional alienation of land, and as to the areas in process of conditional and unconditional alienation on the 31st December in each year, from 1901 to 1904 inclusive, and on the 30th June, 1906, are summarised in the sub-joined statement. The areas specified are given up to, and from the year 1862, when Robertson's Act came into operation.

NEW SOUTH WALES.—AREA ALIENATED AND IN PROCESS OF ALIENATION UP TO THE END OF EACH YEAR FROM 1901 TO 1904 INCLUSIVE, AND ON THE 30TH JUNE, 1906.¹

Particulars.	Area in Acres.				
	1901.	1902.	1903.	1904.	1905-6.
1. AREA ALIENATED—					
Area granted and sold by private tender and public auction, at prices ranging from five to twenty shillings per acre, prior to 1862 ...	7,146,579	7,146,579	7,146,579	7,146,579	7,146,579
Area sold by auction and other forms of sale from 1862 to date ...	14,638,888	14,690,640	14,731,720	14,783,302	14,841,958
Area conditionally sold from 1862 to date ...	4,212,188	5,217,580	6,010,020	6,969,625	9,002,561
Area granted under Volunteer Land Regulations, 1867, to date ...	168,545	168,595	168,645	168,745	169,164
Area granted for public and religious purposes	241,960	240,800	235,943	237,233	238,759
Homestead grants ...	35,385	194,700	472,175	662,833	1,087,065
Total area alienated ...	26,443,554	27,658,901	28,765,090	29,968,317	32,486,086
2. AREA IN PROCESS OF ALIENATION—					
Under system of deferred payments...	20,044,703	19,369,027	18,823,660	18,100,517	16,499,823
Under system of homestead selections (including leases converted, but excluding grants issued) ...	1,515,600	1,479,264	1,262,774	1,195,970	984,426
Total area alienated and in process of alienation...	48,003,857	48,507,192	48,851,524	49,264,804	49,970,335

7. Areas Occupied under Leases and Licenses for Pastoral and Other Purposes, 1901 to 1905.—The following table shews the areas held under various descriptions of leases and licenses at the end of each year from 1901 to 1904 inclusive, and on the 30th June, 1906 :—

NEW SOUTH WALES.—AREAS OCCUPIED UNDER LEASES AND LICENSES AT THE END OF EACH YEAR FROM 1901 TO 1904 INCLUSIVE, AND ON THE 30TH JUNE, 1906.¹

Leases and Licenses.	Area in Acres.				
	1901.	1902.	1903.	1904.	1905-6.
Pastoral...	44,805,221	44,976,148	23,332,042	9,181,101	3,668,661
Leases to outgoing pastoral lessees ...	—	—	—	135,225	656,340
Western land leases ...	—	223,689	27,922,498	58,684,766	66,307,271
Occupation licenses—(i.) Ordinary	25,819,215	25,695,215	24,582,802	9,964,239	9,039,134
(ii.) Preferential	12,985,651	12,535,523	9,777,274	7,206,504	5,138,496
Homestead leases ...	10,953,388	10,692,748	6,540,407	4,039,272	2,616,472
Conditional leases—(i.) Gazetted	13,014,055	13,262,618	13,696,779	13,974,188	14,798,801
(ii.) Not gazetted (under provisional rent) ...	966,887	1,076,863	1,053,569	278,224	977,850
Conditional purchase leases ...	—	—	—	—	30,598
Settlement leases ...	3,466,675	4,036,919	4,203,056	4,399,579	5,113,247
Improvement " ...	5,551,060	7,062,865	7,051,340	6,196,133	6,275,133
Annual " ...	6,765,942	8,537,921	8,687,837	6,229,923	5,846,127
Scrub " ...	1,535,415	1,825,043	1,958,406	2,010,867	2,029,949
Snow land " ...	70,582	78,532	66,122	49,622	45,812
Special " ...	124,877	159,845	200,128	217,741	252,525
Inferior land " ...	288,530	354,030	365,930	243,230	247,330
Artesian well " ...	358,071	368,311	368,311	378,551	378,551
Blockholders' " ...	—	12	9	8	7
Residential leases (on gold and mineral fields) ...	5,751	6,131	6,749	7,571	9,017
Church and school lands ...	97,207	75,112	61,035	58,298	51,979
Permissive occupancies ...	118,634	682,064	560,122	637,671	604,445
Total under Lands Department and Western Land Board ...	126,921,161	131,649,639	128,334,418	123,902,933	124,088,680
Mineral and auriferous leases (Mines Department) ...	136,151	131,742	127,553	124,076	148,351
Total leases under all Government Departments ...	127,057,312	131,781,381	128,461,971	124,027,009	124,237,031

1. See remarks on next page.

The total area held under leases and licenses on the 31st December, 1904, was 124,027,009 acres (including leases issued under the Mining Act), and the corresponding area on the 30th June, 1906, was 124,237,031 acres.

The figures given in the two preceding tables are as up to the 30th June instead of as up to 31st December; 1905 figures are therefore omitted. Corresponding figures for previous years may be obtained from the Statistical Registers of the State of New South Wales.

8. Classification of Holdings of One Acre and over in Extent according to Size.—The following table shows the number and size of holdings alienated absolutely and in process of alienation for the years ended 31st March, 1901 to 1906, inclusive, together with the total area occupied by each class on 31st March, 1906 :—

NEW SOUTH WALES.—CLASSIFICATION ACCORDING TO SIZE OF HOLDINGS ALIENATED AND IN PROCESS OF ALIENATION FOR EACH YEAR ENDED THE 31ST MARCH, 1901 TO 1906, TOGETHER WITH THE TOTAL AREA OCCUPIED BY EACH CLASS ON 31ST MARCH, 1906.

Size of Holdings.	1901.	1902.	1903.	1904.	1905.	1906.	
						Number.	Area.
Acres.	Number	Number	Number	Number	Number		Acres
1 to 5 ...	11,460	12,190	12,824	13,290	13,955	14,365	36,100
6 " 15 ...	5,806	6,017	6,192	6,484	6,629	6,905	65,984
16 " 30 ...	3,813	3,821	3,913	4,047	4,056	4,045	91,827
31 " 50 ...	7,076	7,076	7,037	7,143	7,094	7,098	294,711
51 " 100 ...	8,929	8,184	8,695	9,064	9,108	9,217	729,306
101 " 200 ...	9,477	9,479	9,648	9,863	10,003	10,042	1,516,938
201 " 300 ...	4,705	4,789	4,813	5,012	5,117	5,254	1,319,307
301 " 400 ...	4,146	4,141	4,256	4,379	4,465	4,536	1,561,602
401 " 500 ...	2,246	2,238	2,278	2,372	2,404	2,436	1,110,555
501 " 600 ...	1,491	1,565	1,577	1,585	1,617	1,658	916,872
601 " 700 ...	2,382	2,402	2,388	2,430	2,458	2,442	1,577,234
701 " 800 ...	890	973	955	979	1,015	1,034	780,272
801 " 900 ...	677	662	702	711	765	796	679,623
901 " 1,000 ...	665	603	734	755	752	805	771,719
1,001 " 1,500 ...	1,939	2,021	2,079	2,160	2,234	2,301	2,949,118
1,501 " 2,000 ...	872	887	882	886	927	972	1,705,726
2,001 " 3,000 ...	920	946	939	952	983	1,024	2,519,534
3,001 " 4,000 ...	446	452	475	475	488	491	1,701,921
4,001 " 5,000 ...	287	278	286	291	296	307	1,384,241
5,001 " 7,500 ...	356	348	352	356	350	362	2,210,914
7,501 " 10,000 ...	223	228	224	234	234	236	2,070,053
10,001 " 15,000 ...	213	224	234	227	216	216	2,658,641
15,001 " 20,000 ...	139	138	144	144	141	140	2,451,954
20,001 " 30,000 ...	139	148	152	152	155	150	3,699,219
30,001 " 40,000 ...	63	59	55	56	55	63	2,197,601
40,001 " 50,000 ...	—	40	43	40	46	41	1,843,419
40,001 and upwards	149	—	—	—	—	—	—
50,001 and upwards	—	110	110	111	109	110	9,884,591
Total ...	69,439	70,829	72,127	74,128	75,672	77,136	48,728,542

9. Area Acquired and Disposed of for Purposes of Closer Settlement, 1901 to 1906.—Up to the 30th June, 1906, only one area had been opened for settlement under the Closer Settlement Acts. The total extent of this area, which is known as the Myall Creek Settlement Purchase Area No. 1, is 74,500 acres, of which 53,929 acres were purchased in 1904, at a price of £2 11s. 6d. per acre, the remaining 20,571 acres being unoccupied Crown lands, while the whole area was made available for closer settlement on the 25th April, 1905. The following table shows the manner of disposal of the land comprised in this area :—

NEW SOUTH WALES.—MANNER OF DISPOSAL OF LANDS ACQUIRED FOR CLOSER SETTLEMENT UP TO THE 30TH JUNE, 1906.

Manner of Disposal.	Particulars of Lands comprised in Farms.							
	Set apart for—	Areas.	Areas.			Values.		
			Acquired Lands.	Crown Lands.	Total.	Acquired Lands.	Crown Lands.	Total.
		Acres.	Acres.	Acres.	£	£	£	
138 farms ...	66,689	53,523	13,166	66,689	137,795	24,588	162,383	
Travelling stock route ...	3,800	...	...	...	...	...	...
Travelling stock and camping reserve ...	1,620	...	...	...	...	...	...
Water reserve ...	75	...	...	...	...	...	...
Township ...	111	...	...	...	...	...	...
Gravel reserves ...	80	...	...	...	...	...	...
Public School reserves ...	8	...	...	...	...	...	...
Roads (by deduction) ...	2,062	...	...	...	...	...	...
Balance (not apportioned) ...	55	...	...	...	...	...	...
Total ...	74,500	53,523	13,166	66,689	137,795	24,588	162,388	

The following table gives particulars as to the disposal of Myall Creek farms for the years ended 30th June, 1905 and 1906, respectively:—

NEW SOUTH WALES.—PARTICULARS OF CLOSER SETTLEMENT ALLOTMENTS GRANTED UP TO THE 30TH JUNE, 1905 AND 1906.

Year.	Particulars of Area Allotted by Board to Date.						Total Amount received in respect of Settlement Purchases.	Number of Farms.	Number of Applications received.
	Areas.			Values.					
	Acquired Lands.	Crown Lands.	Total.	Acquired Lands.	Crown Lands.	Total.			
1904-5	Acres. 16,935	Acres. 1,633	Acres. 18,568	£ 52,620	£ 3,615	£ 56,235	£ 2,817	49	50
1905-6	39,142	9,425	48,567	102,657	17,788	120,445	6,560	98	120

In addition to the above settlement purchases 47 annual leases have been granted on the Myall Creek area, at rentals ranging from 3d. to 1s. 6d. per acre:

10. **General Summary of Lands in the State of New South Wales.**—The following figures give the general condition of the public estate in New South Wales on the 30th June, 1906:—

	Acres.
Area alienated ...	32,486,086
„ in process of alienation ...	17,484,249
„ under lease—Eastern Division ...	13,552,191
„ „ „ Central „ ...	21,158,662
„ „ „ Western „ ...	59,458,352
„ „ occupation license—Eastern Division ...	8,215,926
„ „ „ „ Central „ ...	5,709,596
„ „ „ „ Western „ ...	13,717,230
„ „ permissive occupancy—Eastern Division ...	41,767
„ „ „ „ Central „ ...	562,628
„ „ „ „ Western „ ...	694,479
Area of leases not gazetted ...	1,126,200
Total area occupied ...	174,207,366
Area unoccupied ...	24,430,714
Area of State ...	198,638,080

§ 3. Victoria.

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

2. **History of Land Legislation.**—The Orders in Council made under the Imperial Acts of 1842 and 1847, referred to above, remained in force until 1860, when an Act was passed by the Victorian Government, which, after making provision for special reserves for mineral purposes, etc., divided all Crown lands into country and special classes. The former were available after survey for selection in allotments of from forty to sixty acres. Application for these blocks had to be accompanied by a deposit of £1 an acre, and the successful applicant had the option of paying for half the allotment in cash, or taking the whole upon the same conditions, but if he only took half he might rent the other half for a term specified in the proclamation at the rate of one shilling per acre per annum, with the right to purchase at any time during the term. Special lands, situated near towns, railways, rivers, etc., were sold quarterly by auction at an upset price of £1 an acre. In 1862 free selection before survey was introduced by Duffy's Act, which provided for the setting apart of large agricultural areas, within which land could be selected at a uniform price of £1 an acre. Alternative conditions were imposed to the effect that certain improvements should be effected, or that part of the land should be placed in cultivation, and modifications were introduced as to the mode of payment. As regards pastoral lands, license fees and assessments on stock were abolished, and provision was made for the payment of rent for runs according to their value, based on their stock-carrying capacity.

The next legislation on the subject of land settlement was in 1869, in which year a Land Act and a Pastoral Act were passed, consolidating and amending all previous land legislation. The system of free selection before survey, as applied to all unoccupied Crown lands, was retained, but the selected area was limited to 320 acres, and was at the outset to be held under license for a term of three years, during the first two and a-half years of which the selector had to reside on the land, fence it, and cultivate a certain proportion of it. The rent was fixed at two shillings an acre per annum, and at the end of the period of license the selector could, if all conditions had been complied with, either purchase the land outright at the rate of £1 an acre, or he might obtain a further lease for seven years, with the right to purchase the land at any time during the term, all money paid as rent being credited towards the purchase price. The Pastoral Act of 1869 provided for the occupation of land for pastoral purposes under two systems, either as runs under license or lease or under grazing rights. The Land Act of 1869 was amended in 1878, when the conditions of selection were greatly restricted, the immediate effect being a considerable falling-off in the areas taken up. The period of license was increased to six years, and the selector had to reside on his land for a period of five years.

3. **Lands Acts now in Force.**—In 1883 the portion of the public domain known as the "Mallee Scrub," comprising about eleven million acres, was separately dealt with by the Mallee Pastoral Leases Act, and in 1884 the whole system of land occupation and alienation, except as regards mallee lands, was altered. This measure, as well as the special enactment just referred to, was again modified by the Acts of 1890, 1891, 1893, 1896, 1898, and 1900, the whole being consolidated in the Land Act 1901, which came into force on the 31st December of that year, which has, however, been modified by the

amending Acts of 1903, 1904, and 1905. The subject of closer settlement was dealt with in the Closer Settlement Act of 1898, amended in 1904 and 1906.

The Land Act of 1869 is inoperative as to future selections, but concessions as to payment of arrears of rent, the option of converting their present leases into perpetual leases, and of surrendering part of and obtaining new leases on better terms for the balance of their holdings, have been granted to selectors thereunder by the recent legislation.

4. Administration and Classification of Lands.—For the purposes of land administration the State is divided into seventeen districts, in each of which there is a Land Office under the management of a land officer. Intending selectors can obtain from these officers full information as to the locality and description of lands available for settlement. The whole of the unalienated lands belonging to the Crown are divided into the following classes:—(1) Good agricultural or grazing lands, situated chiefly in the central southern districts; (2) lands to a large extent suitable for grazing, but which in parts are also suitable for cultivation, vineyards and orchards—land of this class is fairly distributed throughout the State; (3) grazing lands, which are situated in nearly every county; (4) inferior grazing lands, situated chiefly in the extreme eastern and western districts of the State; (5) pastoral lands (large) areas; (6) swamp or reclaimed lands; (7) lands which may be sold by auction (not including swamp or reclaimed lands); (8) auriferous lands; (9) State forest reserves; (10) timber reserves; and (11) water reserves.

Provision is made in the Land Acts for the reclassification of lands, where it is considered that any land in either of the first five classes is too highly classed, or if any land in the second to the fifth classes is not classed high enough. For this purpose, Land Classification Boards, each consisting of three members, who are officers of the Lands Department, or other competent persons, are constituted. The classification of any land cannot, however, be altered after an application to select the same has been granted.

The Amendment Act of 1903 introduced amendments as regards the classification of unalienated Crown lands. The Act of 1904 altered the amount to be expended on improvements in the case of agricultural and grazing allotments, and makes certain amendments with regard to the powers of perpetual leases of mallee lands. The Act of 1905 deals principally with the conditions upon which bee range areas may be declared and bee farm site licenses granted.

5. Modes of Tenure.—Land may be acquired by various methods, and under various tenures, according to the class of the land, and the purpose for which it is utilised. The following are the chief modes of tenure of lands for other than mallee lands, which are considered separately hereinafter:—(i.) pastoral leases; (ii.) grazing area leases; (iii.) agricultural allotments; (iv.) grazing allotments; (v.) perpetual leases; (vi.) leases of auriferous lands; (vii.) sales by auction; (viii.) leases of swamp or reclaimed lands; (ix.) State forests, timber and water reserves licenses; (x.) leases and licenses for other than pastoral or agricultural purposes. Land may also be acquired for the purposes of village communities, homestead associations, labour colonies, closer settlement, and small improved holdings.

