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## CHAPTER IV. LAND TENURE AND SETTLEMENT.

### § 1. Introduction.

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

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

#### STATE LAND LEGISLATION.

New South Wales.	Victoria.	Queensland.
<b>CROWN LANDS ACTS.</b>		
Crown Lands Act 1913–1938: Western Lands Act 1901–1937: Prickly Pear Act 1924–1934.	Land Acts 1928–1935: Land (Crown Leases Adjustment) Act 1936.	Land Acts 1910–1937: Upper Burnett and Callide Land Settlement Acts 1923–1932: Prickly Pear Land Acts 1923– 1936: Sugar Workers' Selec- tions Acts 1923–1936: Stock Routes Improvement and Animal and Vegetable Pests Destruction Acts, 1936–1938.
<b>CLOSER SETTLEMENT ACTS.</b>		
Closer Settlement Act 1904–1938.	Closer Settlement Acts 1928– 1937.	Closer Settlement Acts 1906– 1934.
<b>MINING ACTS.</b>		
Mining Act 1906–1935: Mining Leases (Validation) Act 1935.	Mines Acts 1928–1937: Mines (Petroleum) Act 1935: Mines Act 1937.	Mining Acts 1898–1930: Mining for Coal and Mineral Oil Act 1912: Petroleum Acts 1923– 1929: Miners' Homestead Leases Act 1913–1930: Coal Mining Acts 1925–1938.
<b>SOLDIERS' SETTLEMENT ACTS.</b>		
Returned Soldiers' Settlement Act 1916–1938.	Closer Settlement Acts 1928– 1934.	Discharged Soldiers' Settlement Acts 1917–1932.
<b>ADVANCES TO SETTLERS ACTS.</b>		
Government Savings Bank Act 1906–1932: Returned Soldiers' Settlement Act 1916–1938: Rural Bank Agency Act 1934: Farmers' Relief Act 1932– 1939: Rural Reconstruction Act 1939.	State Savings Bank Acts 1915– 1922: Primary Products Ad- vances Acts 1910–1922: Closer Settlement Acts 1928–1934: Fruit and Vegetable Act 1928: Cultivation Advances Acts 1931–1934: Farmers Advances Act 1935.	State Advances Acts 1916–1934: Rural Development Co- ordination of Advances Act 1938: Farmers' Assistance (Debts Adjustment) Acts 1935– 1938: Income (State Develop- ment) Tax Act 1938: Wire and Wire-Netting Advances Act 1927: Wire and Wire- netting Advances Act 1933: Marsupial Proof Fencing Acts 1898–1913.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
<b>CROWN LANDS ACTS.</b>		
Crown Lands Act 1929-1939: Pastoral Act 1936-1939.	Land Act 1933-1939.	Crown Lands Act 1935.
<b>CLOSER SETTLEMENT ACTS.</b>		
Crown Lands Act 1929-1939.	Closer Settlement Act 1927.	Closer Settlement Act 1929-1939.
<b>MINING ACTS.</b>		
Mining Act 1930-1931.	Mining Act 1904-1937: Sluicing and Dredging for Gold Act 1899; Petroleum Act 1936: Mines Regulation Act 1906.	Mining Act 1929: Aid to Mining Act 1927: Mines and Works Regulation Act 1915.
<b>SOLDIERS' SETTLEMENT ACTS.</b>		
Discharged Soldiers' Settlement Act 1934-1935.	Discharged Soldiers' Settlement Act 1918.	Closer Settlement Act 1929-1939.
<b>AGRICULTURAL GRADUATES SETTLEMENT ACTS.</b>		
Agricultural Graduates Act 1922- 1938.		
<b>ADVANCES TO SETTLERS ACTS.</b>		
Irrigation Act 1930-1936: Dis- charged Soldiers' Settlement Act 1934-1935: State Bank Act 1925-1936: Advances to Settlers Act 1930: Agri- cultural Graduates Act 1922- 1938: Loans for Fencing and Water Piping Act 1938.	Agricultural Bank Act 1934: Rural Relief Fund Act 1935.	State Advances Act 1935: Closer Settlement Act 1929: Un- employed (Assistance to Primary Producers) Relief Act 1930-1934: Farmers Debt Adjustment Act 1936.

3. **Northern Territory Land Legislation.**—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931-1939: that relating to mining in the Northern Territory Mining Act 1903, the Mining Ordinance 1927-1938, the Gold Dredging Act 1899, the Tin Dredging Ordinance 1911-1920, the Mineral Oil and Coal Ordinance 1922-1923, the Mining Development Ordinance 1939, and the Mines Regulation Ordinance 1939: and that relating to advances to settlers in the Encouragement of Primary Production Ordinance 1931-1938.

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

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 Lands 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 the Administrator, under the control of the Minister for the Interior, is charged with the general administration of the Lands Ordinance and of Crown lands in the Northern Territory. In the Australian Capital Territory the administration of the Leases Ordinances is in the hands of the Department of the Interior.

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

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

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

STATE CROWN LANDS : TENURES.

New South Wales.

Victoria.

Queensland.

FREE GRANTS AND RESERVATIONS.

Free Grants : Reservations.

