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## CHAPTER V.

### LAND TENURE AND SETTLEMENT.

#### § 1. Introduction.

**1. General.**—A comprehensive description of the land tenure systems of the several States was given in Official Year Book No. 4 (pp. 235 to 333), while later alterations were referred to in subsequent issues. In this chapter a summary is given of the principal features of existing land legislation together with some account of the various tenures under which Crown lands may be taken up at the present time. Special paragraphs are devoted to the settlement of returned soldiers on the land, the tenure of land by aliens, and advances to settlers. Particulars as to the areas of land alienated in each State and similar matter are also included.

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

#### STATE LAND LEGISLATION, 1924.

New South Wales.	Victoria.	Queensland.
CROWN LANDS ACTS.		
Crown Lands Act 1913-1923 : Western Lands Act 1901-1919 : Crown Lands Purchase Validation Act 1923.	Land Act 1915-1923.	Land Act 1910-1923.
CLOSER SETTLEMENT ACTS.		
Closer Settlement Act 1904-1919 : Closer Settlement Purchases Validation Act 1923.	Closer Settlement Act 1915-1923.	Closer Settlement Act 1906-1923.
MINING ACTS.		
Mining Act 1906-1921.	Mines Act 1915-1921.	Mining Acts 1898-1920 : Mining for Coal and Mineral Oil Act 1912 : Petroleum Act 1915-1923 : Miners' Homestead Leases Act 1913-1921.
RETURNED SOLDIERS' SETTLEMENT ACTS.		
Returned Soldiers' Settlement Act 1916-1922.	Discharged Soldiers' Settlement Act 1917-1922.	Discharged Soldiers' Settlement Act 1916-1923.
ADVANCES TO SETTLERS ACTS.		
Government Savings Bank Act 1906-1920 : Returned Soldiers' Settlement Act 1916-1922.	State Savings Bank Act 1915-1922 : Primary Products Advances Act 1919-1922 : Closer Settlement Act 1915-1922 : Fruit Act 1915-1920 : Discharged Soldiers' Settlement Act 1917-1922.	State Advances Act 1916 : Co-operative Agricultural Products and Advances to Farmers Act 1914-1919.

**3. Northern Territory Land Legislation.**—In the Northern Territory, the legislation relating to Crown land is embodied in the Crown Lands Ordinance 1912–1923, that relating to Mining in the Northern Territory Mining Act 1903, the Gold Dredging Act 1899, the Tin Dredging Ordinance 1911–1920, and the Mineral Oil and Coal Ordinance 1922–1923; and that relating to Advances to Settlers in the Advances to Settlers Ordinance 1913.

**4. Federal Capital Territory Land Legislation.**—In the Federal Capital Territory, the Ordinances relating to Crown lands are the Leases Ordinance 1918–1923, and the City Leases Ordinance 1921.

STATE LAND LEGISLATION, 1924—*continued*.

South Australia.	Western Australia.	Tasmania.
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## CROWN LANDS ACTS.

Crown Lands Act 1915–1919: Pastoral Act 1904–1922.	Land Act 1898–1923.	Crown Lands Act 1911–1923.
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## CLOSER SETTLEMENT ACTS.

Crown Lands Act 1915–1919.	Agricultural Lands Purchase Act 1909–1922.	Closer Settlement Act 1913–1920.
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## MINING ACTS.

Mining Act 1893–1922: Gold Dredging Act 1905.	Mining Act 1904–1921: Sluicing and Dredging for Gold Act 1899.	Mining Act 1917–1921.
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## RETURNED SOLDIERS' SETTLEMENT ACTS.

Discharged Soldiers' Settlement Act 1917–1923.	Discharged Soldiers' Settlement Act 1919.	Returned Soldiers' Settlement Act 1916–1923.
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## ADVANCES TO SETTLERS ACTS.

State Advances Act 1895–1922: Advances to Settlers on Crown Lands Act 1914–1916: Loans to Producers Act 1917–1921: Agricultural Graduates Land Settlement Act 1922: Crown Lands Act 1915–1919: Irri- gation Act 1922: Pastoral Act 1904–1922: Discharged Sol- diers' Settlement Act 1917- 1923: Drought Relief Act 1923.	Agricultural Bank Act 1906–1921.	State Advances Act 1907–1923: Advances to Fruit-growers Act 1918–1921: Closer Settlement Act 1913–1920: Returned Sol- diers' Settlement Act 1916- 1923.
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**5. Administration and Classification of Crown Lands.**—In each of the States there is a Lands Department under the direction of a responsible Cabinet Minister who is charged generally with the administration of the Acts relating to the alienation, occupation and management of Crown lands. The administrative functions of most of the Lands Departments are to some extent decentralized by the division of the States into what are usually termed Land Districts, in each of which there is a Lands Office, under the management of a land officer, who deals with applications for selections and other matters generally appertaining to the administration of the Acts within the particular district. In some of the States there is also a local Land Board or a Commissioner for each district or group of districts. In the Northern Territory a Land Board, under the control of the Minister for Home and Territories, is charged with the general administration of the Lands Ordinance and of Crown lands in the Northern Territory. In the Federal Capital Territory the administration of the Leases Ordinances is in the hands of the Minister for Home and Territories.

Crown lands are generally classified according to their situation, the suitability of the soil for particular purposes, and the prevailing climatic and other conditions. The modes of tenure under the Acts, therefore, as well as the amount of purchase money or rent, and the conditions as to improvements and residence, vary considerably. The administration of special Acts relating to Crown lands is in some cases in the hands of a Board under the general supervision of the Minister, e.g., the Western Lands Board in New South Wales, the Lands Purchase and Management Board in Victoria, and the Closer Settlement Board in Tasmania.

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

**6. Classification of Tenures.**—(i) *General.* The tabular statement which follows shows the several tenures under which Crown lands may be acquired or occupied in each State. In the Northern Territory perpetual leases of pastoral and agricultural land are granted, as well as miscellaneous leases, and grazing and occupation licences. The mining leases and holdings are similar to those of the States. In the Federal Capital Territory only city leases and leases of other land are issued.

(ii) *Free Grants, Reservations and Dedications.* The modes of alienation given in this category include all free grants either of the fee-simple or of leases of Crown lands. Reservations and dedications are also dealt with therein. At present land is not granted in fee-simple without payment except for charitable, educational or public purposes, the practice of granting land free for farms, etc., having been abolished so far back as 1831. Reservations may be either temporary or permanent and may be made for charitable, educational or religious purposes, as well as for forests, mining, etc. Temporary reservations are subject to considerable fluctuations in area by reason of withdrawals, renotifications and fresh reservations.

(iii) *Unconditional Purchase of Freehold.* This class of tenure includes all methods by which the freehold of Crown lands may be obtained by direct purchase, in which the only condition for the issue of the grant is the payment of the purchase-money. No Crown land is now sold in Queensland, in the Northern Territory, or in the Federal Capital Territory. In all the other States sales by auction of Crown lands are held from time to time. Notifications of such sales are given in the Government Gazettes together with particulars as to the upset price and conditions of sale. Usually the purchase may be made either for cash or on credit by deferred payments. Land put up at auction and not sold may generally be purchased by private contract at the upset price. Small areas of Crown lands may also be sold without competition under special circumstances.

(iv) *Acquisition of Freehold by way of Conditional Purchase.* In this class are included all tenures (except tenures under Closer Settlement and Returned Soldiers' Settlement Acts) in which the issue of the grant is made after the fulfilment of certain conditions as to residence or improvements or both, in addition to the payment of the purchase-money, which is usually paid in instalments. This system is in force in all the States, except

Queensland, but not in the Territories. Though there is considerable similarity between some of the forms of tenure in the several States, the terms and conditions vary greatly in detail. As a rule, a lease or licence for a certain period is first issued to the selector, and upon fulfilment of the prescribed conditions and payment of the full amount of purchase-money, the freehold is conveyed to him.

(v) *Leases and Licences under Land Acts.* This class includes all forms of occupation of Crown lands (other than under Closer Settlement or Returned Soldiers' Settlement Acts) for a term of years under leases and licences issued by the Lands Departments. The freehold cannot be obtained under these forms of tenure, but in some instances, such tenures may be converted into conditional purchase tenures. Leases and licences are issued in all the States and Territories, and in some of them leases are granted in perpetuity, the only condition being the payment of the annual rent, though in certain cases conditions as to residence and improvements must be fulfilled in the earlier years. Comparatively large areas may be leased or occupied under licence for pastoral purposes.

(vi) *Closer Settlement.* In all the States Acts have been passed authorizing the Government to repurchase alienated lands for the purpose of dividing them into blocks of suitable size and throwing them open to settlement on easy terms and conditions. In some States, private land may be acquired compulsorily as well as by agreement with the owners. As a rule land so acquired is open for selection under conditional purchase in the States in which such system exists, though small blocks are also sold by auction or otherwise, notably in areas set apart as town sites.

(vii) *Leases and Licences under Mining Acts.* Under the Mining Acts of the various States leases of Crown lands may be granted for mining purposes of all kinds, as well as small areas for residence, business purposes, or miners' homesteads. In addition to the payment of rent, it is necessary, in order to prevent a mining lease from being forfeited, that such lease be either kept continuously worked with the number of men fixed by regulation, or, in some States, that a certain sum of money be expended annually thereon. A condition of continuous residence is generally attached to a business or residence area or to a miner's homestead area. In the case of both leases and areas, exemption from labour or residence conditions for periods up to 6 months at a time can be obtained upon good cause being shown. Provision is also made in the Mining Acts or in special Acts by which a person may obtain a mining lease of land which has already been alienated in fee-simple, with certain reservations. It is generally necessary for a person to obtain a miner's right before being allowed to take up a lease, or a residence or homestead area.

(viii) *Settlement of Returned Soldiers and Sailors.* In all the States provision has been made for the settlement of returned soldiers and sailors on the land, special Acts having been passed for that purpose. Generally, these Acts are administered by the Minister for Lands, and the details are carried out by the various Closer Settlement and other similar Boards, where such exist.

(ix) *Tenure of Land by Aliens.* In several States the holding of land by aliens or unnaturalized persons is restricted, but there is no uniformity in the legislation on the subject.

(x) *Advances to Settlers.* In all the States and in the Northern Territory provision has been made for advancing money, either out of consolidated revenue or from loans, to settlers for the purpose of acquiring land, removing encumbrances from their holdings, purchasing stock, erecting buildings, making improvements, etc. Advances are also made in some States for the erection or acquisition of cool stores, fruit canneries and similar establishments. The authorities entrusted with the task of making these advances are not, however, identical in all States. In some cases, the State Savings Bank is the authority; in others, a special Agricultural Bank, the Closer Settlement Board, or the Treasurer, or two or more thereof.

Special arrangements have been made for loans to soldier settlers, the money for this purpose having been provided by the Commonwealth Government and distributed by the State Governments.

## STATE CROWN LANDS—TENURES.

New South Wales.	Victoria.	Queensland.
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## FREE GRANTS, RESERVATIONS AND DEDICATIONS.

Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
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## UNCONDITIONAL PURCHASE OF FREEHOLD.

Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases : Purchases of Town Leases : Suburban Holdings : Returned Soldiers' Special Holdings : Residential Leases : Week-end Leases.	Auction Sales.	
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## ACQUISITION OF FREEHOLD BY WAY OF CONDITIONAL PURCHASE.

Residential Conditional Purchases : Non-residential Conditional Purchases : Additional Conditional Purchases : Conversions into Conditional Purchases.	Residential Selection Purchase Leases : Non-residential Selection Purchase Leases : Licences of Auriferous worked-out Lands : Conditional Purchase Leases of Swamp or Reclaimed Lands : Selection Purchase Leases of Mallee Lands : Murray River Settlements : Special Settlement Areas : Conversions into Selection Purchase Leases.	
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## LEASES AND LICENCES UNDER LAND ACTS.

Conditional Leases : Conditional Purchase Leases : Special Conditional Purchase Leases : Homestead Selections : Homestead Farms : Settlement Leases : Special Leases : Annual Leases : Scrub Leases : Snow Leases : Inferior Lands Leases : Crown Leases : Improvement Leases : Occupation Licences : Leases of Town Lands : Suburban Holdings : Week-end Leases : Residential Leases : Leases in Irrigation Areas : Western Lands Leases : Forest Leases : Forest Permits.	Perpetual Leases : Auriferous Lands Leases : Leases of Swamp or Reclaimed Lands : Perpetual Leases of Swamp or Reclaimed Lands : Grazing Licences : Perpetual Mallee Leases : Miscellaneous Leases and Licences : Bee Farm Licences : Bee Range Area Licences : Eucalyptus Oil Licences : Forest Leases : Forest Licences : Forest Townships.	Perpetual Lease Selections : Perpetual Lease Privately Pear Selections : Pastoral Leases : Preferential Pastoral Leases : Occupation Licences : Special Leases : Grazing Selections : Auction Perpetual Leases.
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## CLOSER SETTLEMENT.

Sales by Auction : After-auction Sales : Closer Settlement Purchases : Permissive Occupancies : Closer Settlement Promotion.	Sales of Land : Conditional Purchase Leases : Conditional Purchase Leases in Mountainous Areas.	Perpetual Lease Selections : Perpetual Town, Suburban and Country Leases.
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## LEASES AND LICENCES UNDER MINING ACTS.

Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Coal and Oil Mining Leases : Business Licences : Residence Areas.	Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Business Areas : Residence Areas.	Holdings under Miners' Rights : Licences to Search for Petroleum : Licences to Prospect for Coal or Mineral Oil : Gold Mining Leases : Mineral Leases : Business Areas : Residence Areas : Minor's Homestead Perpetual Leases :
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## SETTLEMENT OF RETURNED SOLDIERS AND SAILORS.

Returned Soldiers' Special Holding Purchases : Returned Soldiers' Group Purchases : Returned Soldiers' Special Holding Leases.	(Same Tenures as under the Land and Closer Settlement Acts).	Perpetual Lease Selections : Perpetual Town and Suburban Leases.
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STATE CROWN LANDS—TENURES—*continued.*

South Australia.	Western Australia.	Tasmania.
FREE GRANTS, RESERVATIONS, AND DEDICATIONS.		
Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
UNCONDITIONAL PURCHASE OF FREEHOLD.		
Auction Sales.	Auction Sales.	Auction Sales : After-auction Sales : Sales of Land in Mining Towns.
ACQUISITION OF FREEHOLD BY WAY OF CONDITIONAL PURCHASE.		
Agreements to Purchase : Special Agreements to Purchase : Homestead Blocks : Pinnaroo Railway Blocks.	Conditional Purchases with Residence : Conditional Purchases without Residence : Conditional Purchases by Direct Payment : Conditional Purchases of Land for Vineyards, etc. : Conditional Purchases of Inferior Lands : Conditional Purchases by Pastoral Lessees : Conditional Purchases of Grazing Lands : Homestead Farms : Village Allotments : Workingmen's Blocks : Special Settlement Leases.	Selections for Purchase : Additional Selections for Purchase : Homestead Areas : Selections in Mining Areas : Sales by Auction : Sales by Private Contract : After-auction Sales : Special Settlement Areas.
LEASES AND LICENCES UNDER LAND ACTS.		
Perpetual Leases : Special Perpetual Leases : Homestead Blocks : Miscellaneous Leases : Grazing and Cultivation Leases : Licences : Licences of Resumed Land : Pastoral Leases : Leases to Discoverers of Pastoral Country : Special Leases to Discoverers of Water : Irrigation Blocks : Town Allotments in Irrigation Areas : Forest Leases.	Pastoral Leases : Special Leases : Residential Leases : Leases of Town and Suburban Lands : Irrigation Leases : Forest Leases.	Grazing Leases : Pastoral Leases : Leases of Land covered with Button grass, etc. : Leases of Mountainous Land : Miscellaneous Leases : Temporary Licences : Occupation Licences : Residence Licences : Business Licences : Forest Leases, Licences and Permits.
CLOSER SETTLEMENT.		
Sales by Auction : Agreements to Purchase : Miscellaneous Leases.	Conditional Purchases : Town and Suburban Areas.	Leases with Right of Purchase : Special Sales.
LEASES AND LICENCES UNDER MINING ACTS.		
Holdings under Miners' Rights : Search Licences : Occupation Licences : Gold Leases : Mineral Leases : Business Areas : Residence Areas.	Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Business Areas : Residence Areas : Miners' Homestead Leases.	Holdings under Miners' Rights : Prospectors' Licences : Gold Mining Leases : Mineral Leases.
SETTLEMENT OF RETURNED SOLDIERS AND SAILORS.		
Perpetual Leases : Special Leases.	Ordinary Tenure : Special Tenure.	Free Grants : Ordinary Tenure : Special Tenure.

## § 2. Free Grants, Reservations, and Dedications.

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

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

(iii) *Areas Granted and Reserved.* During the year 1922-23, the total area for which free grants were prepared was 1,283 acres, including grants of 1,180 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 932 acres were dedicated and permanently reserved, the number of separate dedications being 92.

On the 30th June, 1923, the total area temporarily reserved was 19,453,551 acres, of which 5,443,615 acres were for travelling stock, 3,278,697 acres for forest reserves, 781,586 acres for water, 1,365,918 acres for mining, and the remainder for temporary commons, railways, recreation and parks, and miscellaneous purposes.

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

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

(iii) *Areas Granted and Reserved.* During the year 1922, 199 acres were granted without purchase and reservations of both a permanent and temporary nature, comprising a net area of 5,940 acres, were made. At the end of 1922, the total area reserved was 7,314,744 acres, consisting of roads, 1,767,170 acres; water reserves, 315,546 acres; agricultural colleges, etc., 85,590 acres; permanent forests and timber reserves under Forests Act, 4,117,040 acres, forests and timber reserves under Land Acts, 329,600 acres; reserves in the Mallee, 397,881 acres; and other reserves, 301,917 acres.

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

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

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

(iii) *Areas Granted and Reserved.* During the year 1923, four free grants were issued, the total area thereof being 32 acres. During the same period the area of reserves cancelled was 431,582 acres less than the area set apart as reserves. The total area reserved up to the end of 1923 was 16,611,344 acres, made up as follows:—timber reserves, 3,090,077 acres; State forests and national parks, 1,673,490 acres; for use of aborigines, 5,609,768 acres; and general, 6,238,009 acres.

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



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

(iii) *Areas Granted and Reserved.* During the year 1923 free grants were issued for a total area of 955 acres. During the same year reserves comprising 28,601 acres were proclaimed.

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

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

(iii) *Areas Granted or Reserved.* During the year 1923, no fresh areas of land were granted in fee-simple, but 166,670 acres were reserved for various purposes.

6. *Tasmania.*—(i) *Free Grants.* The only mention in the Crown Lands Act respecting free grants of land is that the Governor may agree with the Governor-General of the Commonwealth for the grant of any Crown land to the Commonwealth, and it is expressly stated that no lands may be disposed of as sites for religious purposes except by way of sale under the Act.

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

(iii) *Areas Granted or Reserved.* During the year ended 31st December, 1923, the area granted free was 15,373 acres, nearly all of which was granted to soldiers under the Returned Soldiers' Settlement Act, while during the same year, 6 free leases were issued to local public bodies for municipal purposes, and 15,333 acres were reserved, of which 15,160 acres were reserved for a forest reserve, 140 acres for recreation purposes, 25 acres for a gravel reserve, 5 acres for a hospital reserve, 2 acres for hall site purposes, and 1 acre for abattoir purposes. The total area reserved to the end of 1923 was 4,995,333 acres.

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

(ii) *Areas Reserved.* The area of land held under reserve at the end of 1922 was 35,790 square miles.

### § 3. Unconditional Purchases of Freehold.

1. *New South Wales.*—(i) *Auction Sales.* Crown lands, not exceeding in the aggregate 200,000 acres in any one year, may be sold by public auction in areas not exceeding half-an-acre for town lands, 20 acres for suburban lands, and 640 acres for country lands, at the minimum upset price of £8, £2 10s., and 15s. per acre respectively. At least 10 per cent. of the purchase-money must be paid at the time of sale, and the balance within 3 months, or the Minister may allow the payment of such balance to be deferred for a period not exceeding 10 years, 5 per cent. interest being added. Town blocks in irrigation areas may also be sold by auction.

(ii) *After-auction Purchases.* In certain cases, land offered at auction and not sold may be purchased at the upset price, but one-quarter of the purchase-money must be paid immediately, and the balance as notified in the *Gazette*. Any such application is, however, subject to the approval of the Minister.

(iii) *Special Purchases.* Under certain circumstances, land may be sold in fee-simple, the purchaser paying the cost of survey and of reports thereon, in addition to the purchase-money.

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

(v) *Purchases of Residential Leases.* A holder of a residential lease (including any additional residential lease) may, after the expiration of the first 5 years of his lease, apply to purchase the land held thereunder. The local land board fixes the price and reports to the Minister, who may either grant or refuse the application. No person may hold more than one such purchase.

(vi) *Purchases of Week-end Leases and Town Lands Leases.* The holder of a week-end lease or of a town lands lease may apply to purchase the land comprised therein, and the Minister may either grant or refuse such application. The price is the capital value of the land at the date of application and is determined by the local land board. The purchase money must be paid within 3 months, or within such further period as the Minister may determine.

(vii) *Purchases of Suburban Holdings.* The land contained within a suburban holding may, with the consent of the Minister, be purchased by the holder thereof, on payment of the purchase-money in ten equal annual instalments with  $2\frac{1}{2}$  per cent. interest. The value of the land is fixed by the local land board, and the purchase is subject to the condition of residence on the land for 5 years from the date of taking up the suburban holding. No transfer of land so purchased may be made without the consent of the Minister.

(viii) *Areas Sold by Auction and Special Purchases.* During the year ended 30th June, 1923, the total area sold was 4,266 acres, of which 1,008 acres were sold by auction and 563 acres after having been withdrawn from auction, while 22 acres were sold as improvement purchases and 2,673 acres as special purchases. The amount realized for the sale of the whole area was £149,980.

2. *Victoria.*—(i) *General.* Lands specially classed for sale by auction may be sold by auction in fee-simple, not exceeding 100,000 acres in any one year, at an upset price of £1 an acre, or at any higher price determined. The purchaser must pay the survey fee at the time of the sale, together with a deposit of  $12\frac{1}{2}$  per cent. of the whole price; the residue is payable in equal half-yearly instalments with interest. Any unsold land in a city, town or borough, areas specially classed for sale, isolated pieces of land not exceeding 50 acres in area, and sites for churches or charitable purposes, if not more than 3 acres in extent, may be sold by auction on the same terms. Swamp or reclaimed lands may also be sold by auction, subject to the condition that the owner keeps open all drains, etc., thereon.

(ii) *Areas Sold at Auction and by Special Sales.* During the year 1922, a total of 1,833 acres was disposed of under this tenure, 1,094 acres being country lands, while 738 acres of town and suburban lands were sold by auction.

3. *Queensland.*—Since the end of 1916, land, not already conditionally acquired, cannot be alienated to selectors in fee-simple.

4. *South Australia.*—(i) *Sales by Auction.* The following lands may be sold by auction for cash :—(a) special blocks, (b) Crown lands which have been offered for lease and not taken up within 2 years, (c) town lands, and (d) suburban lands, which the Governor excepts from the operations of the Land Board. A purchaser must pay 20 per cent. of the purchase-money in cash, and the balance within one month or within such extended time as the Commissioner of Crown lands may allow. Town lands may be sold subject to the condition that they cannot be transferred or mortgaged for 6 years.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1923, the area of town lands sold by auction was 63 acres. In addition 26,263 acres were sold at fixed prices, and the purchases of 46,250 acres on credit were completed, making a total of 72,576 acres.

5. *Western Australia.*—(i) *Sales by Auction.* Town, suburban, and village lands, after being surveyed into lots and notified in the *Gazette*, must be sold by auction. Ten per cent. of the purchase money must be paid in cash, together with the value of any improvements, and the balance in four equal quarterly instalments. Suburban land must be fenced within 2 years, and until that is effected, no Crown grant may be issued.

(ii) *Areas Sold.* During the year ended 30th June, 1923, the area of town and suburban allotments sold was 1,944 acres in 830 allotments.

6. *Tasmania.*—(i) *Sales by Auction.* Town lands may be sold by auction for cash or on credit, no conditions being imposed beyond the payment of the purchase-money. No town land, the price of which is less than £15, may be sold on credit.

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

(iii) *Sales of Land in Mining Towns.* Any town land in a mining area may be sold by auction for cash, provided that any person, being the holder of a residence licence or business licence, in lawful occupation of a residence area or business area and the owner of permanent improvements of a value equal to or greater than the upset price, is entitled to purchase such area at the upset price, prior to the sale by auction. The upset price of the unimproved value must not be less than £10 and the area must not exceed  $\frac{1}{2}$  acre.

(iv) *Areas Sold.* During the year 1923 the area sold by auction or by special sale amounted to 548 acres, as against 4,037 acres for the previous year.

#### 4. Acquisition of Freehold by way of Conditional Purchase.

1. *New South Wales.*—(i) *Residential Conditional Purchases.* Crown lands, not within certain areas, and not leased or reserved, are open to conditional purchase at the price of 20s. per acre, if not otherwise gazetted. The maximum area which may be conditionally purchased is 1,280 acres in the Eastern Division, and 2,560 acres in the Central Division, and the minimum area is 40 acres. In a special area, the areas are such as are gazetted. These areas may, however, be exceeded in certain circumstances by additional holdings out of areas set apart for the purpose in order to make up a home maintenance area. Every application must be accompanied by a deposit of 5 per cent. of the price of the land, together with the amount of survey fee or an instalment thereof, and the necessary stamp duty. The balance of the purchase-money is payable in instalments of 5 per cent. of the price of the land with  $2\frac{1}{2}$  per cent. interest, such instalments and interest being payable annually after the end of the third year from the date of application. The following conditions are attached to the holding :—(a) the holder must reside thereon for 5 years, (b) the boundaries must be fenced within 3 years after

the confirmation of the application, and such fence must be maintained for a period of 5 years from such confirmation; or, alternatively, (c) improvements must be made within 3 years to the value of not less than 6s. per acre and within 5 years 10s. per acre, but the value of such improvements need not exceed £384 or 30 per cent. of the value of the land within 3 years, and £640 or 50 per cent. within 5 years. A Crown grant in fee-simple is issued when all the conditions have been complied with, and the balance of the purchase-money and stamp duty and deed fee have been paid.

(ii) *Non-residential Conditional Purchases.* Crown lands, which are open to ordinary conditional purchase, may be conditionally purchased without the condition of residence subject to the following conditions:—(a) the area must not exceed 320 acres, (b) the applicant must be not less than 21 years of age, (c) no person, except with the consent of the Minister, may make a subsequent purchase, except as an additional conditional purchase which, together with the original purchase, must not exceed 320 acres, (d) the price is double that payable for the same land as a residential purchase, and the deposit is 2s. for each pound of purchase money, the balance of which is payable after the third year in annual instalments of 2s. per pound or of 9d. in the pound of the full purchase-money with  $2\frac{1}{2}$  per cent. interest, and (e) the boundaries must be fenced within 12 months and not less than £1 per acre expended within 5 years on other permanent improvements. Fencing may be dispensed with subject to other approved improvements being effected to the value of 30s. per acre within 5 years after confirmation of the application.