(i.) *Pastoral Leases.* Large areas of pastoral lands, chiefly in the north-eastern districts, are available for occupation, but a considerable proportion of these areas is difficult of access, being in mountainous districts, where cultivation is impossible and grazing impracticable, except during the summer months. Pastoral leases are granted to the person first making application after it has been notified that the land is available. The area which can be leased ranges from a minimum of 1920 acres to a maximum of 40,000 acres, and the term of such lease must expire not later than the 29th December, 1909. The annual rent reserved is computed according to the grazing capacity of the land, at the rate of one shilling per head of sheep, and five shillings per head of cattle, and the rent must be paid in advance every six months. The written consent of the Board must be obtained before the lessee can assign, sublet, or divide his land, and before he can use growing timber for other purposes than for erecting fences and buildings on the land. The lessee must destroy all vermin, keep down the growth of all

noxious weeds, and keep all improvements in good repair. He is also required to erect swing gates in places where there is a fence across any track required by any other pastoral lessee, or by the public. The right is reserved to the Crown to take at any time any portion of the area, which may be required for railways or other public purposes, and to issue licenses to enter on the land for the purpose of obtaining timber, coal, stone, etc. The Crown also has a right to resume possession, after having given two years' notice in writing, of any land demised by a pastoral lease, upon payment to the lessee for his interest in such lease, together with the value of houses, fences, wells, reservoirs, tanks, dams, and all permanent improvements, constructed by the lessee prior to such notice, and during the currency of his lease. A lessee of pastoral land, upon compliance with all conditions, may select and obtain the freehold of a homestead out of his leasehold up to 200, 320, 640, or 960 acres of first, second, third, or fourth-class land respectively. An outgoing lessee is entitled to payment from an incoming tenant for all fences, wells, reservoirs, tanks and dams constructed during the currency of his lease, but the sum to be paid in respect of such improvements must in no case exceed two shillings and sixpence an acre of the land leased.

(ii.) *Grazing Area Leases.* Agricultural and grazing lands may be leased in "grazing areas" by any person over the age of eighteen years for any term of years expiring not later than the 29th December, 1920. The area leased must not exceed 200, 640, 1280, or 1920 acres of first, second, third, or fourth-class land respectively, but may comprise two or more grazing areas, provided that the total acreage does not exceed the limit in each class. An incoming tenant must pay for all improvements calculated to increase the stock-carrying capacity of the area, but the sum to be paid in respect of such improvements is limited to ten shillings, seven shillings and sixpence, five shillings, and two shillings and sixpence per acre for each of the four classes respectively. The annual rent is threepence an acre for first-class, twopence an acre for second, one penny an acre for third, and one halfpenny an acre for fourth-class land. The lessee must fence the land within three years, or he may, if he prove to the Board that such fence is impracticable, or is not required, expend on permanent improvements a sum equal to the cost of fencing. The rent must be paid half-yearly in advance, and the conditions as to assignment of lease, the use of growing timber, and the reservation of Crown and other rights, are the same as in the case of pastoral leases. The lessee may, if the grazing area consist of first-class land, select thereout not more than 200 acres as an "agricultural allotment;" if of second-class land, an "agricultural allotment" of 320 acres; if of third-class land, a "grazing allotment" of 640 acres; and if of fourth-class land, a "grazing allotment" of 960 acres. Any lessee of a grazing area on which no arrears of rent are due, who, in the opinion of the Board, has fulfilled the conditions and covenants of his lease, may surrender any part of such area in order that a new grazing area lease of the surrendered part may be granted to his wife or child, if qualified to become a lessee thereof, without such land being previously made generally available to the public for the purpose of being taken up as a grazing area.

(iii.) *Agricultural Allotments.* Any person over the age of eighteen years, desirous of selecting and obtaining the freehold of the land, may do so either by taking out a grazing area lease and selecting thereout, as above described, or by obtaining directly an agricultural allotment of first or second-class lands or a grazing allotment of third or fourth-class lands.

(a) Licenses to occupy an agricultural allotment not exceeding in the whole 200 acres of first-class land or 320 acres of second-class land are issued to any person over the age of 18 years, who has not already made a selection under the Land Acts, or has not taken up a pre-emptive right to the extent of the maximum number of acres in the first or second class (as the case may be), or who is not in respect of the license applied for an agent, servant, or trustee for any other person, or who has not, at the time of the application, entered into any agreement to permit any other person to acquire by purchase or otherwise the allotment in respect of which such application

is made. The license is granted for six years at a fee of one shilling an acre per annum in the case of first-class land, and ninepence an acre per annum in the case of second-class land, payable half-yearly in advance. The licensee may not transfer, assign or sublet; he must destroy vermin on the land, and must within six years from the issue of his license enclose the land with a fence, or he may, if he prove to the satisfaction of the Board that such a fence is impracticable or is not required, expend in permanent improvements an amount equivalent to the cost of fencing. The licensee must enter into occupation within twelve months from the issue of the license, and must occupy the allotment thenceforward during the continuance of the license. Any licensee may during each year, however, absent himself from his allotment for not more than three months, by registering with the district land officer a notice of his intention to so absent himself; and if his home is situated upon the allotment the Board may consent for a specified period to substituted occupation by the wife or by a child over the age of eighteen years; or, if he has no wife or child, by the father or mother of the licensee, provided that he or she is dependent upon him for support. During the currency of the license the Crown reserves the right to resume possession of any of the land required for reserves or for public or mining purposes, subject to repayment to the licensee of all moneys paid by him as rent to the Crown, and of a reasonable sum as compensation for such resumption. Substantial and permanent improvements must be made to the value of £1 for every acre if of first-class land, or of the value of fifteen shillings for every acre if of second-class land, during the following periods and on the following basis:—If the land be first-class land, to the value of three shillings and fourpence for each acre before the end of the second year from the date of issue of the licence, another three shillings and fourpence before the end of the third year, another three shillings and fourpence before the end of the fourth year, and the balance before the end of the sixth year; if the land be second-class, to the value of two shillings and sixpence for each of the same periods as in the case of first-class land. Upon satisfying the Board that all conditions of the license have been fulfilled, the licensee is entitled at any time within twelve months after six years from the commencement of the license to obtain a grant upon payment of fourteen shillings an acre if first-class land or ten shillings and sixpence an acre if second-class land; or otherwise he may obtain a lease of the allotment for a term of fourteen years at a rental of one shilling an acre if first-class land or ninepence an acre if second-class land. The lessee is entitled upon payment at the end of the term of the last instalment due on account of the rent reserved, or at any time during the currency of the lease by payment of the difference between the amount of rent actually paid and the entire sum payable for the purchase of the land, to obtain a grant in fee of the lands leased.

- (b) Non-residential licenses for a period of six years are issued to persons similarly qualified, on conditions identical with the above, with the exception that the improvements which must be effected, are to the value of six shillings and eightpence an acre for each year of the license in the case of first-class land, and five shillings an acre for each of the first three years of the license in respect of second-class land. During any one year non-residential licenses may not be issued for more than 50,000 acres.
- (c) Residential licenses are also granted, subject to the same covenants and conditions as stated above with respect to residential licenses, but varied with regard to the term and to the amount of the fee and rent reserved, as follows:—The fee for occupation to be sixpence or fourpence halfpenny an acre per annum in the case respectively of first or second-class land, the term of a lease to be thirty-four years' annual rent of the same amounts, for the respective

classes of land. Any person entitled to apply to select land as an agricultural allotment, may apply to select such allotment under perpetual lease (see below). Any person may become the licensee of more than one agricultural or grazing allotment, provided the total acreage does not exceed the limit for its class of land, but no selector may pick out the best or any part of an allotment, leaving the balance unselected, and afterwards apply for an agricultural allotment elsewhere.

(iv.) *Grazing Allotments.* Either residential or non-residential licenses for grazing allotments are issued to persons qualified similarly to those entitled to take up agricultural allotments. The area of a grazing allotment must not exceed 640 acres of third-class, or 960 acres of fourth-class land; the period of license is six years at an annual occupation fee of sixpence or fourpence an acre in the case of third or fourth-class land respectively. In case of a residential license, the licensee must enter into occupation within six months after its issue, and must occupy the allotment thenceforward during its continuance. Temporary absence from occupation and substituted occupation are allowed on the same grounds as in the case of agricultural allotments. A licensee of a grazing allotment cannot assign, transfer, or sublet; he must destroy vermin, and within six years from the date of issue of his license must enclose the land with a fence, or if not required or impracticable, expend a sum equivalent to the cost of fencing in permanent improvements. The Crown reserves the right to resume possession of the whole or of any part of the land, during the currency of the license, that may be required for public or for mining purposes, subject to the repayment of any moneys paid by the licensee to the Crown and of a reasonable sum as compensation. Permanent improvements must, in respect of residential licenses, be effected to the value of ten shillings an acre on third or five shillings an acre on fourth-class lands. In respect of non-residential licenses, improvements must be effected during the following periods and on the following basis:—If the land be third-class, to the value of five shillings for every acre before the end of the third year, and the balance before the end of the sixth year; and if the land be fourth-class, to the value of two shillings and sixpence an acre for each of the same periods as in the case of third-class land. If the conditions be complied with the licensee is entitled, at any time within twelve months after six years from the commencement of the license, to obtain a grant in fee upon payment of seven shillings an acre if third-class land, or three shillings and sixpence if fourth-class land; or otherwise he may obtain a lease of the allotment for a term of fourteen years at a rental of sixpence an acre per annum if third-class land, or of half that amount if fourth-class land. Residential licenses for grazing allotments are also granted subject to the same terms, conditions, and covenants stated above with respect to residential grazing allotments, but varied with regard to the term, and the annual fee and rent reserved, as follows:—The fee for occupation is threepence, or three halfpence an acre in the case of third and fourth-class lands respectively; and where a lease is obtained such lease is for a term of thirty-four years at a yearly rental of threepence, or three halfpence for third or fourth-class lands respectively. Any person entitled to select a grazing allotment, instead of obtaining a grazing allotment license for his selection, may apply for a perpetual lease of the allotment in lieu thereof.

(v.) *Perpetual Leases.* Perpetual leases of any Crown lands available as agricultural or grazing allotments, over swamp and reclaimed lands, and over mallee lands available as agricultural allotments, may be granted—(a) to holders of grazing areas, who are entitled to select thereout an agricultural or grazing allotment; (b) to holders of licenses or leases to occupy allotments on swamp or reclaimed land; (c) to holders of mallee allotments, who are entitled to select thereout an agricultural allotment; or, (d) to village settlers under a lease or license of any land which is swamp or reclaimed land, who may desire to surrender the same and obtain a perpetual lease in lieu thereof. No person may hold under perpetual lease directly, or by transfer or otherwise, more than 600 acres of first-class, 960 acres of second, 1920 acres of third, or 2880 acres of fourth-class land outside the mallee district. The lessee must destroy all vermin within two years, and must within six years from the date of issue of the lease enclose his land with

a fence and keep the same in repair, or, if proved to the satisfaction of the Board that the erection of such fence is impracticable or not necessary, may expend on permanent improvements a sum equal to the cost of fencing. The lessee must reside on the land, or within five miles thereof, for at least six months during the first year of his term, and for at least eight months during each of the following four years; but this covenant as to residence does not operate in the event of the cultivation by the lessee of at least one-fourth of his allotment within the first two years of his lease, and at least one-half thereof before the end of the fourth year. Permanent improvements must be made to the value of ten shillings an acre for first-class land, seven shillings and sixpence an acre for second-class land, five shillings an acre for third-class land, and two shillings and sixpence an acre for fourth-class land, before the end of the third year, and further improvements to the same values before the end of the sixth year of the lease. The lessee may not transfer, assign, mortgage, sublet, or part with the possession of the whole or any part of his allotment within the first six years of his lease, but at the end of that period, if no rent be owing and all conditions have been fulfilled, the lessee may, with the written consent of the Board, transfer, mortgage, sublet, or part with the land. The Crown reserves the right to resume any part of the lands demised, required for public or mining purposes, on payment to the lessee of the cost of moving and re-erecting his improvements and the loss sustained in relinquishing improvements not removable.

The rent payable by every perpetual lessee, other than a lessee of mallee or swamp or reclaimed lands, from the date of issue of his lease until the 29th December, 1909, is 4 per cent. on the unimproved value of the land, which is deemed to be twenty shillings an acre for first-class, fifteen shillings an acre for second-class, ten shillings an acre for third-class, and five shillings an acre for fourth-class land. For every successive period of ten years the unimproved value will be fixed by the Board, and the rent will be $1\frac{1}{4}$ per cent. of such value. The rent must be paid yearly in advance. Any lessee whose rent is not in arrear may surrender his lease by making written application to the Board within six months after the expiration of a period of ten years from the 29th December, 1909, or within six months after any successive period of ten years, and if the Board is satisfied that the applicant holds the allotment *bonâ-fide* for his sole use and benefit, he may obtain an agricultural or grazing allotment license (residential or non-residential). The value of all permanent improvements will be credited to the licensee.

(vi.) *Leases of Auriferous Lands.* The "auriferous lands" are distributed over various parts of the State. Annual licenses are issued for areas not exceeding twenty acres, entitling the holders to reside on or cultivate within the area upon payment of a license fee of five shillings for areas of three acres or under, ten shillings for areas from three to ten acres, and one shilling per acre for areas over ten acres. The licensee has the right to use the surface of the land only; he must either reside on or fence the land within four months from the date of issue of the license, and cultivate one-fifth of the area, allowance being made for any portion occupied by buildings; he cannot assign or sublet without permission. Notices must be posted on the land indicating that it is auriferous, and miners have free access to any part of the land without making compensation to the licensee for surface or other drainage. If the land has been improved to the value of £1. an acre, and if, in the opinion of the Board, the occupation is *bonâ-fide*, the licensee may, with the consent of the Minister of Mines, surrender his annual license and obtain in lieu thereof a license for an agricultural or grazing allotment.

Holders of miners' rights under the Mines Acts 1890 and 1897 are entitled to occupy, for the purpose of residence or business, a maximum area of one acre, upon payment of a fee of £5 per annum. A habitable dwelling must be erected within four months.

Annual licenses to occupy for grazing purposes the surface of any auriferous lands, or of any waste lands of the Crown not required for other purposes, are issued up to a maximum of 1000 acres. The annual rent is fixed by appraisalment of the land. The licensee may, with the written consent of the Minister of Mines, enclose the whole or any specified part of the holding with a fence, which may be removed by him at or before the expiration of his license, and which must be removed by him when so ordered by the Board. Persons holding miners' rights and business licenses have free access to

such areas; the licensee is forbidden to ringbark the timber on the land, and he is subject to a penalty of £20 if he omits to place upon the outside of the corner posts of the fence (if any) enclosing the land such distinguishing mark as may be directed. Worked-out auriferous lands may be proclaimed and licensed for occupation for a period of not exceeding seven years to a depth of 50 feet from the surface, and at a rent of not less than one shilling an acre per annum.

(vii.) *Sales by Auction.* The lands comprised within the areas described in a schedule attached to the Land Act 1901 may be sold by auction in fee simple, not exceeding 100,000 acres in any one year, at an upset price of £1 an acre, or at a higher price if so determined by proclamation. Before any country lands can be sold a schedule thereof must be laid before both Houses of Parliament. The purchaser must pay the survey charge at the time of sale, together with a deposit of 12½ per cent. of the whole price; the residue is payable in forty equal half-yearly instalments, with interest at the rate of 4 per cent. per annum. On failure of the payment of any instalment with interest, the deposit and any instalments already paid are liable to forfeiture, and the contract becomes void. Isolated portions of Crown lands not exceeding fifty acres, or any portion not exceeding three acres required as a site for a church or for any charitable purpose, may also be sold by auction. There are stringent provisions and penalties against illegal agreements to prevent fair competition at auction sales.

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

These swamp or reclaimed lands are divided into allotments not exceeding 160 acres, and the value of each allotment is provisionally determined by a Land Classification Board; an allotment may be leased either for a term of twenty-one years, or under a perpetual lease, or under a conditional purchase lease, or may be disposed of by public auction. Every lease for twenty-one years, every perpetual lease, every conditional purchase lease, and every contract for sale for an allotment of swamp or reclaimed lands, must *inter alia* contain (a) a condition that the lessee or purchaser will keep open all canals, ditches and drainage works on the land and adjacent to the land; and also (b) a condition that the lessee or purchaser will make permanent improvements on the land to the extent of ten shillings an acre in each of the three first years, unless the Minister is of opinion that such expenditure would not be advantageous or profitable, in which case the condition may be omitted or modified. The rent payable by the perpetual lessee of any swamp or reclaimed land for the period ending on the 29th December, 1909 (see above Perpetual Leases), is at the rate of four per cent. per annum on the value of the land, as fixed by the surrendered license or lease. In the event of a conditional purchase lease being granted, the price to be paid will be that fixed by the surrendered license or lease, and may be divided into equal instalments extending over a period of not more than twenty-years.

(ix.) *State Forests, Timber and Water Reserves Licenses.* Grazing licenses or licenses to cut timber are issued for lands situated within State forests and timber reserves, and residence licenses also are issued for State forest lands, on payment of an annual license fee, and upon such terms and conditions as are from time to time fixed by the Governor-in-Council. Where any person has occupied any portion of forest lands as his home or the home of his family for not less than five years, and has effected thereon improvements to the value of not less than £2 an acre, he may, provided that there are

no mining or other valid objections, obtain a grant of such land by purchase at a price determined by appraisalment. Every alienation or conveyance of lands comprised within water reserves is absolutely prohibited.

(x.) *Leases and Licenses for other than Pastoral or Agricultural Purposes.* Leases are granted of any Crown lands not exceeding (except in the case of leases for guano or other manure) three acres, for a term of not more than twenty-one years, and at an annual rent of not less than £5. These leases are granted for various purposes, such as—For obtaining guano, stone or earth; for sites of inns, stores, bridges, ferries, factories, quays, or landing places; for the working of mineral springs, and for the manufacture of salt. If the lessee fail to use the land *bonâ fide* for the purpose for which he leased it, the lease may be cancelled at any time. Leases are also granted to persons who are willing to construct canals, docks, roads or tramways. Annual licenses are issued for any of the purposes for which leases are granted as above, and if the licensee has been in possession for five years and has constructed improvements on the land, he may purchase the allotment at an appraised price, provided that there are no objections to the alienation of the land on the ground of being auriferous or other reasons of a public nature.