Free Grants : Reservations.

Free Grants : Reservations.

UNCONDITIONAL PURCHASES OF FREEHOLD.

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

Auction Sales.

CONDITIONAL PURCHASES OF FREEHOLD

Residential Conditional Purchases : Non-residential Conditional Purchases : Additional Conditional Purchases : Conversions of various Leasehold Tenures into Conditional Purchases : Purchases of Town Leases, Suburban Holdings, Returned Soldiers' Special Holdings, Residential Leases, Week-end Leases.

Residential Selection Purchase Leases : Non-residential Selection Purchase Leases : Licences of Auriferous worked-out Lands : Conditional Purchase Leases of Swamp or Reclaimed Lands : Selection Purchase Leases of Mallee Lands : Murray River Settlements : Special Settlement Areas : Conversions into Selection Purchase Leases.

STATE CROWN LANDS : TENURES—*continued.*

New South Wales.	Victoria.	Queensland.
<b>LEASES AND LICENCES UNDER LAND ACTS.</b>		
Conditional Leases: Conditional Purchase Leases: Special Conditional Purchase Leases: Homestead Selections: Homestead Farms: Settlement Leases: Special Leases: Annual Leases: Scrub Leases: Snow Leases: Inferior Lands Leases: Crown Leases: Improvement Leases and Leases under Improvement Conditions: Occupation Licences: Leases of Town Lands: Suburban Holdings: Weekend Leases: Residential Leases: Leases in Irrigation Areas: Western Lands Leases: Forest Leases: Forest Permits: Prickly Pear Leases.	Perpetual Leases: Auriferous Lands Licences: Leases of Swamp or Reclaimed Lands: Perpetual Leases of Swamp or Reclaimed Lands: Grazing Licences: Perpetual Leases (Mallee): Miscellaneous Leases and Licences: Bee Farm Licences: Bee Range Area Licences: Eucalyptus Oil Licences: Forest Leases: Forest Licences: Forest Townships: Land (Residence Areas).	Perpetual Lease Selections: Perpetual Lease Prickly Pear Selections: Perpetual Lease Prickly Pear Development Selections: Grazing Selections: Development Grazing Selections: Prickly Pear Development Grazing Selections: Pastoral Holdings: Preferential Pastoral Holdings: Pastoral Development Holdings: Stud Holdings: Prickly Pear Leases: Forest Grazing Leases: Occupation Licences: Special Leases: Auction Perpetual Leases.
<b>CLOSER SETTLEMENT.</b>		
Sales by Auction and Tender: After-auction Sales and Tenders: Settlement Purchases.	Sales of Land: Conditional Purchase Leases: Conditional Purchase Leases in Mountainous Areas.	Perpetual Lease Selections: Settlement Farm Leases: Perpetual Town, Suburban and Country Leases.
<b>LEASES AND LICENCES UNDER MINING ACTS.</b>		
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.	Holdings under Miners' Rights: Permits to Prospect for Petroleum: Petroleum Leases: Licences to Prospect for Coal and Mineral Oil: Gold Mining Leases: Mineral Leases: Coal Mining Leases: Business Areas: Residence Areas: Miners' Homestead Leases and Miners' Homestead Perpetual Leases.
<b>SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.</b>		
Soldiers' Group Purchases: Returned Soldiers' Special Holding Leases: Returned Soldiers' Special Holding Purchases: also Purchases and Leases under Crown Lands Act of lands set apart for application by discharged soldiers exclusively.	(Same Tenures as under the Land and Closer Settlement Acts.)	Perpetual Lease Selections: Perpetual Town and Suburban Leases.

STATE CROWN LANDS : TENURES—*continued.*

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

## § 2. Free Grants and Reservations.

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

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

(iii) *Areas Granted and Reserved.* During the year 1938–39 the total area for which free grants were prepared was 35 acres. During the same period 1,095 acres were dedicated and permanently reserved, the number of separate dedications being 66.

On the 30th June, 1939, the total area reserved, including temporary reserves, was 16,059,119 acres, of which 5,236,610 acres were for travelling stock, 3,679,116 acres pending classification and survey, 1,378,074 acres for forest reserves, 853,153 acres for water and camping, 1,228,438 acres for mining, and the remainder for temporary commons, railways, recreation reserves and parks, reserves for aborigines, and miscellaneous purposes. A large proportion of the total area reserved is occupied under annual, special, scrub or forestry leases or on occupation licences or permissive occupancy, and is included under the appropriate leasehold tenures described in the following sections.

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

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

(iii) *Areas Granted and Reserved.* During the year 1938, 91 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 90,879 acres, were made. At the end of 1938, the total area reserved was 8,257,049 acres, consisting of roads, 1,794,218 acres; water reserves, 313,295 acres; agricultural colleges, etc., 88,644 acres; permanent forests and timber reserves under Forests Acts, 4,121,582 acres and 723,975 acres respectively; forests and timber reserves under Land Acts, 330,027 acres; reserves in the Mallee, 410,000 acres; and other reserves, 475,308 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 1938 the area granted in fee-simple without payment was 25 acres, the area set apart as reserves 658,717 acres, and reserves cancelled 976,828 acres. The total area reserved including roads at the end of 1938 was 21,051,415 acres, made up as follows—Timber reserves, 3,221,625 acres; State forests and national parks, 3,460,229 acres; for use of aborigines, 5,595,735 acres; streets, surveyed roads and surveyed stock routes, 2,947,198 acres; and general, 5,826,628 acres.