(iii) *Additional Conditional Purchases.* An applicant or holder of an original conditional purchase and a holder of a freehold (not in the Western Division) containing not less than 40 acres, and which does not constitute a home maintenance area, may, subject to certain conditions, apply for an additional conditional purchase, but the whole area contained in the original purchase and in the additional purchase together must not exceed that allowed for an ordinary conditional purchase, and is subject to the same conditions.

(iv) *Conversions of Leases into Conditional Purchases, etc.* (a) The holder of a conditional lease may convert the whole or part of the land comprised therein into an additional conditional purchase.

(b) A conditional purchase lease may be converted into a conditional purchase on payment of 5 per cent. deposit on the capital value of the land and the balance in equal annual instalments of 5 per cent. of the purchase-money with interest at  $2\frac{1}{2}$  per cent. Such conditional purchase is subject to all the unfulfilled conditions of the lease, except that of the payment of rent. It may also be converted into a homestead farm.

(c) A non-residential conditional purchase may be converted into an ordinary conditional purchase, the period of residence being reduced by the period resided, if any, under the former holding.

(d) The holder of a special lease or of an agricultural or pastoral lease granted under the Church and School Lands Dedication Act may apply to convert his holding into a conditional purchase or an additional conditional purchase, or into certain other specified tenures.

(e) A homestead selection or homestead farm may be converted into a conditional purchase subject to any special provisions attached to the original holding, and to the general provisions respecting conditional purchases. The term of residence is reduced by the period of continuous residence on the original holding. The deposit and payment of purchase-money are the same as in the conversion of a conditional purchase lease (see (b)). A homestead selection or homestead farm may also be converted into a conditional purchase lease or a conditional purchase with an associated conditional lease.

(f) The holder of a Crown lease (unless debarred by notification setting the land apart) or of a settlement lease may convert such lease into a conditional purchase, provided that the total area held by the applicant and his wife does not exceed that of a home maintenance area. Where such area is in excess of a home maintenance area, the non-convertible part may be held as a conditional lease. The terms of payment and conditions are the same as in other cases of conversion.

(v) *Areas Alienated as Conditional Purchases.* At the 30th June, 1923, the total number of conditional purchases in existence was 72,899, covering an area of 18,200,900 acres. The following table gives particulars of conditional purchases from 1918-19 to 1922-23 :—

## CONDITIONAL PURCHASES, NEW SOUTH WALES, 1918-19 TO 1922-23.

Year ended 30th June—	Applications made.		Applications Confirmed.		Areas for which Deeds have been Issued.	
	Number.	Area.	Number.	Area.	During the Year.	To end of Year.
		Acres.	Acres.	Acres.	Acres.	Acres.
1919 .. ..	511	75,370	201	24,911	559,779	17,877,903
1920 .. ..	773	126,179	257	35,612	686,385	18,564,288
1921 .. ..	533	90,573	480	78,461	664,522	19,228,810
1922 .. ..	311	59,878	424	70,233	741,263	19,970,073
1923 .. ..	361	69,524	200	34,453	667,073	20,637,146

2. *Victoria.*—(i) *Residential Selection Purchase Leases.* A person may select from land notified in the *Gazette* as available, a selection purchase lease, the maximum area of which ranges from 200 acres of first class land to 2,000 acres of Class 4A land. The annual rental varies from 1s. per acre in the case of first class land to 2½d. in the case of Class 4A land, for a period of 20 years, or half those rates for 40 years. Certain specified conditions must be complied with and improvements effected during the first 6 years, and the selector is required to reside on the property for 5 years and may not transfer the same during the first 6 years. At any time after the expiration of 6 years, provided that all the conditions have been fulfilled, and the balance of the purchase money has been paid, a Crown grant may be obtained.

(ii) *Non-residential Selection Purchase Leases.* These leases are similar to the preceding with the exceptions that (a) the provision for payment during 40 years is omitted, (b) there is no residential condition, and (c) the value of the improvements to be effected is double that of those on a residential lease.

(iii) *Licences of Worked-out Auriferous Lands.* A person may obtain a licence to occupy an allotment of not more than 5 acres of worked-out auriferous lands for a period not exceeding 7 years and to a depth of not more than 50 feet, at a rental of not less than 1s. per acre per annum. Such licences contain conditions prescribed by the Governor. If the licensee has complied with all the conditions of his licence for a period of 7 years he is entitled to a Crown grant on payment of the purchase-money which is fixed by the Board of Land and Works at not less than £1 per acre, from which is deducted the amount paid in licence fees.

(iv) *Conditional Purchase Leases of Swamp or Reclaimed Lands.* A conditional purchase lease of swamp or reclaimed lands covers such term as may be agreed upon between the lessee and the Board of Land and Works, and provides for the payment of the value of the allotment with interest at the rate of 4½ per cent., by 63 half-yearly instalments. The lessee must keep open all drains, etc., and make improvements to the value of 10s. per acre in each of the first 3 years, but need not reside on the land.

(v) *Selection Purchase Leases of Mallee Lands.* The terms and conditions attached to these leases are the same as those attached to ordinary selection purchase leases, but the areas may be larger, ranging from 640 acres of first class land to 4,000 acres of Class 4A land. The lessee must also, within 2 years, clear and cultivate at least one-fourth of his holding, and make provision for the storage of water.

(vi) *Murray River Settlements.* Crown lands near the River Murray may be subdivided into allotments not exceeding 50 acres each and taken up as conditional purchase leases. The value of the land is payable in 63 half-yearly instalments with not less than 4½ per cent. interest. Residential and improvement conditions are laid down, and after 12 years, if they have been complied with, a Crown grant may be obtained.

(vii) *Special Settlement Areas.* Crown land, upon which expenditure has been made by the Crown, may be set apart as a special settlement area, and surveyed into allotments not exceeding 200 acres each: Such allotments may be taken up as conditional purchase leases, but every Crown grant contains a condition that the land shall at all times be maintained and used for the purpose of agriculture, and the holder must reside thereon.

(viii) *Conversion of Perpetual Leases into Selection Purchase Leases.* A perpetual lease may, with the consent of the Board of Land and Works, be surrendered by the lessee, and a selection purchase lease (residential or non-residential) obtained in lieu thereof.

(ix) *Conversion of Auriferous Lands Licences into Selection Purchase Leases.* If the Minister of Mines consents, the Board may grant to the licensee of an auriferous lands licence a selection purchase lease in lieu thereof, provided that the land is improved to the value of £1 per acre and the occupation is *bona fide*.

(x) *Areas Purchased Conditionally.* The subjoined table gives particulars of the areas selected conditionally from 1918 to 1922 :—

#### AREAS PURCHASED CONDITIONALLY, VICTORIA, 1918 TO 1922.

(EXCLUSIVE OF SELECTION IN THE MALLER COUNTRY.)

Particulars.	1918.	1919.	1920.	1921.	1922.
	Acres.	Acres.	Acres.	Acres.	Acres.
With residence .. ..	61,884	76,003	79,461	72,752	133,083
Without residence .. .	12,093	6,635	23,050	26,767	53,603
Total .. ..	73,977	82,638	102,511	99,519	186,686
No. of selectors .. .	526	698	710	431	741

3. *Queensland.*—The granting of freehold tenure having been abolished at the end of 1916, only those lands which are held under any form of conditional purchase tenure granted before the beginning of 1917 can be converted into freehold. Land cannot be taken up under any form of conditional purchase.

4. *South Australia.*—(i) *Agreements to Purchase.* Crown lands (except town lands) which have been surveyed or of which the boundaries have been delineated in the public maps, may be offered on agreement to purchase. The area which is to be cleared and rendered available for cultivation, and the payments to be made, are notified in the *Gazette*. An application must be accompanied by a deposit of an amount equal to the first half-yearly instalment of purchase money. The whole purchase money is payable in 60 equal half-yearly instalments of not less than 2 per cent. thereof. Preference is given in allotting land to the applicant who agrees to reside on the land for 9 months in each year. If no application is made within 3 months from the date of notification, the Commissioner may offer the land at a reduced price. No agreement may be granted to any person in the case of land the unimproved value of which exceeds £5,000, nor in such manner that the purchaser would hold lands under any tenure, except pastoral lease, of which the aggregate unimproved value would exceed that sum, excepting in cases where the land is suitable for pastoral purposes only, under which circumstances no agreement to purchase is granted if the carrying capacity of the unimproved land and of all other lands held by the applicant would exceed 5,000 sheep, or, if outside Goyder's line of rainfall, 10,000 sheep. The purchaser must fence in the land within 5 years and comply with specified conditions respecting improvements, and, after 6 years, if all the conditions have been complied with and the balance of the purchase money paid, may complete the purchase.

(ii) *Special Agreements to Purchase.* Where the Commissioner directs, the following provisions for payment are made :—(a) No instalments are payable during the first 4 years; (b) from the end of the fourth to the end of the tenth year, each instalment is to be

at the rate of 2 per cent. of the value of the land, and is to be regarded as interest only; (c) from the end of the tenth year, the interest included in the instalments is at the rate of 4 per cent. on the value of the land; and (d) the agreement is for 40 years, and the purchase money is to be paid in 60 half-yearly instalments at the rate of £2 16s. 5d. for every £100 of the purchase money, including interest, the payment of such instalments to commence after the end of the tenth year.

(iii) *Homestead Blocks.* Any Crown lands and any lands which the Commissioner may acquire as suitable for homestead blocks may be surveyed and offered as homestead blocks, provided that the unimproved value of the fee-simple of a block does not exceed £100 and that no block is sold for a sum less than the amount paid therefor by the Government, together with the cost of offering the same. A homestead block may be held under an agreement to purchase, but only by a person gaining his livelihood by his own labour, and the holder must reside thereon for 9 months in each year. Such a block may be protected from encumbrance or seizure, if endorsed by the Commissioner as a "Protected Homestead Block."

(iv) *Pinnaroo Railway Blocks.* Land set apart under the Pinnaroo Railway Act may be sold under agreement with a covenant to purchase at the price fixed by the Land Board, with interest at 2 per cent. per annum, in 60 half-yearly instalments.

(v) *Lands Allotted.* The following table gives the areas of the lands allotted under Agreements to Purchase, exclusive of lands for Soldier Settlement, during the years 1918-19 to 1922-23. No Homestead Blocks have been allotted during that period.

#### AGREEMENTS TO PURCHASE, SOUTH AUSTRALIA, 1918-19 TO 1922-23.

Particulars.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
	Acres.	Acres.	Acres.	Acres.	Acres.
Eyre's Peninsula Lands ..	54,661	46,958	89,052	65,277	50,005
Murray Lands .. ..	23,174	28,906	48,625	34,606	36,104
Pinnaroo Lands .. ..	40,744	36,507	30,166	15,834	11,886
Closer Settlement Lands ..	14,472	25,720	6,176	25,255	9,096
Homestead Lands (repurchased) ..	..	5	72	9	12
Other Crown Lands .. ..	11,213	9,022	42,642	6,875	11,619
Total .. ..	144,264	147,118	216,733	147,856	118,722

5. *Western Australia.*—(i) *Conditional purchases with Residence.* Land within an agricultural area under this tenure may be disposed of subject to the following conditions:—(a) The price is fixed by the Governor, but at not less than 10s. per acre, payable in half-yearly instalments at the rate of one-twentieth of the total purchase money; (b) the maximum area which one person may hold is 1,000 acres, and the minimum, except in special approved cases, 100 acres; (c) a deposit of the first instalment must be made with the application, and, if the application is approved, a lease for 20 years is issued; (d) the lessee must reside on the lease for 6 months in each year for the first 5 years; (e) the lessee must expend on improvements an amount equal to one-fifth of the purchase money in every 2 years for the first 10 years of his lease, and fence one-half of the holding within 5 years and the whole within 10 years; and (f) at any time after 5 years, provided that all conditions have been complied with and the full purchase money and fee paid, the Crown grant must be issued.

(ii) *Conditional Purchases without Residence.* Land within an agricultural area may be disposed of without the residence condition, subject to all the other conditions prescribed in the previous paragraph, except that the amount to be expended on improvements is doubled, and must be equal to the amount of purchase money, with 50 per cent. added thereto.

(iii) *Conditional Purchases by Direct Payment.* Land may also be disposed of without residence conditions, subject to the following :—(a) The price is fixed by the Governor, but at not less than 10s. per acre, payable within 12 months or sooner; (b) the application must be accompanied by a deposit of 10 per cent. of the purchase money, and, if accepted, a licence is issued for 7 years; (c) the balance of the purchase money must be paid in 4 equal quarterly instalments within 12 months; (d) the lessee must fence in the whole of the land within 3 years, and must expend 10s. per acre on improvements in 7 years; and (e) when all the conditions have been fulfilled, and the full purchase money and fee paid, a Crown grant must be issued.

(iv) *Conditional Purchases of Land for Vineyards, Orchards, and Gardens.* The Governor may declare any Crown lands open for selection for vineyards, orchards, and gardens, subject to the following conditions :—(a) The price must be not less than 10s. per acre; (b) 10 per cent of the purchase money must be deposited with the application, and if the latter is accepted, a licence is issued for 3 years; (c) the balance of the purchase money must be paid in half-yearly instalments within 3 years; (d) the maximum area held by one person must not exceed 50 acres, and the minimum not less than 5 acres; (e) the lessee must within 3 years fence in the whole of the land and plant at least one-tenth thereof with vines or fruit trees or cultivate one-tenth as a vegetable garden; and (f) on completion of the conditions, and payment of the purchase money, a Crown grant must be issued.

(v) *Conditional Purchases of Inferior Lands.* Land which is classed as inferior and second or third class land may also be sold under the conditions mentioned in previous paragraphs, but the price may be reduced to not less than 3s. 9d. per acre, and that of land infested with poison plant may be reduced in price to not less than 1s. per acre.

(vi) *Conditional Purchases by Pastoral Lessees.* A pastoral lessee in the South-West Division may apply for land within his lease not exceeding one-fifth of the area leased by him under conditional purchase, with residence condition, and may hold a maximum area of 2,000 acres, and a minimum area of 200 acres. Similarly, a pastoral lessee in the Kimberley, North-West, Eastern or Eucla Divisions, who has in his possession at least 10 head of sheep or 1 head of large stock for each 1,000 acres, may apply to purchase an area not exceeding 1 per cent. of the total area held by him, the maximum area which may be so selected being 2,000 acres, and the minimum 500 acres.

(vii) *Conditional Purchases of Grazing Lands.* The Governor may declare lands situated in the South-West, Central or Eucla Divisions, which are unsuitable for agriculture, open for selection under the following conditions :—(a) The price must be not less than 3s. 9d. per acre; (b) the maximum area which can be held by any one person is 5,000 acres, and the minimum 100 acres; (c) on approval of the application, accompanied by a deposit of the first instalment of purchase money, a lease for 20 years is issued; (d) the lessee must reside on the lease for 6 months in the first year, and for 9 months in each of the succeeding 4 years; (e) the lessee must expend on improvements an amount equal to one-fifth of the purchase money in every 2 years; and (f) when all the conditions have been fulfilled, and the purchase money and fee paid, a Crown grant must be issued.

(viii) *Homestead Farms.* Crown lands, not within a goldfield, may be made available for free farms, termed "Homestead Farms." Any person, not already the holder of more than 100 acres of freehold land, or land held under special occupation or conditional purchase, is entitled to a homestead farm of not more than 160 acres or less than 10 acres. A fee of £1 must be paid with the application, and an approved applicant receives an occupation certificate for 7 years, and neither the land nor any interest therein of the selector is liable to be taken in execution. A selector must comply with the following conditions :—(a) Reside for 6 months in each year on the land for the first 5 years; (b) within 2 years expend not less than 4s. per acre on the total area; (c) within 5 years expend 10s. per acre; (d) within 7 years expend 14s. per acre on improvements and a house; and (e) fence one-half within 5 years, and the whole within 7 years. After 7 years a selector is entitled to a Crown grant, provided all conditions are fulfilled, or at any time after 12 months, provided all improvements are made, a Crown grant may be obtained on payment of a sum of 5s. per acre.



(ix) *Village Allotments.* In connexion with any land set apart for selection as homestead farms, the Governor may declare any land within 5 miles thereof a village site, and such site may be subdivided into allotments not exceeding in area 1 acre each. Any selector of a homestead farm may select an allotment in such village without payment. As soon as the selector is entitled to a Crown grant of his homestead farm, he may, on payment of £1 and the prescribed fee, obtain a Crown grant of his village allotment.

(x) *Working Men's Blocks.* Land may be set apart for working men's blocks and subdivided into lots not exceeding  $\frac{1}{2}$ -acre each on a goldfield, or 5 acres elsewhere. Any person who is not already an owner of land in freehold or on conditional purchase, may obtain a lease under the following conditions :—(a) The price must be not less than £1 per acre, payable at the rate of one-tenth of the purchase money annually ; (b) one person may hold one allotment only ; (c) the application must be accompanied by the first instalment of purchase-money, and, if approved, a lease for 10 years is issued ; (d) the lessee must reside on the block for 9 months in each of the first 5 years ; (e) the land must be fenced in within 3 years, and improvements, in addition, made within 5 years equal in value to double the purchase-money ; and (f) after 5 years a Crown grant must be issued, provided all conditions are complied with and the purchase money and fee paid.

(xi) *Special Settlement Lands.* Land may be set apart as special settlement lands, and may be cleared, drained, or otherwise improved by the Government, and disposed of under the provisions of any preceding conditional purchase tenures.

(xii) *Areas Alienated.* The following table shows the number of holdings and the areas conditionally selected for which Crown grants were issued and conditionally alienated during the years ending 30th June, 1919 to 1923. Under the heading "Deferred payments (with residence)" are included conditional purchases of grazing lands.

## CONDITIONAL PURCHASES.—WESTERN AUSTRALIA, 1918–19 TO 1922–23.

Particulars.	1918–19.	1919–20.	1920–21.	1921–22.	1922–23.
NUMBER OF HOLDINGS.					
	No.	No.	No.	No.	No.
Crown Grants Issued ..	872	1,416	1,269	1,995	1,553
Conditionally Alienated ..	1,136	2,622	2,220	3,275	2,997
AREAS FOR WHICH CROWN GRANTS WERE ISSUED.					
	Acres.	Acres.	Acres.	Acres.	Acres.
Free Homestead Farms ..	42,888	113,630	65,286	112,798	53,506
Conditional Purchases ..	100,237	129,207	435,387	287,669	272,436
AREAS CONDITIONALLY ALIENATED.					
	Acres.	Acres.	Acres.	Acres.	Acres.
Conditional Purchases—					
(i) Deferred Payments (with Residence) ..	496,694	1,143,240	1,460,085	1,635,911	1,619,346
(ii) Deferred Payments (without Residence) ..	49,766	114,094	131,331	139,602	95,011
(iii) Direct Payments (without Residence) ..	840	127	363	721	1,121
Free Homestead Farms ..	24,059	53,550	65,285	78,310	111,202
Working Men's Blocks ..	..	5	10	38	..
Total ..	571,359	1,311,016	1,657,074	1,854,582	1,826,680

6. *Tasmania.*—(i) *Selections for Purchase.* Rural land is classified into (a) first class land if its value is £1 an acre or over, (b) second class land if less than £1 but not less than 10s. an acre, and (c) third class land, if less than 10s. and not less than 5s. an acre, provided that no Crown land within the area and during the currency of a pastoral lease may be sold at less than 10s. per acre. Any person may select for purchase (a) one lot of first class land, not exceeding 200 acres nor less than 15 acres, on payment of a small deposit and the balance of the purchase money in instalments spread over 18 years, provided that he is not the holder upon credit of any first class land or of any unclassified rural land, for which the whole of the purchase money has not been paid, or (b) at the value per acre fixed by the Surveyor-General one lot of second class land, not exceeding 300 acres nor less than 30 acres, provided that he is not the holder upon credit of any second class land for which the whole of the purchase-money has not been paid, or (c) at the value per acre fixed by the Surveyor-General, one lot of third class land, not exceeding 600 acres nor less than 60 acres, provided that he is not the holder upon credit of any third class land for which the whole of the purchase-money has not been paid. The terms of purchase are as follows :—a sum equal to one-third of the price is added thereto by way of premium allowed for credit, and the whole sum is payable by a small deposit in the case of (a) or by a deposit of one-fortieth part thereof in the case of (b) and (c), and the balance in 18 and 14 annual instalments respectively. The following conditions must be observed :—(a) a purchaser of first class land must during 8 consecutive years improve the land to the extent of 2s. 6d. per acre annually, and the land must be occupied for 5 years either by himself, a member of his family, or someone employed by him, and (b) on second and third class land, improvements must be effected during 5 consecutive years to the value of 1s. per acre annually.

(ii) *Additional Selections for Purchase.* Any selector for purchase may make a further selection and purchase under the same terms and conditions, provided that the total area held by him does not exceed the maximum allowed for each class of land.

(iii) *Homestead Areas.* Any person who is not the holder on credit of any land may select and purchase at the price fixed one lot of first class agricultural land, not exceeding 50 acres nor less than 15 acres. The purchase money is payable by a deposit at the time of selection and the balance in 18 years in instalments, but no instalments are payable for the first, second, and third years. The purchaser must occupy the land within 4 years for a period of 5 years, and during that period effect improvements to the value of £1 per acre.

(iv) *Selections in Mining Areas.* Any person may select and purchase in a mining area one lot of first class land, not exceeding 100 acres, on the condition that 2s. 6d. be expended per acre per annum on improvements for 8 years. The price is fixed by the Surveyor-General. Land within 1 mile of a town may be selected and purchased only in lots of not less than 10 acres nor more than 20 acres. The residence condition is for 3 years, to be commenced within 2 years.

(v) *Sales by Auction.*—(a) *Town Lands.* Town lands may be sold by auction on credit, in which case one-third of the purchase-money is added thereto as interest. One-fourteenth of the purchase-money so increased must be paid at the time of sale, and the balance in 13 annual instalments. Improvements must be made within 5 years to the value of a sum equal to the purchase-money, otherwise such land and any improvements thereon are liable to be forfeited.

(b) *Rural Lands.* Rural lands may be sold by auction for cash or on credit. After survey and before sale such lands must be classified into first class, second class, and third class lands, with the following minimum upset prices—first class, £1 per acre; second class, 10s. per acre; and third class, 5s. per acre. Lots of less than 15 acres of first class land may be sold only for cash. When sold on credit, one-third of the purchase-money is added thereto as interest, and one-fortieth of the whole must be paid as deposit, and the balance in 14 annual instalments. Whether sold for cash or on credit, the same conditions of residence and improvements apply as in the case of land selected for purchase.

(c) *Lands within Mining Areas.* Crown land in mining areas, not selected under (iv) above, may be sold by auction for cash or on credit, having been previously surveyed into lots of (a) not more than 100 acres nor less than 10 acres of first class land; (b) not less than 30 acres of second class land; and (c) not less than 50 acres of third class land.

No land within 1 mile of a town may be sold as second class land. The upset price may not be less than £1 per acre for first class land, 10s. per acre for second class, and 5s. per acre for third class land. The usual conditions as to improvements apply, and first class land must be occupied for at least 3 years.

(vi) *After-auction Sales.* Town lands, not within 5 miles of a city, rural lands, and lands within a mining area, which have been offered for sale by auction and not sold, may be sold at the upset price by private contract under the same conditions as if sold by auction.

(vii) *Sales by Private Contract.* Where any second class Crown land, being less than 30 acres in area, and not contiguous to or adjacent to any other Crown land, is so situated as to make it desirable that the same should be sold, it may be sold either on credit privately on the same terms as second class lands or by public auction. In either case, the ordinary conditions as to the improvements on the land apply.

(viii) *Special Settlement Areas.* The Commissioner of Lands may withdraw from selection any area of rural land not less than 1,000 acres in extent which is first class land suitable for agriculture, horticulture, or dairy farming, together with adjacent inferior land, and may expend money in improving the same and subdividing it into blocks. Such blocks may be submitted to auction under the ordinary conditions applicable to first class land, or, without having been so submitted (a) may be declared to be open to any person; or (b) may be reserved for *bona fide* immigrants to the extent of one block in every six, for purchase by private contract at such price as the Commissioner may think fit, the purchase money being spread over 18 years. The usual conditions as to residence and improvements apply also to these blocks.

(ix) *Areas Conditionally Purchased.* The following table shows the areas alienated absolutely under systems of conditional purchases and sales on credit, and also the areas sold conditionally and the applications for conditional purchases received and confirmed, during the years 1918 to 1922 :—

TASMANIA.—CONDITIONAL PURCHASES, 1918 TO 1922.

Particulars.	1918.	1919.	1920.	1921.	1922.
	Acres.	Acres.	Acres.	Acres.	Acres.
<i>Completion of Conditional Purchases</i> ..	52,764	80,134	102,857	76,055	67,759
<i>Sold Conditionally—</i>					
Selections for Purchase ..	24,796	24,084	32,248	52,455	40,502
Homestead Areas ..	90	40	40	50	78
Auction Sales on Credit ..	859	769	2,028	1,400	361
Town and Suburban Allotments ..	675	412	733	1,614	550
<b>Total</b> ..	<b>26,420</b>	<b>25,305</b>	<b>35,049</b>	<b>55,519</b>	<b>41,491</b>
<i>Applications—</i>					
Received ..	1,499	1,212	1,836	966	895
Confirmed ..	350	437	524	498	513

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

1. New South Wales.—(i) *Conditional Leases.* Any applicant for or holder of a conditional purchase may apply for a conditional lease of Crown lands adjoining his property, provided that the area of the conditional lease does not exceed three times the area of the conditional purchase. The term of the lease is 40 years, and the annual rent is determined by the local land board for three periods of 15, 15 and 10 years respectively. Pending determination, the provisional rent is fixed at 2d. per acre. The conditions of residence and improvements are the same as those attached to a conditional purchase (see § 4 (i) ) and a conditional lease may be converted into an additional conditional purchase.

(ii) *Conditional Purchase Leases.* A conditional purchase lease may be granted in a classified area set apart for such leases. The areas of the blocks, and the capital values, are determined by the Minister. The term of a lease is 40 years, divided into two consecutive periods of 15 years and one of 10 years. The annual rent is  $2\frac{1}{2}$  per cent. of the capital value. Five years' residence is necessary and special conditions must be complied with. A holder of an original conditional purchase lease may apply for an additional conditional purchase lease to be held under the same conditions, provided that no applicant may hold a greater area than would substantially exceed a home-maintenance area. At any time a conditional purchase lease may be converted into a conditional purchase or a homestead farm.

(iii) *Special Conditional Purchase Leases.* A special conditional purchase lease must not exceed an area of 320 acres. A deposit of rent at the rate of 6d. per acre must be made at the time of application, and, in addition to the conditions attached to a conditional purchase lease, the lessee must, within 3 years, effect improvements to the value of from 10s. to £1 per acre as the Minister may determine. The lease, moreover may be converted into a conditional purchase.