Any unalienated Crown lands may be proclaimed as available for being licensed for the purpose of being used for bee range areas. Annual licenses are granted of areas, to be used as bee range areas, at a rent of not less than one half-penny for every acre within one mile of the site of the apiary as specified in the license. Any applicant may also obtain a license for the purpose of a bee farm not exceeding ten acres in extent upon any Crown lands or upon any lands held under a pastoral or grazing lease or under an annual grazing license. No person may hold more than three bee-farm licenses, and no holder of a grazing area or pastoral lease or of a grazing license may keep more than ten hives of bees on his holding, unless he is also the holder of a bee-farm license. The annual fee for such license is fixed by the Minister.

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

(i.) *Administration and Modes of Tenure.* Land in the mallee is divided into four classes, and for the purposes of classification the Mallee Classification Boards are constituted. Until the year 1901, when the present Land Act was passed, mallee lands could be alienated under lease either as “Mallee Blocks” or “Mallee Allotments.” The former were of various sizes; the term was for a period of twenty years and the rent was computed according to the stock-carrying capacity of the run. The Crown retained the right of resuming the land after giving notice, compensation for improvements effected being given upon assessment. “Mallee Allotments” could be leased up to a maximum area of 20,000 acres. The rent was fixed at one penny per acre per annum, and conditions either as to residence or as to the cultivation of a certain proportion of the allotment were imposed. It is now provided that all mallee lands after forfeiture or resumption, or on the expiration of any lease of a mallee block or a mallee allotment, shall be available for selection and shall not be again leased as a mallee block or allotment. Lands in the mallee country may be acquired either by agricultural licenses, or by perpetual lease.

(ii.) *Agricultural Licenses.* Any person over the age of eighteen years may select 640 acres of first-class, 1000 acres of second-class, 1280 acres of third-class, or 1600 acres of fourth-class land out of any area available for selection, either under a residential or non-residential license. Selections must form one continuous area separated only by roads. The purchase price of land made available for selection is fixed at £1 an acre for first-class, fifteen shillings an acre for second-class, ten shillings an acre for third-class, and five shillings an acre for fourth-class land.

In the case of residential licenses the selector may pay the purchase money either (a) under a license for six years at a fee of one shilling an acre per annum, and thereafter under a lease at a rent of one shilling an acre per annum for fourteen years, or (b) under a license for six years at a fee of sixpence an acre per annum, and thereafter under a lease at an annual rent of sixpence an acre for thirty-four years; the improvements at the expiration of the license must be to the value of not less than £1 an acre. For second, third, or fourth-class land the amounts which must be paid are three-fourths, one-half, and one-quarter of the above rates respectively, and improvements must be effected to the value of fifteen shillings, ten shillings, or five shillings an acre in each class respectively.

In the case of non-residential licenses the amount of the license is one shilling, ninepence, sixpence, or threepence an acre per annum, according to whether the land is in the first, second, third, or fourth class respectively. The term of the license is for six years, and on the expiration of this period, if all conditions have been complied with, the selector may obtain a lease for fourteen years at an annual rental of one shilling, ninepence, sixpence, or threepence an acre, according to the class of the land. Permanent improvements must be effected in respect of each acre to the value of six shillings and eightpence in each year of the first six years for first-class land, and to the value of five shillings, three shillings and fourpence, or one shilling and eightpence in each year of the first three years, for second, third, or fourth-class land respectively.

At the expiration of the license, or on obtaining a lease, if all conditions have been complied with, the selector is entitled to a grant upon payment of the difference between the amount of rent actually paid and the entire sum of £1, fifteen shillings, ten shillings, or five shillings, as the case may be, for each acre of first, second, third, or fourth-class land respectively.

(iii.) *Perpetual Leases.* Perpetual leases of mallee land are granted to all persons who are qualified to hold agricultural licenses, and the maximum area in each class respectively which may be held under such a lease is the same as in the case of an agricultural license. The rent for the period of ten years from the 1st December, 1903, and for every successive period of ten years, is determined by the Board at $1\frac{1}{4}$ per cent. on the estimated unimproved value of the land, and is payable annually in advance. The lessee must destroy all vermin within two years, fence the land within six years, take up his residence on the land within six months after the grant of the lease, and continue to reside on the land or within five miles thereof for at least six months during the first year of his lease, and for at least eight months during each of the four following years. If, however, at least one-fourth of the allotment be cultivated within the first four years, and at least one-half before the end of the sixth year, the condition as to residence will not be enforced. The lessee must not cut or remove any live pine, box, or gum trees, and must protect all belts or clumps of such trees from fire. The Crown reserves the right to resume at any time any part of the land leased for public or mining purposes, subject to payment to the lessee of the actual cost of removing his improvements or the amount of loss sustained in consequence of relinquishing improvements not removable. Any lessee of a perpetual lease, whose rent is not in arrear, may surrender his lease by making written application to the Board within six months after the 29th December, 1919, or within six months after any successive period of ten years, and if the Board is satisfied that the applicant holds the allotment *bonâ fide* for his sole use and benefit, he may obtain an agricultural license, either residential or non-residential.

(iv.) *Vermin Districts.* Any land in the mallee country or border may be proclaimed as a "vermin district," and for the purpose of procuring the extinction of the vermin local committees of five persons are constituted, the members of which are elected by the owners and lessees of the lands within the district. This committee is empowered to levy an annual rate, assessed in respect of each square mile of land or in respect of the number of sheep or cattle depastured thereon, and are also entitled to levy an annual rate called the "fence rate," for the purpose of erecting and repairing vermin-proof fences. The local committee may serve the owner or occupier of any lands within the district with a notice calling upon him to destroy all vermin upon his land, and upon failure to comply with this notice the committee may take steps to secure the destruction of the vermin.

7. Village Communities.—Any unalienated Crown lands, provided they are not auriferous or are not permanently reserved for any purpose, may be proclaimed and appropriated for the purposes of village communities. Such lands are surveyed into allotments of from one to twenty acres, according to the quality of the soil and the situation of the land, and the price of each allotment cannot be less than twenty shillings an acre. Permits to occupy these allotments are granted to approved persons for periods not exceeding three years, at a nominal rent fixed by the Board. An applicant must not be under the age of eighteen years, nor the owner of the fee simple of two acres or over, nor the lessee of a pastoral allotment, grazing area, or homestead section, nor the holder of an agricultural allotment license. Any permissive occupant of an allotment can obtain monetary assistance not exceeding £50 from the Board, for the purpose of erecting buildings and improvements. Such loan is repayable in twenty equal annual instalments. On the expiration of the period for which the permit was granted a lease may be obtained, provided that the conditions of occupancy have been fulfilled. The lessee must pay in advance the annual rent reserved, in forty equal half-yearly instalments, and must also pay within five years the cost of survey in ten equal half-yearly instalments in advance. Within two years from the date of his lease he must bring into cultivation not less than one-tenth of the land demised; within four years he must bring into cultivation not less than one-fifth, and within six years he must erect permanent improvements to the value of £1 for each acre. The lessee cannot assign, transfer, or sublet or borrow money on the security of the land without the written consent of the Board; he must reside on the land and use it for agriculture, gardening, grazing, dairy-farming, or other like purpose. The Crown reserves the right to resume any of the land for public or mining purposes on return of the amount of rent paid and on payment for permanent improvements. Any person in occupation of an allotment under permit or lease may surrender the same and acquire the land under a perpetual lease or a conditional purchase lease.

8. Homestead Associations.—Any block of unalienated Crown lands, not exceeding 2000 acres in area, may be proclaimed and appropriated for occupation by members of associations or societies, but no proclamation may remain in force for longer than three years in the case of a society, nor for more than six months in the case of an association, after in each case the survey and subdivision of the block, at the expiration of which periods the land, if not leased, becomes unoccupied Crown land again. A block of land is surveyed and subdivided into sections not exceeding fifty acres each, and the number of persons to be located in each block must not be less than one person to each fifty acres. A section may be taken up by any member of the association or society who is over eighteen years of age, provided that he is not owner in fee simple of ten acres of land or over, nor is the lessee of a pastoral allotment or grazing area, nor a licensee of an agricultural or village allotment. The secretary of the association or society must register with the Board the name, address, and description of each member, and must pay a registering fee of two shillings and sixpence for each settler. The permit to occupy a section may not exceed three years, and is at a nominal rent fixed by the Board. On expiration of the period for which the permit is granted, and on compliance with all the conditions of occupancy, a lease will be issued for twenty years. Any permissive occupant may obtain a loan from the Board for the purpose of erecting buildings or improvements up to the sum of £50, repayable in twenty equal annual instalments, provided that the occupant also expends on buildings and improvements a sum equal pound for pound to the sum advanced. The lessee covenants to pay the annual rent and survey fee, and to repay all moneys advanced by the Board. The conditions as to cultivation, improvements, and alienation by the lessee are the same as in the case of village allotments. Adjoining or within every block appropriated for the purposes of a homestead association, an area of not more than 100 acres may be set apart as the site for a township, and out of this area not more than forty acres may be reserved, either temporarily or permanently as a recreation ground. The Board may divide either the whole or any part of the land so set apart into as many township allotments, not exceeding one acre each, as may be necessary to provide one township allotment for each homestead section in the adjoining block. Any settler may, within one year from the

commencement of his permit or lease, obtain a lease to such a township allotment, which will thereupon become appurtenant to the settler's homestead section.

9. **Labour Colonies.**—Areas of land, not being auriferous or not permanently reserved for any purpose, may also be set apart, up to a maximum area of 1500 acres, for the purpose of labour colonies, to be vested in five trustees appointed by the Governor. Persons subscribing to the funds of a labour colony may elect a committee of management, composed of four persons, to assist the trustees in the management of the colony. The trustees and committee may admit to such a colony any person entitled to such benefits as the rules of the colony may prescribe; they may establish and maintain any desired industry, and have full powers and authority to enable them to manage the colony, improve its position, and to make it self-supporting. A subsidy of £2 for every £1 received by the trustees or committee from public and private subscriptions is paid annually by the Government. All moneys received by the trustees or committee are to be paid into a trust account, and may be expended either in payment of allowances for work to persons employed in the colony, in the erection of necessary buildings, and in purchasing provisions, clothing, building materials, stock, seed, and all things necessary for the proper working of the colony.

10. **Closer Settlement.**—The regulations under which land is acquired by the Crown, and is alienated by lease for the purposes of closer settlement, are based upon the Closer Settlement Act of 1904, as amended in 1906.

(i.) *Administration.* For the purpose of carrying out the provisions of these Acts, a Lands Purchase and Management Board consisting of three members is constituted, and this Board is empowered to take for the Crown either by agreement or compulsorily, blocks of private land in any part of the State. All land so acquired is to be paid for in money, the proceeds of the sale of stock and debentures under the Act, or at the option of the owner and if the Treasurer consents with Victorian Government debentures or stock, bearing interest at such a rate as the Governor may determine. The Governor is authorised from time to time during the first five years from the date on which the Act came into force, to increase the amount of Victorian Government stock by an amount not exceeding £500,000 in any one year, or he may issue debentures for the whole or any part of such sum in lieu of increasing the amount of stock. The proceeds of the sale of such stock or debentures are only to be applied for the purposes of the Act. In case of the compulsory acquisition of land, the Lands Compensation Act of 1890 is incorporated, and a Compensation Court is provided for.

(ii.) *Division of Land into Allotments.*—The Board may dispose of all land acquired on conditional purchase leases either as farm allotments, workmen's homes allotments, or agricultural labourers' allotments. The price of the land disposed of is to be so fixed as to cover the cost of original purchase, the cost of survey and subdivision, the value of lands absorbed by roads and reserves, and the cost of clearing, draining, fencing, or of other improvements which the Board may effect prior to the disposal of the land. The land to be disposed of is divided into (a) farm allotments not exceeding £1500 in value, (b) workmen's homes allotments not exceeding £100 in value, and (c) agricultural labourers' allotments not exceeding £200 in value.

(iii.) *Terms, Conditions, and Covenants of Leases.* An application for a lease must be accompanied by a deposit equal to one instalment of the purchase money of the allotment of the highest value of those applied for, and the registration and lease fees thereof. Not more than one allotment may be held by one lessee. Every conditional purchase lease is for such a term of years as may be agreed upon by the lessee and the Board, and payment must be made with interest at $4\frac{1}{2}$ per cent. per annum by seventy-three half-yearly instalments, or such lesser number as may be agreed upon. The lease is subject to the following conditions:—The lessee must destroy vermin and noxious weeds to the satisfaction of the Board within three years; he must enclose the land within the same time; he must personally reside during eight months in each year,

during the currency of the lease, on his allotment; he must make improvements equivalent in value to at least two instalments payable for the land before the end of the first year; to the value of 10 per cent. of the purchase money before the end of the third year, and to the value of a further 10 per cent. before the end of the sixth year. If all covenants and conditions have been duly complied with the lessee may, after six years, and with the written consent of the Board, transfer, assign, mortgage, or sublet his allotment. A Crown grant may be issued after the expiration of twelve years on payment of the balance of the purchase money, if all conditions have been complied with. Any land may be resumed by the Crown for public purposes upon payment of compensation to the lessee for the loss of his allotment and of any improvements erected by him thereon. In the case of workmen's homes allotments the land must be fenced within one year, and a dwelling-house to the value of at least £50 must be erected within the same time; within two years improvements must be made to the value of at least £25. As regards agricultural labourers' allotments, a dwelling-house to the value of at least £30 must be erected within one year, and in two years the allotment must be fenced.

(iv.) *Advances to Settlers.* The Board may make advances not exceeding £50 in any one case for the purpose of fencing and building dwelling-houses. The Board is also empowered to erect dwelling-houses, outbuildings, or improvements on any allotment at a cost not exceeding £250 for any one allotment, and any sum so expended, together with interest at 5 per cent. per annum, is repayable by equal half-yearly, quarterly, or monthly instalments, extending over such a period not greater than twenty years as may be prescribed. Land acquired by the Board may also be sold in small areas in fee simple as sites for churches, public halls, butter factories, creameries, or recreation reserves.

11. The Small Improved Holdings Act, 1905.—The object of this Act is to assist deserving persons to acquire small improved holdings in rural districts as close as possible to centres of population, where industrial employment may be obtained. The Governor is authorised to set apart any unoccupied Crown lands, or any land acquired under the Closer Settlements Acts, for the purpose of small improved holdings, and is empowered during the first three years in which the Act is in force to raise money, by the issue of Victorian Government stock, to the extent of not more than £150,000 in any one financial year, for the purpose of acquiring private land adapted for small holdings. All lands so set apart are divided into holdings not exceeding £200 in value, and the Minister may direct that the land be adapted for any purposes of husbandry by erecting improvements to the value of not more than £150 on any one allotment, which sum is paid out of a fund created for the purpose.

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

(ii.) *Leases of Holdings.* At the expiration of six, twelve, or eighteen months from the time when permissive occupancy was granted, the tenant may obtain a conditional purchase lease, on payment of the registration and lease fees, for a term of 31½ years. The lessee must pay the value of the allotment and of any improvements effected out of the fund referred to above. He must destroy vermin and noxious weeds, and must within one year from the date of issue of the lease enclose his holding with a fence. Either the lessee or an approved member of his family must, during the currency of the lease, reside personally for at least eight months in each year on the allotment; he must insure buildings and improvements against fire, and he may not transfer, assign,

mortgage, or sublet his holding during the first six years of the lease. If at any time after the expiration of twelve years of the lease the Minister is satisfied that all conditions have been complied with, and that the full purchase money has been paid, a Crown grant may be issued to the lessee.

12. Areas Alienated and in Process of Alienation, and Area of Occupied and Unoccupied Crown Lands, 1901 to 1906.—The total area of the State of Victoria is 56,245,760 acres, of which 22,964,929 acres had been alienated absolutely up to the end of the year 1906, while 3,871,200 acres were in process of alienation under deferred payments, the remainder consisting of reserves, roads, and other unalienated Crown lands. The following table shows the areas alienated and in process of alienation, together with the areas reserved, leased, and available for occupation at the end of each year from 1901 to 1906 inclusive:—

VICTORIA. — PARTICULARS OF AREAS ALIENATED, IN PROCESS OF ALIENATION, AND OF UNALIENATED CROWN LANDS ON THE 31ST DECEMBER, 1901 TO 1906, INCLUSIVE.

Particulars.	Area in Acres.					
	1901.	1902.	1903.	1904.	1905.	1906.
1. Area Alienated—						
In Fee Simple (exclusive of Mildura)	20,033,023	20,556,759	21,066,839	21,650,849	22,558,188	22,902,707
" " at Mildura	62,222	62,222	62,222	62,222	62,222	62,222
2. In Process of Alienation—						
Exclusive of Mildura and the Mallee	3,399,890	3,135,600	3,050,179	2,681,091	1,948,633	1,734,876
At Mildura	187,778	187,778	187,778	187,778	187,778	187,778
Mallee Lands	87,606	115,822	159,237	1,215,372	1,589,981	1,948,460
3. Crown Lands—						
Roads	1,571,182	1,587,289	1,614,773	1,623,139	1,634,449	1,643,436
Water Reserves	291,718	291,254	292,910	292,055	290,120	289,908
Reserves for Agricult. Colleges, etc....	155,483	155,483	155,483	155,483	155,483	155,483
State Forests	4,273,910	4,341,248	4,327,142	4,328,693	4,330,383	4,329,417
Timber Reserves	344,345	338,292	332,133	335,180	328,438	326,082
Permanently Reserved for Public Purposes	1,592,400	1,592,400	1,592,400	1,592,400	1,592,400	1,592,400
Other Reserves	197,900	197,750	197,750	200,280	200,065	203,136
Reserves in the Mallee	397,881	397,881	397,881	397,881	397,881	397,881
Unsold Land in Towns, etc.	233,067	2,476,682	2,834,017	1,871,721	1,960,457	1,795,641
Land in Occupation under—						
Perpetual Leases... ..	8,137	11,475	11,766	15,637	28,944	29,267
Pastoral Leases	39,450	52,150	52,150	52,150	52,150	64,150
Grazing Area Leases	2,338,649	2,846,052	3,420,534	3,528,986	3,631,974	3,533,792
Swamp Leases	4,200	3,901	4,090	4,030	4,369	4,450
Grazing Licenses (auriferous)	377,427	363,269	378,653	400,592	—	—
Settlement on Lands Act 1893	55,077	52,613	51,532	56,626	55,395	54,404
Mallee Pastoral Leases	7,980,592	7,746,433	2,631,449	2,274,117	1,934,246	1,731,217
Perpetual Leases, Mallee Lands Act 1896	448,842	510,709	543,927	417,146	431,214	501,013
Available for Occupation on 31st December	12,164,981	9,222,698	12,880,915	12,992,132	12,850,990	12,758,040

Total area of State, 56,245,760 acres.