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

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

(iii) *Areas Granted and Reserved.* During the year 1938-39 free grants were issued for a total area of 331 acres. During the same year reserves comprising 2,718,897 acres were proclaimed. At the 30th June, 1939, the total area of surveyed roads, railways and other reserves was 19,219,229 acres, including 16,726,400 acres in the north-west of the State set apart as an aboriginal reserve in 1921.

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

(ii) *Reservations.* The Governor may reserve any lands vested in the Crown for public purposes. Areas not immediately required may be leased 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 ended 30th June, 1939, a few small areas of land were granted in fee-simple, and approximately 6,159,084 acres were reserved for various purposes. The area reserved included 5,793,400 acres which were added to the Central Australian Native Reserve. At the 30th June, 1939, the total area reserved was 48,441,428 acres, comprising State forests, 3,311,000 acres, timber reserves, 1,768,000 acres, and other reserves, 43,362,428 acres.

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

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

(iii) *Areas Granted or Reserved.* The total area reserved at the end of 1938 was 1,950,000 acres, exclusive of 18,100 acres of land occupied by Commonwealth and State Departments.

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

(ii) *Areas Reserved.* The total area of reserves at the 30th June, 1939, was 71,829 square miles, comprising aboriginal native, 67,244 square miles; mission station, 2,586 square miles; and other reserves, 1,999 square miles.

### § 3. Unconditional Purchases of Freehold.

1. *New South Wales.*—(i) *Auction Purchases.* Crown lands, not exceeding in the aggregate 200,000 acres in any one year, may be sold by public auction in areas not exceeding half-an-acre for town lands, 20 acres for suburban lands, and 640 acres for country lands, at the minimum upset price of £8, £2 10s., and 15s. per acre respectively.

At least 10 per cent. of the purchase-money must be paid at the time of sale, and the balance within three months, or the Minister may allow the payment of such balance to be deferred for a period not exceeding ten years, 4 per cent. interest being charged. Town blocks in irrigation areas may also be sold by auction.

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

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

(iv) *Improvement Purchases.* The owner of improvements in land in authorized occupation by residence under any Mining or Western Lands Act of land within a gold-field or mineral field may purchase such land without competition at a price determined by the local Land Board, but at not less than £8 per acre for town lands or £2 10s. per acre for other lands. The area must not exceed  $\frac{1}{2}$  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) *Areas Sold.* During the year ended 30th June, 1939, the total area sold was 6,427 acres, of which 282 acres were sold by auction and 122 acres as after-auction purchases, while 28 acres were sold as improvement purchases and 5,995 acres as special purchases including unnecessary alienated roads, 5,708 acres. The amount realized for the sale of the whole area was £109,523.

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 not less than £1 per acre. The purchaser must pay the survey fee at the time of the sale, together with a deposit of 12 $\frac{1}{2}$  per cent. of the whole price; the residue is payable in equal half-yearly instalments with interest. Any unsold land in a city, town or borough, 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 1938, a total of 4,984 acres was disposed of under this tenure, 3,951 acres being country lands, while 1,033 acres of town and suburban lands were sold by auction.

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

(ii) *Areas Sold, etc.* During the year 1938, twelve unconditional selections comprising 1,010 acres were made freehold.

4. *South Australia.*—(i) *Sales by Auction.* The following lands may be sold by auction for cash :—(a) special blocks; (b) Crown lands which have been offered for lease and not taken up within two years; (c) town lands; and (d) suburban lands, which the Governor excepts from the operations of the Land Board. A purchaser must pay 20 per cent. of the purchase-money in cash, and the balance within one month or within such

extended time as the Commissioner of Crown Lands may allow. Town lands may be sold subject to the condition that they cannot be transferred or mortgaged within six years without the consent of the Commissioner.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1939, the area of town lands and special blocks sold by auction was 84 acres. In addition, 5,798 acres were sold at fixed prices, and the purchases of 65,343 acres on credit were completed, making a total of 71,225 acres.

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

(ii) *Areas Sold.* During the year ended 30th June, 1939, the area of town and suburban allotments sold by auction was 601 acres in 238 allotments.

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

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

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

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

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

2. *New South Wales.*—At the 30th June, 1939, the total number of conditional purchases in existence was 49,689, covering an area of 16,760,067 acres. The following table gives particulars of conditional purchases, including non-residential conditional purchases and special area conditional purchases, for the year ended 30th June, 1939, together with the total area for which deeds had been issued :—

#### CONDITIONAL PURCHASES : NEW SOUTH WALES.

Year ended 30th June—	Applications Received. (a)		Applications Confirmed.(a)		Areas for which Deeds have been Issued.	
	Number.	Area.	Number.	Area.	During the Year.	To end of Year.
1939 .. ..	127	Acres. 17,987	60	Acres. 9,972	Acres. 924,929	Acres. 28,310,056

(a) Exclusive of 509 conversions from other tenures comprising 94,478 acres.