(iv) *Homestead Selections.* A classified area may be set apart for disposal by way of original homestead selection in blocks not exceeding 1,280 acres. The value and conditions as to drainage, clearing, etc., are as notified in the Gazette. Residence for 5 years is requisite, and a dwelling house valued at not less than £20 must be erected within 18 months. The rent for the first 5 years is  $1\frac{1}{4}$  per cent. of the capital value, and thereafter  $2\frac{1}{2}$  per cent. thereof. After 5 years, provided that all the conditions have been fulfilled, a homestead grant is issued, and then an annual rent equal to  $2\frac{1}{2}$  per cent. of the capital value is payable in perpetuity, such capital value being re-determined every 25 years. The condition of residence may, if the local land board is satisfied, be performed by an approved deputy, but, under such circumstances, the rent is raised to  $3\frac{1}{2}$  per cent. of the value, and the value of the dwelling house to £40, while, within 3 years, not less than one-tenth of the lease must be in full tillage, and, during the fourth and fifth years, one-fifth must be in full tillage. An additional homestead selection may be applied for by the holder of or the applicant for an original homestead selection under similar conditions to those applicable to an original selection. A homestead selection may be converted into a conditional purchase. Practically no lands are now set apart under this tenure.

(v) *Homestead Farms.* A classified area may be subdivided into farms of such areas as the Minister may determine to be home-maintenance areas. Such farms are leased in perpetuity at a rental of  $2\frac{1}{2}$  per cent. of the capital value, which, after the expiration of 25 years, is re-appraised every 20 years. Residence is obligatory for 5 years, and the holder may, during the first 5 years, in lieu of paying rent, expend during each year a sum equal to not less than the amount of rent in effecting improvements. The holder of an original homestead farm may, in order to make up a home-maintenance area, apply also for an additional homestead farm under similar conditions. A homestead farm may be converted into a conditional purchase.

(vi) *Settlement Leases.* A classified area may be set apart for disposal by way of original settlement lease. Such lease, where the land appears suitable for agriculture, must not exceed 1,280 acres, or where suitable chiefly for grazing, 10,240 acres. A standard is adopted which permits the lessee to establish and maintain a home by the use of the land. The term of the lease is 40 years, divided into two periods of 15 years and one of 10 years. The annual rent for the first period is as gazetted, and for subsequent years is as determined by the local land board on application by the lessee. The lessee must reside on the land for 5 years, fence it within that period, and conform to any regulations regarding noxious animals and weeds. The holder may apply for a homestead grant of a portion of the lease and may also apply for an additional settlement lease, subject to the notified conditions, but the term of such additional lease expires upon the termination of the original lease. The holder may also convert his lease into a conditional purchase. Practically no lands are now set apart under this tenure.

(vii) *Special Leases.* Special leases may be granted for a period not exceeding 28 years for (a) wharves and jetties; (b) miscellaneous purposes, including grazing, agriculture and business purposes, up to 1,920 acres; or (c) tramway or irrigation purposes, not exceeding 3 chains in width without any limit in length. The rent is determined by the local land board. A special lease may be converted into certain specified tenures.

(viii) *Annual Leases for Pastoral Purposes.* Crown lands may be offered in areas not exceeding 1,920 acres on annual lease by auction or by tender, or may be applied for in the prescribed manner, the rent being fixed by the local land board. The holder of such lease may apply for a lease under improvement conditions, and may be granted a lease of an area sufficient for the maintenance of a home for a period not exceeding 10 years.

(ix) *Scrub Leases.* Crown lands wholly or partly covered by scrub or noxious undergrowth, may be leased for a term not exceeding 21 years, or up to 28 years, subject to such conditions as the local land board may make for the purpose of destroying the scrub. The term of the lease is divided into such periods as the Minister may determine, and the rent for the second and subsequent periods is fixed by the local land board. A home-maintenance area may be converted into a homestead selection.

(x) *Snow Leases.* Land usually covered by snow for a part of each year may be leased in areas not exceeding 10,240 acres for a period up to 14 years, but no person may hold more than one such lease.

(xi) *Inferior Lands Leases.* Leases of land of inferior character or in isolated positions may be granted subject to the terms notified in the Gazette either by tender or sold by auction, or, if no bid is received at auction, on application at the upset price. A home-maintenance area may be converted into a homestead grant during the last year of the lease.

(xii) *Crown Leases.* Crown leases may be disposed of for agriculture or grazing, or for both, in such blocks as the Minister may determine. The term is for 45 years, and the lessee must reside on his lease for 5 years. The annual rent is  $1\frac{1}{2}$  per cent. of the capital value of the land, which is re-appraised every 15 years. During the last 5 years of the lease, the holder, unless debarred by notification, may convert an area thereof not exceeding that of a home-maintenance area into a homestead farm. Such lease, unless debarred by the notification setting the land apart, may be converted into a conditional purchase with or without a conditional lease.

(xiii) *Improvement Leases.* Land which is not suitable for settlement until improved may be leased subject to the following conditions:—(a) the term must not exceed 28 years; (b) the area must not exceed 20,480 acres; (c) the amount bid at auction, or offered by tender, or the upset rent, is to be the annual rent; (d) covenants must be specified for the improvement of the land; and (e) the holder may apply for a homestead grant of a portion of the leasehold, not exceeding a home-maintenance area, and has a tenant-right in the improvements which he has made.

(xiv) *Occupation Licences.* An occupation licence entitles the licensee to occupy Crown lands for grazing purposes, but the licence is only renewable from year to year, and the fees are liable to re-determination annually.

(xv) *Leases of Town Lands.* Crown lands within the boundaries of any town may be leased by auction or tender, such lease being in perpetuity and not subject to any term of residence. The area must not exceed  $\frac{1}{2}$  acre. The value of the land is re-appraised every 20 years, and the rent is fixed at  $2\frac{1}{2}$  per cent. of such value. No person may hold more than one lease. The land comprised in such lease may be purchased under certain conditions.

(xvi) *Suburban Holdings.* The Minister may set apart suburban Crown lands, or Crown lands within population boundaries, or within the Newcastle pasturage reserve, or any other Crown land, for disposal by way of suburban holdings. The area of each

holding is determined by the Minister, and the title is a lease in perpetuity. Residence for 5 years is necessary, but the local land board may exempt a holder from this condition for periods not exceeding 12 months. The rent is  $2\frac{1}{2}$  per cent. of the capital value, which is re-appraised every 20 years. An additional suburban holding may be acquired by the holder of an original holding, but no person may hold more than one original holding, except as a mortgagee. A suburban holding may be purchased under certain conditions.

(xvii) *Week-end Leases.* A week-end lease must not exceed 60 acres, and is held in perpetuity. The rent is  $2\frac{1}{2}$  per cent. of the capital value, which, after 25 years, is re-appraised every 20 years. No residence condition is attached, but improvements other than fencing must be effected to the value of £1 per acre within 5 years and any special conditions carried out that may be notified. No person may hold more than one week-end lease except as mortgagee.

(xviii) *Residential Leases.* A holder of a miner's right may, for the purpose of *bona fide* residence, acquire a residential lease on a goldfield or mineral field, provided that :—(a) the area does not exceed 20 acres ; (b) the term does not exceed 28 years ; and (c) the conditions as prescribed are fulfilled. A resident holder of an area on a goldfield or mineral field may similarly hold a residential lease together with the area which he already holds, but the total area of the two together must not exceed 20 acres. A residential lease may be purchased under certain conditions.

(xix) *Leases in Irrigation Areas.* Lands in an irrigation area must be divided into (a) irrigable lands ; (b) non-irrigable lands ; and (c) town lands. The capital values are determined by the Water Conservation and Irrigation Commission. The following are the conditions under which leases are granted :—(a) *Irrigation Farms or Blocks.*—The title is a lease in perpetuity, and the annual rent is  $2\frac{1}{2}$  per cent. of the capital value, which, after the expiration of 25 years, is re-appraised every 20 years. A condition of the lease is residence in perpetuity by the holder. (b) *Leases of Non-irrigable Lands.*—Leases of non-irrigable lands may be granted under the same conditions as those of irrigation farms or blocks. (c) *Town Lands Blocks.*—The title to a town lands block is also a lease in perpetuity, subject to the same terms and conditions as a lease of an irrigation farm except that (i) the annual rent must not be less than £1, (ii) the lease is subject to such building and other conditions as the Commission deems desirable, (iii) the condition of residence may be waived, and (iv) three adjoining blocks for the purpose of residence or four for business purposes may be held by one person.

(xx) *Western Lands Leases.* Under the Western Lands Act the Minister may declare Crown lands in the Western Division open for lease, and specify the area and rent. No rental may be less than 2s. 6d. per square mile nor more than 7d. per sheep on the carrying capacity, and may not be increased by more than 25 per cent. at each re-appraisal. The successful applicant is notified in the Gazette and must pay the first year's rent within one month after such notification. All leases issued under the Western Lands Act expire not later than the 30th June, 1943, except extended leases.

(xxi) *Forest Permits and Leases.* Under the Forestry Act, permits may be granted (a) to graze and water horses and cattle ; (b) to occupy land as the site of a sawmill or other building, or any tramway, wharf, or timber depot ; (c) to occupy land for charcoal burning or bee farming or other approved purpose ; (d) to occupy land for growing fodder ; and (e) to ringbark or otherwise kill or destroy trees. The fees are prescribed by regulation. Leases of land within State forests may also be granted for grazing or other approved purposes for any term not exceeding 20 years.

(xxii) *Areas Occupied under Leases and Licences.* On the 30th June, 1923, there were 61,495 leases and licences current under the Lands Department and the Western Land Board, comprising 115,393,357 acres of Crown lands.

The following table shows the areas which were granted under lease or licence during each year and those held under various descriptions of leases and licences at the end of the years 1918-19 to 1922-23.

AREAS TAKEN UP UNDER LEASE OR LICENCE.—NEW SOUTH WALES,  
1918-19 TO 1922-23.

Particulars.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
<i>Areas taken up under Crown Lands Act.</i>	Acres.	Acres.	Acres.	Acres.	Acres.
Occupation Licences (auction) ..	42,230	60,330	36,000	..	10,150
Conditional leases (gazetted) ..	263,791	221,153	188,478	201,866	132,444
Conditional purchase leases ..	361	2,358	1,444	278	164
Settlement leases ..	5,370	3,460	10,430	1,202	19,753
Improvement leases ..	20,368	3,250	4,045	..	3,500
Annual leases ..	379,302	824,395	324,289	79,390	275,147
Scrub leases ..	6,615	13,890	22,420	..	4,718
Snow leases ..	3,000	..	..	..	..
Special leases ..	68,054	95,444	112,234	182,119	131,098
Residential leases ..	695	491	592	497	319
Permissive occupancies ..	209,154	409,365	103,740	36,642	436,425
Prickly pear leases ..	..	600	1,140	48	..
Crown leases ..	341,324	593,554	671,247	700,419	550,254
Homestead farms ..	383,833	507,417	437,713	378,180	460,502
Homestead selections and grants ..	..	..	..	..	9,124
Suburban holdings ..	3,226	4,073	6,764	9,121	5,130
Week-end leases ..	170	76	159	48	219
Leases of town land ..	1	1	51	70	2
Returned soldiers' special holdings ..	8,456	9,865	4,872	6,213	110
Inferior lands lease ..	..	..	..	..	1,280
<i>Areas taken up under Western Lands Act.</i>					
Leases ..	1 710,636	2,838,834	3,346 079	2,520,974	271,166
Permissive occupancies ..	1,529,038	38,501	636,451	169,460	382,445
<b>Total ..</b>	<b>4,975,624</b>	<b>5,627,107</b>	<b>5,908,148</b>	<b>4,286,617</b>	<b>2,693,950</b>

AREAS OCCUPIED UNDER LEASE OR LICENCE.—NEW SOUTH WALES,  
1918-19 TO 1922-23.

Particulars.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
	Acres.	Acres.	Acres.	Acres.	Acres.
Outgoing pastoral leases ..	677,221	627,833	569,425	435,970	399,044
Occupation { (i) Ordinary ..	4,111,467	3,625,750	3,191,614	2,782,890	2,787,985
licences { (ii) Preferential ..	966,613	806,755	738,554	693,212	770,192
Homestead leases ..	51,074	35,687	35,687	15,207	15,207
Condit'l { (i) Gazetted ..	14,468,840	14,340,048	14,149,642	14,091,229	14,030,087
leases { (ii) Not gazetted (under provisional rent) ..	81,735	157,248	137,897	78,622	103,923
Conditional purchase leases ..	408,768	384,868	368,669	322,548	293,013
Settlement leases ..	4,479,135	4,248,826	3,973,171	4,032,936	3,953,363
Improvement leases ..	3,962,870	3,688,890	3,288,555	3,177,936	2,903,511
Annual leases ..	2,552,665	2,953,296	2,409,661	1,914,217	1,919,887
Scrub leases ..	1,658,675	1,537,704	1,502,434	1,247,926	1,165,782
Snow leases ..	134,420	134,424	129,020	126,020	126,020
Special leases ..	663,919	703,673	743,049	828,684	828,091
Inferior land leases ..	71,710	69,710	69,710	68,350	59,787
Blockholders' leases ..	1	1	1	..	..
Residential leases (on gold and mineral fields) ..	13,511	13,327	12,991	12,541	11,849
Church and school lands ..	11	11	11	11	11
Permissive occupancies(b) ..	1,365,570	1,774,935	1,878,675	1,915,317	2,063,273
Prickly pear leases ..	41,148	37,692	35,932	30,502	24,829
Crown leases ..	2,694,879	3,092,904	3,664,798	4,128,533	4,519,500
Homestead farms ..	1,410,612	1,889,109	2,296,848	2,622,750	3,014,076
Homestead selections and grants ..	955,914	912,573	895,330	895,298	915,483
Suburban holdings ..	41,227	40,198	45,475	51,071	59,732
Week-end leases ..	240	281	418	487	714
Leases of town lands ..	17	19	71	139	134
Returned soldiers' special holdings ..	10,952	17,888	20,118	26,567	28,711
Western land leases and licences(a) ..	75,268,115	75,475,048	76,009,212	75,975,852	75,368,253
<b>Total ..</b>	<b>116,121,300</b>	<b>116,568,698</b>	<b>116,166,968</b>	<b>115,474,827</b>	<b>115,393,357</b>

(a) Includes permissive occupancies.

(b) Permissive occupancies in the Western Division not included.

2. *Victoria.*—(i) *Perpetual Leases.* A person may take up as a perpetual lease an area of Crown land varying from 600 acres of first class land to 2,880 acres of Class 4A land. The annual rental is fixed by the Board of Land and Works every 10 years. Specified improvements must be effected during the first 6 years, and residence on or within 5 miles of the land for 6 months during the first year and for 8 months during each of the 4 following years is necessary, but, if one-fourth of the allotment be cultivated during the first 2 years and one-half before the end of the fourth year, the residence covenant is not enforced.

(ii) *Auriferous Lands Licences.* Licences may be granted for any period not exceeding one year, entitling the holder to reside on or cultivate auriferous land not comprised within a city or town, and not exceeding in extent 20 acres. The terms and conditions are such as are approved by the Governor. No person may hold more than one licence. After the value of the land has been paid in rent, only a nominal rent is payable.

(iii) *Leases of Swamp or Reclaimed Lands.* Swamp or reclaimed lands may be leased in allotments not exceeding 160 acres, for a term of 21 years, subject to the lessee keeping open all drains, etc., thereon. The rent is fixed according to the value of the land as determined by the Board of Land and Works. The lessee must effect improvements to the value of 10s. per acre in each of the first 3 years, but residence on the land is not necessary.

(iv) *Perpetual Leases of Swamp or Reclaimed Lands.* The conditions under which these leases may be taken up are similar to those of ordinary leases, except that the lease is held in perpetuity, and the rent is fixed at 4 per cent. of the value of the land, which is re-appraised every 10 years.

(v) *Grazing Licences.* Grazing licences may be granted for a term not exceeding 7 years subject to cancellation at any time. In the case of returned soldiers, leases may be granted for 14 years. The rental varies according to the class of land.

(vi) *Perpetual Leases of Mallee Lands.* Perpetual leases of Mallee land may be granted for areas ranging from 640 acres of first class land to 4,000 acres of Class 4A land. The rent is  $1\frac{1}{4}$  per cent. of the value of the land, which is re-appraised every 10 years. Residence is necessary during 6 months of the first year and during 8 months in each of the following 4 years, but the residence condition is waived if one-fourth of the land is cultivated within 4 years and one-half by the end of the sixth year, or, alternatively, if improvements, ranging in value from 10s. to 2s. 6d. per acre, according to the class of land, are effected during the first 6 years.

(vii) *Miscellaneous Leases and Licences.* Leases up to 21 years at an annual rental of not less than £5, and annual licences at various rates are issued for different purposes, such as sites for residences, gardens, inns, stores, smithies, butter factories, creameries, brickworks, etc. Licensees who have been in the possession of land for 5 years (if such land is situated outside the boundaries of a city) may purchase the same at a price to be determined by the Board.

(viii) *Bee Farm Licences.* Annual licences for bee farms may be issued for areas of not more than 10 acres at such fees as the Minister may fix.

(ix) *Bee-Range Area Licences.* A bee-range licence may be secured on payment of  $\frac{1}{4}$ d. for every acre of Crown land within a radius of 1 mile of the apiary, and in connexion therewith all suitable timber may be protected from destruction although held under grazing lease or licence.

(x) *Eucalyptus Oil Licences.* A licence may be granted of land suitable for the growth of trees in connexion with the manufacture or production of eucalyptus oil. The licence is in force for such period and subject to such conditions as may be prescribed.

(xi) *Forest Leases.* Under the Forests Act, a person may obtain, for a term not exceeding 12 years, a lease of Crown land within any reserved forest for (a) the grazing of cattle; (b) sawmilling purposes, but not exceeding 3,000 acres in extent; or (c) any miscellaneous purpose for which a miscellaneous lease may be granted under the Land Act. The rent and conditions are as prescribed.

(xii) *Forest Licences.* Under the same Act, and subject to prescribed conditions, the Forests Commission may grant to any person for any term not exceeding one year



a licence to occupy (a) any area for the grazing of cattle; (b) a special area, not exceeding 640 acres, for the cutting of timber; (c) an area, not exceeding one acre, for residence purposes; or (d) an area for any of the miscellaneous purposes for which a miscellaneous licence may be granted under the Land Act.

(xiii) *Forest Townships.* A sufficient part of any reserved forest may be set apart as a forest township site, and divided into allotments. Such allotments may, upon the prescribed terms and rental, be leased for any term not exceeding 20 years to any person engaged in the forest industry or to any business person, and these leases are renewable.

(xiv) *Areas held under Leases and Licences.* The following statement shows the areas of Crown lands occupied under leases and licences from 1918 to 1922. All grazing area-leases expired on the 29th December, 1920:—

**CROWN LANDS UNDER LEASE OR LICENCE.—VICTORIA, 1918 TO 1922.**

Tenure.	1918.	1919.	1920.	1921.	1922.
	Acres.	Acres.	Acres.	Acres.	Acres.
Grazing area leases .. .. .	2,503,197	2,408,481	2,320,343		
Grazing licences (exclusive of Mallee) ..	5,089,740	5,074,089	6,242,276	6,649,821	6,647,808
Mallee lands .. .. .	2,796,686	4,931,503	4,908,543	1,680,670	2,405,320
Auriferous lands (licences) .. .. .	71,400	68,452	65,590	64,135	61,577
Swamp lands (leases) .. .. .	3,412	1,759	1,478	1,565	1,697
Perpetual leases .. .. .	7,559	7,559	7,559	7,559	7,559
Perpetual leases under Mallee Lands Acts 1896-1901 .. .. .	197,253	139,653	141,957	128,684	113,632
Total .. .. .	10,649,247	13,531,476	13,696,746	8,532,434	9,237,593

3. *Queensland.*—(i) *Perpetual Lease Selections.* The area of a perpetual lease selection must not exceed 2,560 acres and is held under a lease in perpetuity. An applicant for such lease, who undertakes to reside on his selection during the first 5 years of his lease, has priority over other applicants, and further priority is granted to an applicant who, in addition, agrees to cultivate at least one-twelfth of his selection within the first 3 years. The annual rent during the first 15 years is  $1\frac{1}{2}$  per cent. of the notified capital value, provided that the rent for the second period is a peppercorn (if demanded). The annual rent for each period of 15 years thereafter is determined by the Land Court at a similar percentage of the unimproved capital value of the land as fixed by that Court.

(ii) *Perpetual Lease Prickly Pear Selections.* The maximum area for a perpetual lease prickly pear selection is 2,560 acres, and the same conditions as to priority apply as in the case of an ordinary perpetual lease selection. The lease is in perpetuity and contains a condition for the destruction of the prickly pear thereon. The rent for the first 15 years is a peppercorn (if demanded), and for each period of 15 years thereafter is  $1\frac{1}{2}$  per cent. of the unimproved capital value as determined by the Land Court.

(iii) *Pastoral Leases.* The Minister may, by notification in the Gazette, declare any Crown land open for pastoral lease, subject to conditions as to fencing, improvements, and the destruction of noxious weeds. The notification must specify the areas to be leased, the maximum area which one person may hold, the term of the lease, which must not exceed 30 years, and the rent per square mile for the first period of 10 years. The rent for the second and third periods of 10 years is fixed by the Land Court.

(iv) *Preferential Pastoral Leases.* When an applicant for a pastoral lease on making his application offers that the holding shall be subject to the condition of personal residence during the first 5 years and undertakes to perform that condition, he has priority over other applicants who have not made such offer. In other respects the conditions are the same as those for an ordinary pastoral lease, but no selector or lessee of a grazing selection, or owner of freehold land of an area of 5,000 acres and upwards, is competent to apply for or hold a preferential pastoral lease.

(v) *Occupation Licences.* Annual licences are granted to occupy Crown lands, either after notification in the Gazette or by the Minister without competition. In the former case the rent is as notified, and in the latter is as fixed by the Minister. Licences expire on the 31st December in each year, but may be renewed from year to year upon payment of the rent on or before the 30th September, and the rent may be increased on or before that date. A licence is determinable on 3 months' notice.

(vi) *Special Leases.* The Governor may issue a lease of any portion of land for any manufactory, or for any industrial, residential or business purposes, or for any race-course or recreation purposes, for a period not exceeding 30 years upon such conditions as he thinks fit. A lease may also be issued of reserved lands which are infested with noxious weeds or scrub, conditionally on the lessee destroying such noxious plants.

(vii) *Grazing Selections.* Crown land may be leased as grazing selections, but no person may hold a grazing selection or selections exceeding 60,000 acres in the aggregate. Conditions may be imposed for the erection of rabbit-proof or marsupial-proof fencing, and for the destruction of noxious weeds. A grazing selection must be fenced in within 3 years, and when so fenced, the selector is entitled to a lease. The annual rent for the first 7 years is as notified or tendered, and for each succeeding period of 7 years is as determined by the Land Court. Grazing selections may be either (a) grazing farms, or (b) grazing homesteads; and when land is declared open for grazing selection it must be available for grazing homesteads only during the first 56 days, after which it may be taken up under either tenure. The lease of a grazing farm is subject to the condition of occupation during the whole term, and that of a grazing homestead to the condition of residence during the whole term.

(viii) *Auction Perpetual Leases.* Perpetual leases of (a) town lands, in areas not exceeding half-an-acre; (b) suburban lands, in areas not exceeding 5 acres; and (c) country lands, in areas not exceeding 640 acres, may be sold by auction to any person, to trustees for religious or charitable bodies, or to companies. Improvements to the value of at least £25 must be effected within 2 years, and the rent during the first 15 years is fixed at 3 per cent. of the upset price, or of such greater capital sum as has been bid by the purchaser. For each period of 15 years thereafter, the rent is 3 per cent. of such unimproved value of the land as is determined by the Land Court. No person may hold more than 6 town or 6 suburban leases in any one town or adjacent thereto.

(ix) *Areas taken up under Lease or Licence.* The following table gives particulars of the areas taken up under lease or licence during the years 1918 to 1922:—

**AREAS TAKEN UP UNDER LEASE OR LICENCE.—QUEENSLAND, 1918 TO 1922.**

Tenure.	1918.	1919.	1920.	1921.	1922.
	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral leases .. ..	6,068,080	4,360,320	4,017,080	1,121,800	2,998,480
Occupation licences .. ..	6,658,120	5,321,400	4,274,440	5,994,440	7,993,560
Grazing farms .. ..	3,111,716	4,487,564	2,009,034	940,432	1,306,603
Grazing homesteads .. ..	2,597,571	2,094,413	2,807,409	1,853,990	1,673,724
Perpetual lease selections .. ..	305,873	609,483	490,546	419,886	250,518
Perpetual lease prickly pear selections .. ..	153,151	514,064	435,299	270,985	154,359
Auction perpetual leases, Town .. ..	163	231	142	150	206
"    "    " Suburban .. ..	428	199	262	236	371
"    "    " Country .. ..	1,218	607	889	916	924
Special leases .. ..	15,620	7,478	6,511	11,806	18,012
Leases of reserves .. ..	12,341	15,240	39,173	28,190	18,050
Total .. ..	18,924,281	17,361,008	14,080,785	10,651,831	14,414,807

The following particulars are available respecting leases taken up in 1923:—

Grazing farms .. ..	1,938,428 acres.
Grazing homesteads .. ..	2,853,341 acres.
Perpetual lease selections .. ..	205,282 acres.
Perpetual lease prickly pear selections .. ..	140,093 acres.

The gross area held at the end of the year 1923 for purely pastoral purposes was 343,686 square miles.

Seven non-competitive perpetual leases were issued during 1923, the total area being 51 acres.

The total areas occupied under lease or licence will be found in a table at the end of this chapter (see § 11.4).

4. *South Australia.*—(i) *Perpetual Leases.* Crown lands (except town lands) which have been surveyed or of which the boundaries have been delineated in the public maps may be offered on perpetual lease. Details concerning the area which is to be cleared and rendered available for cultivation, and the rent to be paid, are notified in the Gazette. An applicant must deposit with his application 20 per cent. of the first year's rent (if any). Preference is given in allotting land to the applicant who agrees to reside on the lease for 9 months in each year. If no application is made within 3 months from the date of notification, the Commissioner may offer the land at a reduced rent. No lease may be granted to any person of lands the unimproved value of which exceeds £5,000, except where the land is suitable for pastoral purposes only, while no lease is granted if the carrying capacity of all the lands held by the lessee would exceed 5,000 sheep, or, if outside Goyder's line of rainfall, 10,000 sheep. The lessee must fence the land within 5 years, and clear and render available for cultivation not less than one-eighth during the first 2 years, one-eighth during the second 2 years, and then one-eighth annually until three-quarters have been so cleared and rendered available for cultivation.

(ii) *Special Perpetual Leases.* Where the Commissioner directs, the following provisions apply respecting the payment of rent :—(a) No rent is payable for the first 4 years; (b) from the end of the fourth to the end of the tenth year, rent is payable at the rate of 2 per cent. of the value of the land; and (c) thereafter, 4 per cent. of the value of the land is payable in perpetuity.

(iii) *Homestead Blocks.* The conditions applying to these blocks are the same as those for blocks held under agreement to purchase, except that they are leased in perpetuity and cannot be sold. (See § 4.)

(iv) *Miscellaneous Leases.* Leases may be granted for various purposes for any term not exceeding 21 years at such rents and upon such conditions as the Commissioner may determine.

(v) *Grazing and Cultivation Leases.* The Land Board may allot leases of Crown lands for grazing or cultivation purposes or for both, for any term not exceeding 21 years and upon such conditions and at such rentals as the Commissioner may determine.