Corresponding figures for previous years may be obtained from the Statistical Registers of Victoria.

13. Areas Available for Occupation, 1901 to 1906.—The following statement gives a description of the lands comprised in the areas available for occupation at the end of each year since the year 1901:—

VICTORIA.—DESCRIPTION OF LANDS AVAILABLE FOR OCCUPATION ON
THE 31ST DECEMBER, 1901 to 1906, INCLUSIVE.

Class.	Description of Land.	Area in Acres.					
		1901.	1902.	1903.	1904.	1905.	1906.
1.	Good Agricultural and Grazing Land	254,626	50,000	17,021	13,828	17,055	17,746
2.	Agricultural and Grazing Land	383,976	140,000	112,456	106,460	110,700	116,258
3.	Grazing Land	3,346,204	1,860,000	1,925,956	1,819,555	1,858,945	1,948,533
4.	Inferior Grazing Land	81,921	73,000	77,145	72,877	72,877	—
5.	Pastoral Land (large areas)	4,550,322	3,544,700	3,513,446	3,354,465	3,355,020	3,348,754
6.	Swamp or Reclaimed Land	78,311	20,510	12,772	1,555	2,487	3,292
7.	Lands that may be sold by auction (excluding Swamp or Reclaimed Land)	17,882	12,474	5,577	19,662	18,616	18,245
8.	Auriferous Land	949,647	1,017,900	938,236	889,968	841,290	808,212
	Mallee Lands	2,502,792	2,504,214	6,278,306	6,623,762	6,574,000	6,497,000
	Total	12,164,981	9,222,698	12,880,915	12,902,132	12,850,990	12,758,040

Corresponding figures for previous years may be obtained from the Statistical Registers of Victoria.

14. **Area Occupied for Pastoral Purposes, 1901 to 1906.**—The following statement shews the areas of Crown lands occupied for pastoral purposes under leases and licenses at the end of each year, from 1901 to 1906 inclusive:—

VICTORIA.—OCCUPATION OF CROWN LANDS UNDER LEASE OR LICENSE
FOR PASTORAL PURPOSES, ON THE 31ST DECEMBER, 1901 TO 1906.

Tenure.	'Area in Acres.					
	1901.	1902.	1903.	1904.	1905.	1906.
Pastoral Lease	39,450	52,150	52,150	52,150	52,150	64,150
Grazing Area Lease	2,338,649	2,846,052	3,420,534	3,528,986	3,631,974	3,533,792
Grazing Licenses—						
Under Land Acts 1890 and 1891	5,908,985	5,657,676	2,422,271	—	—	—
Under Land Acts 1891 (exclusive of Mallee)	—	—	—	6,998,278	7,481,535	5,820,997
Under Land Acts 1901, Mallee Lands	—	—	—	—	4,272,652	4,897,943
Auriferous Lands—						
Under Land Act 1890	377,427	363,269	378,653	—	—	—
" " 1901	—	—	—	400,592	99,774	101,163
Swamp Lands	4,200	3,901	4,090	4,030	4,369	4,450
Perpetual Leases	8,137	11,475	11,766	15,637	28,944	29,267
Mallee Pastoral Leases	7,980,592	7,746,433	—	—	—	—
Mallee Allotment Leases	—	—	2,631,459	2,274,317	1,934,246	1,731,217
Perpetual Leases under Mallee Lands Act 1896	448,842	510,709	543,927	417,146	431,214	501,013
Wattles Act 1890	4,427	4,427	4,427	1,980	1,980	—
Total	17,110,709	17,196,092	9,469,277	13,693,116	17,938,838	16,683,99

Corresponding figures for previous years may be obtained from the Statistical Registers of Victoria.

15. **Classification of Holdings according to Area.**—The following table shews the number and area of holdings of lands alienated absolutely and in process of alienation, together with the area of Crown land held under lease or license in conjunction therewith, during the year ended 1st March, 1906:—

VICTORIA.—CLASSIFICATION ACCORDING TO SIZE OF HOLDINGS ALIENATED ABSOLUTELY AND IN PROCESS OF ALIENATION ON THE 1ST MARCH, 1906.

Lands Alienated and in Process of Alienation.				Number of Holdings.	Extent of Land Occupied.	Extent of Crown Land Held in Conjunction with Holdings.	Extent of Land under Cultivation.
Size of Holdings.							
Acres.				Acres.		Acres.	
1 to	5	...	...	2,465	7,655	21,759	3,360
6	15	...	...	3,486	35,597	21,056	14,466
16	30	...	...	4,012	89,213	110,744	31,336
31	50	...	...	3,346	137,561	131,585	38,589
51	100	...	...	5,864	451,643	269,615	108,829
101	200	...	...	7,998	1,206,509	488,166	256,524
201	320	...	...	8,123	2,252,782	449,561	532,806
321	500	...	...	5,507	2,247,258	1,123,555	531,509
501	640	...	...	3,812	2,250,073	480,725	666,027
641	1,000	...	...	3,876	3,164,404	1,063,166	735,263
1,001	2,500	...	...	3,466	5,112,200	2,200,867	1,009,034
2,501	5,000	...	...	617	2,106,732	1,996,797	180,884
5,001	10,000	...	...	220	1,567,251	471,271	44,347
10,001	20,000	...	...	116	1,652,910	149,879	21,265
20,001	50,000	...	...	73	2,114,391	26,460	20,455
50,001 and upwards		...	...	6	366,766	577	1,801
Total	...	...	...	52,987	24,762,945	9,005,783	4,196,495

In the above table the Crown land is not classified according to area, but is simply the total Crown land held in conjunction with each group of holdings. In addition to the areas of Crown land specified above, there are 749,798 acres held under various forms of leases and licenses. Particulars as to the number and size of the holdings are given in the subjoined table :—

VICTORIA.—CLASSIFICATION ACCORDING TO SIZE OF HOLDINGS OF CROWN LANDS UNDER LEASE OR LICENSE ON THE 1ST MARCH, 1906 (EXCLUDING LAND HELD UNDER LEASE OR LICENSE IN CONJUNCTION WITH HOLDINGS OF LANDS ALIENATED ABSOLUTELY, OR IN PROCESS OF ALIENATION).

Size of Holdings.				Number of Holdings.	Extent of Land Held.	Extent of Land under Cultivation.
Acres.						
1 to	5	...	...	331	710	264
6	15	...	...	86	845	305
16	30	...	...	119	2,479	295
31	50	...	...	57	2,398	257
51	100	...	...	53	4,024	265
101	200	...	...	108	17,041	1,057
201	320	...	...	122	34,910	4,078
321	500	...	...	80	34,096	5,970
501	640	...	...	91	54,732	16,070
641	1,000	...	...	115	96,888	12,078
1,001	2,500	...	...	105	157,017	22,339
2,501	5,000	...	...	14	51,679	4,117
5,001	10,000	...	...	2	15,005	—
10,001	20,000	...	...	1	19,014	7
20,001	50,000	...	...	2	50,400	—
50,001 and upwards		...	...	2	208,560	6,280
Total	...	...	...	1,288	749,798	73,382

16. **Areas acquired and made available for Closer Settlement, 1901-1906.**—The following statement shows the operations which have taken place in Victoria under the provisions of the Closer Settlement Acts, 1898 to 1906, up to the 30th June in each year from 1901 to 1907 inclusive :—

VICTORIA.—PARTICULARS OF OPERATIONS UNDER THE CLOSER SETTLEMENT ACTS FOR EACH YEAR FROM 1901 to 1907.

Year ended 30th June.	Total Area Acquired by Government to Date.	Total Cost to Date.	How Made Available for Settlement.					Number of Applications Granted to Date.	Total Receipts to Date.	Repayments of Principal to Date.	Area Available for Settlement.
			Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments.	Roads and Reserves.				
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.
1901	28,553	151,566	28,461	69	—	44	240	193	7,529	—	—
1902	33,655	205,715	33,477	69	—	48	329	239	21,181	5,002	—
1903	33,662	206,285	33,483	69	—	48	329	239	28,546	6,921	—
1904	33,662	209,341	33,483	69	—	48	329	239	42,128	16,925	—
1905	36,516	228,982	35,513	152	366	48	335	336	56,549	18,110	19
1906	148,902	1,008,639	116,371	186	924	232	775	933	92,638	28,869	2,790
1907	207,775	1,349,661	156,358	428½	1,108	308½	827½	1,212	163,203	60,224	2,429

§ 4. Queensland.

1. **Settlement in Early Days.**—Previous to the year 1859 the Moreton Bay district, as it was then called, formed a portion of New South Wales. The early history of its methods of land settlement is thus included in that of the mother colony. With separation from New South Wales, and the election of a Legislative Assembly of its own, the district of Moreton Bay—or, as it was henceforth to be known, the Colony of Queensland—entered on a new era of prosperity.

2. **History of Land Legislation.**—The early land legislation of the new State followed the lines adopted by the mother colony in introducing sales under the deferred payment system, and the principle of free selection before survey. The vast area of the State, 670,500 square miles, permitted of greater liberality in the disposal of land than was shown to settlers in the mother State, and generous provisions were made to facilitate the exploration and occupation for pastoral purposes of the interior country under the Crown Lands Occupation Act of 1860 and the Pastoral Leases Act 1863 to 1869, the result being that the resources of the State were rapidly developed and the population greatly increased. Under pressure of the new social movement, great facilities have been given to the working classes to enable them to acquire possession of the soil. In the year 1884 the Crown Lands Act was passed consolidating and amending all previous measures, and this Act was in turn amended in 1886, 1889, 1891 and 1893. Under the provisions of the Agricultural Lands Purchase Act 1894 to 1905, power was given to the Government to repurchase lands for the purpose of closer settlement; these Acts have now been consolidated and repealed by the Closer Settlement Act of 1906. The Pastoral Leases Act of 1869 was amended in 1890 and 1900, but these Acts are now inoperative as to future leases. Lessees under these Acts may surrender their leases, which are thereupon divided into two parts, for one of which—called the resumed part—the lessee may obtain a right of depasturing, and for the other, a lease for a term up to forty-two years.

3. **Land Acts now in Force.**—In 1897 a Bill dealing with the occupation, alienation and management of Crown Lands was introduced and carried through Parliament. This was the Land Act 1897, which came into operation on the 1st March, 1898, and which, as amended in 1902 and 1905, is at present in force. In 1901 the Pastoral Holdings New Leases Act was passed. Repurchased lands are now dealt with under the provisions of the Agricultural Lands Purchase Act 1894, as amended in 1897, 1901, and 1905.

4. **Administration under the Land Acts.**—A Land Court, consisting of three persons, is constituted to deal with a variety of matters affecting the alienation of Crown lands. In certain cases appeal may be made from the decision of the Land Court to the Land Appeal Court, the decision of which is final except on points of law. The State is divided into Land Districts, in each of which there is a Public Lands Office under the management of a Land Agent, from whom plans and information as to the quality, rent, and price of land available for selection in each particular district may be obtained, and with whom applications must be lodged. Full information respecting lands available throughout the State or on any matter connected with the selection of holdings, may be obtained on application to the Inquiry Office, Department of Public Lands, Brisbane.

5. **Modes of Tenure.**—The several types of selections which may be acquired are as follows:—Agricultural farms, agricultural homesteads, grazing farms, grazing homesteads, unconditional selections, scrub selections, prickly pear selections, and sales by auction.

(i.) *General Provisions.* Land is made available for selection by proclamation in the *Gazette*, specifying the modes in which the land may be selected, the area, rent, price and conditions. Any person of either sex over the age of sixteen years, who does not seek to acquire the land merely as the agent or servant of another, is allowed to select; but a single girl under the age of twenty-one is debarred from selecting an agricultural or grazing homestead, as also is a married woman, unless she is judicially separated, or possesses separate estate, or is living apart from her husband and has been specially empowered by the Land Court to select a homestead. A married woman may, however, acquire a grazing homestead by transfer after the expiration of five years of the term of the lease. An alien may, under certain circumstances, acquire a selection, but must become a naturalised British subject within three years.

(ii.) *The Special Agricultural Selections Act 1901.* Under the Special Agricultural Selections Act 1901, as amended in 1904, land may be set apart as homesteads, farms, or prickly pear selections, for any body of settlers, who, having some measure of common interest or capacity for mutual help, are desirous of acquiring land in the same locality. The procedure to be followed is for a request to be made to the Minister by the members of the body, explaining the grounds on which they are co-operating, and setting out the land they desire to acquire. Should the request be acceded to, the land will be opened for selection in the usual way, but for a period to be stated in the proclamation, it will only be available for the members of the body of settlers for whom it has been set apart. By the Lands Act Amendment Act 1905 a new departure has been made in providing that lands may be set apart for exclusive selection in Great Britain. Application to select such lands should be made at the office of the Agent-General, and selectors of such lands will have credited towards the purchasing price the money paid for the passages of themselves and families to Queensland, not exceeding, however, £17 per "statute adult," *i.e.*, per person eligible as a selector (Sec. 5 (i.) hereinbefore).

(iii.) *Applications for Selections.* Applications for selections must be made in the prescribed form, in triplicate, and be lodged with the land agent for the district in which the land is situated, and must be accompanied by a deposit of a year's rent, and one-fifth of the survey fee. The remainder of the survey fee is paid in four equal annual instalments. If land is open for selection in two or more modes alternatively, and there are simultaneous applications to select it under different modes, priority among such applications is given to an application for the land as an agricultural homestead, as against an application for it as an agricultural farm: to an application for it as an agricultural farm as against an application for it as an unconditional selection; and to an application for it as a grazing homestead, as against an application for it as a grazing farm. In the case of simultaneous applications for the same land as an agricultural farm, priority is secured by an applicant other than a married woman or a single girl under twenty-one years of age, who, when making application, undertakes to personally reside on the land during the first five years of the lease. When an application has been accepted by the

Land Commissioner and approved by the Land Court, and the applicant has paid for any improvements there may be on the land, he becomes entitled to receive a license to occupy the land in the case of an agricultural selection or a grazing selection, or a lease in the case of a scrub selection, unconditional selection, or prickly pear selection. Within six months after the issue of a license, the selector must commence to occupy the land, and thereafter continue to occupy it in the manner prescribed. Selectors may, under certain conditions, by application to the Under Secretary for Public Lands, obtain concessions in respect of the carriage by rail to the railway station nearest to his selection of himself, his family and his effects, and in respect of the carriage of any such material intended for use in improving the selection.

(iv.) *Agricultural Farms.* The more accessible lands near lines of railway, centres of population, and navigable waters are usually set apart for agricultural selection up to the maximum area of 1280 acres allowed to each selector of an agricultural farm. If the same person be the selector of both an agricultural farm and an agricultural homestead, the joint areas must not exceed 1280 acres. The term is twenty years and the price ranges from ten shillings per acre upwards, as may be fixed by the proclamation. The annual rent is one-fortieth of the purchasing price, and the payments are credited as part of the price. The selector must occupy the land continuously, either in person or by agent, for the whole term of the lease. The cost of survey, ranging from about £10 to £12 for a farm of 160 acres to about £20 to £40 for a farm of 1280 acres, must be borne by the selector.

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

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

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

(vi.) *Grazing Farms.* Areas of land already surveyed are available for selection as grazing farms over a great extent of territory within accessible distance of the sea-board. The greatest area which may be applied for under any circumstances is 60,000 acres, but each proclamation opening land for grazing selection declares the maximum area which may be selected in the area to which it applies. In the event of lands open under different proclamations, and of a total area exceeding 20,000 acres being applied for by the same person, a rental limitation of £200 per annum must be observed. Thus, of

lands open at twopence per acre, the maximum area obtainable would be 24,000 acres ; at three halfpence per acre, 32,000 acres, and so on. The term may be fourteen, twenty-one, or twenty-eight years, as the opening proclamation may declare. The annual rent for the first period of seven years may range from one halfpenny an acre upwards, as may be proclaimed or tendered. The rent for each subsequent period of seven years will be determined by the Land Court.

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

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

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

(viii.) *Unconditional Selections.* Areas of land are available for unconditional selection at a price ranging from thirteen shillings and fourpence upwards, which is payable in twenty annual instalments. The maximum area which can be acquired by any one person as an unconditional selection is 1280 acres. As the term implies, no other condition than the payment of the purchase-money is attached to this mode of selection ; a negotiable lease for the term of twenty years is issued to the selector when his application to select has been approved by the Court, and a deed of grant may be obtained at any time on payment of the balance of the purchasing price.

(ix.) *Scrub Selections.* Lands which are entirely or extensively overgrown with scrub are available for selection in different classes according to the proportion of the land covered with scrub. The area selected must not exceed 10,000 acres, and the term of the lease is thirty years, the rent ranging from a peppercorn an acre in the first five years, one halfpenny an acre for the next succeeding ten years, and one penny an acre for the remaining fifteen years in respect of lands in the first class ; to a peppercorn for the first twenty years, and one penny an acre for the remaining ten years in respect of those in the fourth class. During the first period in which the selector pays a peppercorn rent he must clear the whole of the scrub in equal proportions each year, and must keep it cleared, and must enclose the selection with a good and substantial fence. A negotiable lease is issued to the selector when his application is approved.