3. **Victoria.**—Exclusive of selection in the Mallee country, the total area purchased conditionally in 1938 was 64,003 acres, all with residence. The number of selectors was 232. The total area of Mallee country purchased conditionally in the same year was 2,341 acres, all with residence, the number of selectors being 7.

In addition the final payments were made during the year on conditional purchases comprising 814 acres in country other than Mallee and 1,428 acres of Mallee lands.

4. **Queensland.**—(i) *General.* From 1917 until the passing of The Land Acts Amendment Act of 1929 the law prohibited land being made available for selection with the right to acquire the freehold title. The 1929 measure, however, amended the law in this respect but a further amendment which took effect on the 1st December, 1932, precludes land being made available under any freehold tenure.

(ii) *Areas Sold, etc.* The following selections were made freehold during the year 1938:—Agricultural Farms, 231,081 acres; Agricultural Homesteads, 3,848 acres; Prickly-Pear Selections, 36,889 acres; and Prickly-Pear Development Selections, 2,590 acres.

5. **South Australia.**—The land allotted under agreements to purchase during the year 1938-39 was 39,539 acres, comprising Eyre's Peninsula Railway lands 3,005 acres, Murray Railway lands 25 acres, closer settlement lands 20,536 acres, soldiers' acquired lands 5,023 acres, surplus lands 1,659 acres, agricultural graduates lands 5,279 acres, and other Crown lands 4,012 acres.

6. **Western Australia.**—During the year ended the 30th June, 1939, the number of holdings conditionally alienated was 824, the total area involved being 607,559 acres, comprising conditional purchases by deferred payments with residence and without residence of 560,497 and 3,045 acres respectively, and free homestead farms 44,017 acres. Under the heading "Deferred payments (with residence)" are included conditional purchases of grazing lands.

In addition, Crown grants were issued during the year for the following selections, the prescribed conditions having been complied with:—Free homestead farms 17,582 acres and conditional purchases 222,971 acres.

7. **Tasmania.**—During the year 1938, conditional purchases of 15,103 acres were completed. The total area sold conditionally was 16,770 acres, comprising selections for purchase 16,540 acres, and town and suburban allotments 230 acres. The numbers of applications received and confirmed during the year were 96 and 67 respectively.

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

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

2. **New South Wales.**—On the 30th June, 1939, the area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission, and the Western Lands Commission, comprised 111,347,567 acres of Crown lands, compared with 111,506,050 acres at the close of the previous year.

The following table shows the areas which were granted under lease or licence during the year 1938-39, and those held under various descriptions of leases and licences at the end of that year:—

**AREAS TAKEN UP AND OCCUPIED UNDER LEASE OR LICENCE: NEW SOUTH WALES, 1938-39.(a)**

Particulars.	Area taken up during the year.	Area occupied at end of the year.
<i>Areas taken up under Crown Lands Act.</i>		
	Acres.	Acres.
Occupation licences—ordinary .. .. .	..	1,123,381
preferential .. .. .	..	498,079
Conditional leases .. .. .	14,452	11,729,690
Conditional purchase leases .. .. .	..	175,143
Settlement leases .. .. .	..	2,803,126
Improvement leases .. .. .	10,700	136,007
Annual leases .. .. .	41,017	562,615
Scrub leases .. .. .	..	100,600
Snow leases .. .. .	13,150	436,317
Special leases .. .. .	113,987	989,203
Inferior land leases .. .. .	..	26,493
Residential leases (on gold and mineral fields) .. .. .	191	4,009
Church and school lands .. .. .	..	11
Permissive occupancies .. .. .	265,325	1,708,635
Prickly-pear leases .. .. .	10,900	172,534
Crown leases .. .. .	142,706	7,114,437
Homestead farms .. .. .	9,504	4,458,350
Homestead selections and grants .. .. .	3,009	1,668,824
Suburban holdings .. .. .	586	53,304
Week-end leases .. .. .	3	220
Leases of town lands .. .. .	4	61
Returned soldiers' special holdings .. .. .	..	15,146
Irrigation areas .. .. .	6,040	272,267
<i>Areas taken up under Western Lands Act.</i>		
Conditional leases .. .. .	..	98,673
Perpetual leases .. .. .	..	44,913,257
Other long-term leases .. .. .	49,963	32,080,974
Permissive occupancies .. .. .	92,003	206,211
<b>Total .. .. .</b>	<b>773,540</b>	<b>111,347,567</b>

(a) Exclusive of mining leases and forest leases and occupation permits.

3. **Victoria.**—During 1938 Crown lands taken up under leases and licences comprised 85 acres of auriferous lands (licences), together with numerous grazing licences of a temporary nature. The area of Crown lands occupied under leases and licences in 1938 was 8,102,288 acres (an increase of 2,628,188 acres compared with the previous year) comprising grazing licences (exclusive of Mallee) 5,991,475 acres, Mallee lands 2,000,757 acres, auriferous lands (licences) 23,059 acres, swamp lands (leases) 5,665 acres, perpetual leases (other than Mallee) 4,977 acres and perpetual leases (Mallee) under Land Act 1928, 76,355 acres.