(vi) *Licences.* Licences may be granted of Crown lands for (a) fishermen's residences and drying grounds, (b) manufactories, fellmongering establishments, slaughter houses, brick or lime kilns or sawmills, (c) depasturing sheep, cattle or other animals, or (d) any other approved purpose. These licences are in force for one year only and are subject to such fees and conditions as the Commissioner may impose.

(vii) *Leases of Resumed Lands.* The Commissioner may resume possession of any well or other place where water has been found, and of not more than 1 square mile of land contiguous thereto, or, in the case of artesian water, 5 square miles. A lease of such land may be offered by private contract or by auction, the original lessee of the land having a preferential right to such lease. The lessee must maintain an accommodation house, if required, and construct facilities for watering stock.

(viii) *Pastoral Leases.* These leases are issued under the Pastoral Acts, and are granted for a term of 42 years. The rent is fixed by the Commissioner of Crown Lands, and is based on the unimproved value, which is re-appraised after the expiration of 21 years. The lessee must expend in improvements such sum not exceeding 10s. per square mile per annum as is recommended by the Pastoral Board, but this covenant ceases when £3 per square mile has been expended. Conditions as to stocking must also be fulfilled.

(ix) *Leases to Discoverers of Pastoral Country, etc.* Under the same Acts, a person who has discovered pastoral lands or has applied for a lease which has been abandoned for 3 years or more on account of vermin may obtain a lease for 42 years at a pepper-corn rental for the first 10 years, at 6d. per square mile for the next 10 years, and thereafter at a rent of 2s. per square mile annually.

(x) *Special Leases to Discoverers of Water.* The Governor may, under the Pastoral Acts, issue a permit to any person desirous of searching for water. The permit is in force for one year and confers on the holder the exclusive right to search for water on the land specified therein, and a preferential right to a lease. The holder of a permit who has discovered a permanent supply of water equal to not less than 4,000 gallons per day suitable for great cattle may be granted a lease not exceeding 100 square miles at a similar rental to that paid by lessees who have discovered pastoral country (see preceding subsection (ix)). The conditions of stocking are modified, and for 10 years the land is exempt from rating under the Wild Dogs Act. The discoverer of such water supply is also entitled to a reward of at least £200, provided the supply is not less than 3 miles from any existing well or bore.

(xi) *Irrigation Blocks.* Under the Irrigation Act, blocks of land are offered in irrigation areas on perpetual lease at rentals fixed by the Irrigation Commission. Provided that the block has not been cultivated, one-quarter only of the rent is payable for the first year, one-half for the second year, three-quarters for the third year, and thereafter the full amount annually. Not more than 50 acres of irrigable or reclaimed land may be held by one person. Residence for 9 months in each year is necessary, and certain specified improvements must be effected.

(xii) *Town Allotments in Irrigation Areas.* Perpetual leases of town allotments in irrigation areas must be offered for sale by auction, and, if not so sold, may be sold by private contract at not less than the upset price. A lessee must within 18 months effect improvements to the value of not less than 10 times the annual rent, but not less than £150 if the allotment is used for residential purposes, or £200 if used otherwise. Annual licences may also be granted to occupy town allotments.

(xiii) *Forest Leases.* Leases of land comprised in any forest reserve under the Woods and Forests Act, for cultivation or grazing or both, may be offered for sale at public auction for any term not exceeding 42 years. With the approval of the Commissioner of Forest Lands such land may also be leased by the Land Board. With the exception of leases in certain scheduled forest reserves, a lessee may surrender his lease and be granted a perpetual lease or agreement to purchase in lieu thereof.

(xiv) *Areas Leased.* The following table gives the areas leased during each of the years 1918-19 to 1922-23 under the different forms of lease tenure:—

AREAS LEASED.—SOUTH AUSTRALIA, 1918-19 TO 1922-23.

Particulars.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
	Acres.	Acres.	Acres.	Acres.	Acres.
Perpetual leases—					
Homestead farms (repurchased)	.. 864	.. 617	15	.. 911	1
Irrigation and reclaimed lands ..	76,684	205,730	804	159,007	490
Other Crown lands .. ..	..	..	147,361	..	284,074
Miscellaneous leases—					
Grazing .. ..	300	169,855	98,060	1,294	136,159
Grazing and cultivation .. ..	38,421	44,141	15,102	11,687	64,371
Agricultural College land .. ..	914	..	..	..	..
Forest .. ..	..	9,046	3,210	2,005	21,840
Pastoral leases .. ..	758,400	5,442,560	2,918,400	1,437,440	2,259,200
Total .. ..	875,583	5,871,949	3,182,952	1,612,344	2,766,135

The total areas held under lease are given in the table at the end of this chapter (see § 11, 5).

5. *Western Australia.*—(i) *Pastoral Leases.* Crown lands may be leased for pastoral purposes, the maximum areas of the blocks and the rentals varying according to the Division in which they are situated, but no person may acquire more than 1,000,000 acres. Pastoral leases must be stocked within 2 years at the rate of 10 head of sheep or 2 head of large stock for each 1,000 acres, within 5 years with double that quantity, and for the remainder of the term with 3 times that number. Pastoral leases may be leased for a term expiring on the 31st December, 1948, and the rentals are re-assessed at the end of 15 years, but may not be increased by more than 50 per cent. Lessees must improve their land to the extent of £5 per 1,000 acres within 5 years, and to the extent of £10 per 1,000 acres within 10 years.

(ii) *Special Leases.* The Governor may grant special leases of Crown lands, not exceeding 25 acres in area, for a term not exceeding 21 years, at a yearly rental of not less than £2. Such leases are granted for miscellaneous purposes, such as obtaining guano, sites for inns or factories, market gardens, and similar objects.

(iii) *Residential Leases.* Any unalienated town, suburban or rural lands, may be set apart for residential leases and subdivided into lots not exceeding  $\frac{1}{2}$  acre each. The terms and conditions are prescribed by regulation. Any holder of a residential lease, who has resided thereon for 2 years, may convert the same into a working-man's block.

(iv) *Leases of Town and Suburban Land.* The Governor may lease any town or suburban lands for a period of 99 years at an annual rental equal to 4 per cent. of capital value, which is to be re-appraised every 10 years.

(v) *Irrigation Leases.* Under the Rights in Water and Irrigation Act, any land may be acquired for or dedicated to the purpose of that Act, and the Minister may grant leases in perpetuity of any such land at an annual rent based on the unimproved capital value of the demised land (subject to re-appraisal at prescribed periods) and the value of the improvements thereon, subject to such conditions as are prescribed.

(vi) *Forest Permits.* Under the Forests Act, the Conservator of Forests may issue permits entitling the holders (a) to occupy land as the site of a sawmill, as a timber depot, for growing fodder, or for any other approved purpose; or (b) to work a sawmill; or (c) to make roads or tramways; or (d) to graze and water cattle, on lands under his jurisdiction. The term of a permit must not exceed 10 years, and permits must be submitted to public auction. The Conservator of Forests may also grant forest leases on such conditions as he may think fit, for periods not exceeding 20 years, for grazing agriculture, or other purposes not opposed to the interests of forestry.

(vii) *Areas Leased.* The subjoined table gives the number of leases and the areas of land leased by the Lands Department during the years ending 30th June, 1919 to 1923 :—

#### LEASES.—WESTERN AUSTRALIA, 1918-19 TO 1922-23.

Particulars.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
Number of leases issued ..	1,014	545	694	821	504

#### AREAS OF LEASES ISSUED.

	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral leases .. ..	39,016,706	18,961,478	20,303,900	28,259,124	5,738,313
Special leases .. ..	16,845	1,509	7,762	8,871	3,838
Leases in reserves .. ..	539,041	215,134	38,573	374,333	30,396
	39,572,592	19,178,121	20,350,235	28,642,336	5,778,547

The total areas leased are given in the table at the end of this chapter (see § 11, 6).

6. *Tasmania.*—(i) *Grazing Leases.* Leases of grazing lands are put up to auction, the upset price being fixed by the Commissioner, but at not less than an annual rent of 5s. per 100 acres. Lands not disposed of by auction may be gazetted and let by private contract.

(ii) *Leases of Land Covered with Button-grass, etc.* The Commissioner may lease to any person, for a period not exceeding 26 years, any Crown land covered with button-grass, river-grass or rushes, at a rental which must not be less than 25s. per 1,000 acres, provided that the lessee covenants to improve the area to the value of £2 10s. per 1,000 acres per annum.

(iii) *Leases of Mountainous Land.* Leases for a period not exceeding 21 years may be granted of land situated at an altitude of not less than 1,800 feet. The rent is not less than £2 10s. per 1,000 acres per annum, and the lessee must improve the land to the value of £5 per 1,000 acres annually.

(iv) *Miscellaneous Leases.* The Commissioner may lease for a period not exceeding 14 years land for wharves, jetties, watercourses, manufactories, railways, tramways, etc. The lessee must carry out the conditions stated in the lease and pay the prescribed rent half-yearly.

(v) *Temporary Licences.* The Commissioner may grant to any person a temporary licence to hold, for not exceeding 12 months, any Crown lands for such purposes and on such terms and conditions as may be prescribed.

(vi) *Occupation Licences.* An occupation licence for a year expiring on the 31st December may be issued at a fee of 5s. to any person, such licence entitling him to occupy the surface of any Crown land within a mining area not exceeding  $\frac{1}{4}$  acre in extent.

(vii) *Pastoral Leases.* A holder of an occupation licence or any approved person may lease within a mining area by private contract a pastoral lease for a period not exceeding 14 years, upon such terms and conditions as the Governor may see fit. No such lease may exceed 1,000 acres in area.

(viii) *Residence Licences.* A residence licence, for which a fee of 10s. is charged, and which is in force until the 31st December, entitles the holder to occupy for residence an area not exceeding  $\frac{1}{4}$  acre in any town situated within a mining area which has been surveyed and gazetted as available therefor.

(ix) *Business Licences.* A business licence, costing £1 for a year expiring on the 31st December, authorizes the holder to occupy for business purposes the surface of any Crown land within a mining area, not exceeding  $\frac{1}{4}$  acre in area.

(x) *Forest Leases, Licences and Permits.* Under the Forestry Act, the following leases, permits, and licences may be granted on lands contained in State forests and timber reserves:—(a) *Forest Permits.* A forest permit confers upon the holder, for not exceeding 15 years, exclusive rights over the land therein defined for all purposes connected with the obtaining, conversion and removal of timber and forest produce. Such permit may be submitted to public auction or tender, and is subject to the payment of royalties on all produce taken, and to the prescribed conditions; (b) *Occupation Permits.* An occupation permit may be granted for a period not exceeding 15 years for sawmill sites, timber depots, roads and tramways. A similar permit may also be issued entitling the holder to graze and water cattle; (c) *Forest Licences.* A forest licence authorizes the holder to take forest produce, subject to the payment of fees and royalties as prescribed. The term of such licence may not exceed 3 months; (d) *Forest Leases.* Land may be leased on such conditions as the Minister may think fit for not longer than 14 years for grazing, agricultural, or other purposes. No compensation is payable for improvements, but the licensee may remove any buildings or fences, or dispose of them to an incoming tenant; (e) *Plantation Leases.* The Minister may grant, for not exceeding 60 years, leases for plantation purposes at such rent and upon such conditions as may be prescribed.

(xi) *Areas Leased.* The following table gives the areas leased during each year and the total areas leased at the end of the years 1918 to 1922 :—

## AREAS LEASED.—TASMANIA, 1918 TO 1922.

Particulars.	1918.	1919.	1920.	1921.	1922.
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## AREAS LEASED DURING YEAR.

	Acres.	Acres.	Acres.	Acres.	Acres.
Pastoral leases .. ..	81,816	149,246	340,876	197,597	89,666

## TOTAL AREAS LEASED AT END OF YEAR.

Ordinary leased land .. ..	1,201,169	1,341,000	1,540,000	1,608,000	1,577,653
Islands .. ..	197,918	151,000	107,000	108,000	107,000
Land leased for timber .. ..	183,804	218,784	230,524	236,847	308,072
Total .. ..	1,582,891	1,710,784	1,877,524	1,952,847	1,992,725

7. *Northern Territory.*—(i) *Pastoral Leases.* A pastoral lease may be granted for such term, not exceeding 42 years, as the Classification Board determines. The rental for the first period is fixed by the Board, and is subject to re-appraisal on such dates as are specified in the lease or as are prescribed.

(ii) *Agricultural Leases.* Agricultural lands are classified, and the maximum area which may be included in any one lease is as follows :—Division A, Cultivation Farms, Class 1, 1,280 acres, Class 2, 2,560 acres ; Division B, Mixed Farming and Grazing, Class 1, 12,800 acres, Class 2, 38,400 acres. Agricultural leases are granted in perpetuity, and the rent for the first period is fixed by the Classification Board, and is re-appraised every 21 years. The lessee must—(a) in the case of lands for mixed farming and grazing, stock the land to the extent prescribed by the regulations and keep it so stocked ; (b) establish a home within 2 years and reside on the leased land for 6 months in each year in the case of land for cultivation, and for 4 months in each year in the case of land for mixed farming and grazing ; (c) cultivate the land to the extent notified by the Board ; and (d) fence the land as prescribed.

(iii) *Leases of Town Lands.* Leases of town lands are granted in perpetuity, the rental being fixed every 14 years. Such leases must, in the first instance, be offered for sale by public auction, and if not so sold, may be allotted by the Board to any applicant, at the rental fixed by the Board. The lessee must erect, within such time as is notified, buildings to the value specified in the conditions of sale.

(iv) *Miscellaneous Leases.* The Classification Board may grant a lease of any portion of Crown lands, or of any dedicated or reserved lands, for any other prescribed or approved purpose. Such leases are for a term not exceeding 21 years, and may be offered for sale by public auction, or granted to any applicant at an annual rental fixed by the Board.

(v) *Grazing Licences.* Licences may be granted to any person to graze stock on any particular Crown lands for such period, not exceeding one year, as is prescribed, and at the rent and on the conditions prescribed.

(vi) *Occupation Licences.* Licences may be granted for any period not exceeding 5 years, and on prescribed rentals and conditions, for the purpose of drying or curing fish, or for any manufacturing or industrial purpose, or for any prescribed purpose.

(vii) *Miscellaneous Licences.* The Board may grant licences for miscellaneous purposes for a period not exceeding 12 months on prescribed terms and conditions.

(viii) *Leases to Aborigines.* The Governor-General may grant to any aboriginal native, or to the descendant of any aboriginal native, a lease of Crown lands not exceeding 160 acres for any term of years upon such terms and conditions as he thinks fit.

(ix) *Areas held under Leases, Licences, and Permits.* The following table shows the total areas held under lease, licence, and permit at the end of the years 1918 to 1922 :—

**NORTHERN TERRITORY.—AREAS HELD UNDER LEASES, LICENCES, OR PERMITS, 1918 TO 1922.**

Particulars.	1918.	1919.	1920.	1921.	1922.
	Acres.	Acres.	Acres.	Acres.	Acres.
Right of purchase leases ..	436	436	356	356	356
Pastoral leases and grazing licences ..	114,264,320	117,420,160	133,444,160	136,464,960	130,410,720
Other leases and licences ..	199,362	5,297,610	9,829,555	1,211,337	5,167,720
Total .. ..	114,464,118	122,718,206	143,274,071	137,676,653	135,578,796

On the 31st December, 1923, the areas held under leases and licences were :—Pastoral leases, 113,831,440 acres ; annual pastoral leases, 33,280 acres ; pastoral permits, 2,211,840 acres ; grazing licences, 18,138,240 acres ; miscellaneous leases (including water leases), 2,110,540 acres ; mining leases, 1,947 acres ; tin dredging leases, 329 acres ; mission station leases, 1,088,000 acres. There were also 32,724 square miles under reserve for aboriginal natives of Australia, and 45,730 square miles mostly over pastoral holdings under licences to prospect for mineral oil and coal.

8. *Federal Capital Territory.*—(i) *General.* Under the Seat of Government (Administration) Act 1910, no Crown lands in the Territory may be sold or disposed of for any estate in freehold except in pursuance of some contract entered into before the commencement of that Act. Leases of land in the City Area are granted under the City Leases Ordinance 1921, and leases of other lands under the Leases Ordinance 1918–19.

(ii) *City Leases.* The Minister may grant leases in the City Area of any Crown land for business or residential purposes. Such leases may be issued for a period not exceeding 90 years at a rental equal to not less than 5 per cent. of the unimproved value of the land, which value is subject to re-appraisal at the expiration of 20 years, and thereafter every 10 years. A suitable building must be commenced within one year and completed within 2 years, unless an extension of time, not exceeding 2 years, is allowed.

(iii) *Leases of other Lands.* Leases may be granted for grazing, fruitgrowing, horticultural, agricultural, residential, business, or other purposes for a period not exceeding 25 years, provided that a lease for any period exceeding 5 years must be approved by the Governor-General. The annual rental is 5 per cent. of the assessed value of the land, including improvements which are the property of the Crown, plus the amount of rates payable. No person may hold under lease land of a greater value than £6,000, exclusive of the value of buildings and fences thereon.

(iv) *Areas of Acquired, Leased, etc., Lands.* The following table shows the areas of lands acquired, alienated, in process of alienation, held under lease and unoccupied at the end of the year 1923 (exclusive of land at Jervis Bay) :—

**TENURES OF LAND.—FEDERAL CAPITAL TERRITORY, 1923.**

	Acres.
Area of acquired lands .. ..	206,000
Lands alienated .. ..	43,982
In process of alienation (conditional purchases and conditional leases) .. ..	74,070
Held under lease .. ..	119,552
Unoccupied lands (roads, reserves, etc.) .. ..	140,056
Total Area of Territory .. ..	583,660



## § 6. Closer Settlement.

1. *New South Wales.*—(i) *Acquisition of Land.* For the purposes of the Closer Settlement Act, the Governor may constitute three Closer Settlement Advisory Boards, but at present one such Board deals with closer settlement for the whole State. Where the Board reports that any land is suitable for closer settlement, the Governor may either (a) purchase it by agreement with the owner, or, failing such agreement, (b) where the value of the unimproved land exceeds £20,000, resume it compulsorily; but every such purchase or resumption must be approved by Parliament. Land within 15 miles of a railway, the construction of which is authorized, if the property of one owner, and exceeding £10,000 in value, may also be purchased or resumed.

(ii) *Sales by Auction.* Land acquired for closer settlement may be set apart as township allotments. Such allotments, which must not exceed  $\frac{1}{2}$ -acre in area, may be sold by auction, but no person may hold more than three such allotments, except by way of mortgage.

(iii) *After-auction Sales.* When any land has been offered for sale or lease by auction, and is not so sold or leased, any person may apply for the same at the upset price. A deposit of 25 per cent. of the upset price must be lodged with the application, and the balance paid according to the conditions notified in the Gazette. Such land may also be set apart for disposal under the Crown Lands Act.

(iv) *Closer Settlement Purchases.* Any male over 16 or female over 21 years of age, if not a holder, except under annual tenure, of land which, with the area sought, will substantially exceed a home-maintenance area, may apply for a closer settlement purchase. The purchase money is payable in 32 annual instalments at the rate of  $6\frac{1}{2}$  per cent. of the capital value of the land including  $5\frac{1}{2}$  per cent. interest on the unpaid balance of the purchase money. A deposit of  $6\frac{1}{2}$  per cent. of the purchase money is required, except in the case of a discharged soldier or sailor. Residence for 5 years is obligatory, and permanent improvements to the extent of 10 per cent. of the value of the land must be effected within 2 years, and an additional 15 per cent. within 5 years.

(v) *Permissive Occupancies.* The Minister may grant permits to occupy any acquired land which remains undisposed of, upon such terms and conditions as he thinks fit.

(vi) *Closer Settlement Promotion.* Any three or more persons, or one or more discharged soldiers, each of whom is qualified to hold a closer settlement purchase, may negotiate with an owner of private lands to purchase a specified area on a freehold basis. If the Minister approves, the land is bought by the Crown and paid for in cash or debentures, but the freehold value including improvements must not exceed £3,000 for any one person, or in exceptional cases £3,500. If the land is suitable for grazing only, the value may be up to £4,000. If the land is purchased for cash, the applicant for a closer settlement purchase pays therefor at the ordinary rate, but if payment for the land is made in debentures, the deposit and annual instalments are  $1\frac{1}{2}$  per cent. in advance of the rate of interest paid by the Crown, and the interest on the unpaid balance of the purchase money is  $\frac{1}{2}$  per cent. in advance of the rate of interest paid by the Crown as aforesaid. Any one or more discharged soldiers or sailors may also enter into agreements to purchase on present title basis a conditional purchase, a conditional purchase lease, a conditional purchase and conditional lease, a homestead selection, a homestead farm, a settlement lease, a Crown lease, an improvement lease or scrub lease, not substantially of a greater area than is sufficient for the maintenance of a home. The vendor is paid by the Crown as heretofore, but the transfer is made direct to the purchaser.

(vii) *Arens Acquired and Disposed of.* Up to the 30th June, 1923, 1,720 estates had been opened for settlement under the Closer Settlement Acts.

The number of farms allotted under the Promotion Section of the Closer Settlement Act to date is 3,715, the area 1,759,651 acres, and the amount advanced £8,205,718.

The following statement gives particulars of the aggregate areas opened up to the 30th June in each year from 1919 to 1923 :—

**CLOSER SETTLEMENT AREAS.—NEW SOUTH WALES, 1918-19 TO 1922-23.**

Year ended 30th June—	Areas.			Capital Values.		
	Acquired Lands.	Adjoining Crown Lands	Total.	Acquired Lands.	Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1919 .. ..	801,366	94,254	895,620	3,173,885	175,331	3,349,216
1920 .. ..	1,011,223	94,254	1,105,477	4,295,223	175,331	4,470,554
1921 .. ..	1,475,175	94,881	1,570,056	6,440,490	176,164	6,616,654
1922 .. ..	1,961,682	94,881	2,056,563	8,389,178	176,164	8,565,342
1923 .. ..	2,052,800	96,958	2,149,758	8,556,777	183,223	8,740,000

The total area thus set apart has been divided into 4,273 farms, comprising 2,112,976 acres, the remaining area being reserved for recreation areas, roads, stock routes, schools, etc.

The following table gives particulars as to the disposal of the farms by closer settlement purchase for the years ended the 30th June, 1919 to 1923 :—

**CLOSER SETTLEMENT ALLOTMENTS.—NEW SOUTH WALES, 1918-19 TO 1922-23.**

Year ended 30th June—	Farms Allotted to Date.			Total Amount received in respect of Settlement Purchases.	Total Number of Applications received.
	Number.	Area.	Value.		
	No.	Acres.	£	£	No.
1919 .. ..	1,736	786,942	3,105,214	1,139,176	1,740
1920 .. ..	2,326	1,007,000	4,263,001	1,349,393	2,330
1921 .. ..	3,317	1,520,350	6,527,801	1,670,995	3,325
1922 .. ..	4,062	1,987,517	8,400,975	2,136,307	4,081
1923 .. ..	4,097	2,031,735	8,544,538	2,538,553	4,152

2. Victoria.—(i) *Acquisition of Land.* For the purposes of closer settlement, the Closer Settlement Board may either by agreement or compulsorily acquire blocks of private land, and may also ratify any agreement made between persons resident in Victoria and an owner of land for the purchase thereof, and dispose of such land under the Closer Settlement Act. The payment for the land is made in Victorian Government stock or debentures.

(ii) *Disposal of Land.* All land acquired under the Closer Settlement Act is disposed of as conditional purchase leases, which are of three kinds :—(a) Farm allotments, each of which must not exceed £2,500 in value ; (b) workmen's homes allotments, not exceeding £250 in value ; and (c) agricultural labourers' allotments, not exceeding £350 in value. Land for public purposes may be sold in fee-simple. Land in irrigation districts is also disposed of under the Closer Settlement Act by the State Rivers and Water Supply Commission.

(iii) *Sales of Land.* Land for public purposes may be sold in fee-simple, at a price fixed by the Board, but the area of each site must not exceed 1 acre for a church or public hall, 2 acres for a butter factory or creamery, 5 acres for a school, packing-shed, cool stores, fruit works, or cemetery, or 15 acres for a quarry or recreation reserve.

(iv) *Conditional Purchase Leases.* A conditional purchase lease is for such a term of years as may be agreed upon between the lessee and the Board, and provides for the

payment of the value of the land, with interest at not less than  $4\frac{1}{2}$  per cent., in not more than 73 half-yearly instalments. The principal conditions under which a lease is held, are as follows:—(a) Noxious animals and weeds must be destroyed within 3 years; (b) the land must be fenced in within one year; (c) personal residence during 8 months of each year or residence by an approved deputy for the first 5 years is necessary; (d) improvements must be effected to the value of 2 instalments during the first year, to the value of 10 per cent. of the purchase money before the end of the third year, and to a further 10 per cent. before the end of the sixth year, or, if the residence condition is fulfilled by deputy, to the value of 10 per cent. of the purchase money during the first year, and to the value of 30 per cent. before the end of the sixth year; (e) on a workman's home allotment, a dwelling house of the value of at least £50 must be erected within one year and additional improvements to the value of £25 within 2 years; and (f) on an agricultural labourer's allotment, a dwelling house of the value of at least £30 must be erected within one year. After a period of 12 years, provided that all conditions are complied with and the full purchase-money is paid, a Crown grant may be issued.

(v) *Conditional Purchase Leases in Mountainous Areas.* In mountainous areas, the Minister may direct that no instalments of purchase-money and interest need be paid for a period not exceeding 10 years, and the term of the lease is extended accordingly. Interest at the rate of 5 per cent. for the free period is added to the capital value. During each year of such period, the lessee must reduce at least one-tenth part of the allotment to a state of clear grass or cultivation.

(vi) *Areas acquired and made available for Closer Settlement.* The following statement shows the operations under the provisions of the Closer Settlement Acts up to the 30th June, 1919 to 1923:—

**CLOSER SETTLEMENT.—VICTORIA, 1918-19 TO 1922-23.**  
(INCLUDING IRRIGATED AREAS.)

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. (a)	Roads and Reserves.					
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.	
1919	570,617	4,252,543	501,537	785	4,586	30,244	5,037	4,476	2,300,705	729,493	28,689	
1920	573,730	4,269,050	528,502	784	4,470	34,400	4,499	4,469	2,690,934	851,888	21,069	
1921	575,900	4,298,765	524,369	784	4,446	41,830	4,471	4,490	3,183,045	992,920	10,979	
1922	582,870	4,346,383	530,383	784	3,966	43,320	4,417	4,534	4,454,582	1,098,296	7,922	
1923	737,832	5,299,035	670,956	784	3,788	43,236	4,990	4,758	4,794,908	1,202,777	99,573	

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

3. *Queensland.*—(i) *Acquisition of Land.* The Minister, with the approval of the Governor in Council, may acquire for the Crown, either by agreement or compulsorily, private land in any part of Queensland. The purchase-money may be paid either in cash, or, at the option of the Minister and with the consent of the owner of the land, wholly or in part by debentures. Not more than £500,000 may be expended in any one financial year in purchasing land. The land so acquired may be disposed of as perpetual leases only.