(x.) *Prickly Pear Selections.* Prickly pear infested selections comprise areas thickly covered with prickly pear. The area selected must not exceed 5000 acres. The term is thirteen years, with a peppercorn rental for the first ten years, and an annual rent of one-third of the purchasing price for the remaining three years. During the first ten years of the term the land must be absolutely cleared of prickly pear (one-tenth during each year), and must be kept clear for the remainder of the term. The freehold may be obtained prior to the expiry of the term on proof being made that the land has been maintained free from prickly pear for three years consequent on the eradication having been completed in advance of the prescribed period.

Prickly pear frontage selections are confined to prickly pear frontage areas, comprising lands free from or only lightly infested with prickly pear, but which adjoin and do not extend for more than seven miles from lands heavily infested. The greatest area allowed is 5000 acres. The term is eight years, with a peppercorn rental during the first five years, and an annual rent of one-third of the purchasing price during the remaining three years. During the first five years the land must be absolutely cleared of prickly pear (one-fifth each year), and must be kept clear during the balance of the term. The freehold may be obtained prior to the expiry of the term upon proof being made that the land has been maintained free from prickly pear for three years consequent on the eradication having been completed in advance of the prescribed period.

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

(xi.) *Sales by Auction.* The Governor may proclaim any town or suburban Crown lands to be sold by auction. All such lands must be distinguished as town or suburban lots, according to their respective positions, and must be offered as nearly as possible according to the following scale:—Town lands in allotments of from one rood to one acre, at an upset price of £8 per acre; suburban lands, if within one mile from town lands, in lots of from one acre to five acres, and if over one mile from town lands, in lots of from one to ten acres, the upset price being £2 per acre. In respect of country lands, the maximum area that may be sold by auction in any one year is 500,000 acres, and the upset price is fixed at £1 an acre for lands classed as agricultural, and not less than ten shillings per acre in the case of other lands. In sales by auction both of country and of town lands, a deposit, as specified in the proclamation, must be paid at the time of sale, and the balance, including the value of improvements on the land, together with assurance and survey fees, must be paid according to the conditions stated in the proclamation, under which the time for payment may not be extended for more than ten years from the date of sale.

6. Co-operative Settlement.—Under the Co-operative Communities Land Settlement Act of 1893, and the amending Acts of 1894 and 1895, provision is made for the setting apart of a portion of Crown lands for the purposes of a group or association of persons for co-operative land settlement, and the condition annexed thereto is that the group shall consist of not less than thirty persons, each of whom must be eligible to hold

land as a selector under the Lands Acts. The group may register itself under the Friendly Societies Act of 1876, and must be recognised by the Minister, and the rules of the community must be deposited with him. The area available is set apart by proclamation, and cannot exceed 160 acres for each member. The proclamation specifies and defines the name of the group; the boundaries and description of the area set apart; the amount of rent to be paid; the improvements to be made; and the period for which the area is set apart (not more than twelve nor less than six years). A sum equal to at least two shillings and sixpence per acre must be expended during each of four equal portions of the lease, and failing that, resumption of the land and the consequent dissolution of the group take place. On the expiry of the lease, all conditions having been complied with, the members are entitled to a deed of grant of the freehold of the area specified in the proclamation, the division of the area being left to the members themselves. Provision is also made for the establishment of Labour Colonies by proclamation setting apart an area, not larger than 10,000 acres in extent, which is vested in five trustees, with full powers to manage the colony and to establish any trade or industry.

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

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

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

8. Areas Alienated, in Process of Alienation, and Areas Occupied under Lease or License, 1901 to 1906.—The following table shews the area of land alienated absolutely,

the area in process of alienation, and the area held under various forms of lease and license at the end of each year from 1901 to 1905 inclusive, and on the 30th June, 1906 :—

QUEENSLAND.—AREA OF LAND ALIENATED ABSOLUTELY, IN PROCESS OF ALIENATION, AND AREA HELD UNDER LEASE OR LICENSE AT THE END OF EACH YEAR FROM 1901 TO 1906.

Particulars.	Area in Acres					
	1901.	1902.	1903.	1904.	1905.	1906.
1. <i>Area Alienated Absolutely</i> —						
By Purchase ...	13,462,304	13,588,572	13,695,403	13,956,341	14,174,907	14,504,707
Without Payment ...	71,164	74,874	75,322	75,545	77,757	80,853
2. <i>Area in Process of Alienation</i> ...	2,791,664	3,160,909	3,220,402	3,165,737	3,407,210	3,737,093
3. <i>Area Occupied under Leases and Licenses</i> —						
Runs in Settled Districts ...	176,000	106,080	106,080	510,800		
Runs in Unsettled Districts ...	222,553,760	221,719,680	215,844,400	181,187,920	179,722,320	182,384,400
Occupation Licenses ...	35,103,600	44,801,760	40,854,800	32,812,000	37,085,040	39,354,240
Grazing Farms & Homesteads ...	21,793,242	22,550,073	20,403,753	21,405,356	22,997,960	24,961,495
Scrub Selections ...	272,946	228,254	264,030	218,790	251,549	252,603
Gold Mining and Mineral Leases in Force ...	86,848	86,481	93,473	79,921	92,613	102,686
Leases for Special Purposes ...	249	3,149	2,860	3,122	3,133	3,789
Total Land Occupied ...	296,311,777	306,319,832	294,560,523	253,415,532	257,812,489	265,381,856
Remainder Unoccupied ...	132,808,223	122,800,168	134,559,477	175,704,468	171,307,511	163,738,144

Area of State—429,120,000 acres.

Corresponding figures for previous years may be obtained from the Statistical Registers of Queensland.

9. **Areas Occupied for Pastoral Purposes, 1901 to 1906.**—The following table shows the areas held under various tenures for pastoral purposes at the end of each year from 1901 to 1906 inclusive :—

QUEENSLAND.—AREAS OCCUPIED UNDER DIFFERENT TENURES FOR PASTORAL PURPOSES, INCLUDING RESUMED PARTS OF RUNS, AT THE END OF EACH YEAR FROM 1901 TO 1906 INCLUSIVE.

Particulars.	Area in Square Miles.					
	1901.	1902.	1903.	1904.	1905.	1906.
Pastoral Leases Act 1869 ...	39,306½	41,931½	35,938½	16,259½	11,423½	5,494
Crown Lands Act 1884 ...	243,585½	238,752½	230,638½	118,335	65,992½	31,643½
Land Act 1897 ...	15,046½	14,937½	14,937½	10,903½	10,679½	3,347½
Pastoral Leases Act 1900 ...	50,076½	50,721½	53,196	34,176½	31,589½	27,250½
Pastoral Holdings New Leases Act 1901 ...	—	260	260	108	108	129½
Land Act 1902 ...	—	—	2,452½	104,032½	161,022½	187,561
Totals ...	348,015½	346,602½	337,422½	283,904½	280,816½	255,425½

10. **Areas of Holdings Selected, 1901 to 1906.**—The progress made in the settlement of Crown lands in Queensland may be seen from the following statement, which gives the areas of accepted applications for selections, excluding selections under the Agricultural Lands Purchase Acts, during each year from 1901 to 1906 inclusive :—

QUEENSLAND.—AREAS SELECTED BY SETTLERS DURING EACH YEAR FROM 1901 TO 1906, EXCLUDING SELECTIONS UNDER THE AGRICULTURAL LANDS PURCHASE ACTS.

Particulars.	Area in Acres.					
	1901.	1902.	1903.	1904.	1905.	1906.
Agricultural Farms	160,804	168,301	124,026	136,092	254,117	438,605
Agricultural Homesteads	155,512	118,246	89,037	73,705	97,543	96,561
Unconditional Selections	24,322	15,464	10,449	14,758	10,586	25,262
Grazing Farms	1,371,283	1,410,364	709,183	1,244,072	1,738,882	2,067,275
Grazing Homesteads	290,785	171,104	123,026	176,435	120,982	404,499
Scrub Selections	48,450	51,058	5,423	200	31,457	9,562
Prickly Pear Selections	—	—	—	12,866	19,527	148,493
Total area selected	2,051,156	1,935,362	1,061,528	1,658,128	2,273,094	3,190,257

10. **Closer Settlement.**—The operations under the Agricultural Lands Purchase Acts 1894 to 1905 (now repealed by the Closer Settlement Act 1906) resulted up to the end of the year 1906 in the acquisition by the Government of twenty-four estates, of a total area of 381,725 acres, at a total cost of £884,158. Of this area 301,908 acres had been selected, and 48,817 acres were open for selection on the 31st December, 1906; the total purchasing price of the area selected up to this date was £889,765, and the total sum paid in rent (including penalties) amounted to £329,111. The following table gives particulars of the operations under the above Acts at the end of each year from 1901 to 1906, inclusive:—

QUEENSLAND.—PARTICULARS OF OPERATIONS UNDER THE AGRICULTURAL LANDS PURCHASE ACTS 1894 TO 1906.

Year.	Number of Estates Acquired.	Total Area Acquired to Date.	Total Amount of Purchase Money.	Total Area Selected to Date.
		Acres.	£	Acres.
1901	15	132,760	335,056	124,710
1902	19	266,925	699,815	230,149
1903	20	286,952	790,445	253,096
1904	21	308,605	877,058	277,939
1905	21	308,605	877,058	289,873
1906	24	381,724	968,844	301,908

§. 5. South Australia and Northern Territory.

1. **Settlement in Early Days.**—In the year 1834 a Bill for the colonisation of South Australia was passed by the British Government, and under this Act the colony was founded. It provided for the appointment by the Crown of three or more Commissioners to carry certain parts of the Act into execution; they were to declare all the lands of the colony, excepting areas reserved for roads and footpaths, to be open to purchase by British subjects, and to make regulations for the survey and sale of such lands at such price as they might deem expedient, and for letting unsold lands for periods of not less than three years. They might sell the land by auction or otherwise, but for ready money only, at a uniform price, but not less than twelve shillings per acre. The Commissioners were restrained from entering upon the exercise of their general powers until they had invested £20,000 in Exchequer bills, and until land to the value of £35,000 had been sold. There was some difficulty in disposing of a sufficient quantity of land to enable the Commissioners to realise the required sum of £35,000, however, and to secure funds

sufficient to enable them to found the colony. The price of the land had at the outset been fixed at £1 per acre, and each land order was for eighty acres of country land, and one acre of town land. About this time the South Australian Company was formed, and an offer was made by this company to purchase the remaining lots of land, provided the price was reduced to twelve shillings an acre. This proposal was readily accepted by the Commissioners, and a sufficient quantity of land having been sold, the investment of £20,000 as required by statute was completed. The principles on which the colony was established originated with Mr. Edward Gibbon Wakefield. He had observed the evils which, in other colonies, had arisen from the grants of large tracts of country to intending settlers, out of all proportion either to individual requirements or to the capacity of grantees to successfully deal with. The main idea in Wakefield's scheme was the sale of waste or unappropriated lands at a high price, and the application of the revenue thus obtained to the introduction of immigrants, thus securing a constant supply of hired labour for the cultivation of the land, and for the progress of settlement. Other leading features of the scheme were that no convicts should be transported; that no State church should be established, and that the new colony should be financially independent, and not be a charge on Great Britain.

2. History of Land Legislation.—The Wakefield system fell into disfavour owing to the financial crisis of the early forties, and had soon to be modified. It was not until 1872, however, that an Act was passed more in conformity with the legislation of the neighbouring States, and giving to settlers with only a small amount of capital an opportunity of settling upon the lands of the Crown under fair conditions, and with a reasonable chance of success.

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

(ii.) *Lands Acts now in Force.* The Lands Act of 1872, referred to above, in course of time gave way to other measures, and the regulations now in force are those of the Crown Lands Act of 1888, as amended in 1889, 1890, 1893, 1894, 1895, 1896, 1897, 1898, 1899, the whole being consolidated in the Lands Act of 1903, which in turn has been amended in 1905 and 1906.

3. Administration and General Provisions.—The Land Board, composed of three members, arranges the subdivision of lands and fixes the price at which each block is to be offered. When approved by the Commissioner the lands are gazetted as open to application, which must be made in writing, and must specify the name, address, and occupation of the applicant, and the land applied for. A month's notice is usually given, during which applications may be made. No person under eighteen years of age can hold a lease, agreement, or license under the Act. The applicant has the choice as to whether he will take the land on perpetual lease or on an agreement to purchase, except in the case of repurchased lands and lands within the schedule to the Pinnaroo Railway Act, which are offered on agreement to purchase only. As early as possible after the date for receiving applications the Board meets, takes the evidence of applicants, and allots the blocks to each applicant who, in the opinion of the Board, should have the block. Preference is given to applicants who will reside on the land applied for, involving continuous residence on the land for at least nine months in each year. Other considerations which assist the Board to come to a decision are the ability, through means and

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

4. **Modes of Tenure.**—The principal forms of land tenure under the Crown Lands Acts are as follows:—(i.) Perpetual leases; (ii.) agreements to purchase; (iii.) miscellaneous leases; (iv.) grazing and cultivation leases; (v.) village settlements; (vi.) homestead blocks; (vii.) closer settlements; (viii.) sales by auction; (ix.) leases of reclaimed lands; (x.) purchases for special purposes; (xi.) licences. Land may also be acquired under the provisions of the Pinnaroo Railway Act of 1903, and the occupation of land for pastoral purposes is regulated by the Pastoral Act of 1904. In the Northern Territory land may be acquired either under the Northern Territories Crown Lands Act of 1890 or the Pastoral Act of 1899.

(i.) *Perpetual Leases.* Any Crown lands which have been surveyed, or the boundaries thereof delineated on the public maps, are available for perpetual lease. The area and rent are determined by the Commissioner on the recommendation of the Land Board, and applications therefor, must be accompanied by a deposit of 20 per cent. of the first year's rent, as notified in the *Gazette*. The lessee is required to execute and deliver the lease within twenty-eight days, and to pay the balance of the first year's rent and the prescribed fees within the same period. The land is vested in the lessee in perpetuity, and the rent is determined by the Board for each term of fourteen years, at least twelve months before the expiration of such period of fourteen years. If the lessee does not accept a revaluation of the rent within six months, his lease determines at the then current period of fourteen years of his lease. All perpetual leases not subject to revaluation of rent are liable to the land tax, and the rent originally reserved shall be payable during the whole of the term. In respect of any land which, on account of deficiency of rainfall, is only suitable for pastoral purposes, the rent of such land is fixed at pastoral rates. The Crown reserves the right to resume any part of the land for the purposes of roads, tramways, railways, mining, etc., on making reasonable compensation to the lessee, and there is also in all leases a reservation to the Crown of all minerals, precious stones, coal, and mineral oils. The lessee may, after six years, with the consent of the Commissioner, sublet the whole or any part of his holding for a period not exceeding three years.

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

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

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

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

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

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

(v.) *Village Settlements.* Out of the reserved lands the Commissioner is directed to set apart for the purpose of village settlement such land as he shall consider fit (1) for horticultural purposes, to be termed "horticultural land"; (2) for agricultural purposes, to be termed "commonage land"; and (3) land whereon any irrigation works are situated. Land so set apart is to be divided as follows:—Horticultural lands into blocks of as nearly as practicable equal unimproved value, and of about ten acres in extent; and the commonage lands into one or more blocks of such area as the Commissioner may determine, and the lands so set apart in each case form the district of the association. Upon such subdivision separate valuations are to be made of the irrigation works in each district, of the improvements on each block, and of all the personal estate belonging to each association. In the event of the Commissioner and any association not agreeing

as to valuation, provision is made for arbitration under the Arbitration Act of 1891. When the valuation in a district is agreed or fixed, the Governor has power to determine the occupancy by any person or association of any reserved land, which thereupon reverts to the Crown. The Commissioner may forthwith lease such of the horticultural blocks within an area which has reverted to the Crown as he may think fit to individual members of the association on perpetual lease, or to a person not a member of any association, and thereupon such person becomes a member of the association in whose district the block is situated. No person may hold more than two blocks. Commonage lands may only be leased to the association on perpetual lease, and all unleased horticultural blocks are under the control of the association. The annual rent reserved by any lease is fixed by the Board, and commences at a date fixed by the Commissioner. The value of the improvements on each horticultural block, and interest thereon at $4\frac{1}{2}$ per cent. per annum, is a first charge upon the block, and is to be paid by forty-two annual instalments. The value of irrigation works and of improvements on commonage lands, and interest at the rate of $4\frac{1}{2}$ per cent. per annum, is a first charge on the property of the association, and is repayable in forty-two annual instalments, and if the association defaults the members are liable for a limited proportion. The Commissioner is empowered to expel any member from any association; to control the expenditure of any moneys by associations; to call upon any trustee of an association to retire; to require an association to increase the number of its members; to make, amend, and repeal rules for the management of an association, and for the regulation of any irrigation works. Every member of each association must provide or contribute towards the maintenance and regulation of irrigation works and the care and cultivation of the commonage lands, such labour (not being less than thirty-six days every six months) as the Commissioner may require, or an equivalent sum in cash. Every association must prepare an account once a year of the working of the commonage land, shewing all expenditure and income in connection therewith, and after providing for rent, working expenses, and for depreciation and renewal of plant, the surplus, after deducting 25 per cent. for sinking fund for renewal of plant, etc., may be divided among the members of the association.