4. **Queensland.**—The total area taken up under lease or licence during the year 1938, including land in the Dawson Valley Irrigation Area, was 29,663,119 acres, made up as follows:—Pastoral leases 12,859,560 acres; occupation licences 580,440 acres; grazing farms (all classes), 691,247 acres; grazing homesteads (all classes), 15,032,768 acres; perpetual lease selections 98,018 acres; perpetual lease prickly-pear selections 5,255 acres; perpetual lease prickly-pear development selections 30,084 acres; settlement farm leases 1,002 acres; auction perpetual leases—town 122 acres, suburban 68 acres, and country 526 acres; special leases 29,095 acres; leases of reserves 47,814 acres; and forest grazing leases 287,120 acres.

The total area of 29,663,110 acres taken up in 1938 includes 18,783 acres under grazing farm tenure and 14,497,605 acres under grazing homestead tenure. surrendered and re-opened under a scheme for the relief of north-western grazing selectors.

The gross area held at the end of the year 1938 under pastoral tenure was 389,753 square miles.

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

5. **South Australia.**—The total area leased during 1938–39 under the different forms of lease tenure was 2,232,358 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 543 acres, surplus lands 5,813 acres, and other Crown lands 120,518 acres; pastoral leases 1,901,600 acres; and miscellaneous leases—grazing and cultivation 203,884 acres.

The total areas held under lease are given in the table at the end of this chapter.

6. **Western Australia.**—The number of leases issued by the Lands Department during the year ended 30th June, 1939, was 775 and the total area of leases issued 1,863,270 acres, comprising pastoral leases 1,680,406 acres, special leases (including leases under Section 116 of Land Act 1933 for grazing purposes) 173,216 acres, leases of reserves 8,987 acres, and residential leases 661 acres.

The total areas leased are given in the table at the end of this chapter.

7. **Tasmania.**—The area of pastoral leases issued during the year 1938 was 100,900 acres.

The total areas leased are given in the table at the end of this chapter.

8. **Northern Territory.**—The total area held under lease, licence and permit at the 30th June, 1939, was 213,899 square miles, comprising pastoral leases 162,793 square miles, pastoral permits 696 square miles, grazing licences 47,150 square miles, agricultural leases 262 square miles, and miscellaneous leases, including water leases, 2,998 square miles.

9. **Australian Capital Territory.**—The number of leases granted under the City Area Leases Ordinance 1936–1938 to the 30th June, 1939 (excluding leases surrendered and determined), was 439, representing a capital value of £209,763. During the year 66 new leases were granted.

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

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

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

2. **New South Wales.**—The following table gives particulars of operations on Crown lands for the year 1938–39:—

#### AREAS TAKEN UP UNDER MINING ACTS: NEW SOUTH WALES, 1938–39.

Purposes for which Issued or Occupied.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres
Gold-mining .. .. .	2,295	17,490
Mining for other minerals .. .. .	9,009	174,691
Authorities to prospect .. .. .	14,622	17,450
Other purposes .. .. .	230	7,405
<b>Total</b> .. .. .	<b>26,246</b>	<b>217,036</b>

The area of land held under lease only at the 30th June, 1939, was 188,592 acres.

3. **Victoria.**—During the year 1938, 265 leases, licences, etc. (including 172 for gold-mining) were issued covering an area of 102,129 acres, the rent, fees, etc., for which amounted to £2,118. The area occupied at the end of the year was 275,909 acres, comprising 101,643 acres for gold, 156,955 acres for oil, 12,968 acres for coal (including State Coal Mine area of 7,575 acres and State Electricity Commission area of 2,800 acres) and 4,343 acres for miscellaneous purposes.

4. **Queensland.**—During the year 1938, the number of miners' rights issued was 4,904, and of business licences 6. The following table gives particulars regarding the areas of lands taken up under lease or licence and the total areas occupied for the year 1938. In addition, an area estimated at 25,000 acres was at the end of 1938 held under miners' rights and dredging claims.

**AREAS TAKEN UP UNDER MINING ACTS : QUEENSLAND, 1938.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	790	6,375
Mining for other minerals .. .. .	597	23,694
Miners' homestead leases .. .. .	5,490	382,063
Petroleum-prospecting permits .. .. .	31,334	128,365
Coal prospecting areas .. .. .	668	668
Mineral oil prospecting areas .. .. .	320	320
Total .. .. .	39,199	541,485

The area of land held under lease only at the 31st December, 1938, was 412,132 acres.

5. **South Australia.**—The following table gives particulars of operations for the year 1938-39.

**AREAS TAKEN UP UNDER MINING ACTS : SOUTH AUSTRALIA, 1938-39.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining leases .. .. .	15	1,046
Mineral and miscellaneous .. .. .	1,383	54,285
Claims .. .. .	2,738	6,327
Search licences and permits .. .. .	23,040	39,040
Occupation licences .. .. .	..	47
Total .. .. .	27,176	100,745

6. **Western Australia.**—The following table gives particulars of operations for the year 1938, the figures being exclusive of holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1938, the area under lease was 6,480 acres for gold-mining, 205 for mining for other minerals, 466 for miners' homesteads, and 125 for miscellaneous—a total of 7,276 acres. The balance was taken up under licences.