(ii) *Perpetual Lease Selections.* These leases are subject to the same conditions as similar leases under the Land Act. The capital value is fixed by the Governor in Council, but must not be less than the price actually paid for the land with 10 per cent. added thereto. The annual rent for the first 15 years is determined by the Minister, but must not exceed the rate paid by the Crown as interest on the purchase-money for the particular estate of which the land forms part, and for each subsequent period of 15 years by the Land Court at a sum equal to 5 per cent. of the unimproved capital value.

(iii) *Perpetual Town, Suburban, and Country Leases.* Perpetual leases of town, suburban, and country lands may be sold by auction, as is the case under the Land Act,

the conditions of tenure being the same, except that the rent for the first 15 years is fixed at 5 per cent. of the upset price or price bid, whichever is the greater, and for further periods of 15 years at 5 per cent. of the unimproved value of the land or of the amount bid at auction, whichever is the greater.

(iv) *Areas Acquired and Selected.* The total area acquired to the end of 1923 was 785,311 acres, costing £1,955,061, no fresh purchases having been made since 1916. The following table gives particulars of transactions under the Closer Settlement Act at the end of each of the years 1919 to 1923 :—

#### CLOSER SETTLEMENT.—QUEENSLAND, 1919 TO 1923.

Particulars.		1919.	1920.	1921.	1922.	1923.
Total area selected .. .. Acres		692,153	737,850	742,284	744,423	744,719
Number of selectors .. .. No.		2,351	2,370	2,393	2,352	2,398
Agricultural farms .. .. No.		2,310	2,143	2,121	2,112	2,118
Unconditional selections .. .. No.		252	256	257	256	256
Perpetual lease selections .. .. No.		236	489	535	556	563
Prickly pear selections .. .. No.		5	4	4	4	4
Perpetual lease prickly pear selections .. .. No.		1	1	2	4	3
Area sold by auction .. .. Acres		12,320	12,390	12,510	12,541	12,582

4. *South Australia.*—(i) *Acquisition of Land.* The Commissioner of Crown Lands may acquire land at a cost of not more than £600,000 in two financial years, either by agreement or compulsorily.

(ii) *Sales by Auction.* Town lands may be sold by auction for cash. Blocks which are unallotted after one year may also be sold by auction, 25 per cent. of the purchase money being paid in cash, and the balance in 5 yearly instalments with interest.

(iii) *Agreements to Purchase.* Land acquired for closer settlement is divided into blocks, but no block may exceed £4,000 in unimproved value unless suitable for pastoral purposes only, in which case the limit is £5,000. The land so divided is open to conditional purchase, the applicant agreeing (a) to reside thereon for 9 months in each year; (b) to fence it in within 5 years; (c) to spend thereon in improvements during each of the first 5 years a sum equal to £3 for every £100 of the purchase-money; and (d) to pay for the block either (1) in 35 years, in half-yearly instalments, of which the first ten are to be equal and calculated at the fixed rate on the purchase price, and each of the subsequent 60 instalments at a rate sufficient to repay during the 35 years the price together with interest at a fixed rate on the balance thereof; or (2) if the Commissioner so directs, in 64 years in half-yearly instalments, of which the first sixteen are at the rate of £1 11s. 5d. for every £100 of the purchase-money and the remaining instalments calculated at a rate sufficient to repay the price together with interest on the unpaid balance.

(iv) *Miscellaneous Leases.* Any blocks remaining unallotted for one year may be let on miscellaneous lease at a rental and upon such terms as are determined by the Land Board.

(v) *Areas Acquired and Selected.* The following table shows the area of land acquired for the purposes of closer settlement, and the manner in which it has been dealt for the years ending 30th June, 1919 to 1923 :—

#### CLOSER SETTLEMENT.—SOUTH AUSTRALIA, 1919 TO 1923.

Year ended 30th June—	Area of Lands Re-purchased.	Agreements with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Miscellaneous Leases.	Sold.	Remainder Un-occupied (including Roads).
			Right of Purchase.	Perpetual Lease.				
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1919 ..	748,689	508,720	609	1,477	54,116	144	133,460	50,163
1920 ..	761,285	515,805	556	1,476	53,648	144	153,522	36,134
1921 ..	783,863	519,474	496	1,412	46,475	144	167,211	48,651
1922 ..	783,863	513,118	492	1,327	45,932	144	176,441	46,409
1923 ..	729,141	513,241	473	1,342	50,103	144	127,012	38,826

The total area repurchased at 30th June, 1923, was 729,141 acres. The purchase money was £2,419,631. Of the total area, 692,315 acres had been allotted to 2,948 persons, the average area to each being 235 acres.

5. *Western Australia.*—(i) *Acquisition of Land.* Under the Agricultural Lands Purchase Act the Minister may purchase any land which an owner may offer to surrender at a price to be named in the offer, provided that such land is situated within 20 miles of an existing railway, or of one the construction of which is authorized by Parliament. Not more than £1,200,000 may be thus spent. The Minister may also improve any such acquired land prior to disposing of it, and the cost of such improvements must be added to the price at which it is sold to the selector.

(ii) *Disposal of Land.* Land acquired for closer settlement may be disposed of either as town and suburban areas, or under conditional purchase.

(iii) *Conditional Purchases.* Such land as is not reserved for roads, reserves, town and suburban areas, etc., is thrown open for selection under conditional purchase. The selling price is ascertained by adding to the price actually paid for the land 5 per cent. thereof and the cost of all improvements thereon, as well as the cost of subdivision and survey fee. Payment is to be made in half-yearly instalments extending over a period not exceeding 30 years. The maximum area which may be held by one person is 1,000 acres of cultivable land, or 2,500 acres of grazing land. In other respects the conditions are the same as those for ordinary conditional purchases.

(iv) *Town and Suburban Areas.* The Minister may dispose of town and suburban lands in the same manner as they may be disposed of under the Land Act.

(v) *Areas Acquired and Selected.* There has been no purchase of land for closer settlement purposes for several years, the total area acquired up to the 30th June, 1923, being 446,804 acres, costing £421,373. Of this area 15,825 acres have been set aside for roads, reserves, etc., leaving a balance of 430,979 acres available for selection. The following table gives particulars of operations under the Act for the years ending 30th June, 1919 to 1923 :—

CLOSER SETTLEMENT.—WESTERN AUSTRALIA, 1918-19 TO 1922-23.

Particulars.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
Area selected during the year Acres	38,890	40,653	8,979	11,193	44,866
Total area occupied to date Acres	304,937	336,707	343,237	351,282	396,148
Balance available for selection Acres	126,042	94,272	87,742	79,697	73,657
Total Revenue £	343,767	363,814	382,202	400,563	433,805

6. *Tasmania.*—(i) *Acquisition of Land.* The Minister may either (a) purchase by agreement and acquire for the Crown private land; or (b) compulsorily acquire and take for the Crown blocks of private land. Land may be acquired only when the unimproved value thereof exceeds £12,000. Land may also be acquired by agreement when three or more persons are desirous of obtaining private land belonging to the same owner. Payment may be made in cash, or in debentures or stock bearing interest at 4½ per cent., or partly in debentures or stock at the option of the owner and with the consent of the Minister. Not more than £100,000 may be raised annually for closer settlement purposes, and the total amount borrowed must not exceed £500,000. Land so acquired may be disposed of either by leases with right of purchase or by special sales.

(ii) *Leases with Right of Purchase.* Land acquired under the Closer Settlement Act is thrown open to be leased for a term of 99 years, with the condition that the lessee has the right to purchase the same after ten years, provided that he does not own land (exclusive of the lease) of a value exceeding £1,500 and has complied with all the following conditions :—(a) The land must be improved to the value of 2½ per cent. of the capital value in each of the first 10 years; (b) the lessee himself, or his wife, or child over 18 years of age must reside on the lease within 2 years, for 8 months in each of the

following 8 years, and the lessee may not transfer, mortgage or sublet his lease without the approval of the Minister; and (c) prescribed conditions relating to mining and cultivation, the destruction of pests and noxious weeds, etc., must be complied with. Under ordinary circumstances no allotment may exceed £1,500 in value, exclusive of any buildings thereon, but the Minister may increase the value up to £4,000.

(iii) *Special Sales.* The Minister may sell land in fee-simple as sites for (a) churches or public halls, not exceeding 1 acre; or (b) dairy factories, fruit-preserving factories, mills, or creameries, not exceeding 5 acres. The price of such land must not be less than the cost thereof, and must be paid in cash. The Minister may also reserve an area up to 100 acres in extent for township purposes, and sell blocks thereof for cash or on credit under the same conditions as those contained in the Crown Lands Act. Land not suitable for disposal by way of lease may be sold in fee-simple either by auction or by private contract.

(iv) *Areas Acquired and Selected.* Up to the 30th June, 1923, 34 areas had been opened up for closer settlement. The total purchase money paid by the Government was £365,148, and the total area acquired amounted to 100,727 acres, including 11,477 acres of Crown land. Particulars for the years 1919 to 1923 are given in the following statement:—

**CLOSER SETTLEMENT.—TASMANIA, 1919 TO 1923.**

Year ended 30th June—	Number of Farms made Available.	Number of Farms Allotted.	Area of Farms Allotted.	Rental of Farms Allotted.	Total Area Purchased.
	No.	No.	Acres.	£	Acres.
1919 .. ..	..	..	..	..	..
1920 .. ..	5	5	756	492	1,647
1921 .. ..	6	6	11,113	786	11,113
1922 .. ..	..	..	..	..	3,618
1923 .. ..	..	3	685	..	810

7. *Summary.*—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1923:—

**CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED AT  
30th JUNE, 1923.**

Particulars.	N.S.W.	Victoria.	Q'land. (a)	S. Aust.	W. Aust.	Tas.	Total.
Area acquired .. acres	1,342,576	737,882	785,311	729,141	451,844	100,727	4,147,481
Purchasing price £	5,679,047	5,299,035	1,955,061	2,419,631	451,614	365,148	16,169,536
Farms, etc., { No.	3,040	4,758	2,398	2,948	808	303	14,255
allotted { acres	1,335,323	624,181	762,010	692,315	355,713	81,597	3,851,139

(a) Year ended 31st December.

The next table shows the areas of private lands acquired at the end of each financial year from 1919 to 1923:—

**CLOSER SETTLEMENT.—AREAS OF PRIVATE LANDS ACQUIRED, 1919 TO 1923.**

Year ended 30th June.	N.S.W.	Victoria.	Q'land. (c)	S. Aust.	W. Aust.	Tasmania.	Total.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1919 .. ..	823,899	566,725	785,311	691,109	446,804	75,259 (a)	3,389,107
1920 .. ..	1,215,187	569,808	785,311	710,559	446,804	76,073 (a)	3,803,742
1921 .. ..	1,297,624	572,262	785,311	726,283	446,804	84,053 (a)	3,912,337
1922 .. ..	1,317,047	579,010	785,311	726,283	446,804	99,917 (b)	3,954,372
1923 .. ..	1,342,576	737,882	785,311	729,141	451,844	100,727 (b)	4,147,481

(a) Including 10,382 acres of Crown lands.

(b) Including 11,477 acres of Crown lands.

(c) Year ended 31st December.

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

1. New South Wales.—(i) *Holdings under Miners' Rights.* A holder of a miner's right, costing 5s. annually, is entitled to occupy Crown lands for the purpose of mining thereon. The size of a claim varies according to the nature of the mineral worked and the distance from existing workings. The principal condition of tenure is that work must be continuously carried on, unless exemption is granted. A holder of a miner's right may obtain an authority to enter and prospect on certain private lands. Water rights, machinery areas, and similar holdings may also be taken up under a miner's right.

(ii) *Gold-mining Leases.* A gold-mining lease is issued for a term not exceeding 20 years, with right of renewal for another 20 years. The maximum area granted is 25 acres, and the annual rent is 2s. per acre. A royalty of 1 per cent. of the value of all gold and minerals won must be paid to the State. Labour must be constantly employed—unless exemption is granted—at the rate of one man to every 5 acres during the first year of the lease, and thereafter one man to every 2 acres.

(iii) *Mineral Leases.* The maximum area which may be leased for mining for other than gold, coal, or oil is 80 acres. The rental and royalty are the same as for a gold-mining lease, but the labour conditions are one man to every 20 acres during the first year and one man to every 10 acres thereafter.

(iv) *Coal and Oil Mining Leases.* The term for a lease for coal or oil mining is 20 years, the maximum area 640 acres, the rental 2s. per acre, and the royalty 6d. per ton on all coal or shale won, and 1 per cent. of the value of all oil won. Two men must be employed to each area of 320 acres.

(v) *Business Licences.* A business licence, issued at an annual fee of £1, entitles the holder to occupy for the purpose of carrying on business not more than  $\frac{1}{4}$  acre in a town or village, or 1 acre outside, on any gold or mineral field. No person may hold more than one area.

(vi) *Residence Areas.* A holder of a miner's right may occupy as a residence area not more than  $\frac{1}{4}$  acre in a town or village, or 2 acres outside, on any gold or mineral field. Improvements to the value of £10 must be effected thereon, and no person may hold more than one area.

(vii) *Areas Occupied under Mining Acts.* The following table gives particulars of operations for the years 1919 to 1923. Of the 3,088 acres leased for gold-mining, 682 acres were leased for dredging for gold.

### AREAS TAKEN UP UNDER MINING ACTS.—NEW SOUTH WALES, 1919 TO 1923.

Purposes for which Issued or Occupied.	1919.	1920.	1921.	1922.	1923.
<b>AREAS TAKEN UP DURING YEAR.</b>					
Gold-mining .. ..	Acres. 3,526	Acres. 2,168	Acres. 3,120	Acres. 3,187	Acres. 3,088
Mining for other minerals ..	12,877	22,535	21,759	11,358	22,280
Authorities to prospect ..	1,148	14,216	3,487	1,714	14,241
Other purposes .. ..	408	387	379	513	534
Total ... ..	17,959	39,306	28,745	16,772	40,143
<b>TOTAL AREAS OCCUPIED AT END OF YEAR.</b>					
Gold-mining .. ..	9,262	9,953	9,061	10,870	10,428
Mining for other minerals ..	214,301	229,509	248,568	263,227	280,756
Authorities to prospect ..	706	58	5,224	866	9,179
Other purposes .. ..	5,615	5,939	5,998	6,540	6,973
Total .. ..	229,884	245,459	268,851	281,503	307,336

2. *Victoria.*—(i) *Holdings under Miners' Rights.* Under a miner's right, costing 2s. 6d. annually, a miner may take up a claim on Crown lands, the area of which varies according to the nature of the ground and the mineral worked, conditionally on such claim being worked continuously, unless exemption is granted. Under the same tenure water rights, machinery areas, etc., may be obtained.

(ii) *Gold-mining Leases.* A gold-mining lease is granted for a period not exceeding 15 years, renewable for a further 15 years, but no maximum area is prescribed. The rent is 2s. 6d. per acre per annum, and the labour conditions are as specified in the lease; but, under certain circumstances, the expenditure of a specified amount of money may be substituted for the labour conditions.

(iii) *Mineral Leases.* A mineral lease is issued for the same period as a gold-mining lease, at a rental of not less than 1s. nor more than £5 per acre per annum, as the Minister may determine, no royalty being charged. The area must not exceed 640 acres, and the Minister fixes the amount of labour to be employed, or, alternatively, the amount of money to be expended annually.

(iv) *Business Areas.* The holder of a business licence is entitled to occupy  $\frac{1}{4}$  acre of Crown lands in a city or town, or  $\frac{1}{2}$  acre in a borough, or 1 acre outside, for the purpose of residence and carrying on his business. A business licence costs 10s. a year in a city, town, or borough, or 5s. outside, together with 5 per cent. of the value of the land. A business area must be continuously occupied, unless exemption is obtained.

(v) *Residence Areas.* The holder of a miner's right may occupy a residence area of the same dimensions as a business area under the same conditions of occupation, but no further payment than the cost of the miner's right is required.

(vi) *Leases and Licences Issued.* During the year 1923, the number of leases, licences, etc., issued was 194, covering an area of 9,207 acres, the rent, fees, etc., for which amounted to £1,447. The following table gives particulars of operations for the years 1919 to 1923 :—

#### AREAS TAKEN UP UNDER MINING ACTS.—VICTORIA, 1919 TO 1923.

Particulars.	1919.	1920.	1921.	1922.	1923.
	Acres.	Acres.	Acres.	Acres.	Acres.
Area taken up during year ..	7,032	7,032	10,696	6,699	9,207
Area occupied at end of year ..	69,165	48,561	52,892	49,178	47,361

3. *Queensland.*—(i) *Holdings under Miners' Rights.* The holder of a miner's right, costing 5s. a year, may take up a prospecting area or a claim, the areas of which vary according to the nature of the mineral sought for or worked, and the distance from existing workings. Such land must be worked continuously, unless exemption is granted. A holder of a miner's right is also entitled to cut races, reside on Crown land, cut timber thereon, etc.

(ii) *Permits to Prospect for Petroleum.* Any person may apply for a permit to prospect for petroleum. An area not exceeding 10,000 acres is allowed for a period of 2 years, and not more than two such permits may be held at the one time. A preferential right to a permit may be obtained for a period of 30 days by erecting a post or monument on the land and posting a notice in accordance with the Petroleum Act of 1923. A rental of 1d. per acre per annum is payable for the land included in the permit. Within a year the holder of the permit must erect an adequate drilling outfit on the land and commence drilling, and within 2 years drill at least 2,000 feet.

(iii) *Licences to Prospect for Coal or Mineral Oil.* Any person may apply for a licence for one year to prospect Crown land for coal or mineral oil. An area of 2,560 acres at a rental of 1d. per acre is allowed. The licence may be renewed for one year.

(iv) *Gold-mining Leases.* The term of a gold-mining lease is 21 years, renewable for a further period of 21 years, and the maximum area is 50 acres, except in the case of



a special lease, when 300 acres may be selected. The rent is £1 per acre per annum. One man must be kept constantly employed for every 4 acres, unless exemption is obtained.

(v) *Mineral Leases.* The term of a mineral lease is the same as that of a gold-mining lease, but the maximum area is, in the case of petroleum, one-fourth of the area included in the prospecting permit, with a preferential right to a further lease or leases of the balance of the area; 320 acres for mineral oil; 640 acres for coal; and 160 acres for other minerals. The annual rent per acre is (a) 1s. for coal and mineral oil, (b) 2s. for the first 2,500 acres and 4s. for the balance in the case of petroleum, and (c) 10s. for other minerals. The labour conditions are:—(a) For coal, one man for every 40 acres during the first 2 years, then one man for every 20 acres, or, alternatively, an expenditure during each half-year of £100 for every 40 and 20 acres respectively; (b) for petroleum, the installation of a drilling plant within 3 months, and the drilling of wells one at a time until a well has been drilled for every 100 acres; and (c) for other minerals, one man for every 10 acres. A royalty is payable of from 4d. to 1s. per ton on all coal raised, and of 12½ per cent. of the value of all petroleum won, there being no royalty on other minerals.

(vi) *Business Areas.* The holder of a business licence, the fee for which is £2 a year, may occupy ½ acre of land on a gold or mineral field for the purpose of carrying on a business, and must occupy the same continuously, but is entitled to obtain exemption from occupation after having expended the sum of £10 on improvements. No person may occupy more than one area with one licence.

(vii) *Residence Areas.* The holder of a miner's right may take up a residence area of ½ acre on a gold or mineral field, but may hold only one such area on the same field. Occupation is necessary in order to hold the ground, but exemption can be obtained under certain circumstances.

(viii) *Miners' Homestead Perpetual Leases.* A person, resident of a mining field, and otherwise qualified, also any corporate body carrying on business on the field, may take up a lease or leases not exceeding in area (a) 1 acre in a city, town, or township; or (b) 20 acres within 1 mile of a city, town, or township; or (c) from 80 to 640 acres outside such limits. The rent in the case of a lease sold at auction is 3 per cent. of the purchase price, and in other cases 1½ per cent. of the notified capital value of the land. The land is subject to re-appraisal every 10 years. The title is a lease in perpetuity and the land must be occupied and improved.

(ix) *Areas held under Lease or Licence.* During the year 1923 the number of miners' rights issued was 3,744, and of business licences 22. The following table shows particulars regarding the areas of land taken up under lease or licence, and the total areas occupied for the years 1919 to 1923. In addition, an area estimated at 10,000 acres was at the end of 1923 held under miners' rights.

AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1919 TO 1923.

Particulars.	1919.	1920.	1921.	1922.	1923.
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AREAS TAKEN UP DURING YEAR.

	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining .. ..	46	246	61	354	253
Mining for other minerals ..	864	1,205	953	597	5,560
Coal prospecting licences ..	8,250	6,942	63,217	26,425	21,202
Miners' homestead leases ..	15,211	31,006	33,469	31,019	8,679
Mineral oil prospecting areas ..	..	..	..	1,280	4,160
Petroleum prospecting areas ..	..	..	..	118,525	25,900
Total .. ..	24,371	39,399	97,700	178,200	67,754

AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1919 TO 1923—  
*continued.*

Particulars.	1919.	1920.	1921.	1922.	1923.
<b>TOTAL AREAS OCCUPIED AT END OF YEAR.</b>					
	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining .. ..	2,136	2,032	1,620	1,313	1,279
Mining for other minerals ..	32,860	31,908	33,370	30,954	22,012
Coal prospecting licences ..	8,249	6,942	63,217	26,425	21,202
Miners' homestead leases ..	270,588	286,998	314,161	322,640	329,453
Mineral oil prospecting areas ..	..	..	..	1,280	4,160
Petroleum prospecting areas ..	..	..	..	118,525	66,480
Total .. ..	313,833	327,880	412,368	501,137	444,586

4. South Australia.—(i) *Holdings under Miners' Rights.* A miner's right costs 5s. per annum, and entitles the holder to take up a prospecting claim, a mining claim, a machinery area, a water right, etc. He is also entitled to take up a lease for mining purposes for a term not exceeding 21 years. The area of an alluvial gold claim is 30 feet by 30 feet, of a reef gold claim, 100 feet by 600 feet, of a precious stones claim, 150 feet by 150 feet, and of a mineral claim 40 acres. A gold or precious stones claim must be constantly worked by one man, a mineral claim by two men, and a coal or oil claim by eight men.

(ii) *Search Licences.* A search licence may be issued to the holder of a miner's right entitling him to search on any specified mineral lands, not exceeding 5 square miles in area, for precious stones, mineral phosphates, oil, or rare minerals, which have hitherto not proved payable. The licence is in force for 12 months, and the fee is £1 for every square mile. One man at least must be employed for every 640 acres. A licensee has a preferential right to a mineral lease of 40 acres for rare metals, of 100 acres for mineral phosphates, and of 640 acres for oil, or to a precious stones claim of 150 feet by 150 feet.

(iii) *Gold Leases.* A gold lease must not exceed 20 acres in area. The rent is 1s. per acre per annum, and a royalty of 6d. in the pound of the net profits must be paid. The labour conditions are one man to every 5 acres. For gold dredging, the maximum area allowed is 200 acres.

(iv) *Mineral Leases.* The maximum areas which may be taken up as mineral leases are for (a) coal, oil, salt, and gypsum, 640 acres; (b) mineral phosphates, 100 acres; and (c) other minerals, 40 acres. The annual rent per acre is for (a) coal or oil 6d., until a marketable quantity is produced, then 1s.; and for (b) other minerals, 1s., except that a higher rent may be charged for salt or gypsum. A royalty of 6d. in the pound of the net profits is payable in the case of all minerals. The labour conditions vary according to the class of mineral won, being (a) for coal and oil, one man to every 40 acres; (b) for barytes, ochre, etc., one man for 3 months in each year; (c) for gypsum, two men for every 40 acres; (d) for salt, one man for every 40 acres from January to April; and (e) for other minerals, one man to every 10 acres.

(v) *Business Areas.* Any person may, on payment of £1 per annum, obtain a business licence entitling him to occupy a business claim of  $\frac{1}{4}$  acre in a township, or of 1 acre elsewhere, but no person may own or occupy more than one such claim, and business must be continuously carried on thereon.

(vi) *Residence Areas.* The owner of a claim, while actively engaged in prospecting or mining thereon, may occupy a residence site not exceeding  $\frac{1}{4}$  acre, but, in order to hold the same, must reside thereon.

(vii) *Occupation Licences.* Any person may be granted an occupation licence authorizing him to occupy for the purpose of residence and cultivation  $\frac{1}{4}$  acre of Crown lands at a rental of 2s. per annum. Such licence is in force for 14 years, and may be renewed from time to time until the land is required for public purposes.

(viii) *Areas Occupied under Mining Acts.* The following table gives particulars of operations for the years 1919 to 1923 :—

**AREAS TAKEN UP UNDER MINING ACTS.—SOUTH AUSTRALIA,  
1919 TO 1923.**

Particulars.	1919.	1920.	1921.	1922.	1923.
<b>AREAS TAKEN UP DURING YEAR.</b>					
	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining leases .. ..	180	37	130	127	240
Mineral and miscellaneous leases	6,156	19,855	5,617	5,120	2,589
Claims .. ..	12,778	176,758	52,164	34,827	36,026
Search licences .. ..	39,680	381,440	515,840	397,440	571,520
Occupation licences .. ..	2	4	5	5	2
<b>Total .. ..</b>	<b>58,796</b>	<b>578,094</b>	<b>573,756</b>	<b>437,519</b>	<b>610,377</b>

**TOTAL AREAS OCCUPIED AT END OF YEAR.**

	957	748	765	827	905
Gold-mining leases .. ..	36,680	52,877	55,882	58,682	55,505
Mineral and miscellaneous leases	24,688	168,131	69,982	55,791	62,995
Claims .. ..	81,920	381,440	515,840	397,440	534,400
Search licences .. ..	101	101	101	101	94
Occupation licences .. ..					
<b>Total .. ..</b>	<b>144,346</b>	<b>603,297</b>	<b>642,570</b>	<b>512,841</b>	<b>653,899</b>

5. *Western Australia.*—(i) *Holdings under Miners' Rights.* A miner's right, costing 5s. a year, entitles the holder to take up a prospecting area or a claim and occupy Crown land for mining purposes or as an authorized holding. He may also construct water-races, dams, tramways, etc. Prospecting areas and claims are of various dimensions, and are held conditionally on being worked continuously.

(ii) *Gold Mining Leases.* A gold mining lease is granted for a period of 21 years, with the right of renewal for a further 21 years, and may contain an area of 24 acres. The rental is 5s. per acre for the first year, and £1 per acre for subsequent years. If the ground has been previously worked and abandoned, a lease may contain 48 acres, and the annual rent be not less than 5s. per acre nor more than £1 per acre. In the former case, not less than two men must be employed during the first 12 months, and then one man for every 6 acres, and in the latter case one man for every 12 acres.