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

Advances up to £50 may be made by the Commissioner to any homestead blockholder who has complied with the conditions of his lease or agreement, to assist in erecting permanent buildings on the blocks and other improvements which permanently increase the capital value thereof, such as clearing the land, fencing the same, erecting or making thereon permanent water improvements, such as dams, wells, reservoirs, watercourses, windmills, etc. The advances must not exceed half the cost to the blocker of the improvements then in good repair on the land. Advances must be repaid, with interest at 4 per cent. per annum, by twenty equal instalments, commencing twelve months from the date of advance. The whole amount may, however, be repaid at any earlier date. Failure to repay renders the holding liable to cancellation, and a grant of the land cannot issue until the advance is repaid. The Commissioner may, in case of hardship, extend the time for repayment, deferred payments bearing interest at 5 per cent. per annum. No buildings are to be removed, nor other improvements

destroyed or injured, while any portion of an advance remains unpaid; nor would any subsequent mortgage or encumbrance be valid till the whole advance is repaid; all buildings must be insured.

(vii.) *Closer Settlement.* The Commissioner may repurchase land for the purposes of closer settlement, at a cost not exceeding £200,000 in any one year, subject to the conditions (1) that the repurchase be recommended and the improvements valued by the Board and the Surveyor-General, and (2) that full particulars as to the locality, area, and quality of the land, and the price paid, are laid before Parliament. Repurchased land, except such portions as may be required for town lands, which are sold by auction, or for reservation for public purposes, are cut up into blocks, each of which does not exceed £2000 in unimproved value, or in the case of improved blocks or grazing land does not exceed £4000. These blocks are offered for sale, and the purchaser must enter into an agreement to purchase his block and the improvements at the price fixed by the Board, and to pay the purchase-money and interest thereon at 4 per cent. per annum by seventy half-yearly instalments, the first ten payments being interest only. Purchase may be completed by paying the balance of the purchase-money after holding the land for nine years. Each person holding an agreement to purchase repurchased lands must spend in substantial improvements on his block, during each year for the first five years, a sum equal to £3 for every £100 of his purchase-money. Should any repurchased land remain unallotted over a year after being offered, it may be offered on miscellaneous lease on terms fixed by the Board, or, if the Board so recommend and the Commissioner approve, it may be sold by public auction, a reserve being fixed by the Board, the terms being 25 per cent. of the purchase-money in cash, and the balance in five yearly instalments, bearing interest at 4 per cent. per annum. Any amount in arrear on repurchased lands may, with interest at 5 per cent., be sued for in court by the Receiver of Rents.

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

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

(x.) *Sites for Special Purposes.* The Governor may, with the consent of the holders of a lease or agreement, grant not over two acres of land for a site for a school, church, chapel, or other public or charitable purpose, or one acre for a shop, mill, store, or a post office, provided that the land is not within five miles of any town lands. The purchase-money for such land must be paid at the time of application.

(xi.) *Licenses.* Licenses to remove timber, stone, guano, manure, shell or seaweed from Crown lands, and for fishermen's residences and drying grounds, for manufactures, slaughter-houses or saw mills, for depasturing stock, or other approved purposes for any

term not exceeding a year, may be granted by the Commissioner or any person authorised by him on payment of fee as fixed by regulation.

5. Pinnaroo Railway Act 1903.—Under this Act provision is made by which certain scheduled lands, amounting to about 1,500,000 acres of good agricultural country in the vicinity of a railway line from Pinnaroo to Tailem Bend, a distance of eighty-seven miles, the construction of which line was authorised by the Act, and which was opened for traffic in 1906, may be sold by the Crown under agreement, with a covenant to purchase the same at the price fixed by the Land Board, together with interest thereon at the rate of 2 per cent. per annum, by sixty half-yearly payments, payable in advance. It was specially provided that the construction of the railway should not be commenced until at least 100,000 acres of the lands scheduled to be sold under agreement to purchase had been allotted. Any purchaser may complete his purchase at any time. Application is to be made, the price fixed and accepted, the agreement entered into and executed, and all matters in connection with the sale, transfer, resale, surrender, and forfeiture of any of the lands are to be carried out, as far as practicable, as if the lands were taken up under the existing regulations as to the acquisition of land for the purposes of closer settlement.

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

(i.) *General Provisions.* Notice of land available is published in the *Gazette*, showing the area, situation, term of rent of each block, price to be paid for improvements, and the cost of valuing such improvements. Any land not applied for within a month of the date of the notice may be reoffered at a reduced price, and so on at intervals of three months until applied for. Each application must be accompanied by a quarter of a year's rent and 5 per cent. of the price payable for improvements, or 10 per cent. if the improvements do not belong to the Crown. The successful applicant must pay the balance of the first year's rent and the lease fee within one month after allotment. A lease does not entitle the holder to mining rights, or to remove timber, but only to use the surface of the land for pastoral purposes, or for other purposes approved by the Commissioner.

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

(iii.) *Resumption of Pastoral Lands.* Any run may be resumed for public works, sites for a town or cemetery, for mining, or for park lands, on a month's notice; or for

intense culture, after the first ten years of the term, after a year's notice. The lessee is entitled to compensation for land resumed from his run, or for loss or depreciation in value of his lease caused by such resumption, and for improvements. The Commissioner or any person authorised by him, may enter on any run to sink bores or wells, or to construct dams or other water conservation works, outside of one mile from any improvements consisting of well, dam, or building worth £100. If water is so discovered, an area of one square mile may be resumed, and a lease thereof granted to the discoverer. Where artesian water is discovered, five square miles may be resumed. If a lessee discovers artesian water on his run, at least ten miles from any other artesian supply on his run, which yields not less than 5000 gallons per day of water suitable for stock, he is entitled to 100 square miles of land surrounding the well, rent free for ten years, for each well so discovered up to four. The cost at the nearest port or railway station of barbed wire and netting required for vermin-proof boundary fences may be advanced to the lessee by the Commissioner in certain cases, upon the recommendation of the Board, after wire and netting to the amount of such cost have been utilised in vermin-proofing boundary fences. These advances bear interest at $4\frac{1}{2}$ per cent. per annum. principal and interest being repaid in twenty equal instalments of £7 13s. 9d. for every £100 advanced. Leases may be granted to charitable incorporated bodies for any term not over twenty-one years, at such rent and terms as the Governor may think fit, of land for aboriginal reserves, in blocks not exceeding 1000 square miles, with right of renewal so long as the land is used for the aboriginals.

7. The Northern Territory.—In 1863 so much of the State of New South Wales as lay to the north of lat. 26° S., and between long. 129° and 138° E., was annexed to South Australia. This portion of the continent is under the administration of a Resident, appointed by the Government of South Australia.

(i.) *Various Modes of Tenure.* The Northern Territory Crown Lands Act of 1890 provided for leases with covenant to purchase, and for perpetual leases, for sales for cash, for agricultural leases, and for leases and licenses for special purposes. Leases with a covenant to purchase are for a term of twenty-one years, with a right of renewal, and the purchase price must not be less than five shillings an acre. Town and suburban lands may be offered for sale by auction at an upset price of £1 an acre, and country lands at an upset price of ten shillings an acre; 20 per cent. of the amount of the purchase-money must be paid at the time of sale, and the balance within one month. Agricultural leases may be granted in blocks of not more than 640 acres. All gold and minerals are reserved to the Crown.

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

(iii.) *Special Leases.* Discoverers' leases may be granted for areas not exceeding 640 acres for coal, petroleum, guano, etc. Special leases may be sold at auction for the purpose of obtaining clay and stone, as sites for stores, inns, wharves, factories, etc.

8. Areas Alienated (wholly or conditionally) and Areas held under Lease, 1901 to 1906.—The subjoined tables shew for South Australia proper and for the Northern

Territory respectively the area of land alienated absolutely, and in process of alienation under deferred payments, and the area held under different forms of leases. The area of the State of South Australia south of lat. 26° S. is 243,244,800 acres, and of the Northern Territory, 335,116,800 acres, making a total of 578,361,600 acres :—

SOUTH AUSTRALIA (PROPER).—AREA ALIENATED AND IN PROCESS OF ALIENATION, AND AREA HELD UNDER LEASE, 1901 TO 1906.

Particulars.	Area in Acres.					
	1901.	1902.	1903.	1904.	1905.	1906.
1. <i>Area Alienated—</i>						
Sold	7,413,510	7,533,499	7,678,007	7,890,173	7,992,302	8,065,792
Granted for Public Purposes ...	121,613	121,705	121,722	121,735	121,822	121,829
2. <i>Area in Process of Alienation—</i>	553,774	451,232	344,258	310,589	455,381	759,337
3. <i>Total Alienated and in Process of Alienation ...</i>	8,088,897	8,106,436	8,143,987	8,331,497	8,569,505	8,946,958
4. <i>Area held under Lease—</i>						
Right of Purchase Leases ...	5,639,519	5,640,488	5,528,011	5,186,467	4,896,422	4,724,954
Perpetual Leases ...	7,115,782	7,652,494	8,536,990	9,607,388	10,573,154	11,445,379
Pastoral Leases ...	68,916,125	72,408,435	73,368,105	75,154,310	76,402,950	76,685,510
Other Leases ...	3,905,729	3,551,187	2,896,936	2,473,940	2,273,383	2,113,718
Total held under Lease...	85,577,155	89,252,604	90,330,042	92,422,105	94,147,909	94,969,554
5. <i>Total Area in Occupation ...</i>	93,666,052	97,359,040	98,474,029	100,753,602	102,717,414	103,916,512
6. <i>Remainder Unoccupied...</i>	149,578,748	145,885,760	144,770,771	142,491,198	140,527,386	139,328,288

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

Corresponding figures for previous years may be obtained from the Statistical Registers of South Australia.

NORTHERN TERRITORY.—AREA ALIENATED AND AREA HELD UNDER LEASE FROM 1901 TO 1906.

Particulars.	Area in Acres.					
	1901.	1902.	1903.	1904.	1905.	1906.
1. <i>Area Alienated—</i>						
Sold	473,230	473,230	473,230	473,230	473,231	473,232
Granted for Public Purposes...	48	48	48	48	48	48
Total Alienated ...	473,278	473,278	473,278	473,278	473,279	473,280
2. <i>Area Leased—</i>						
Right of Purchase Leases ...	1,067	1,227	1,407	1,567	2,087	2,397
Pastoral Leases ...	111,476,240	113,755,920	104,609,200	104,641,200	102,030,240	108,347,680
Other Leases ...	1,176,981	108,821	28,181	28,181	1,248,019	1,376,010
Total Leased ...	112,654,288	113,865,968	104,638,788	104,670,948	103,280,346	109,726,087
3. <i>Total Area in Occupation ...</i>	113,127,566	114,339,246	105,112,066	105,144,226	103,753,625	110,199,367
4. <i>Remainder Unoccupied ...</i>	221,989,234	220,777,554	230,004,734	229,972,574	231,363,175	224,917,433

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

Corresponding figures for previous years may be obtained from the Statistical Registers of South Australia.

9. **Areas Acquired and Disposed of for Purposes of Closer Settlement, 1902 to 1906.**—The following table shews the area of land acquired by the Government in South Australia for the purposes of closer settlement, and the manner in which the same has been disposed of under the provisions of the Crown Lands Acts:—

SOUTH AUSTRALIA (PROPER).—STATEMENT SHEWING AREA OF LAND ACQUIRED FOR CLOSER SETTLEMENT, AND THE DISPOSITION THEREOF, FOR THE YEARS 1902 TO 1906.

Particulars.	Area in Acres.				
	1902.	1903.	1904.	1905.	1906.
1. <i>Area of Lands Repurchased to Date</i> ...	156,481	156,481	174,963	214,752	260,355
2. <i>Agreements with Covenants to Purchase</i> ...	—	60,331	81,556	116,854	168,930
3. <i>Total Area Leased as Homestead Blocks</i> —					
(i.) <i>Right of Purchase</i> ...	2,717	2,487	2,268	2,057	1,930
(ii.) <i>Perpetual Lease</i> ...	3,073	2,895	2,795	2,907	2,482
4. <i>Perpetual Leases</i> ...	90,128	89,378	86,881	82,431	78,642
5. <i>Miscellaneous Leases</i> ...	309	274	295	295	295
6. <i>Sold</i> ...	403	566	626	736	1,987
7. <i>Remainder Unoccupied (including Roads)</i> ...	59,861	734	856	9,788	6,089

Corresponding figures for previous years may be obtained from the Statistical Registers of South Australia.

§ 6. Western Australia.

1. **Settlement in the Early Days.**—In the year 1827 Captain James Stirling, accompanied by Mr. Charles Fraser, the Colonial Botanist in New South Wales, made an examination of the country in the vicinity of the Swan River, with a view to the establishment of a settlement, and in consequence of the favourable report made by these gentlemen, the Home Government decided to organise a colonising expedition forthwith. On the 2nd June, 1829, the transport *Parmelia* arrived in Cockburn Sound, having on board Captain Stirling, who had been appointed Civil Superintendent of the Swan River settlement, and a number of officials and intending settlers. On the 17th June the expedition disembarked and encamped on the north bank of the Swan River, at the place now called Rous Head, and with the landing of these immigrants the settlement of Western Australia commences. The first settlers were offered large grants of land proportional to the amount of capital introduced, which comprised the value of all stock and implements of husbandry, at the rate of forty acres for every sum of £3, but they had to spend one shilling and sixpence per acre on improvements, before they could obtain the fee simple. The land granted was to be within three years cultivated, or otherwise improved, or reclaimed from its wild state, to a fair proportion of at least one-fourth, or the owners were liable to a payment of sixpence per acre into the public chest; and if still unimproved at the end of seven years the land reverted absolutely to the Crown. Grants were also made to capitalists at the rate of 200 acres for every labourer brought over at their expense, but any land so granted reverted to the Crown unless it was brought under cultivation, or otherwise improved, or reclaimed from its wild state within twenty-one years. Closely following the *Parmelia* a number of vessels arrived, increasing the number of settlers and introducing further supplies of live stock, until at the end of year 1830 nearly 1800 immigrants had arrived in the colony. No preparations had been made for the reception or provision of these settlers; many of them were persons who were quite unfitted for the hardships which had to be endured, and a general feeling of despondency and depression commenced to spread amongst the colonists. Numbers left, rather than face the difficulties inseparable from initial colonisation; those who remained, however, struggled on manfully, and in spite of great hardships and privation laid the foundation of the present colony.

2. History of Land Regulations and Legislation.—The original regulations under which grants were made to the first settlers were amended by others of a similar nature issued by the Imperial Government on the 20th July, 1830, which in turn were replaced in 1832, when free grants were abolished and land was sold at a minimum price of five shillings per acre. In 1837 the price of allotments in Perth, Fremantle, and Albany was fixed at a minimum of £5 an acre. New land regulations were issued by the Home Government in 1843, and these were amended and amplified in 1864. Further amendments were made in 1873 and 1882, and in 1887 the whole of the regulations were amended and consolidated. The colony was divided into six divisions, in all of which sale by auction was permitted, but otherwise the conditions of occupation differed in each division. In the year 1890 Constitutional Government was granted to the colony, and from time to time various alterations were made in the land regulations by the local Government, until in 1896 the Agricultural Lands Purchase Act was passed.

3. Land Acts now in Force.—The last-named Act as amended in 1897, 1898 and 1904 is still in force; it provides for the purchase of lands by the Government suitable for immediate settlement in comparatively small areas, and is referred to in greater detail below. In 1898 a Land Act was passed amending and consolidating previous regulations and legislation as to the sale, occupation, and management of Crown lands, and this Act has in turn been amended in 1899, 1900, 1902, 1904, 1905 and 1906. In 1894 the Agricultural Bank Act received assent; this Act authorised the establishment of a bank for the purpose of rendering financial assistance to settlers. It was amended in 1896, 1899, 1902 and 1904, and was finally consolidated and amended by the Agricultural Bank Act 1906.

4. Administration of Land Acts.—For the purposes of the administration of the Land Acts 1898 to 1906, the State is divided into six divisions as follows:—The South-West Division, the Kimberley Division, the North-West Division, the Central Division, the Eucla Division, and the Eastern Division. In addition to these divisions, the State is also divided into Land Districts for the purpose of conveniently dealing with the alienation of land, and by the Lands Act Amendment Act of 1906 the Governor is empowered to appoint District Land Boards, consisting of not less than three nor more than five persons, one at least of whom must be an officer of the Lands Department. The duties of the Board are to decide whether the conditions under which any land in the district is held have been complied with, and in the case of two or more applications in respect of the same land being received on the same day, to determine which of such applications is to be granted.

5. Modes of Tenure under the Land Acts.—Under the Land Acts 1898 to 1906 land may be held or acquired in the following manners:—(i.) Purchase by auction; (ii.) conditional purchase with residence; (iii.) conditional purchase without residence; (iv.) conditional purchase by direct payment; (v.) conditional purchase of blocks for vineyards, orchards, or gardens; (vi.) conditional purchase of grazing lands; (vii.) free homestead farms; (viii.) workingmen's blocks; (ix.) pastoral leases; (x.) permits and licenses to cut timber; (xi.) special leases; and xii.) licenses for quarrying.

(i.) *Purchase by Auction.* Town, suburban, and village lands throughout the colony, after being surveyed into lots and notified in the *Gazette* as open for sale, may be sold by public auction at an upset price to be determined by the Governor-in-Council. Any person may apply to the Minister to put up for sale by auction any lot already surveyed on depositing 10 per cent. of the upset price, which is refunded in the event of the applicant being outbid at auction. The purchaser must pay 10 per cent. on the fall of the hammer, unless he has already paid a sufficient deposit on application, and must pay the balance of the purchase money by four equal quarterly instalments, subject to alteration by regulations. In the case of suburban and village lands, the purchaser must enclose the land with a fence of the prescribed description within two years from the date of sale. On payment of the first instalment of the purchase-money a license is issued to the purchaser, and his license may be transferred or mortgaged.