**AREAS TAKEN UP UNDER MINING ACTS : WESTERN AUSTRALIA, 1938.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	48,026	58,246
Mining for other minerals .. .. .	15,677	57,919
Other purposes .. .. .	677	39,087
Total .. .. .	64,380	155,252

7. Tasmania.—During the year 1938, the number of leases issued was 178, of which 17 were for gold-mining, covering 666 acres; and 48 for tin, covering 2,333 acres. The following table gives particulars for the year 1938:—

**AREAS TAKEN UP UNDER MINING ACTS: TASMANIA, 1938.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	306	2,491
Mining for other minerals .. .. .	3,698	28,067
Licences to search for coal or oil .. .. .	1,180	1,180
Other purposes .. .. .	141	3,155
<b>Total .. .. .</b>	<b>5,325</b>	<b>34,893</b>

8. Northern Territory.—At the 30th June, 1939, there existed 15 mineral leases comprising 272 acres, and 39 gold-mining leases, comprising 1,422 acres. There were also 237 gold-mining lease applications for 6,948 acres, 167 mineral lease applications for 5,439 acres, 58 gold reef claims for 420 acres, 29 mineral reef claims for 490 acres, 18 machinery and tailings areas for 75 acres, and other areas held under mining lease amounted to 173 acres. In addition 2 exclusive prospecting licences covering 10 square miles, and 1 mineral oil and coal licence covering 1,000 square miles were issued.

9. Summary.—The following table shows the areas under leases and licences for mining purposes and the total areas occupied for the years 1923, 1928 and 1936 to 1938:—

**CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES.**

Year.	N.S.W. (a)	Victoria.	Q'land.(b)	S. Aust.(b)	W. Aust.(c)	Tas. (b)	Total.(d)
<b>AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.</b>							
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1923 .. .. .	28,492	9,207	67,754	610,377	37,567	47,535	800,932
1928 .. .. .	(e) 944,119	8,302	1,793,028f	196,521	47,975	23,910	3,013,855
1936 .. .. .	72,892	117,510	169,387	(a) 28,395	76,749	16,525	481,458
1937 .. .. .	25,295	299,112	108,319	(a) 25,613	67,947	8,154	534,440
1938 .. .. .	26,246	102,129	39,199	(a) 27,176	64,380	5,325	264,455
<b>TOTAL AREAS OCCUPIED AT END OF YEAR.</b>							
1923 .. .. .	299,688	47,361	444,586	653,899	127,829	77,627	1,659,990
1928 .. .. .	310,497	39,904	2,810,262	242,688	132,536	54,362	3,590,249
1936 .. .. .	260,733	214,404	567,909	(a) 127,556	155,443	45,025	1,371,070
1937 .. .. .	207,287	426,583	524,089	(a) 84,770	155,169	44,271	1,442,169
1938 .. .. .	217,036	275,909	541,485	(a) 100,745	155,252	34,893	1,325,320

(a) Year ended 30th June following. (b) Exclusive of lands held under miners' rights only  
(c) Exclusive of holdings under miners' rights and mineral oil licences. (d) Exclusive of Northern Territory. (e) Includes one area of 900,000 acres. (f) Mainly Petroleum-prospecting permits.

**§ 7. Closer Settlement.**

1. General.—Particulars regarding the methods of acquisition and disposal of land for closer settlement in the several States are given in preceding issues of the Official Year Book (see No. 22, pp. 163-6).

2. **New South Wales.**—Since the inception of closer settlement in 1905, 1,854 estates totalling 4,145,032 acres have been purchased by the Crown for purposes of closer settlement of civilians and returned soldiers. The total area set apart and the number of farms made available to 30th June, 1939, are as follows :—

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

To 30th June—	Areas.			Values.		Total.
	Acquired Lands.	Adjoining Crown Lands.	Total.	Cost of Acquired Lands.	Value of Adjoining Crown Lands.	
	Acres.	Acres.	Acres.	£	£	
1939.. ..	4,145,032	205,541	4,350,573	15,107,573	355,637	15,463,210

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

The following table gives particulars regarding the disposal of the farms by closer settlement purchase at the 30th June, 1939 :—

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

At 30th June—	Farms Allotted to Date.			Total Amount received in respect of Closer Settlement Farms.
	Number.	Area.	Capital Value.	
	No.	Acres.	£	
1939 .. ..	9,004	4,166,414	14,034,575	11,549,954

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

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

To 30th June—	Total Area Acquired.	How Made Available for Settlement.							Total Receipts (Land and Advances).	Repayments of Principal (Land and Advances).	Area Available for Settlement at 30th June.
		Total Cost of Purchasers. (a)	Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments. (b)	Roads and Reserves.	Number of Farms, etc.			
	Acres.	£	Acres.	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.
1938	1,402,568	10,244,023	1,162,676	790	3,484	36,599	14,775	8,722	14,297,492	4,779,268	1,006

(a) Includes value of Crown Lands taken over. (b) Includes all land sold other than under Conditional Purchase Lease.