(iii) *Mineral Leases.* The term of a mineral lease is 21 years, renewable for a similar period, and the maximum area allowed is (a) for coal, 320 acres, or for the holder of a prospecting area, 640 acres; (b) for oil, 48 acres for an ordinary lease, and 640 acres for a reward lease; (c) for precious stones, 24 acres; and (d) for other minerals, ordinary lease, 48 acres, and lease on abandoned ground, 96 acres. The annual rental per acre is for (a) 6d.; (b) ordinary lease, 6d., reward lease, a peppercorn for the first 5 years; and (c) and (d) ordinary lease, 5s., and extended lease not less than 2s. as the Governor may determine. A royalty of 3d. per ton during the first 10 years and of 6d. per ton for the balance of the lease is payable in the case of coal, and, in the case of oil, the royalty is 10 per cent. of the gross value of the output. The labour conditions are for coal and oil, during the first year, one man; during the second year, two men; and thereafter three men for every 60 acres; and for other minerals, two men for the first year, and then one man for every 6 acres of an ordinary lease, and for every 12 acres of an extended lease.

(iv) *Business Areas.* A holder of a miner's right may take up a business area not exceeding 1 acre in extent, and must occupy the same for carrying on business, but he may obtain exemption from occupation for 6 months, provided that he has effected improvements thereon to the value of £50.

(v) *Residence Areas.* A residence area of  $\frac{1}{4}$  acre may be held by the holder of a miner's right, provided that he occupies the same. After expending £10 on improvements he may obtain exemption from residence for 6 months.

(vi) *Miners' Homestead Leases.* A miner, resident on a gold or mineral field, may be granted a miner's homestead lease not exceeding (a) 20 acres, if within 2 miles of the nearest boundary of any township or suburban area; or (b) 500 acres if beyond, at an annual rental, for the first 20 years, of (a) 2s. per acre, where the area does not exceed 20 acres; and (b) 6d. per acre where such area is exceeded, and thereafter 1s. if demanded. Within 3 years the lessee must fence in the land, and within 5 years must improve it to the value of 10s. per acre.

(viii) *Particulars of Areas Occupied.* The following table gives particulars of operations for the years 1919 to 1923. These figures are exclusive of holdings under miners' rights. Of the areas shown as taken up in 1923, the area under lease was 5,249 acres for gold-mining, 5,325 for mining for other minerals, and 20 for miners' homesteads, a total of 10,594 acres. The balance was taken up under licences.

**AREAS TAKEN UP UNDER MINING ACTS.—WESTERN AUSTRALIA,  
1919 TO 1923.**

Particulars.	1919.	1920.	1921.	1922.	1923.
<b>AREAS TAKEN UP DURING YEAR.</b>					
Gold-mining .. ..	Acres. 16,790	Acres. 36,067	Acres. 17,291	Acres. 17,836	Acres. 21,722
Mining for other minerals .. ..	52,661	37,599	73,561	42,509	15,772
Other purposes .. ..	499	1,033	2,181	1,537	73
<b>Total .. ..</b>	<b>69,950</b>	<b>74,699</b>	<b>93,033</b>	<b>61,882</b>	<b>37,567</b>
<b>TOTAL AREAS OCCUPIED AT END OF YEAR.</b>					
Gold-mining .. ..	22,487	36,070	21,600	25,011	24,574
Mining for other minerals .. ..	84,381	96,036	101,322	78,073	66,036
Other purposes .. ..	38,439	38,485	38,397	37,896	37,219
<b>Total .. ..</b>	<b>145,307</b>	<b>170,591</b>	<b>161,319</b>	<b>140,980</b>	<b>127,829</b>

6. *Tasmania.*—(i) *Holdings under Miners' Rights.* A miner's right is issued to any person at a fee of 5s. for a year, expiring on the 31st December next after the date of issue, and entitles the holder to take possession of Crown land and to mine thereon, also to construct water-races, build a residence thereon, etc. An ordinary claim for a single holder contains  $\frac{1}{2}$  acre.

(ii) *Prospectors' Licences.* A prospector's licence, issued at a fee of 10s. for a year ending on the 31st December, empowers the licensee to take up a claim for the purpose of prospecting for gold or minerals. Such claim may be an ordinary claim with an area of up to 40 acres, or an extended claim up to 320 acres, and both must be worked continuously.

(iii) *Gold-mining Leases.* Any person may be granted a gold-mining lease of any Crown land for a period of 21 years, renewable for a further 21 years. Reward leases may be granted to discoverers of gold, and, under certain circumstances, special leases

may be issued. The maximum area allowed is 40 acres, and the rent is 10s. per acre per annum. At least £10 per acre must be expended annually in mining operations or in works connected therewith.

(iv) *Mineral Leases.* Mineral leases are also issued for a period of 21 years, renewable as in the case of gold-mining leases. The maximum area is—(a) for coal or oil, 640 acres; and (b) for other minerals, 80 acres. The annual rent per acre is—(a) for oil, 1s.; (b) for coal, 2s. 6d.; and (c) for other minerals, 5s. At least £2 per acre must be expended annually. No royalty is charged, except on oil, for which it is fixed at 5 per cent. of the gross value of all crude oil obtained after the first 50,000 gallons.

(v) *Leases and Licences Issued and Areas Occupied.* During the year 1923, the number of leases issued was 205, of which the more important were 39 for gold mining, covering 528 acres; 59 for tin, covering 1,868 acres; 7 for coal, covering 1,750 acres; and 13 for iron, covering 1,132 acres. Twenty-four licences to search for coal and oil were also granted. The following table gives particulars of operations for the years 1919 to 1923:—

#### AREAS TAKEN UP UNDER MINING ACTS.—TASMANIA, 1919 TO 1923.

Particulars.	1919.	1920.	1921.	1922.	1923.
AREAS TAKEN UP DURING YEAR.					
	Acres.	Acres.	Acres.	Acres.	Acres.
Gold-mining .. ..	205	1,195	530	794	1,074
Mining for other minerals ..	7,380	8,419	10,862	4,309	12,884
Licences to search for coal or oil ..	..	..	122,611	25,481	33,473
Other purposes .. ..	100	176	236	186	104
Total .. ..	7,685	9,790	134,239	30,770	47,535
TOTAL AREAS OCCUPIED AT END OF YEAR.					
Gold-mining .. ..	537	1,403	1,894	2,424	1,687
Mining for other minerals ..	43,050	42,120	47,562	43,667	37,662
Licences to search for coal or oil ..	..	..	117,031	137,692	34,761
Other purposes .. ..	2,904	2,857	3,020	3,732	3,517
Total .. ..	46,491	46,380	169,507	187,515	77,627

7. *Northern Territory.*—(i) *General.* Mining generally is governed by the Northern Territory Mining Act passed by the South Australian Legislature in 1903, but special Ordinances have since been promulgated by the Commonwealth respecting tin dredging and mining for mineral oil and coal.

(ii) *Holdings under Miners' Rights.* The fee for a miner's right is 5s. for 12 months from the date of issue, and a holder thereof is entitled to occupy Crown lands for mining purposes, to construct races, to divert water, to reside on his holding, etc.

(iii) *Gold-mining Leases.* The area of a gold-mining lease must not exceed 40 acres, and the term is 42 years, renewable for a further 21 years. The rent must not be less than 1s. per acre per annum. A royalty of 6d. in the pound of the net profits must be paid, and one man must be kept constantly employed for every 10 acres, unless exemption is obtained.

(iv) *Mineral Leases.* Mineral leases may be granted in blocks not exceeding 80 acres each, but no person may hold more than 640 acres altogether nor more than 320 acres in contiguous blocks. A mineral lease is issued for a term not exceeding 99 years, and the rent and royalty are the same as in the case of a gold-mining lease. One man for every 20 acres must be constantly employed during 9 months in each year.

(v) *Tin-dredging Leases.* These leases are issued for a term not exceeding 21 years at a rental of 1s. per acre per annum. The area must not exceed 1,000 acres, and the lessee must, after the first 12 months, keep continuously employed thereon either (a) not less than one man of European race or extraction for every 25 acres; or alternatively (b) fully-manned machinery of a value of not less than £500 for every 100 acres.

(vi) *Mineral Oil and Coal Licences.* A licence to search for mineral oil or coal, or for both, may be granted over an area not exceeding 1,000 square miles for a period of 5 years on payment of an annual fee of £10. At least 4 white men must be employed for not less than 6 months in each year. A holder of a mineral oil licence who discovers payable mineral oil on the land held under his licence has a preferential right to a mineral oil lease of 160 acres, together with a reward area of 640 acres thereon. A discoverer of coal in payable quantities has a preferential right to an area of 640 acres as a coal lease.

(vii) *Mineral Oil and Coal Leases.* Leases may be granted for a period of 21 years, renewable for a further 21 years, for mining for mineral oil or coal, the maximum areas being—(a) for mineral oil, 160 acres; and (b) for coal, 640 acres. In the case of mineral oil, the annual rent is 1s. per acre, and a royalty of 5 per cent. on the gross value of all crude oil obtained is payable; the lessee must also work the land to the satisfaction of the Minister. In the case of coal, the rent and conditions are fixed by regulation.

(viii) *Business Licences.* A business licence is issued at the prescribed fee and authorizes the holder to occupy on a gold-field, for the purpose of residence and carrying on his business, so much Crown land as is fixed by the Warden who issues the licence.

(ix) *Garden Licences.* The Warden may grant licences to occupy land upon any gold-field or mineral-field to any person for the purpose of growing fruit or other garden produce. The conditions as to rent, etc., are as prescribed, but the area must not exceed 20 acres.

(x) *Areas occupied.* The areas occupied under Mining Acts at the end of 1923 are given on page 180.

8. *Summary.*—The following tables show the total areas of Crown lands for which leases and licences for mining purposes were issued in each State during each year from 1919 to 1923 inclusive, and also the total areas of Crown lands occupied for mining purposes at the end of each year during the same period :—

#### CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES, 1919 TO 1923.

Particulars.	N.S.W.	Victoria (a)	Q'land. (b)	S. Aust. (b)	W. Aust.(b)	Tas. (b)	Total.
AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1919 ..	17,959	7,032	24,371	58,796	69,950	7,685	185,793
1920 ..	39,306	7,032	39,399	578,094	74,699	9,790	748,320
1921 ..	28,745	10,696	97,700	573,756	93,033	134,239	938,169
1922 ..	16,772	6,699	178,200	437,519	61,882	30,770	731,842
1923 ..	40,143	9,207	67,754	610,277	37,567	47,535	812,483
TOTAL AREAS OCCUPIED AT END OF YEAR.							
1919 ..	229,884	69,165	313,833	144,346	145,307	46,491	949,026
1920 ..	245,459	48,561	327,880	603,297	170,591	46,380	1,442,168
1921 ..	268,851	52,892	412,368	642,570	161,319	169,507	1,707,507
1922 ..	281,503	49,178	501,137	512,841	140,980	187,515	1,673,154
1923 ..	307,336	47,361	444,586	653,899	127,829	77,627	1,658,638

(a) Including private lands, leases, and water right licences only. (b) Exclusive of lands held under miners' rights only.

NOTE.—Up to the 31st December, 1923, an area of 29,269,476 acres was under mining leases and licences in the Northern Territory, of which 2,276 acres were under lease, and the balance under licence to prospect for oil and coal.

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

1. New South Wales.—(i) *General.* Special provision is made by the Returned Soldiers Settlements Act for the occupation of land by discharged soldiers and sailors. Crown land or acquired land may be set apart for discharged soldiers and sailors, and obtained by them under the legislation specified, or under the Crown Lands or Closer Settlement Acts.

(ii) *Special Holdings.* The Minister may set apart any area of Crown land or land acquired under the Closer Settlement Act or Murrumbidgee Irrigation Act for sale or lease to discharged soldiers or sailors. In order to obtain a block of such land, the applicant must be certified as qualified by a classification committee. The prices, capital values, rents, charges for water (if supplied), and conditions are determined by the Minister, or by the Water Conservation and Irrigation Commission, as the case may be. The holder of a lease under this section, except in an irrigation area, may apply to purchase the same by 15 annual instalments with  $2\frac{1}{2}$  per cent. interest, but residence for 5 years on the land is obligatory.

(iii) *Soldiers Group Purchases.* Under the Returned Soldiers Settlement Act, land may be subdivided into home-maintenance areas and set apart as a group settlement for discharged soldiers as approved by the Minister. Upon being satisfied as to their fitness and suitability, the Minister may allot blocks on such settlement on prescribed conditions. Within 12 months from the date of allotment right of possession is established, the title commencing from the date of confirmation thereof. Five years' residence is necessary. Boundary fences must be completed within 3 years from the date of confirmation. The capital value as notified is repayable by annual instalments, usually of 6 per cent. thereof, including interest at 5 per cent. Under certain circumstances the Minister may postpone the payment of the first two annual instalments. The third instalment may be similarly suspended, provided that improvements of a value equal to the amount of the three instalments have been effected. On payment of all moneys due, and fulfilment of all conditions, a freehold title is given.

(iv) *Progress of Soldier Settlement.* At the 30th June, 1923, the area acquired or set apart for soldier settlement was 8,844,685 acres, of which 1,893,486 acres comprised private land purchased at a cost of £7,956,784. The number of farms allotted was 6,537 (excluding 1,292 which had been transferred or surrendered), containing 7,850,705 acres, of which 6,062,848 acres were Crown lands (including 3,740,955 acres in the Western Division taken up under the Western Lands Act), 1,715,444 acres of acquired lands, and 72,413 acres in the Irrigation Areas.

2. Victoria.—(i) *General.* Returned soldiers may take up land under the conditions contained in the Land Act and Closer Settlement Act. The Governor may also set apart any area of Crown land for disposal under those Acts to discharged soldiers only, or subdivide the same into blocks, which may be granted to them on special terms. The Closer Settlement Board is empowered to improve land (a) prior to its disposal in allotments; or (b) at any time within the first 3 years after it has been disposed of under conditional purchase lease; or (c) at any time prior to its being resold after forfeiture to the Crown. The cost of the improvements is, in the case of (b) to be repaid in 40 half-yearly instalments, and in the cases of (a) and (c) it may be added to the value of the allotments, or treated as an advance.

(ii) *Progress of Soldier Settlement.* At the 30th June, 1923, the area acquired or set apart for soldier settlement was 2,270,298 acres, of which 1,730,580 acres comprised private land purchased at a cost of £13,067,656. The number of farms allotted was 8,141, containing 2,234,852 acres.

3. *Queensland.*—(i) *Acquisition of Land.* The Minister may, with the approval of the Governor in Council, acquire for the Crown, either by agreement or compulsorily, country, town or suburban land in Queensland, whether alienated in fee-simple or held from the Crown under any tenancy or tenure. The purchase-money may be paid, at the option of the Minister, in cash or in debentures, bearing interest at  $4\frac{1}{2}$  per cent. per annum, which are not negotiable for 5 years. Crown land may also be set apart as open for selection as perpetual lease selections by discharged soldiers only.

(ii) *Perpetual Lease Selections.* (a) Where the land is unoccupied Crown land or has been acquired under the Discharged Soldiers Settlement Act as the whole or part of a holding held under pastoral lease or grazing selection tenure or scrub selection, or not acquired under the Closer Settlement Act, the following provisions apply :—1. No deposit of rent or survey fee is necessary. 2. During the first 3 years, the rent is a peppercorn, if demanded. 3. After the first 3 years, the survey fee must be paid in 10 annual instalments. 4. From the fourth to the fifteenth year, the annual rent is  $1\frac{1}{2}$  per cent. of the notified capital value, and thereafter  $1\frac{1}{2}$  per cent. of the unimproved capital value, as determined by the Land Court every 15 years. 5. The lease is subject to the condition of personal residence during the whole term.

(b) Where the land has been acquired under the Closer Settlement Act or under the Discharged Soldiers Settlement Act, not being the whole or part of a holding held under pastoral lease or grazing selection tenure or scrub selection, the terms are the same, except :—1. The survey fee is payable in instalments after 5 years. 2. The annual rent during the first 15 years is 3 per cent. of the notified capital value, together with the rate per cent. of the sum, if any, paid by the Crown for clearing, and for every term of 15 years thereafter, 3 per cent. of the unimproved capital value, as determined by the Land Court, together with 3 per cent. of the sum, if any, paid by the Crown for clearing.

(iii) *Perpetual Town and Suburban Leases.* These leases are not offered at auction, but are open to applicants in the same manner as perpetual lease selections. The conditions of tenure and rental are the same as those for perpetual lease selections by discharged soldiers.

(iv) *Progress of Soldier Settlement.* At the 30th June, 1923, the area acquired or set apart for soldier settlement was 763,625 acres, of which 41,101 acres comprised private land, purchased at a cost of £270,480. The number of farms allotted was 2,269, containing 732,538 acres.

4. *South Australia.*—(i) *Acquisition of Land.* The Minister for Repatriation may acquire by purchase, either by agreement or compulsorily, land which is held in fee-simple or under Crown lease, for the purpose of the settlement of discharged soldiers thereon. He may also purchase land under any tenure with the view to the settlement thereon of any particular discharged soldier. The Governor may also set apart any area of Crown lands for allotment to discharged soldiers only.

(ii) *Disposal of Land.* Any land set apart or purchased for discharged soldiers may be subdivided into suitable blocks, and offered to them on perpetual lease or on leases for such terms of years as the Minister thinks convenient. The Minister may remit, wholly or in part, any rent or purchase money payable by a discharged soldier upon any lease granted or agreement entered into.

(iii) *Progress of Soldier Settlement.* At the 30th June, 1923, the area acquired or set apart for soldier settlement was 2,777,710 acres, of which 2,076,181 acres comprised private land purchased at a cost of £4,236,020. The number of farms allotted was 3,168, containing 2,745,459 acres.

5. *Western Australia.*—(i) *Acquisition of Land.* Under the Agricultural Lands Purchase Act the Governor may compulsorily acquire land held in fee-simple, provided that the value thereof exceeds £5,000, exclusive of improvements, for the purpose of settling discharged soldiers thereon. The Minister may also purchase any alienated land, including land held under pastoral lease or conditional purchase, which a discharged soldier may desire to acquire.



(ii) *Disposal of Land.* The Governor may set apart any areas of land for the purpose of disposal to discharged soldiers exclusively, under the Land Act or under a special form of tenure. When land has been taken up under the Agricultural Lands Purchase Act, the payment of instalments may be spread over 40 years, and the rate of interest may be reduced during the first 5 years, while payments may also be deferred for the same period. The payment of rent on a pastoral lease granted to or acquired by a discharged soldier may be remitted for the first 5 years, provided that the area thereof does not exceed 100,000 acres.

(iii) *Special Tenure.* A discharged soldier, who has obtained a qualification certificate, may apply for a block of land in an area set apart for discharged soldiers, on the terms either of the Land Act or of the Agricultural Lands Purchase Act, but with the following modifications:—The Minister may allow payment of the instalments of the price of the land, including the value of improvements, to commence not later than 5 years from the commencement of the conditional purchase; and the price, as fixed by the Land Act (exclusive of the value of the improvements, if any, and survey fee), of Crown lands acquired by a discharged soldier is reduced by one half, and any soldier who, prior to enlisting, was a holder of a conditional purchase under the Land Act, is not required to pay more than half the purchase money. This latter provision does not apply to land acquired by the Crown under the Agricultural Lands Purchase Act.

(v) *Areas Acquired and Allotted.* At the 30th June, 1923, the area of land acquired or set apart for soldier settlement was 8,860,366 acres, of which 245,433 acres comprised private land purchased at a cost of £607,215. The number of farms allotted was 1,008, containing 8,860,366 acres. In addition, 2,983 properties with an area of 24,355,000 acres were purchased by returned soldiers with the assistance of the Agricultural Bank, which then takes a mortgage to cover its expenditure. Assistance was also given to 857 soldier settlers who occupied areas totalling 2,788,000 acres.

6. *Tasmania.*—(i) *Acquisition of Land.* The Minister may purchase by agreement and acquire or compulsorily acquire for the Crown private land for the purpose of settling returned soldiers thereon, in the same manner as under the Closer Settlement Act, with the exception that the minimum value of land which may be compulsorily acquired is reduced to £6,000. Up to £2,850,000 may be borrowed for the purposes of soldier settlement.

(ii) *Free Grants to Returned Soldiers.* Any discharged soldier, to whom a qualification certificate has been issued, may select under the Crown Lands Act one lot of first-class land (maximum value £1 per acre), not exceeding 100 acres in area, or its equivalent in value of second or third class land. The land is free, but the conditions as to occupation and improvements in the Crown Lands Act must be complied with, and the occupation must be effected by the returned soldier or by a member of his family.

(iii) *Ordinary Tenure by Returned Soldiers.* The Governor may set apart areas of Crown lands or closer settlement land for disposal under the Crown Lands Act or the Closer Settlement Act to discharged soldiers exclusively, and may modify the provisions of those Acts under which the land is taken up.

(iv) *Special Tenure for Returned Soldiers.* Land acquired under the Returned Soldiers Settlement Act may be disposed of by way of sale or lease to discharged soldiers, as well as any land which the Governor may have set apart for the same purpose. This land is subdivided into such allotments and disposed of at such prices capital values or rents and subject to such conditions as the President of the Closer Settlement Board determines. No deposit is required from an applicant, and where the land is disposed of by way of lease or sale no rates or taxes need be paid for the first 4 years.

(v) *Areas Acquired and Allotted.* At the 30th June, 1923, the area acquired or set apart for soldier settlement was 329,582 acres, of which 268,209 acres comprised private land purchased at a cost of £2,010,225. The number of farms allotted was 1,935, containing 271,537 acres.

7. **Summary.**—The following table gives a summary of the area acquired, the purchase price thereof, and the number and area of farms allotted in all the States to the 30th June, 1923 :—

**SOLDIER SETTLEMENT.—AREAS ACQUIRED AND ALLOTTED AT  
30th JUNE, 1923.**

Particulars.	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tas.	Total.
Area acquired or set apart—							
(i) Private land acquired .. acres	1,893,486	1,730,580	41,101	2,076,181	245,433	268,209	6,254,990
(ii) Crown lands set apart.. No.	6,951,199	539,718	722,524	701,529	8,614,933	61,373	17,591,276
Farms, etc., { No. 6,537		8,141	2,269	3,168	1,008	1,935	23,058
allotted { acres 7,850,705		2,234,852	732,538	2,745,459	8,860,366	271,537	22,695,457
Price paid by Government for private land acquired .. £	7,956,784	13,067,656	270,480	4,236,020	607,215	2,010,225	28,148,380

### § 9. Tenure of Land by Aliens.

1. **New South Wales.**—(i) *General.* In the Crown Lands and Closer Settlement Acts restrictions are placed on the acquisition of Crown lands by aliens, but in the Mining Act there is no mention of any such restriction.

(ii) *Crown Lands Act.* An alien is not qualified to apply for an original homestead selection, an original purchase lease, a settlement lease, or an original conditional purchase, unless he has resided in New South Wales for one year and at the time of making application lodges a declaration of his intention to become naturalized within 5 years. If he fails to become naturalized, the land is forfeited. The residential limit of 12 months does not, however, apply to applicants for homestead farms, Crown leases, suburban holdings, or leases within irrigation areas; but any alien, who becomes the holder of any of these tenures, must become naturalized within 3 years. Failure to comply with this regulation involves forfeiture of the holding, together with all improvements thereon.

(iii) *Closer Settlement Act.* No person, other than a natural-born subject or a naturalized subject of His Majesty, or, if the subject of a neutral power who has served with the military or naval forces of His Majesty in the war of 1914–1919, is qualified to apply for a settlement purchase, but an unnaturalized subject of such allied power is qualified if he has resided in New South Wales for one year and lodges a declaration of his intention to become naturalized within 2 years. If such person fails to become naturalized the land is forfeited.

2. **Victoria.**—(i) *General.* No restrictions are placed on the holding of land by aliens in either the Land Act or in the Closer Settlement Act. Under the Supreme Court Act (Section 58) every alien friend resident in Victoria may acquire and hold real and personal property in the same manner as if he were a natural-born subject of His Majesty.

3. **Queensland.**—(i) *Land Act.* No alien, who has not first obtained a certificate that he is able to read and write from dictation words in such language as the Minister may direct, is competent to apply for or hold any selection. If an alien acquires a selection or any interest therein, and does not within 5 years become naturalized, all his interest in such selection is forfeited. If, however, an alien has made application to become a naturalized subject before the expiration of 5 years, and his application has, under any law, not been dealt with, such period shall be extended by a further 5 years.

(ii) *Mining Act.* No Asiatic, African, or Polynesian alien may exercise any privilege under a miner's right, except that of alluvial gold mining, nor may he hold any lease or business licence.

(iii) *Leases to Aliens Restriction Act.* Under the Leases to Aliens Restriction Act of 1912, no lease may be granted of any parcel of land exceeding 5 acres in extent to any alien who has not first obtained a certificate that he is able to read and write from dictation in such language as the Secretary for Public Lands may direct.

4. *South Australia.*—(i) *General.* The only reference to the tenure of lands by aliens is in the Irrigation Act, which prescribes that persons of any Asiatic race, who are not subjects of His Majesty, are disqualified from being lessees.

5. *Western Australia.*—(1) *General.* There is no restriction in the Land Act forbidding the holding of land by aliens, but the regulations for the granting of leases of town and suburban lands prescribe that no lease shall be applied for or acquired by an Asiatic or African alien, except those open for cultivation situated northward of latitude 25 degrees south.

(ii) *Mining Act.* Under the Mining Act a miner's right may not be issued to any Asiatic or African alien, nor to any person of Asiatic or African race claiming to be a British subject, without the authority of the Minister. An Asiatic or African alien cannot hold a mining lease.

6. *Tasmania.*—(i) *Aliens Act.* Under the Aliens Act of 1913, real and personal property of every description may be taken, acquired, held, and disposed of by an alien in the same manner in all respects as by a natural-born British subject.

7. *Northern Territory.*—(i) *Crown Lands Ordinance.* A lease may be granted to any person over 18 years of age.

(ii) *Northern Territory Mining Act.* A miner's right held by an Asiatic alien entitles him to mine only for gold or tin on alluvial ground, while under the Northern Territory Mining Act, and the Tin Dredging Ordinance, no mining lease may be granted to an Asiatic alien, and no such alien is entitled to acquire or hold any lease or any interest therein.

(iii) *Mineral Oil and Coal Ordinance.* No licence or lease shall be granted to (a) any company other than a British Company registered under the provisions of the law relating to companies in force in the Northern Territory; (b) any company, unless two-thirds at least of its shares are held by natural-born or naturalized British subjects; or (c) to any person who is not a British subject.

## § 10. Advances to Settlers.

1. *New South Wales.*—(i) *General.* Advances to ordinary settlers are effected through the Rural Bank Department of the Government Savings Bank, and may consist of either (a) overdrafts on current accounts; (b) fixed or amortization loans upon mortgage of an estate in fee-simple or upon any tenure or holding under the Crown Lands Act; or (c) advances on purchase of farms. Advances to soldier settlers are made under the Returned Soldiers Settlement Act.

(ii) *Government Savings Bank Act.* (a) *Loans to Settlers.* The following provisions apply to fixed or amortization loans:—(1) no loan may be for a less amount than £50, nor for more than £2,000 to any person; (2) no loan may be made in respect to encumbered land, unless it is used to pay off such encumbrance; (3) the amount of any loan must not exceed two-thirds of the sale value of the security; (4) in the case of holdings under the Crown Lands Act (other than Western Lands leases and homestead leases) in respect of which a certificate of fulfilment of conditions has not issued, or which have not a currency of 5 years, a loan not exceeding £500 and not exceeding the value of the improvements may be made with the guarantee of the Minister for Lands, and (5) in the case of Western Lands leases and homestead leases the loan must not exceed 50 per cent. of the sale value of the security. The interest is fixed by the Commissioners of the Savings Bank, and loans are repayable either (1) in half-yearly instalments of interest and principal extending over 31 years, or (2) at fixed dates.