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

(iii.) *Conditional Purchase without Residence.* If the selector does not wish to reside upon the land he may take up from 100 acres to 1000 acres, subject to the same conditions with regard to improvements, purchase-money, and survey, lease, and grant fees as in the case of residential purchases, with the exception that the total value of the improvements required is 50 per cent. over and above the amount of the purchase-money, but not more than thirty shillings per acre need be spent on improvements, although the price of the land may be over £1 per acre.

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

(v.) *Conditional Purchase of Blocks for Vineyards, Orchards or Gardens.* Areas of from five to fifty acres may be selected for any of these purposes on the following terms:—The price of the land is not less than £1 an acre; a deposit of 10 per cent. of the purchase-money must be made upon application, and the balance must be paid within three years from the date of the approval of the application by equal half-yearly in-

stalments. A lease is granted for three years, during which time the whole of the land must be fenced with a great and small stock-proof fence, and at least one-tenth of the area must be planted with vines or fruit trees, or cultivated *bonâ-fide* as a vegetable garden. A Crown grant will be issued as soon as all the conditions have been complied with and the purchase completed.

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

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

the holder has completed twelve months' residence, has made all the required improvements, and pays the sum of five shillings per acre for the land.

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

(ix.) *Pastoral Leases.* Leases are granted for pastoral purposes throughout the State, but such leases give no right to the soil, or to the timber, except to such timber as may be required for domestic purposes or for the construction of improvements, and the lands leased may be reserved, sold, or otherwise disposed of by the Crown at any time during the currency of the term. All pastoral leases expire on the 31st December, 1928; the following are the conditions upon which such leases are issued in the various divisions of the State:—(a) In the South-west Division in blocks of not less than 3000 acres, at an annual rent of £1 for each 1000 acres or part thereof. (b) In the Central and North-west Divisions, in blocks of not less than 20,000 acres at an annual rent of ten shillings for each 1000 acres or part thereof. (c) In the Eucla Division, in blocks of not less than 20,000 acres at an annual rent of three shillings for each 1000 acres or part thereof. (d) In the Eastern Division, in blocks of not less than 20,000 acres at an annual rent of five shillings for each 1000 acres or part thereof. (e) In the Kimberley Division in blocks of not less than 50,000 acres when on a frontage, nor less than 20,000 acres when no part of the boundary is on a frontage, at an annual rent of ten shillings for each 1000 acres or part thereof. Any lessee in the Kimberley Division may obtain a reduction of one-half the rent due for the remaining years of his lease, who at any time during the term of his lease has, and for so long as he has in his possession on the land the subject of the lease, or of any other lease not separated by a greater distance than twenty-five miles, owned and worked by the lessee as one station, ten head of sheep or one head of large stock for each 1000 acres leased. Under the Amendment Act of 1906, which is not retrospective, it is provided that if any pastoral lease or group of leases worked as one station is not kept stocked, after the first two years from the commencement of the term, at the rate of at least ten head of sheep or one head of large stock for every 1000 acres comprised therein, such lease or leases are liable to forfeiture.

(x.) *Permits and Licenses to Cut Timber.* The alienation of forests and timber lands is now regulated by the Lands Act Amendment Acts of 1904 and 1906, under which the Governor is authorised to appoint an Inspector-General of Forests and an Advisory Board consisting of three persons, whose duty it is to advise the Minister upon all matters relating to forest conservation and timber lands. The Governor is authorised to declare any Crown Lands to be a State forest or timber reserve, and to grant to persons desirous of erecting saw-mills permits to cut timber in any State forest or timber reserves, or on any Crown land, upon the following conditions:—(a) That the right of cutting timber is granted over an area proportional to the horse-power of the mill proposed to be erected

on the basis of the provision of ten years' cutting; (b) that the railway or tramway connecting such mill with any Government railway shall be located in such manner as will best serve the country requiring an outlet in that vicinity; (c) that the permit is liable to forfeiture in the event of the mill being closed for a period of one month without the consent of the Governor, or in the event of any breach of any condition or provision; (d) such other conditions as may be prescribed. Licenses may also be granted to hew and fell timber for piles, poles, or baulks, subject to the payment by the licensee of royalties proportional to the measurement of the timber hewn or felled. The amount of all fees or royalties is fixed by the Governor.

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

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

6. General Provisions of the Land Acts.—All applications must be lodged, with the prescribed deposit and fees, at the agency in which the land is situated.

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

(ii.) *Joint Holders of Selections.* Two or more persons holding land in their joint names are each deemed to hold an area equal to half the area of the holding. Three persons holding in joint names are each deemed to be the holder of one-third of the area, and so on. The Minister may accept residence by one or more of the joint holders as compliance with the residence conditions by all.

(iii.) *Date from which Conditions Apply.* Where the land is surveyed at the time of selection the conditions of residence and improvements commence from the first of the quarter preceding the date of approval; but when the land is unsurveyed at the time of approval the conditions date from the date of survey, of which the selector is duly advised.

(iv.) *Transfers.* No transfer of a homestead farm, conditional purchase, or grazing lease is allowed, except in special cases, until after the expiration of two years from the commencement of the lease or occupation certificate, unless the full amount required to be expended during that period has already been spent on the land.

(v.) *Forfeiture.* Any holding may be forfeited for non-compliance with the conditions of improvements and residence notwithstanding that the rent has been paid on the due dates.

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

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

(ii.) *Sale of Repurchased Land.* All land repurchased may be improved, prior to disposing of it, and the cost of the improvements is added to the price to be paid for the land when sold. Reserves may be set aside for public purposes, roads, and town sites; and town and suburban lands may be disposed of in the same way as such lands are alienated under the provisions of the Land Acts 1898 to 1906. The remainder of the land is thrown open to selection. The maximum quantity held by one person must not exceed 1000 acres. No person under the age of eighteen years is eligible as a selector, nor is any person who is the beneficial owner of land exceeding 1000 acres in area held either in freehold or under any of the provisions of the Land Acts. If, however, the land at the time of its surrender was classified as second or third-class land, the maximum area may be increased to 3000 and 5000 acres of each class respectively, or to 4000 acres if the land is partly second and partly third-class. If land thrown open to selection is not applied for, it may be put up for sale by public auction.

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

8. Loans to Settlers.—Under the provisions of the Agricultural Bank Act 1906 settlers may be granted loans of sums from £25 to £500 for the purpose of clearing, fencing, ring-barking, draining, or water conservation. The amount is repayable in thirty years, interest only at the rate of 5 per cent. per annum being paid during the first five years, and the capital plus interest is payable in equal half-yearly instalments for the remaining twenty-five years. The maximum amount which can be advanced to any one person or firm is £500; of this amount the first £300 may be

advanced to the full value of the improvements proposed to be made, and the remaining £200 up to 50 per cent. of the value of additional improvements proposed to be made. The sum of £100 may be advanced for the purpose of purchasing breeding stock, and advances may also be made to pay off existing mortgages up to 75 per cent. of the value of the improvements made on the holding as prescribed by the Act. The bank does not advance money to pay off unregistered liabilities. Application must be made on the prescribed form, which must be accompanied by a fee equal to 1 per cent. of the amount applied for. Settlers requiring assistance should submit their applications as early as possible before the money is actually required, and they should also obtain their leases from the Lands Department to avoid delay in completing the security.

9. Area of Land Alienated, in Process of Alienation, and Area held under Lease or License.—The total area of the State of Western Australia is 624,588,800 acres; the following table shews the area alienated absolutely and conditionally, and the areas held under leases and licenses at the end of each year, from 1901 to 1905 inclusive, and on 30th June, 1906 :—

WESTERN AUSTRALIA.—OCCUPATION OF LAND FROM 1901 TO 1906 INCLUSIVE.

Particulars.	Area in Acres.					
	1901.	1902.	1903.	1904.	1905.	1905-6.
1. <i>Absolutely Alienated</i> ...	3,468,878	3,517,724	3,646,139	3,724,789	3,765,975	3,781,613
2. <i>In Process of Alienation</i> —						
Midland Railway Concessions	2,768,810	2,768,810	2,768,810	2,768,810	2,768,810	2,768,810
Free Homestead Farms	283,455	365,468	573,585	785,585	923,211	950,966
Conditional Purchases	1,349,554	1,550,530	2,003,288	2,504,094	3,071,939	3,282,024
Selections from the late W.A. Company	75,213	74,247	72,464	60,478	57,564	55,848
Selections under the Agricultural Lands Purchase Act	37,235	48,675	62,956	102,696	128,011	136,022
Special Occupation Leases and Licenses	8,867	7,057	5,860	4,284	3,484	5,090
Homestead or Grazing Leases	286,425	462,371	714,045	1,114,373	1,267,810	1,254,139
Poison Land Leases or Licenses	1,306,270	1,061,173	700,345	492,719	392,784	340,873
Immigrants' Grants	400	400	400	200	100	100
Village Allotments	6	7	7	7	14	24
Workingmen's Blocks	31	130	158	273	333	393
Total in Process of Alienation	6,116,266	6,338,868	6,901,918	7,833,519	8,614,060	8,794,289
3. <i>Leases and Licenses in Force</i> —						
(i.) <i>Issued by Lands Department</i>						
Pastoral Leases	96,508,549	111,165,639	134,687,972	138,876,509	144,822,903	151,582,656
Special Leases	448	531	716	848	3,482	3,505
Leases of Reserves	5,296	3,301	982	981	1,021	2,021
Selections in Goldfields	3,955	2,653	2,653	2,653	100	100
Timber Leases and Licenses	865,180	889,540	904,260	885,140	858,290	851,250
Residential Lots	550	626	686	781	877	884
(ii.) <i>Issued by Mines Department</i>						
Gold Mining Leases	—	—	30,173	32,362	32,273	34,748
Mineral Leases	71,949	67,309	33,083	33,434	26,443	27,519
Miners' Homestead Leases	—	—	17,503	21,610	24,203	25,057
Total under Leases and Licenses	97,455,927	112,129,599	135,678,028	139,854,318	145,769,592	152,527,740
4. <i>Area neither Alienated, in Process of Alienation, nor Leased</i>	517,547,729	502,602,609	478,362,715	473,176,174	466,439,173	459,485,158

Total Area of State—624,588,800 Acres.

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

10. Areas Acquired and Disposed of for Purposes of Closer Settlement, 1901 to 1906.—The transactions conducted under the provisions of the Agricultural Lands Purchase Acts are shown for each year, since 1901, in the subjoined table.

WESTERN AUSTRALIA.—TRANSACTIONS UNDER THE AGRICULTURAL LANDS PURCHASE ACTS DURING THE YEARS 1901 TO 1906 INCLUSIVE.¹

Particulars.		1901.	1902.	1903.	1904.	1905-6.
Total area of estates acquired ...	Acres	46,624	55,439	72,372	131,283	165,945
Total amount of purchase-money ...	£	52,764	60,514	73,395	82,580	100,811
Set aside for roads, reserves, etc. ...	Acres	1,450	1,712	2,665	4,734	9,009
Area originally available for selection ...	"	45,165	53,727	69,707	126,549	156,936
Area selected during the year ...	"	4,295	11,540	16,332	49,305	31,687
Total area occupied to date ...	"	37,235	48,616	65,368	105,106	129,024
Balance of area available for selection ...	"	7,929	5,111	4,339	21,443	27,912
Total revenue received to date ...	£	14,451	23,538	29,815	37,371	47,021

1. The figures are now given as up to the 30th June instead of as up to the 31st December; 1905 figures are, therefore, omitted. Corresponding figures for previous years may be obtained from the Statistical Registers of Western Australia.

1. **Classification of Holdings according to Size, 1901 to 1906.**—The subjoined table shews the number of holdings of lands alienated absolutely, and in process of alienation, from which returns were received for the different seasons since the season 1900-1901, classified according to size.

WESTERN AUSTRALIA.—NUMBER OF HOLDINGS OF ALIENATED LANDS, AND LANDS IN PROCESS OF ALIENATION, FROM WHICH RETURNS WERE RECEIVED FOR THE SEASONS FROM 1900-1901 TO 1905-6, ARRANGED IN AREA SERIES.

Area Series.	1900-1.	1901-2.	1902-3.	1903-4.	1904-5.	1905-6.
Acres.						
1 to 5 ...	789	955	1,004	1,064	1,198	1,226
6 " 15 ...	544	429	476	578	669	752
16 " 30 ...	245	258	240	336	367	375
31 " 50 ...	150	181	171	197	215	230
51 " 100 ...	138	490	453	502	523	518
101 " 200 ...	1,027	811	872	904	925	1,000
201 " 300 ...	607	582	575	593	620	642
301 " 500 ...	668	719	775	829	886	937
501 " 750 ...	475	484	520	604	648	745
751 " 1,000 ...	242	297	312	389	537	568
1,001 " 2,000 ...	412	423	486	611	737	830
2,001 " 3,000 ...	102	104	128	166	216	249
3,001 " 5,000 ...	93	96	99	111	164	184
5,001 " 7,500 ...	51	45	54	60	78	86
7,501 " 10,000 ...	22	29	33	26	33	48
10,001 " 15,000 ...	36	32	28	39	42	35
15,001 " 20,000 ...	12	7	13	12	10	14
20,001 " 30,000 ...	18	9	13	9	16	12
30,001 " 50,000 ...	18 ¹	10	12	10	11	11
50,001 and upwards ...	—	9	4	4	10	5
Total ...	5,699	5,940	6,268	7,044	7,900	8,475

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

§ 7. Tasmania.

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

2. **History of Land Legislation.**—In 1855 responsible government was granted to the island colony, and from this time dates the policy under which later settlers have

taken place. The Waste Lands Act 1858 introduced the principle of free selection before survey, but owing to the small area available for selection, and the fact that much of the land was heavily timbered, the practical value of this measure was comparatively small. From 1860 to 1870 no less than thirteen Land Acts were passed, and in the latter year a new measure, the Waste Lands Act 1870, embodying and consolidating many of the salient features of previous enactments, was carried. One of the most important features of this Act was the extension of a principle, introduced by a former Act in 1863 and embodied in the legislation now in force, devoting a portion of the purchase-money derived from land sales to the construction of roads and bridges. The Act of 1870 also gave power to the Governor to reserve such land as he might deem necessary for public purposes, and the lands not so reserved were divided into (a) town, (b) agricultural, and (c) pastoral lands. The first class comprised all lands within the towns and villages; the second class included lands which might from time to time be proclaimed as suitable for agricultural purposes; the third class comprised lands which were better adapted for grazing than tillage. The conditions attached to conditional purchases were that the selector, his tenant or servant, should within one year of the date of selection, reside upon the land until the full purchase-money was paid. The upset price for agricultural lands was £1 an acre, that for pastoral lands being a sum equivalent to twelve years' rental, but not in any case more than five shillings an acre. If the selection were purchased for cash a deposit of one-fifth of the purchase-money had to be made and the remainder had to be paid within a month; if purchased upon credit the purchaser had to pay an extra sum of six shillings and eightpence an acre. Numerous amendments to the Act of 1870 were passed, until, in 1890, a measure was carried consolidating the various Acts then in force; the Act of 1890 was itself amended in 1893, 1895, and in 1900. The law relating to land tenure and settlement is now consolidated in the Crown Lands Acts 1903 and 1905, and in the Closer Settlement Act of 1906.

3. Classification of Lands.—The Crown lands of Tasmania are divided into two classes—(1) town lands and (2) rural lands. The former comprise lands within the boundaries of any city, town, or town reserve, and within a distance of five miles of any city. Rural lands comprise (a) first-class land, (b) second-class land, and (c) third-class land. Town lands can only be purchased by auction, or if, after having been offered by auction they are not sold, by private contract within one year of the auction sale.

4. Acquisition of Land for Agricultural Purposes.—Rural lands may be purchased at auction, or may be selected for purchase privately, either by free selection or by selection of a homestead area.

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

(ii.) *Selection of Homestead Areas.* Any person of the age of eighteen years or over who^d has not previously purchased land in Tasmania may make a selection of a homestead area of first-class land not exceeding fifty acres, at the price of £1 an acre, with one-third added for credit. The selector of a homestead area must pay a cash deposit of twopence an acre at the time of purchase, but need pay nothing further towards the purchase-money until the fourth year, when the payments for that year and for the fifth year are at the rate of tenpence an acre, and for the remaining fourteen years, during which the credit extends, the annual payment is at the rate of 2s. an acre.

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

(iv.) *Survey Fees.* In order to make the payments during the first year of purchase as light as possible the Lands Department advances to the selector of any first-class land four-fifths of the amount of fee necessary for the survey of the land. The balance is payable in the next succeeding four years, together with interest at the rate of two shillings and sixpence in the pound. For lands purchased by auction, and for second and third-class lands, the survey fee must be paid in full. The amount of this fee, for first-class lands, ranges from £4 10s. to £15 15s. for selections of from 25 to 200 acres respectively; for second-class lands the fee ranges from £6 5s. to £15 10s. for selections of from 30 to 250 acres; and for third-class lands it ranges from £11 to £20 for selections of from 60 to 500 acres respectively.

(v.) *General Conditions.* Upon all first-class lands selected or purchased under the Acts now in force habitual residence is necessary for five years, commencing within one year of the date of purchase, and must be continuous; but on land within a mining area the necessary period of residence is reduced to three years. In both cases this may be complied with by the selector himself or some member of his family, or some one employed by him or on his behalf. If purchased on credit all lands must be improved to the value of a sum at least equal to the sale price of the land. If purchased for cash, upon first-class lands the selector must expend a sum of not less than two shillings and sixpence an acre of the whole area in substantial improvements every year for the first eight years. By paying off before the expiration of the period of credit all selectors obtain a rebate of the added premium in proportion to the unexpired period of credit. In the case of second-class land purchased for cash, land must be improved to the value of at least one shilling an acre per annum for the first five years before the selector can pay up and obtain his deed of grant; and in the case of third-class lands the selector must expend on substantial improvements a sum amounting at least to sixpence per acre per annum during the first five years before the balance of the purchase-money can be paid and the deed of grant issued. Improvements on all lands must be of a substantial nature, and include dams, wells, cultivation, fences, clearing or draining of land, the erection of a dwelling-house or farm or other buildings upon and permanently attached to the soil of such land.