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

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

5. South Australia.—The following table shows the area of land acquired for the purposes of closer settlement, and the manner in which it had been dealt with to the 30th June, 1939:—

**CLOSER SETTLEMENT: SOUTH AUSTRALIA.**

To 30th June—	Area of Lands Repurchased (exclusive of land afterwards set apart for other purposes).	Agreements with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Miscellaneous Leases.	Sold.	Remainder Un-occupied (including roads and land in course of allotment).
			Right of Purchase.	Perpetual Lease.				
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1939	822,920	489,634	233	1,294	53,777	14,239	216,617	17,105

The total area repurchased at 30th June, 1939, was 917,472 acres at a cost of £2,884,631. Included in these figures are 64,766 acres purchased for £282,762 and afterwards set apart for discharged soldiers, 3,214 acres reserved for forest and waterworks purposes, the purchase-money being £16,135, and also 26,563 acres of swamp and other lands which were purchased for £111,580 in connexion with reclamation of swamp-lands on the River Murray. Of the total area, 805,824 acres have been allotted to 2,767 persons, the average area to each being 294 acres.

6. Western Australia.—The total area acquired for closer settlement up to the 30th June, 1939, was 905,713 acres, costing £1,180,443. Of this area, 21,088 acres have been set aside for roads, reserves, etc., leaving a balance of 884,625 acres available for selection. Particulars of operations under the Act for the year ending 30th June, 1939, are as follows:—Area selected during the year 74,274 acres; number of farms, etc., allotted to date 1,620; total area occupied to date 754,942 acres; balance available for selection 129,683 acres; and total revenue £946,030.

7. Tasmania.—Up to the 30th June, 1939, 37 areas had been opened up for closer settlement. The total purchase-money paid by the Government was £308,210 and the total area acquired amounted to 102,335 acres, including 12,053 acres of Crown Lands. The number of farms allotted was 331.

8. Summary.—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1939:—

**CLOSER SETTLEMENT: TOTAL AREAS ACQUIRED AND ALLOTTED AT 30th JUNE, 1939.**

Particulars.	N.S.W.	Victoria. (a)	Q'land. (b)	S. Aust.	W. Aust.	Tas.	Total.
Area acquired (c) acres	44,350,573	41,402,568	970,778	822,929	905,713	102,335	8,554,896
Purchase-price (e) £	15,107,573	10,195,818	2,292,881	2,474,104	1,180,443	368,210	31,619,029
Farms, etc., allotted } No. (d)	9,004	8,722	3,048	2,767	1,620	331	25,492
acres	44,166,414	41,300,078	915,690	805,824	754,942	102,335	8,045,283

(a) As at 30th June, 1938. (b) As at 31st December, 1934. (c) Includes Crown lands—New South Wales, 205,541 acres; Victoria, 70,433 acres; Tasmania, 12,053 acres. (d) Includes 1,710,272 acres in New South Wales and 133,128 acres in Victoria subsequently transferred to soldier settlement and their subdivisions into allotments. (e) Private lands only. (f) Area sold by auction, etc., 86,596 acres. (g) Area acquired. Area actually allotted not available.

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

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

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

2. **New South Wales.**—At the 30th June, 1939, the area set apart for soldiers was 9,755,264 acres, of which 1,710,272 acres comprised acquired land purchased at a cost of £8,113,956. The number of settlers to whom farms, etc., had been allotted up to the 30th June, 1939, was 9,692. Five thousand and eleven soldiers have either transferred or abandoned their farms, leaving 4,681 in occupation of 7,174,591 acres, of which 5,806,063 acres were Crown lands (including 3,456,263 acres in the Western Division taken up under the Western Lands Act), 1,282,481 acres acquired lands, and 86,047 acres within Irrigation Areas. These totals exclude 703 discharged soldiers who purchased privately-owned land with their own capital and were granted advances for the purchase of stock and plant or for effecting improvements.

3. **Victoria.**—At the 30th June, 1938, the area acquired or set apart for soldier settlement was 2,482,286 acres consisting of 1,763,241 acres of private land purchased at a cost of £13,361,266, 133,128 acres costing £1,246,722 taken over from Closer Settlement, and 585,917 acres of Crown lands valued at £447,622. Subsequently 512,757 acres valued at £4,125,822 were transferred to Closer Settlement. Up to the 30th June, 1938, the number of settlers to whom farms, etc., had been allotted was 12,126, and the number of farms, etc., allotted was 9,784 (including 955 farms originally purchased for closer settlement purposes) containing 2,365,518 acres. In addition, 802 share farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at the 30th June, 1938, was 8,426 (including 1,001 originally purchased for closer settlement) containing 1,734,370 acres. Later particulars cannot be given, as separate details are not available.

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

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

5. **South Australia.**—At the 30th June, 1939, the area of land acquired or set apart for soldier settlement was 1,336,612 acres, of which 1,202,653 acres comprised private land purchased at a cost of £3,863,572. These figures are exclusive of mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. The number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts up to the 30th June, 1939, was 4,185, and the area of farms, etc. (including mortgages discharged), on which assistance had been granted was 2,746,744 acres. At the 30th June, 1939, farms, etc., occupied numbered 1,795 containing 1,155,089 acres.