(b) *Advances on Purchase of Farms.* The Commissioners may make advances to assist persons in purchasing lands, provided that the title is either certificated conditional purchase or freehold. The amount of the advance must not exceed 80 per cent. of the

Commissioners' valuation of the security, and in other respects these advances are subject to the same provisions as other loans from the Rural Bank Department, but are limited to a maximum of £1,250 in each case.

(iii) *Returned Soldiers Settlement Act.* Advances may be made up to £625 to returned soldiers for the following purposes:—(a) clearing, fencing, draining, water supply, and general improvement of the land; (b) purchases of implements, stock, and other necessary commodities; and (c) the erection of buildings. The terms of repayment are usually (a) house, water supply, fencing, and other permanent improvements, by repayments extended over 25 years (the first 5 years' interest only to be paid); and (b) tools, stock, and implements, by payments extended over 6 years (interest only to be paid at the end of the first year). Interest is fixed at not exceeding  $3\frac{1}{2}$  per cent. for the first year, 4 per cent. for the second year, and so on, the rate increasing by not more than one-half per cent. for each subsequent year, until the maximum rate of  $6\frac{1}{2}$  per cent. has been reached.

(iv) *Amount of Advances.* The following table gives particulars respecting advances, &c., to 30th June, 1923:—

ADVANCES TO SETTLERS.—NEW SOUTH WALES, 1922–23.

Particulars.	Advances made during 1922–23.	Total Advances at 30th June, 1923.	Amount outstanding at 30th June, 1923.
	£	£	£
Government Savings Bank Advances ..	1,519,814	10,070,787	6,334,427
Soldier Settlement Advances ..	275,566	2,702,994	2,444,944
Advances for Purchase of Wire Netting ..	65,760	602,809	172,589
Advances to Necessitous Farmers ..	145,584	1,822,072	446,019
Total .. ..	2,006,724	15,198,662	9,397,979

2. *Victoria.*—(i) *General.* The principal institution which advances money to settlers is the State Savings Bank. The Closer Settlement Board is also authorized to make such advances, and the Government may lend money to Cool Stores Trusts, and, under special drought circumstances make advances to settlers for the purchase of seed, cattle, etc., for which purpose separate Acts have been and are passed from time to time as required.

(ii) *State Savings Bank Act.* The *Crédit Foncier* Department of the State Savings Bank was created for the purpose of making advances to settlers and others, and is authorized to borrow up to £10,000,000 for that object. The Commissioners may lend money to farmers, etc., on the security of any agricultural, horticultural, viticultural, or pastoral land held in fee-simple or on conditional purchase. Such loans are secured by a first mortgage on the property, and are payable either in cash or by debentures or mortgage bonds, at the option of the Commissioners. No advance may be less than £50, or more than £2,000, and each advance is limited to two-thirds, or, in the case of returned soldiers, to three-quarters, of the value of the land, and, in the case of a conditional purchase, this amount is reduced by the amount of rent outstanding. Where improvements are effected on a conditional purchase lease to the amount of £1 per acre at least, and the value of the land and improvements exceeds £2 per acre, an additional advance, not exceeding 15s. per acre, may be made. In the case of land which has acquired a special increase of value by reason of being cultivated as vineyards, hop-grounds, orchards, etc., advances may be made on the following terms:—(a) the total amount which may at any time be advanced must not exceed £100,000; (b) the amount of allowable advance may be increased by one-fourth, but not to a greater amount than £30 per acre; and (c) no advance may be made for a longer period than 15 years. Repayment of advances must be made in 63 half-yearly instalments of principal and interest, a slight reduction in the amount being made in the case of returned soldiers. The Commissioners may also advance money to companies in country districts for the erection of works for freezing, packing, or storing any commodities which are included in

the Primary Products Act or in the Fruit Act, provided that shares equal in value to not less than two-thirds of the proposed expenditure have been taken up, and one-third thereof paid for in cash. The loan is granted upon such terms and conditions as the Commissioners may think fit.

(iii) *Closer Settlement Act.* The Closer Settlement Board may advance money to (a) lessees of workmen's homes and agricultural labourers' allotments in aid of the cost of fencing and erecting dwelling-houses; (b) lessees of Crown land for carrying on farming or grazing pursuits, or for adding to improvements; (c) municipalities, for making roads to any land acquired by the Board; and (d) owners of land for the purchase of wire netting. An advance may not exceed £625, or, in the case of land which is suitable mainly for grazing, £1,000, and is repayable in 40 half-yearly instalments, with 5 per cent. interest. Where a lessee has, after not less than 6 years, obtained his compliance certificate or Crown grant, the amount of loan may be increased to £1,000, but must not exceed 60 per cent. of the value of the improvements and amount of purchase-money paid.

(iv) *Discharged Soldiers' Settlement Act.* The Closer Settlement Board may advance to a discharged soldier up to £625, or, if he is the owner or lessee of land in the mallee country or of grazing land only, up to £1,000. The rate of interest is fixed by the Minister, and is  $3\frac{1}{2}$  per cent. for the first year, increasing by  $\frac{1}{2}$  per cent. annually until the rate determined is reached. Repayment is as prescribed.

(v) *Primary Products Advances Act.* A company registered under the Companies Act, or a society registered under the Provident Societies Act, which is undertaking the establishment of abattoirs and freezing works, or cool storage for fish, or dried or canned fruit, or jam factories, tobacco-curing, or fruit-works, may be granted by the State Savings Bank a loan for the purpose of constructing such works. No loan may be granted unless at least one-third in number and value of the shareholders are persons engaged in the production of the primary products supplied to the company and full particulars of the proposed undertaking are furnished. The loan is repayable at such times and with such interest as the Commissioners may determine, the property must be mortgaged to the Bank, and a sum, not exceeding 5 per cent. of the value of the buildings, etc., paid annually into a depreciation fund.

(vi) *Fruit Act.* A Cool Stores Trust may be granted a loan by the Treasurer for the purchase of land and for the erection of a cool store thereon. Such loan must be a first charge on the property and revenue of the Trust, be for an agreed term of years, and provide for repayment with interest at  $4\frac{1}{2}$  per cent. in 40 half-yearly instalments. The State Savings Bank Commissioners may also advance money to a company for the purpose of constructing fruit-works, provided that at least one-third in number and value of the shares are held *bona fide* by shareholders being owners or occupiers of orchards within the locality. The terms of the loan are the same as those under the Primary Products Advances Act.

(vii) *Amount of Advances.* The following table gives particulars respecting advances, etc., to 30th June, 1923 :—

## ADVANCES TO SETTLERS.—VICTORIA, 1922-23.

Authority Making Advances.	Advances made to—	Advances made during 1922-23.	Total Advances at 30th June, 1923.	Amount Outstanding at 30th June, 1923.
		£	£	£
State Savings Bank	Civilians .. ..	259,694	5,453,340	2,300,696
	Discharged soldiers ..	50,695	217,985	197,829
Closer Settlement Board	Closer Settlement settlers	451,397	5,618,641	3,658,065
	Soldier settlers ..	1,696,073	19,377,469	17,869,930
Treasurer .. ..	Cool stores, canneries, etc.	8,351	591,994	501,285
Total .. ..	.. ..	2,466,210	31,259,429	24,527,805

3. *Queensland.*—(i) *General.* Advances to settlers are made under the State Advances Act (formerly the Government Savings Bank Act), the Discharged Soldiers' Settlement Act, and the Co-operative Agricultural Production Act. Under the last-named Act advances may also be made to co-operative companies for the erection of works for the manufacture or cool storage of primary products.

(ii) *State Advances Act.* The State Advances Corporation, which took the place of the Government Savings Bank, may make advances to any owner or occupier of property which is used for agricultural, dairying, grazing, horticultural or viticultural purposes, on the security of a first mortgage. The limit of advance to one person is £1,200, and, subject to the succeeding paragraphs, no advance may exceed 15s. in the £1 of the fair estimated value of the holding and existing or proposed improvements. The purposes for which loans are granted are:—(a) to pay the purchase-money of the holding; (b) to release a mortgage or other liability on the holding; (c) to purchase stock, machinery, and implements; (d) to effect suitable improvements; and (e) for general purposes (including a maximum amount of £400 for unspecified purposes to *bona fide* resident settlers). Advances may also be made, not exceeding in the aggregate £300, to the full value of the following improvements:—(a) buildings; (b) ringbarking, clearing, fencing, draining, and water conservation; and (c) wells or bores (inclusive of lifting power). Where a holder of agricultural land has an area of 35 or more acres cleared, fenced, and sown with approved grass, an amount up to £100 may be advanced for the purchase of dairy stock to the full value of such improvements. Further security may be required by way of stock-mortgage, bill of sale, lien on crops, etc. During the first 5 years following the date of the loan interest is payable at the rate of 5 per cent per annum. After the expiration of that period, the loan with interest is repayable within 20 years in half-yearly instalments of £4 0s. 3d. (which includes interest) for every £100 advanced. Advances made on the security of leases of grazing selections must be repaid with interest at 5 per cent. per annum, within a term not later than the date upon which the lease will expire.

(iii) *Discharged Soldiers' Settlement Act.* Advances may be made by the Minister to discharged soldiers who are owners of land in fee-simple or holders of land under tenure from the Crown. Such advances may be made for the purposes of (a) the payment of purchase-money; (b) the payment of existing liabilities; (c) making improvements; (d) purchasing live stock, machinery, trees, etc.; or (e) any other approved purpose. An advance to any one person may not exceed £1,200. The first portion of the advance, which must not exceed £625, nor the fair value of the holding and improvements, is repayable with interest by instalments within 40 years. The rate of interest for the first year is  $3\frac{1}{2}$  per cent., and it increases annually by  $\frac{1}{2}$  per cent. until the rate equals the actual rate (not exceeding 5 per cent.) payable by the State in respect of the loan out of which such advance was made. The balance of the loan, up to £575, may be advanced for a term of 25 years, repayable with interest at 5 per cent., but must not exceed 15s. in the £1 of the estimated value of the land and improvements. Advances may be also made on short terms for the purchase of live stock, plants, vehicles, implements, seeds, etc.

(iv) *Co-operative Agricultural Production Act.* The Minister may make advances to any co-operative company for the construction of works for the manufacture and storage of primary products of agriculture. Such advances may be made up to two-thirds of the entire cost of the works and machinery. An advance may be granted only on the condition that the articles of association of the company provide that at least two-thirds of the shares are held by primary producers, and that no greater dividend than 6 per cent. shall be paid before any advance has been repaid. The Minister takes as security a mortgage over the works, together with any available collateral security, such as a bill of sale over the machinery, etc. The repayments are spread over a period of 16 years, with interest at 5 per cent. per annum. For the first 2 years interest only is payable, and for the remaining 14 years the sum of £10 2s. 1d. must be repaid annually for every £100 advanced.

Advances may also be made to farmers, dairy farmers, or sheep farmers, for the following purposes and on the following terms:—(a) purchase of dairy cattle, £200, term seven years; (b) purchase of pigs, £50, term three years; (c) purchase of sheep, £200, term 2 years; and (d) erection of silos, £150, term 5 years. The advances for the purchase of dairy cattle, pigs, and sheep, may be made on the security of a stock mortgage only, but advances for the erection of silos must be secured by a mortgage over the property.

(v) *Amount of Advances.* The following table gives particulars of advances, etc., to 30th June, 1923:—

## ADVANCES TO SETTLERS.—QUEENSLAND, 1922-23.

Act under which Advances were made.	Advances made during Year 1922-23.	Total Advances made to 30th June, 1923.	Amount Outstanding at 30th June, 1923.
	£	£	£
State Advances Act .. .. .	259,254	3,247,574	1,902,178
Co-operative Agricultural Production and Advances to Farmers Acts .. .. .	7,422	44,418	33,735
Discharged Soldiers' Settlement Act—			
Soldiers' Group Settlements .. .. .	86,028	1,242,291	1,214,397
State Advances Corporation .. .. .	56,716	998,706	884,363
Total .. .. .	409,420	5,532,989	4,034,673

4. *South Australia.*—(i) *General.* Advances may be made to settlers and others for the purpose of discharging mortgages, making improvements, etc., under the provisions of several Acts, which are briefly summarized hereunder. Loans may be made under the Loans for Fencing Act and the Vermin Act for the purchase of fencing materials in vermin-infested districts,

(ii) *Crown Lands Act.* Advances may be made to homestead blockholders (a) for erecting buildings; or (b) for making improvements on their land. A loan must not exceed in the case of (a) the cost of existing improvements; and in the case of (b) one-half the value of the improvements to be effected; and in no case may a loan exceed £50. Repayment is to be made in 20 equal annual instalments at the rate of £7 7s. 2d. per cent. of the amount advanced.

(iii) *Advances to Settlers on Crown Lands Act.* The Advances to Settlers Board may make advances to any settler on the security of his land and improvements (a) for making improvements, up to the estimated value of his lease or agreement and improvements, not exceeding £400, and up to three-fourths of such value in excess of £400, but not exceeding £250; or (b) for stocking his holding, up to £200; or (c) for discharging an existing mortgage, up to three-fourths of the value of his lease or agreement and improvements; or (d) for any other purpose, up to the same amount. Repayment must be made by 70 equal half-yearly instalments, with interest, but for the first 5 years interest only is payable.

(iv) *State Advances Act.* Under this Act the State Bank of South Australia was established with power to make advances to farmers and other producers, to local authorities, to persons possessed of the necessary securities, and in aid of industries. Loans to farmers and other producers and in aid of industries are made upon the security of lands in fee-simple or of Crown leases, and, in the case of freehold land, must not exceed three-fifths of the unimproved value in fee-simple of the land and permanent improvements, or, if the land has acquired a special additional value by reason of cultivation be a vineyard or orchard, then plus one-third of such additional value, or, in the case of a Crown lease, one-half of the selling value thereof with improvements. No single advance

may exceed £5,000. The Bank and the borrower may agree upon the term of years not exceeding 42 over which repayment may be spread, as well as the interest to be paid.

(v) *Irrigation Act.* Settlers under this Act are entitled to loans under the Advances to Settlers on Crown Lands Act, as well as under the Irrigation Act, but not exceeding £600 under both Acts. The Irrigation Commission may make advances to lessees (a) not exceeding the value of the lease and improvements thereon, for clearing, fencing, etc., for constructing channels and drains, or for the erection of buildings; (b) up to £200 for the purchase of implements, stock, etc.; and (c) not exceeding three-fourths of the aggregate value of the lease and improvements, for the discharge of a mortgage, or any other purpose. The Commission may also, upon the application of the lessee, expend a sum not exceeding £30 per acre of the irrigable land in each block in fencing, clearing, grading, and constructing channels, drains and tanks; 15 per cent. of the estimated cost to be lodged with the application. The maximum sum which may be advanced with respect to any one piece of land within an irrigation area is £600, or £30 per acre of the irrigable portion, whichever is the greater. Advances may be made only on the security of a first mortgage. During the first 5 years interest only is payable, but thereafter the advance must be repaid in 70 equal half-yearly instalments, with interest.

(vi) *Loans to Producers Act.* The Minister may, on the security of a mortgage on the property, make loans to any registered co-operative society three-fourths of the members of which are engaged in or are about to be engaged in rural production, for any of the following purposes:—Class A (1) the erection or purchase of cool stores; or (2) the erection or purchase of factories for jam making, and for canning, drying, and otherwise preserving fruit or vegetables; or (3) the erection or purchase of fruit-packing sheds; or (4) the erection or purchase of butter, cheese, or bacon factories; or (5) the erection or purchase of wineries or distilleries; or (6) the erection of silos; Class B (1) the purchase of fruit-grading machinery; or (2) the installation of irrigation plants; or (3) any other prescribed purpose. Loans may also be made to any land-holder for any of the three last-named purposes. Repayment of loans, with interest, must be in equal half-yearly instalments, spread over a period of 20 years, under Class A, and of 7 years under Class B. Under Class A, interest only is payable for the first 2 years of the currency of the loan, the repayment by 36 half-yearly instalments of principal and interest commencing on the first day of the thirty-first month from the making of the loan. Under Class B, repayment of both principal and interest commences on the first day of the seventh month from the date of making the loan.

(vii) *Discharged Soldiers Settlement Act.* An advance may be made to any discharged soldier settler for (a) clearing, fencing, etc.; (b) the erection of buildings on the land; (c) the purchase of implements, stock, etc.; (d) the payment of rent in arrear; (e) the discharge of any encumbrance or mortgage on the land; (f) paying off any debt incurred prior to enlistment or during his absence on active service. The last three purposes apply only to holders of certain classes of tenure. Repayment may be made in the cases of (c) and (f) in 7 yearly or 14 half-yearly instalments; or, in the cases of (a), (b), or (e), in 40 yearly or 80 half-yearly instalments; or, in the case of (d), as the Minister determines. The rate of interest is fixed by the Minister, but no interest is payable for the first year,  $2\frac{1}{2}$  per cent. for the second,  $3\frac{1}{2}$  per cent. for the third, and 5 per cent. for the fourth year.

(viii) *Agricultural Graduates Land Settlement Act.* Under the provisions of this Act, the Minister may (a) purchase land with a view to the settlement thereon of agricultural graduates, the value of which land, with improvements, must not exceed £3,000 for each graduate, and is repayable with interest; (b) advance to any agricultural graduate settler up to £500 for the purpose of purchasing seeds, implements, stock, etc., such advance being repayable as follows:—During the first 3 years interest only is payable, and thereafter the whole is to be repaid in 12 equal half-yearly instalments; (c) in uncleared mallee country make advances up to £1,000, but not to exceed pound for pound in value of the improvements effected.



(ix) *Amount of Advances.* The following table gives particulars respecting advances etc., to 30th June, 1923 :—

## ADVANCES TO SETTLERS.—SOUTH AUSTRALIA, 30th JUNE, 1923.

Particulars.	Advances made during 1922-23.	Total Advances at 30th June, 1923,	Amount outstanding at 30th June, 1923.
	£	£	£
Department of Lands and Surveys—			
Advances to soldier settlers .. ..	639,282	3,230,812	3,013,173
Advances to settlers for improvements ..	25,062	596,933	430,270
Advances under Vermin and Fencing Acts ..	44,426	798,117	234,655
Advances to blockholders .. ..	40	41,451	638
Advances for sheds and tanks .. ..	10,886	62,162	59,770
Advances in drought-affected areas .. ..	833	764,281	63,316
Advances under Loans to Producers Act ..	17,539	33,395	33,141
State Bank of South Australia .. ..	1,313,268	11,252,315	6,526,791
Irrigation Commission .. ..	5,592	93,339	49,629
Total .. ..	2,056,928	16,872,805	10,411,383

5. *Western Australia.*—(i) *General.* Advances to settlers are made by the Agricultural Bank, which was established in 1895. Special advances are also made to returned soldiers.

(ii) *Agricultural Bank.* This bank makes advances to a limit of £2,000 on the security of a first mortgage to persons engaged in agricultural pursuits. The borrower must pay the interest on the amount advanced for the first 5 years and after the expiration of that term the advance with interest must be repaid within 25 years in half yearly instalments. The interest is at such rates as may be prescribed, but if over 5 per cent. per annum must not exceed by more than 1 per cent. the rate of interest paid by the bank on funds raised by the bank.

(iii) *Advances to Soldier Settlers.* A soldier settler may be granted an advance up to £625 for improvements, fertilizers, machinery, plant, &c., and the interest thereon must not exceed  $3\frac{1}{2}$  per cent. for the first year, such interest increasing each year by  $\frac{1}{2}$  per cent. until the rate reaches the current rate for the time being.

(iv) *Amount of Advances.* The following table gives particulars respecting advances, etc., to 30th June, 1923 :—

## ADVANCES TO SETTLERS.—WESTERN AUSTRALIA, 1922-23.

Particulars.	Year ended—	Advances made during Year 1922-23.	Total Advances at 30th June, 1923.	Amount outstanding at 30th June, 1923.
		£	£	£
Agricultural Bank advances ..	30.6.23	324,695	4,600,523	3,223,187
Soldier settlement advances ..	30.6.23	563,156	4,387,324	4,514,877
Advances to rural industries ..	30.6.23	1,102	21,259	21,970
Advances to assisted settlers ..	31.3.23	1,103,085	7,204,160	1,667,423
Total .. ..	..	1,992,038	16,213,266	9,427,457

6. *Tasmania.*—(i) *General.* Advances to farmers and producers may be made under the State Advances Act, to closer settlement settlers under the Closer Settlement Act, to fruit-growers formed into a registered company under the Advances to Fruit-growers Act, and to returned soldiers under the Returned Soldiers Settlement Act.

(ii) *State Advances Act.* The Agricultural Bank of Tasmania, constituted under this Act, is authorized to borrow up to £150,000 on debentures or stock for the purpose of advancing money to farmers and other primary producers who own land in fee-simple or under purchase from the Crown on credit. Advances are secured on first mortgages, and may be made for any of the following purposes :—(a) the payment of existing liabilities; (b) agricultural, dairying, grazing, or horticultural pursuits; (c) making the prescribed improvements on the holding; or (d) adding to improvements already made. No advance may be granted to any one person for less than £25 nor for more than £1,000, nor may an advance exceed (a) one-half of the capital value of land held under purchase on the credit system, less the amount of instalments due; or (b) three-fifths of the capital value of freehold land. The repayment of advances commences after 5 years, and the borrower must repay one-fiftieth of the principal sum half-yearly thereafter until the whole amount of the advance is repaid. Interest is payable half-yearly at the rate fixed by the Treasurer.

(iii) *Closer Settlement Act.* Under this Act the Minister may make advances to lessees in aid of the cost of fencing, draining, erecting buildings, and other improvements. The total amount advanced may not exceed £ for £ of the sum expended by the lessee in such improvements. Loans are repayable by equal half-yearly instalments with interest, not exceeding 7 per cent., extending over a period not exceeding 21 years.

(iv) *Advances to Fruit-growers Act.* The Minister may advance to registered companies on a first mortgage on freehold land or on a lien on other property, money for all or any of the following purposes :—(a) the purchase of land on which a packing shed or pulping works is or are to be erected; (b) the erection of packing sheds; (c) the erection of pulping works; (d) the purchase of pulping works; or (e) the purchase of fruit-grading machinery. Generally, the amount of advance must not exceed 75 per cent. of the value of the land or plant, but, in the case of a company desiring to purchase grading machinery, it must not exceed 50 per cent. of the value thereof. Advances are repayable in equal half-yearly instalments of principal and interest combined extending over a period of 10 years, at the rate of £6 14s. 5d. for every £100 borrowed. Any company to which an advance is made may issue debentures for the purpose of securing the repayment of principal and interest.

(v) *Returned Soldiers Settlement Act.* Advances up to £625 may be made to discharged soldiers (a) for clearing, fencing, and general improvement of land disposed of under the Returned Soldiers Settlement Act; (b) for the erection of buildings, not exceeding £450, thereon; or (c) for the purchase of implements, stock, seeds, etc. Repayment must be made at the prescribed times, and in the prescribed manner. The Minister may also remit wholly or in part the payment of rent or of instalments on the purchase-money.

A returned soldier, who has not exercised his option of acquiring a free selection, and who is already a selector of land on credit purchase, is entitled to a remission of his instalments up to £100.

(vi) *Amount of Advances.* The following table gives particulars respecting advances, etc., to 30th June, 1923 :—

**ADVANCES TO SETTLERS.—TASMANIA, 30th JUNE, 1923.**

Authority making Advances.	Advances made to—	Advances made during 1922–23..	Total Advances to 30th June, 1923.	Amount outstanding at 30th June, 1923.
		£	£	£
Agricultural Bank ..	Settlers .. ..	7,054	157,211	90,676
Minister for Lands ..	Soldier Settlers ..	56,611	617,953	437,575
„ ..	Closer Settlement Settlers ..	2,340	17,711	9,569
„ ..	Fruit Growers ..	..	834	..
„ ..	Freezing Works ..	..	10,000	..
Total ..	.. ..	66,005	803,709	537,820

7. *Northern Territory.*—(i) *Advances to Settlers Act 1923.* This Act and the Regulations thereunder provide that the Minister for Home and Territories may, out of moneys paid into a Trust Account for the purpose, make advances to the Northern Territory for the purchase of wire netting.

Applications must state the security offered for payment and contain an undertaking that the applicant will execute an agreement—

- (a) to pay to the Minister free of interest the cost of the wire netting, including all freight and handling charges, to the port or railway station nearest to the applicant's holding. The payments must be made by cash or by not more than 20 equal annual instalments extending over a period of not more than 20 years from the 1st day of July of the year in which the advance is made.
- (b) to use the wire netting within 12 months after its receipt by the applicant for the erection of rabbit-proof or dog-proof fences.

An advance cannot be made on unimproved land or on land on which the rent is overdue.

(ii) *Advances to Settlers Ordinance.* Under this Ordinance the Advances to Settlers Board may, out of moneys voted by Parliament for the purpose, make loans to any person who is residing in the Northern Territory, and who is the holder of any land (1) under freehold or leasehold tenure from the Crown; or (2) under conditional purchase, for the purpose of (1) making improvements on the land; (2) purchasing implements or plant; (3) stocking the holding; or (4) paying off mortgages or other charges. An advance to one person may not exceed £800, and is secured by mortgage on the borrower's estate. For the first 5 years following the date on which the advance is made interest at the rate of 4 per cent. must be paid annually, and at the expiration of that period the amount of the advance, with 4 per cent. interest, must be repaid by 25 equal yearly instalments.

(iii) *Amount of Advances.* During the financial year 1922–23 the sum of £53 was advanced, making the total amount advanced to the 30th June, 1923, £2,024. The balance outstanding at that date, including interest, was £1,878.

8. *Summary of Advances.*—The following table gives a summary for each State to the 30th June, 1923:—

ADVANCES TO SETTLERS.—AUSTRALIA, 30th JUNE, 1923.

State.	Advances made during 1922–23.	Total Advances to 30th June, 1923.	Amount Outstanding at 30th June, 1923.
	£	£	£
New South Wales .. ..	2,006,724	15,198,662	9,397,979
Victoria .. ..	2,466,210	31,259,429	24,527,805
Queensland .. ..	409,420	5,532,989	4,034,673
South Australia .. ..	2,056,928	16,872,805	10,411,383
Western Australia .. ..	1,992,038	16,213,266	9,427,457
Tasmania .. ..	66,005	803,709	537,820
Northern Territory .. ..	53	2,024	1,878
Total .. ..	8,997,378	85,882,884	58,338,995

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

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

2. **New South Wales.**—At the 30th June, 1923, of the total area of New South Wales, 21.9 per cent. had been alienated absolutely, 10.4 per cent. was in process of alienation, 58.4 per cent. was held under leases and licences, and the remaining 9.3 per cent. was unoccupied.