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

6. **Leases for Miscellaneous Purposes.**—The Governor-in-Council may grant leases for a period not exceeding fourteen years of any land bordering upon a navigable river, or on the sea, if required for the purpose of constructing wharves, docks, jetties, or any other

works of public utility. For whatever purpose the land is leased, the lease may be determined in case of non-completion of the works. Leases may also be granted, on similar conditions and terms, for the purpose of constructing watercourses, or of erecting a manufactory, mill, or such other work.

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

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

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

8. Opening up of New Districts to Settlement.—It is provided by the Lands Act of 1903 that, as soon as 500 acres of first-class, second-class, or third-class land are taken up in one locality, and in not less than five lots, the Governor shall raise a sum equal to ten shillings, five shillings, or two and sixpence, in the case of each class respectively, for every acre so taken up, by the issue and sale of debenture stock. The money so raised is to be spent in the survey and construction of roads, bridges, or drains, in the vicinity of the lands taken up. A similar provision is made with respect to the sale of lands within any town, not being within a mining area, of a value of not less than £250.

9. Closer Settlement.—The Closer Settlement Act of 1906 introduced a new principle into the land legislation of Tasmania. Under this Act power is given to the Minister for Lands, on the recommendation of the Closer Settlement Board, to purchase by agreement private land in any part of Tasmania for the purpose of closer settlement, and also to deal with and dispose of any unoccupied Crown land for the same purpose.

(i.) *Lease of Allotments.* Lands so bought under the Act are subdivided into farm allotments of a suitable size—not exceeding £1500 in value—and are disposed of by way of lease for ninety-nine years. The capital value of each allotment is fixed by the Closer Settlements Board, and the rental is determined by the Board at a rate not exceeding 5 per cent. per annum on the capital value of the land. In the case of the Cheshunt Estate, which has recently been subdivided for disposal under the Act, the rent was fixed at the rate of 4 per cent. on the capital value. Although the allotments are in the first place leased, any lessee, after the expiration of ten years of the term of his lease, may acquire and purchase the land leased to him, provided that he does not then hold land (exclusive of the land leased under the Act) of a value exceeding £1500, and that he has duly complied with the terms and conditions imposed by the Act, regulations, and his lease. At the expiration of five years from the date of lease, a lessee may dispose of his interest to any eligible person, the consent of the Board being first obtained.

(ii.) *Qualifications of Lessees.* Persons who apply for land under the provisions of the above Act must not be less than eighteen years of age, and those applicants who are landless have preference over those who are not. A person is deemed to be landless, if, at the time of making his application, he does not hold, under any tenure, such area of

land as is, in the opinion of the Board, sufficient for the maintenance of himself and his family (if any). In the case of husband and wife, if either of them is not landless, neither of them are deemed to be landless. Only one allotment is granted to one person.

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

10. Areas Alienated, in Process of Alienation, Area Occupied under Lease or License and Area Unoccupied.—The total area of the State of Tasmania is 16,777,600 acres, of which 4,768,701 acres had been alienated absolutely, 710,837 acres were in process of alienation, and 1,844,320 acres were held under lease or license, leaving 9,954,142 acres unoccupied.

TASMANIA.—AREA ALIENATED ABSOLUTELY, IN PROCESS OF ALIENATION, AND AREA OCCUPIED UNDER LEASE OR LICENSE, 1901 TO 1906.

Particulars.	Area in Acres.					
	1901.	1902.	1903.	1904.	1905.	1906.
1. <i>Area Alienated Absolutely</i> ...	4,803,961	4,955,550	5,040,413	5,168,821	5,338,953	4,768,701
2. <i>Area in Process of Alienation</i>...							710,837
3. <i>Area held under Lease or License—</i>						
Islands	149,165	110,135	88,590	121,850	89,003	1,208,442
Ordinary Leased Land ...	1,280,688	1,292,959	1,366,063	1,133,152	1,082,851	86,817
Land Leased for Timber ...	40,768	68,109	82,335	90,300	87,932	1,836
Gold Mining Leases ...	3,394	3,024	2,505	2,268	2,087	47,225
Other Mining Leases ...	46,968	44,668	42,444	41,370	41,510	
4. <i>Total Area Occupied</i> ...	6,414,944	6,474,445	6,622,350	6,557,761	6,642,336	6,823,858
5. <i>Area Unoccupied</i> ...	10,363,126	10,303,155	10,155,250	10,219,839	10,135,264	9,953,742

Total Area of State—16,777,600 Acres.

11. Principal Land Transactions, 1901 to 1906.—The subjoined statement shews the principal land transactions during each year, from 1901 to 1906, inclusive.

TASMANIA.—PRINCIPAL LAND TRANSACTIONS DURING EACH YEAR, 1901 TO 1906.

Particulars.		1901.	1902.	1903.	1904.	1905.	1906. ¹
Area of country lands sold ...	Acres	62,073	64,474	87,073	132,629	168,750	87,643
Area of town and suburban lots sold ...	Acres	636	663	1,577	1,225	1,384	1,367
Area leased for pastoral purposes ...	Acres	285,160	182,339	177,347	124,020	135,791	78,937
Total receipts from sales, leases and licenses	£	57,303	66,140	73,086	57,406	61,248	37,114
Applications for selections and purchases...	No.	1,946	2,679	2,973	4,200	3,129	1,344
Grant deeds issued ...	No.	680	783	627	540	466	278

1. For six months ended the 30th June, 1906.

Corresponding figures for previous years will be found in the Statistical Registers of Tasmania.

§ 8. The Progress of Land Settlement, 1897 to 1906.

1. Recent Progress.—The progress of settlement and the growth of land alienation in the States of the Commonwealth under recent legislation is seen in the subjoined statement which shews concisely the condition of the public estate in each State and in the Commonwealth at the end of each year from 1897 to 1906, inclusive. The effect of the land laws during that period has been generally to diminish the number of large holdings, at the same

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

TOTAL AREAS ALIENATED, IN PROCESS OF ALIENATION, HELD UNDER LEASE OR LICENSE, AND UNOCCUPIED, IN EACH STATE AND IN THE COMMONWEALTH AT THE END OF EACH YEAR FROM 1897 TO 1906, INCLUSIVE, EXPRESSED ABSOLUTELY AND AS PERCENTAGES OF AREA OF ENTIRE STATE.

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

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Unoccupied.	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.
1897	24,853,074	12.51	20,886,016	10.51	124,184,284	62.52	28,714,706	14.46
1898	25,081,572	12.63	21,307,018	10.73	127,609,598	64.24	24,639,892	12.40
1899	25,374,603	12.77	21,481,974	10.82	128,034,958	64.46	23,746,545	11.95
1900	25,856,698	13.02	21,546,284	10.85	126,085,148	63.47	25,149,950	12.66
1901	26,443,554	13.32	21,595,688	10.87	127,057,312	63.96	23,541,526	11.85
1902	27,658,901	13.93	21,042,993	10.59	131,781,381	66.34	18,154,805	9.14
1903	28,765,090	14.48	20,558,609	10.35	128,461,971	64.67	20,852,410	10.50
1904	29,968,317	15.09	19,296,487	9.71	124,027,009	62.44	25,346,267	12.76
1905	30,721,430 ¹	15.47	18,797,421 ¹	9.46	124,027,009 ²	62.44	25,092,220	12.63
1906 ³	32,486,086	16.36	17,484,249	8.80	124,237,031	62.54	24,430,714	12.30

1. To 30th June, 1905.

2. To 31st December, 1904.

3. To 30th June, 1906.

VICTORIA.—AREA 56,245,760 ACRES.

1897	18,194,656	32.35	4,929,962	8.76	19,857,682	35.31	13,263,460	23.58
1898	18,500,353	32.89	4,675,268	8.31	16,820,291	29.91	16,249,848	28.89
1899	19,198,794	34.13	4,053,769	7.21	19,195,896	34.13	13,797,301	24.53
1900	19,689,359	35.01	3,679,436	6.54	17,324,015	30.80	15,552,950	27.65
1901	20,095,245	35.73	3,675,274	6.53	17,161,359	30.51	15,313,882	27.23
1902	20,618,981	36.66	3,439,200	6.12	17,244,278	30.66	14,943,301	26.56
1903	21,129,061	37.57	3,397,194	6.04	9,516,372	16.92	22,203,133	39.47
1904	21,713,071	38.61	4,084,241	7.26	13,747,762	24.44	16,700,686	29.69
1905	22,620,410	40.22	3,726,392	6.62	17,892,479	31.81	12,006,479	21.35
1906	22,964,929	40.83	3,871,200	6.88	16,637,147	29.58	12,772,484	22.71

QUEENSLAND.—AREA 429,120,000 ACRES.

1897	12,959,694	3.02	1,854,399	0.43	*294,149,566	68.55	120,156,341	28.00
1898	13,043,806	3.04	2,033,651	0.47	*285,923,131	66.63	128,119,412	29.86
1899	13,164,767	3.07	2,476,875	0.58	280,801,539	65.43	132,676,819	30.92
1900	13,323,524	3.10	2,585,996	0.60	281,231,821	65.54	131,978,659	30.76
1901	13,533,468	3.15	2,791,664	0.65	279,986,645	65.25	132,808,223	30.95
1902	13,663,446	3.18	3,160,909	0.74	289,495,477	67.46	122,800,168	28.62
1903	13,770,725	3.21	3,220,402	0.75	277,569,396	64.68	134,559,477	31.36
1904	14,031,886	3.27	3,165,737	0.74	236,217,909	55.05	175,704,468	40.94
1905	14,252,664	3.32	3,407,210	0.79	240,152,615	55.97	171,307,511	39.92
1906	14,585,560	3.40	3,737,083	0.87	247,059,213	57.57	163,738,144	38.16

* The returns for 1897 and 1898 give only the areas occupied for pastoral purposes; the figures here given comprise, in addition, an area of 48,232,179 acres held for purposes other than pastoral at the end of 1899.

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

Year.	Alienated.		In Process of Alienation.		Held under Lease or License.		Unoccupied.	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.
1897	7,329,210	3.01	705,593	0.29	120,207,539	49.42	115,002,458	47.28
1898	7,374,599	3.03	680,470	0.28	76,810,409	31.58	158,379,322	65.11
1899	7,412,425	3.05	644,465	0.26	79,512,996	32.69	155,674,914	64.00
1900	7,466,353	3.07	607,461	0.25	84,274,133	34.65	150,896,853	62.03
1901	7,535,123	3.10	553,774	0.23	85,577,155	35.18	149,578,748	61.49
1902	7,655,204	3.15	451,232	0.19	89,252,604	36.69	145,885,760	59.97
1903	7,799,729	3.21	344,258	0.14	90,330,042	37.13	144,770,771	59.52
1904	8,020,908	3.30	310,589	0.13	92,422,105	37.99	142,491,198	58.58
1905	8,114,124	3.34	455,381	0.19	94,147,909	38.70	140,527,886	57.77
1906	8,187,621	3.37	759,337	0.31	94,969,554	39.04	139,328,288	57.28

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

1897	473,140	0.14	Leases with covenant to purchase, included in area held under lease or license.	...	100,847,817	30.09	233,795,843	69.77
1898	473,146	0.14		...	89,040,576	26.57	245,603,078	73.29
1899	473,195	0.14		...	183,687,605	54.81	150,956,000	45.05
1900	473,195	0.14		...	186,749,480	55.73	147,894,125	44.13
1901	473,278	0.14		...	112,654,288	33.62	221,989,234	66.24
1902	473,278	0.14		...	113,865,968	33.98	220,777,554	65.88
1903	473,278	0.14		...	104,638,788	31.23	230,004,734	68.63
1904	473,278	0.14		...	104,670,948	31.23	229,972,574	68.63
1905	473,279	0.14		...	103,280,346	30.82	231,363,175	69.04
1906	473,280	0.14		...	109,726,087	32.74	224,917,433	67.12

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

1897	6,230,345	1.00	2,616,349	0.42	88,186,489	14.12	527,555,617	84.46
1898	3,382,475	0.54	2,909,946	0.47	91,100,510	14.58	527,195,869	84.41
1899	3,413,529	0.55	3,065,420	0.49	90,314,932	14.46	527,794,919	84.50
1900	3,462,490	0.55	3,156,798	0.51	87,375,981	13.99	530,593,531	84.95
1901	3,468,878	0.56	6,116,266	0.98	97,455,927	15.60	517,547,729	82.86
1902	3,517,724	0.56	6,338,868	1.02	112,129,599	17.95	502,602,609	80.47
1903	3,646,139	0.58	6,901,918	1.11	135,678,028	21.72	478,362,715	76.59
1904	3,724,789	0.60	7,833,519	1.25	139,854,318	22.39	473,176,174	75.76
1905	3,765,975	0.60	8,614,060	1.38	145,769,592	23.34	466,439,173	74.68
1906	3,781,613	0.60	8,794,289	1.41	152,527,740	24.42	459,485,158	73.57

1. To 30th June, 1906.

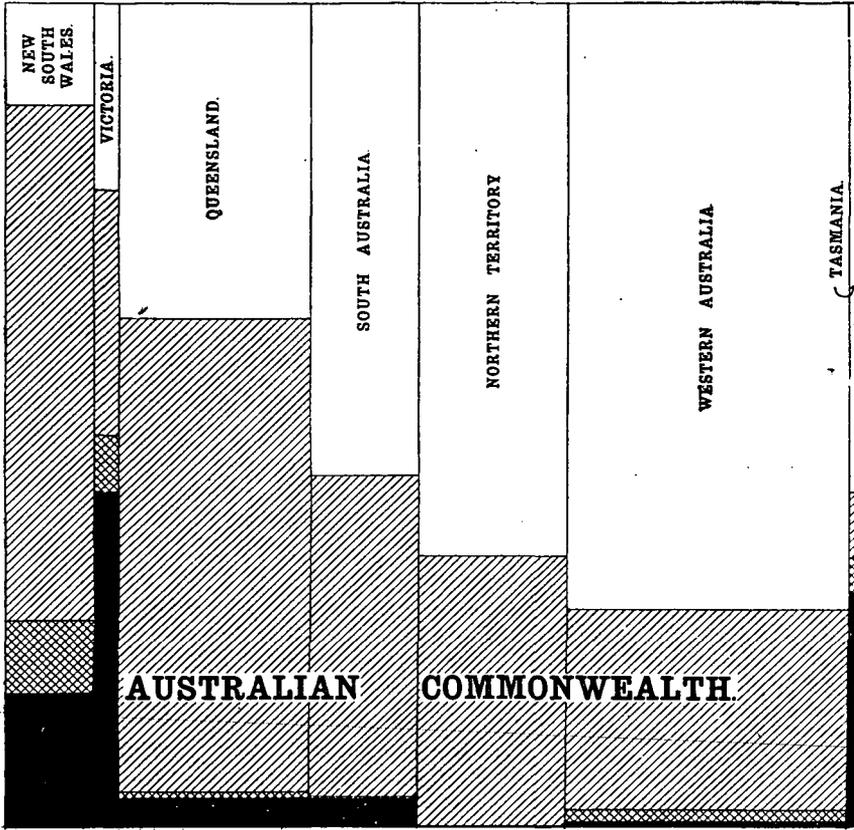
TASMANIA.—AREA 16,777,600 ACRES.

1897	4,768,901	28.42	Included in area alienated.	...	891,244	5.31	11,117,455	66.27
1898	4,777,640	28.48		...	993,785	5.92	11,006,175	65.60
1899	4,801,266	28.62		...	1,040,701	6.20	10,935,633	65.18
1900	4,834,944	28.82		...	1,267,185	7.55	10,675,471	63.63
1901	4,893,961	29.17		...	1,520,933	9.07	10,362,656	61.76
1902	4,955,550	29.54		...	1,518,895	9.05	10,303,155	61.41
1903	5,040,413	30.04		...	1,581,937	9.43	10,155,250	60.53
1904	5,168,821	30.81		...	1,388,940	8.28	10,219,839	60.91
1905	5,338,953	31.82		...	1,303,333	7.77	10,135,264	60.41
1906	4,768,701	28.42		710,837	4.24	1,344,320	8.01	9,953,742	59.33

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

1897	74,809,020	3.93	30,992,319	1.63	748,324,621	39.30	1,049,605,880	55.14
1898	72,633,591	3.82	31,606,353	1.66	688,298,300	36.15	1,111,193,596	58.37
1899	73,838,579	3.88	31,722,503	1.67	782,588,627	41.10	1,015,582,131	53.35
1900	75,106,563	3.94	31,575,975	1.66	784,307,763	41.20	1,012,741,539	53.20
1901	76,443,507	4.01	34,732,666	1.83	721,413,669	37.89	1,071,141,998	56.27
1902	78,543,084	4.12	34,433,202	1.81	755,288,027	39.67	1,035,467,352	54.40
1903	80,624,435	4.21	34,422,381	1.81	747,776,534	39.28	1,040,908,490	54.70
1904	83,101,070	4.37	34,690,573	1.82	712,328,991	37.41	1,073,611,206	56.40
1905	85,286,835	4.48	35,000,464	1.84	726,573,333	38.16	1,056,871,208	55.52
1906	87,247,790	4.58	35,356,995	1.86	746,501,092	39.21	1,034,625,963	54.35

2. **Diagram shewing Condition of Public Estate.**—The following diagram shews the condition of the public estate in the Commonwealth at the end of the year 1906. The square itself represents the total area of the Commonwealth, while the relative areas of individual States are shewn by the vertical rectangles. The areas alienated absolutely, in process of alienation under systems of deferred payments, and the areas held under leases or licenses, are designated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded:—



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