The following table gives particulars for the five years ending 30th June, 1919, to 1923 :—

#### ALIENATION AND OCCUPATION OF CROWN LANDS.—NEW SOUTH WALES, 1918-19 TO 1922-23.

Particulars.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated.</i>					
Granted and sold prior to 1862	7,146,579	7,146,579	7,146,579	7,146,579	7,146,579
Sold by auction and other sales, 1862 to date .. ..	14,933,719	14,849,209	15,182,649	15,184,016	15,188,819
Conditionally sold, 1862 to date	17,887,903	18,564,288	19,228,810	19,970,073	20,637,146
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	172,198	172,198	172,198	172,198
Granted for public and religious purposes .. ..	240,222	240,915	241,417	241,742	242,674
Total .. ..	40,350,621	40,973,189	41,971,653	42,714,608	43,387,416
2. <i>In Process of Alienation.</i>					
Under system of deferred payments .. ..	19,435,807	19,365,856	18,672,521	18,437,590	18,200,900
Closer settlement purchases ..	1,288,407	1,510,568	1,995,225	2,385,411	2,427,826
Total .. ..	20,724,214	20,876,424	20,667,746	20,823,001	20,628,726
3. <i>Held under Leases and Licences.</i>					
Total under Lands Department and Western Land Board ..	116,096,521	116,543,911	116,142,203	115,450,062	115,391,357
Mineral and auriferous leases and licences (Mines Department) ..	225,134	229,884	268,851	281,503	307,336
Total .. ..	116,321,655	116,773,795	116,411,054	115,731,565	115,698,693
4. <i>Unoccupied</i> .. ..	20,610,010	19,413,092	18,986,047	18,767,326	18,321,665

Area of State—198,036,500 acres

3. *Victoria.*—The total area of the State of Victoria is 56,245,760 acres, of which 44.4 per cent. had been alienated absolutely up to the end of the year 1922; 15.8 per cent. was in process of alienation under deferred payments and Closer Settlement Schemes; 16.5 per cent. was occupied under leases and licences; while 23.3 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—VICTORIA, 1918 TO 1922.**

Particulars.	1918.	1919.	1920.	1921.	1922.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated</i> .. .. .	24,503,531	24,605,825	24,793,053	24,903,109	24,947,732
2. <i>In Process of Alienation</i> —					
Exclusive of Mallee, etc. ..	2,051,422	2,022,373	1,937,933	1,933,656	2,021,372
Mallee Lands .. .. .	5,511,340	6,259,742	6,274,011	6,303,229	6,345,499
Under Closer Settlement Acts ..	527,237	514,128	520,003	528,545	542,978
Village Settlements .. .. .	16,888	15,235	14,155	12,694	995
Total .. .. .	8,106,887	8,811,478	8,746,102	8,778,124	8,910,844
3. <i>Leases and Licences Held</i> —					
Under Lands Department ..	10,649,247	10,944,854	9,991,558	8,940,521	9,237,593
Under Mines Department ..	76,799	69,165	48,561	52,892	52,866
Total .. .. .	10,726,046	11,014,019	10,040,119	8,993,413	9,290,459
4. <i>Unoccupied Crown Lands</i> ..	12,909,298	11,814,438	12,666,486	13,571,114	13,096,725

Total area of State—56,245,760 acres.

4. *Queensland.*—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1922, 4.0 per cent. was alienated absolutely; 1.8 per cent. was in process of alienation; and 70.6 per cent. was occupied under leases and licences. The remainder (23.6 per cent.) was either unoccupied or held as reserves, or for roads.

The distribution is shown in the following table :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—QUEENSLAND, 1918 TO 1922.**

Particulars.	1918.	1919.	1920.	1921.	1922.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated Absolutely.</i>					
By Purchase .. .. .	16,684,981	16,806,983	16,935,558	17,064,697	17,156,804
Without Payment .. .. .	86,736	86,736	86,742	87,731	87,740
Total .. .. .	16,771,717	16,893,719	17,022,300	17,152,428	17,244,544
2. <i>In Process of Alienation</i> ..	9,763,261	9,064,089	8,659,280	8,280,296	7,833,127
3. <i>Occupied under Leases and Licences.</i>					
Pastoral Leases .. .. .	212,439,720	211,030,440	209,248,960	201,010,760	185,348,400
Occupation Licences .. .. .	40,694,600	36,590,960	33,830,400	33,526,240	34,610,680
Grazing Farms and Homesteads	71,091,155	76,437,422	79,397,073	78,658,048	78,983,282
Scrub Selections .. .. .	206,153	166,899	112,137	86,289	77,283
Leases Special Purposes .. ..	202,364	210,201	218,563	246,783	258,706
Under Mines Department .. ..	279,396	333,834	342,880	422,368	511,137
Perpetual Lease Selections .. ..	954,623	2,005,337	2,694,626	3,060,954	3,166,134
Auction Perpetual Leases .. ..	7,041	7,943	9,135	10,001	11,249
Total .. .. .	325,875,052	326,783,036	325,853,774	317,021,443	302,966,871
4. <i>Unoccupied</i> .. .. .	76,709,970	76,379,156	77,584,646	86,665,833	101,075,458

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

5. **South Australia.**—The area of the State of South Australia is 243,244,800 acres, and at the end of the year 1923, 4.6 per cent. was alienated absolutely; 1.3 per cent. in process of alienation; 51.2 per cent. occupied under leases and licences; and 42.9 per cent. unoccupied. The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—SOUTH AUSTRALIA,  
1919 TO 1923.**

Particulars.	1919.	1920.	1921.	1922.	1923.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated—</i>					
Sold .. .. .	10,727,484	10,801,634	10,882,906	10,936,750	10,987,030
Granted for Public Purposes	130,332	130,332	131,191	131,741	131,741
<b>Total .. .. .</b>	<b>10,857,816</b>	<b>10,931,966</b>	<b>11,014,097</b>	<b>11,068,491</b>	<b>11,118,771</b>
2. <i>In Process of Alienation .. .. .</i>	3,038,084	3,166,524	3,192,633	3,023,556	3,123,674
3. <i> Held under Lease and Licence—</i>					
Right of Purchase Leases	2,329,100	2,285,421	2,202,841	2,112,350	2,081,003
Perpetual Leases .. .. .	14,650,223	14,880,901	14,849,184	14,756,565	14,956,020
Pastoral Leases .. .. .	96,358,450	100,904,690	102,832,050	98,760,263	105,984,903
Other Leases and Licences	806,029	880,420	906,764	886,989	962,985
Mining Leases and Licences	144,347	603,298	642,570	512,841	653,899
<b>Total .. .. .</b>	<b>114,288,149</b>	<b>119,554,730</b>	<b>121,436,409</b>	<b>117,029,008</b>	<b>121,638,810</b>
4. <i>Area Unoccupied .. .. .</i>	115,060,751	109,591,580	107,601,661	112,123,745	104,363,545

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

6. **Western Australia.**—The total area of Western Australia is 624,588,800 acres, of which, at the 30th June, 1923, 1.6 per cent. was alienated absolutely; 2.7 per cent. was in process of alienation; while 42 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 53.7 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN AUSTRALIA,  
1918-19 TO 1922-23.**

Particulars.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated Absolutely .. .. .</i>	5,605,479	8,763,051	9,197,088	9,724,931	10,051,080
2. <i>In Process of Alienation—</i>					
Midland Railway Concessions	54,800	54,800	54,800	54,800	54,800
Free Homestead Farms .. .. .	1,228,844	1,186,438	1,017,255	941,485	961,492
Conditional Purchases .. .. .	7,422,504	7,571,189	7,544,062	7,615,430	8,028,588
Selections from the late W.A. Company	2,193	2,193	2,193	2,193	2,193
Selections under the Agricultural Lands Purchase Act	280,250	427,465	485,129	539,927	565,780
Special Occupation Leases and Licences .. .. .	1,298	1,298	1,298	1,298	820
Homestead or Grazing Leases	4,204,301	4,978,656	5,887,426	6,833,398	7,357,291
Poison Land Leases or Licences	43,275	42,274	42,275	42,275	42,275
Village Allotments .. .. .	30	30	29	28	27
Working-men's Blocks .. .. .	452	426	492	342	320
<b>Total .. .. .</b>	<b>13,237,947</b>	<b>14,259,769</b>	<b>15,034,959</b>	<b>16,031,176</b>	<b>17,013,586</b>

**ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN  
AUSTRALIA, 1918-19 TO 1922-23—continued.**

Particulars.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
	Acres.	Acres.	Acres.	Acres.	Acres.
<b>3. Leases and Licences in Force—</b>					
(i) Issued by Lands Department—					
Pastoral Leases ..	241,679,020	253,436,312	254,688,286	263,403,351	258,238,151
Special Leases ..	53,584	62,348	57,156	57,509	49,213
Leases of Reserves ..	2,139,541	2,391,571	1,988,713	2,156,186	2,101,795
Residential Lots ..	269	285	272	4,422	5,769
(ii) Issued by Mines Department—					
Gold Mining Leases ..	10,311	20,148	24,540	8,934	8,934
Mineral Leases ..	40,459	41,387	41,843	46,056	47,275
Miners' Homestead Leases	36,699	36,181	36,401	35,823	35,823
Timber Leases and Con-					
cessions ..	625,186	625,186	590,314	585,453	585,110
Timber Permits ..	819,520	996,882	1,076,809	1,322,168	1,075,101
<b>Total .. ..</b>	<b>245,404,589</b>	<b>257,610,300</b>	<b>258,504,334</b>	<b>267,619,907</b>	<b>262,147,176</b>
<b>4. Area Unoccupied .. ..</b>	<b>357,340,785</b>	<b>343,955,680</b>	<b>341,852,419</b>	<b>331,212,786</b>	<b>335,376,958</b>

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

**7. Tasmania.**—Of the total area of Tasmania, at the end of the year 1922, 31.8 per cent. had been alienated absolutely; 5.2 per cent. was in process of alienation; 14.7 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement, or occupied or reserved by the Crown; the remainder (48.3 per cent.) being unoccupied. The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—TASMANIA, 1918 TO 1922.**

Particulars.	1918.	1919.	1920.	1921.	1922.
	Acres.	Acres.	Acres.	Acres.	Acres.
<b>1. Alienated Absolutely .. ..</b>	<b>5,197,283</b>	<b>5,241,292</b>	<b>5,241,856</b>	<b>5,259,066</b>	<b>5,328,825</b>
<b>2. In Process of Alienation .. ..</b>	<b>1,122,797</b>	<b>1,054,111</b>	<b>963,915</b>	<b>920,206</b>	<b>880,410</b>
<b>3. Leases or Licences—</b>					
(i) Issued by Lands Department—					
Islands .. ..	197,918	151,000	107,000	108,000	107,000
Ordinary Leased Land ..	1,201,169	1,341,000	1,540,000	1,608,000	1,577,653
Land Leased for Timber ..	183,804	218,784	230,524	236,847	308,072
Closer Settlement .. ..	68,163	68,163	68,192	80,435	93,399
Soldier Settlement .. ..	17,556	60,223	162,516	219,118	202,673
Other Leases .. ..	..	..	1,000	1,000	1,000
(ii) Issued by Mines Department ..	46,600	46,491	46,380	52,476	49,823
(iii) Occupied by Commonwealth and State Departments .. ..	17,206	18,000	18,000	18,000	18,000
(iv) Reserved for Public Purposes ..	100,000	100,000	100,000	100,000	100,000
<b>Total .. ..</b>	<b>1,832,416</b>	<b>2,003,661</b>	<b>2,273,612</b>	<b>2,423,876</b>	<b>2,457,620</b>
<b>4. Area Unoccupied .. ..</b>	<b>8,625,104</b>	<b>8,478,536</b>	<b>8,298,217</b>	<b>8,174,452</b>	<b>8,112,745</b>

Total area of State—16,777,600 acres.

8. Northern Territory.—At the end of the year 1923 only 0.14 per cent. was alienated absolutely; 40.98 per cent. was held under leases and licences; while the remaining 58.88 per cent. was unoccupied. The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTHERN TERRITORY, 1919 TO 1923.**

Particulars.	1919.	1920.	1921.	1922.	1923.
	Acres.	Acres.	Acres.	Acres.	Acres.
1. <i>Alienated—</i>					
Sold .. .. .	476,428	476,508	476,508	476,508	476,508
Granted for Public Purposes ..	48	48	48	48	48
Total Alienated ..	476,476	476,556	476,556	476,556	476,556
2. <i>Leased—</i>					
Right of Purchase .. .. .	436	356	356	356	356
Pastoral .. .. .	93,669,760	106,503,680	119,069,760	114,876,000	114,876,000
Other Leases .. .. .	29,048,010	36,770,115	18,606,537	19,612,170	22,460,620
Total Leases .. .. .	122,718,206	143,274,151	137,676,653	134,488,526	137,336,976
3. <i>Unoccupied (a)</i> .. .. .	211,922,118	191,366,093	196,963,591	200,151,718	197,303,268

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

(a) Including Aboriginal and other Reserves, and Mission Stations.

**§ 12. Classification of Alienated Holdings According to Size.**

1. General.—The classification of holdings according to their area is of interest chiefly in relation to the efforts made by the several States in recent years to promote settlement on the land on blocks of suitable size, especially by means of the Closer Settlement Acts.

The following table gives particulars of the number and areas of holdings of alienated lands and land in process of alienation.

Returns showing such a classification are not available for Queensland and the Northern Territory.

**CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES.**

Size of Holdings.	N.S.W. 1921–22.	Victoria. 1918–19.	S. Aust. 1921–22.	W. Aust. 1922–23.	Tasmania. 1921–22.	Federal Capital Territory. 1921–22.
<b>NUMBER.</b>						
Acres.						
1 to 50 .. .. .	15,177	20,866	7,165	4,638	4,544	3
51 " 100 .. .. .	7,723	8,036	1,825	801	2,523	5
101 " 500 .. .. .	26,429	26,246	6,109	2,927	5,420	26
501 " 1,000 .. .. .	11,669	11,224	4,319	3,181	776	18
1,001 " 5,000 .. .. .	9,778	5,865	4,244	5,301	743	17
5,001 " 10,000 .. .. .	1,090	290	125	311	127	6
10,001 " 20,000 .. .. .	503	117	38	89	60	..
20,001 " 50,000 .. .. .	218	35	15	22	32	1
50,001 and over .. .. .	72	..	..	4	5	..
Total .. .. .	72,059	72,679	23,840	17,274	14,230	76
<b>AREA.</b>						
Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1 to 50 .. .. .	340,829	370,426	117,818	2,032	76,500	118
51 " 100 .. .. .	598,389	572,349	136,948	65,512	174,550	395
101 " 500 .. .. .	6,917,705	6,517,118	1,725,600	759,075	1,117,720	6,996
501 " 1,000 .. .. .	7,788,621	7,763,815	3,085,518	2,620,237	535,610	13,382
1,001 " 5,000 .. .. .	19,322,386	10,117,530	7,243,776	10,655,070	1,591,000	31,574
5,001 " 10,000 .. .. .	7,478,508	1,996,606	809,522	2,145,719	893,000	45,344
10,001 " 20,000 .. .. .	6,846,347	1,621,460	510,799	1,243,230	762,700	..
20,001 " 50,000 .. .. .	6,334,766	1,016,847	351,739	617,000	869,000	22,050
50,001 and over .. .. .	6,371,061	..	..	310,915	385,000	..
Total .. .. .	61,998,612	29,976,151	13,981,720	18,478,790	6,405,080	119,859



2. *Classification of Holdings.*—The next table gives the numbers of holdings of alienated lands, and of lands in process of alienation, arranged in groups, in each State and Territory for which such figures are available for the last five years. In the case of New South Wales and the Federal Capital Territory, prior to 1919–20, many holdings, nearly all from 1 to 5 acres in extent, which were not used for agricultural or pastoral purposes were included. In Victoria data are not collected annually. Details are not available for Queensland and the Northern Territory.

CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER).  
NEW SOUTH WALES.

Size of Holdings.		1915–16.	1918–19.	1919–20.	1920–21.	1921–22.
		Number.	Number.	Number.	Number.	Number.
1 to	Acres. 50 ..	40,033	41,732	22,404	16,556	15,177
51 "	100 ..	8,586	8,291	8,251	7,841	7,723
101 "	500 ..	26,405	25,978	26,323	26,278	26,429
501 "	1,000 ..	9,326	9,982	10,362	10,789	11,069
1,001 "	5,000 ..	7,971	8,723	9,105	9,463	9,778
5,001 "	10,000 ..	942	1,014	1,045	1,066	1,090
10,001 "	20,000 ..	411	455	485	487	503
20,001 "	50,000 ..	233	233	229	229	218
50,001 and over	..	76	72	75	71	72
Total	..	93,983	96,480	78,279	72,780	72,059

VICTORIA.

Size of Holdings.		1906.	1908.	1910.	1912.	1919.
		Number.	Number.	Number.	Number.	Number.
1 to	Acres. 50 ..	13,309	14,692	16,609	18,757	20,866
51 "	100 ..	5,864	6,223	6,696	7,356	8,036
101 "	500 ..	21,628	22,510	23,397	24,735	26,246
501 "	1,000 ..	7,688	7,817	8,216	10,181	11,224
1,001 "	5,000 ..	4,083	4,409	4,908	5,364	5,865
5,001 "	10,000 ..	220	231	239	267	290
10,001 "	20,000 ..	116	118	131	116	117
20,001 "	50,000 ..	73	61	42	34	35
50,001 and over	..	6	4	2	1	..
Total	..	52,987	56,065	60,240	66,811	72,679

SOUTH AUSTRALIA.

Size of Holdings.		1916–17.	1918–19.	1919–20.	1920–21.	1921–22.
		Number.	Number.	Number.	Number.	Number.
1 to	Acres. 50 ..	7,272	7,204	7,120	7,300	7,165
51 "	100 ..	1,867	1,840	1,822	1,832	1,825
101 "	500 ..	6,016	5,953	6,024	6,015	6,109
501 "	1,000 ..	4,057	4,050	4,081	4,243	4,319
1,001 "	5,000 ..	4,006	4,132	3,991	4,179	4,244
5,001 "	10,000 ..	127	114	121	114	125
10,001 "	20,000 ..	43	49	46	40	38
20,001 "	50,000 ..	24	23	16	14	15
50,001 and over	..	..	..	..	..	..
Total	..	23,412	23,365	23,221	23,737	23,840

CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER)—*continued.*

## WESTERN AUSTRALIA.

Size of Holdings.	1918-19.	1919-20.	1920-21.	1921-22.	1922-23.
Acres.	Number.	Number.	Number.	Number.	Number.
1 to 50 ..	3,533	3,670	3,754	4,423	4,638
51 „ 100 ..	607	635	657	756	801
101 „ 500 ..	2,965	2,952	2,938	2,919	2,927
501 „ 1,000 ..	3,310	3,170	3,133	3,116	3,181
1,001 „ 5,000 ..	4,154	4,187	4,510	4,900	5,301
5,001 „ 10,000 ..	263	285	299	308	311
10,001 „ 20,000 ..	95	93	89	93	89
20,001 „ 50,000 ..	27	32	26	22	22
50,001 and over ..	4	4	6	4	4
Total .. ..	14,958	15,028	15,412	16,541	17,274

## TASMANIA.

Size of Holdings.	1917-18.	1918-19.	1919-20.	1920-21.	1921-22.
Acres.	Number.	Number.	Number.	Number.	Number.
1 to 50 ..	4,606	4,636	4,546	4,539	4,544
51 „ 100 ..	2,348	2,363	2,428	2,521	2,523
101 „ 500 ..	5,163	5,196	5,237	5,412	5,420
501 „ 1,000 ..	788	793	771	776	776
1,001 „ 5,000 ..	723	728	731	738	743
5,001 „ 10,000 ..	125	126	130	128	127
10,001 „ 20,000 ..	56	57	62	60	60
20,001 „ 50,000 ..	33	33	31	32	32
50,001 and over ..	5	5	6	5	5
Total .. ..	13,847	13,937	13,942	14,211	14,230

## FEDERAL CAPITAL TERRITORY.

Size of Holdings.	1915-16.	1918-19.	1919-20.	1920-21.	1921-22.
Acres.	Number.	Number.	Number.	Number.	Number.
1 to 50 ..	36	34	4	4	3
51 „ 100 ..	26	20	5	5	5
101 „ 500 ..	65	54	27	26	26
501 „ 1,000 ..	27	33	17	18	18
1,001 „ 5,000 ..	34	46	16	17	17
5,001 „ 10,000 ..	4	9	5	5	6
10,001 „ 20,000 ..	..	4	..	..	..
20,001 „ 50,000 ..	2	4	1	1	1
50,001 and over ..	..	..	..	..	..
Total .. ..	194	204	75	76	76

### § 13. The Progress of Land Settlement.

1. Recent Progress.—The progress of settlement and the growth of land alienation under recent legislation may be gathered from the subjoined statement, which shows the condition of the public estate in each State at the end of each year from 1918 to 1922 inclusive. The effect of the land laws during the period has been generally to diminish the number of large holdings, at the same time restricting 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 is then divided 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 workers to acquire land, and special inducements have been offered to bona fide settlers by the introduction of new forms of tenure on easy terms and conditions.

From 1901 to 1922 the area alienated absolutely in the whole of Australia increased by 35,405,634 acres, or 46.5 per cent.; the area in process of alienation increased by 22,508,320 acres, or 64.2 per cent.; the area leased by 228,477,369 acres, or 31.7 per cent.; while the area unoccupied decreased by 286,391,323 acres, or 26.7 per cent.

#### AREAS ALIENATED, IN PROCESS OF ALIENATION, HELD UNDER LEASE OR LICENCE AND UNOCCUPIED, 1918 TO 1922.

Year.	Alienated.		In Process of Alienation.		Held under Lease or Licence.		Occupied by the Crown or Unoccupied.	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.
NEW SOUTH WALES.—AREA, 198,036,500 ACRES.(a)								
1918	39,799,257	20.10	20,470,027	10.34	117,446,969	59.30	20,320,247	10.26
1919	40,380,621	20.39	20,724,214	10.46	116,321,655	58.74	20,610,010	10.41
1920	40,973,189	20.69	20,876,424	10.54	116,773,795	58.97	19,413,092	9.80
1921	41,971,653	21.19	20,667,746	10.44	116,411,054	58.78	18,986,047	9.59
1922	42,714,608	21.57	20,823,001	10.51	115,731,565	58.44	18,767,326	9.48
VICTORIA.—AREA, 56,245,760 ACRES.								
1918	24,503,531	43.57	8,106,887	14.41	10,726,046	19.07	12,909,296	22.95
1919	24,605,825	43.75	8,811,478	15.66	11,014,019	19.58	11,814,438	21.01
1920	24,793,053	44.08	8,746,102	15.55	10,040,119	17.85	12,666,486	22.52
1921	24,903,109	44.28	8,778,124	15.60	8,993,413	15.99	13,571,114	24.13
1922	24,947,732	44.35	8,910,844	15.84	9,290,459	16.52	13,096,725	23.29
QUEENSLAND.—AREA, 429,120,000 ACRES.								
1918	16,771,717	3.91	9,763,261	2.27	325,875,052	75.94	76,709,970	17.88
1919	16,893,719	3.94	9,064,089	2.11	326,783,036	76.15	76,379,156	17.80
1920	17,022,300	3.97	8,659,280	2.02	325,853,774	75.93	77,584,646	18.08
1921	17,152,428	4.00	8,280,296	1.93	317,021,443	73.88	86,665,833	20.19
1922	17,244,544	4.02	7,833,127	1.83	302,966,871	70.60	101,075,458	23.55
SOUTH AUSTRALIA.—AREA, 243,244,800 ACRES.								
1918	10,785,941	4.44	3,025,166	1.24	113,081,068	46.49	116,352,625	47.83
1919	10,857,816	4.46	3,038,084	1.25	114,288,149	46.99	115,060,751	47.30
1920	10,931,966	4.50	3,166,524	1.30	119,554,730	49.15	109,591,580	45.05
1921	11,014,097	4.53	3,192,633	1.31	121,436,409	49.92	107,601,661	44.24
1922	11,068,491	4.55	3,023,556	1.24	117,029,008	48.11	112,123,745	46.10

(a) To 30th June.

AREAS ALIENATED, IN PROCESS OF ALIENATION, ETC.—*continued.*

Year.	Alienated.		In Process of Alienation.		Held under Lease or Licence.		Occupied by the Crown or Unoccupied.	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.

## WESTERN AUSTRALIA.—AREA, 624,588,800 ACRES.(a)

1918	8,462,085	1.35	13,105,628	2.10	208,049,010	33.31	394,972,077	63.24
1919	8,605,479	1.38	13,237,947	2.12	245,404,589	39.29	357,340,785	57.21
1920	8,763,051	1.40	14,259,769	2.28	257,610,300	41.25	343,955,680	55.07
1921	9,197,088	1.47	15,034,959	2.41	258,504,334	41.39	341,852,419	54.73
1922	9,724,931	1.56	16,031,176	2.56	267,619,907	42.85	331,212,786	53.03

## TASMANIA.—AREA, 16,777,600 ACRES.

1918	5,197,283	30.98	1,122,797	6.69	1,832,416	10.92	8,625,104	51.41
1919	5,241,292	31.24	1,054,111	6.28	2,003,661	11.94	8,478,536	50.54
1920	5,241,856	31.24	963,915	5.75	2,273,612	13.55	8,298,217	49.46
1921	5,259,066	31.35	920,206	5.48	2,423,876	14.45	8,174,452	48.72
1922	5,326,825	31.75	880,410	5.25	2,457,620	14.65	8,112,745	48.35

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

1918	476,476	0.14	..	..	106,331,275	31.73	228,309,049	68.13
1919	476,476	0.14	..	..	122,718,206	36.62	211,922,118	63.24
1920	476,556	0.14	..	..	143,274,151	42.75	191,366,093	57.11
1921	476,556	0.14	..	..	137,676,653	41.09	196,963,591	58.77
1922	476,556	0.14	..	..	134,488,526	40.13	200,151,718	59.73

## FEDERAL CAPITAL TERRITORY.—AREA, 601,580 ACRES.

1918	41,112	6.82	78,812	13.10	152,865	25.41	328,791	54.67
1919	41,269	6.86	79,124	13.15	152,386	25.32	328,801	54.67
1920	41,269	6.86	78,084	12.98	152,386	25.32	329,841	54.84
1921	39,967	6.64	78,064	12.98	152,378	25.32	331,171	55.06
1922	44,708	7.43	66,325	11.03	300,697	49.99	189,850	31.55

## AUSTRALIA.—AREA, 1,903,731,840 ACRES.

1901	76,142,761	4.00	35,060,119	1.84	721,407,284	37.89	1,071,121,676	56.27
1918	106,037,402	5.57	55,672,578	2.92	883,494,701	46.41	858,527,159	45.10
1919	107,102,497	5.63	56,009,047	2.94	938,685,701	49.31	801,934,595	42.12
1920	108,243,240	5.69	56,750,098	2.98	975,532,867	51.24	763,205,635	40.09
1921	110,013,964	5.78	56,952,028	2.99	962,619,560	50.57	774,146,288	40.66
1922	111,548,395	5.86	57,568,439	3.02	949,884,653	49.90	784,730,353	41.22

(a) To 30th June.

2. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at the end of the year 1922. The square itself represents the total area of Australia, while the relative areas of individual States are shown by the vertical rectangles. The areas alienated absolutely, in process of alienation under systems of deferred payments, and the areas held under leases or licences, are designated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded :—