6. **Western Australia.**—At the 30th June, 1939, the area of land acquired or set apart for soldier settlement was 14,287,643 acres, of which 345,110 acres comprised private land purchased at a cost of £605,076. Up to the 30th June, 1939, assistance had been given to 5,213 returned soldiers, and the Agricultural Bank held 3,177 properties as security for advances. The area held, including pastoral leases, was approximately 25,830,000 acres, and advances approved amounted to £6,728,228. The number of farms, etc., occupied by returned soldiers at the 30th June, 1939, was 1,771.

7. Tasmania.—At the 30th June, 1939, the area acquired or set apart for soldier settlement was 342,405 acres, of which 273,040 acres comprised private land purchased at a cost of £2,064,822. Up to the 30th June, 1939, the number of settlers to whom farms, etc., had been allotted was 2,380, and the number of farms, etc., allotted was 1,567 containing 342,405 acres. The number of farms, etc., occupied at the 30th June, 1939, was 1,514 containing 302,146 acres.

8. Summary.—The following table gives a summary of the area acquired, the purchase-price thereof, the number of settlers assisted, and the number and area of farms occupied in all the States to the 30th June, 1939:—

**SOLDIER SETTLEMENT: AREAS ACQUIRED, SETTLERS ASSISTED AND FARMS OCCUPIED, 30th JUNE, 1939.**

Particulars.	New South Wales.	Victoria. (a)	Queensland. (b)	Sth. Australia.	Western Australia.	Tasmania.	Total.
Area acquired or set apart—							
(i) Private land acquired acres	61,710,272	41,896,369	41,101	1,202,653	345,110	273,040	5,168,545
(ii) Crown lands set apart acres	8,044,992	585,917	536,532	133,959	13,942,533	69,365	23,313,298
Total land acquired or set apart acres	9,755,264	42,482,286	577,633	1,336,612	14,287,643	342,405	28,781,843
Price paid by Government for private lands £	68,113,956	14,607,988	270,480	3,863,572	605,076	2,064,822	29,525,894
Number of settlers to whom farms, etc., had been allotted up to the 30th June, 1939	9,692	12,126	(f)	(g) 4,185	(g) 5,213	2,380	(f)
Farms, etc., occupied at the 30th June, 1939	No. 4,681	(d) 8,426	1,148	(h) 1,795	1,771	1,567	19,388
	acres 7,174,591	(d) 11,734,379	410,992	(h) 1,155,089	(f)	302,146	(f)

(a) At 30th June, 1938; later information not available. (b) At 30th June, 1929; later information not available. (c) Included with closer settlement. (d) Including 512,757 acres costing £4,125,822 subsequently transferred to closer settlement, or its subdivision into farms, etc. (e) Excludes mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. (f) Not available. (g) Number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts. (h) Including mortgages discharged.

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

The original arrangement provided that the Commonwealth should take the responsibility of finding up to £500 per settler as working capital for improvements, implements, seed, etc., an amount which was subsequently increased to £625, together with £375 per settler for resumption and works incidental to land settlement approved by the Commonwealth. Loans were to be advanced to the settlers by the States at reasonable rates of interest not exceeding 3½ per cent. in the first year, increasing by ½ per cent. each subsequent year to the full rate of interest at which the money had been raised, plus working expenses, the difference between these rates and the cost of the money to the Government to be borne equally by the Commonwealth Government and the State Government. This provision respecting interest loss was not ultimately carried out as passed, the Commonwealth Government assuming responsibility for more than one-half of the interest loss, viz., a rebate of interest equal to 2½ per cent. per annum during a period of five years from the date of payment to the State of each instalment of loan money.

(ii) *Report by Mr. Justice Pike.* In addition to this expected loss of interest other losses have occurred in connexion with soldier settlement, and in 1927 Mr. Justice Pike, of the Land Valuation Court of New South Wales, was commissioned to report, not only on the losses, but on the principles on which financial responsibility should be divided. His report in 1929, to which reference should be made for fuller information, found that in all the negotiations concerning soldier settlement on the land the States insisted on

undivided control, and that financial responsibility went along with control except so far as the Commonwealth definitely promised to give assistance. The undertaking of the Commonwealth to share equally with the States the cost of lower interest rates to soldier settlers was made the basis of a practical compromise, and the report recommended that the total loss should be shared equally between the two parties.

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

### § 9. Tenure of Land by Aliens.

Information regarding the terms and conditions under which land can be held by aliens is contained in earlier issues of the Official Year Book (see No. 18, pp. 190-1).

### § 10. Advances to Settlers.

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

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

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

2. New South Wales.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1939 :—

#### ADVANCES TO SETTLERS: NEW SOUTH WALES.

Advances.	Advances made during 1938-39.	Total Advances at 30th June, 1939.	Amount outstanding at 30th June, 1939.	
			Number of Loans Current.	£
Department of Lands—	£	£		
Closer and Soldier Land Settlement	436,055	15,094,273	8,596	12,237,548
Soldier Settlers .. .. .	438	3,195,589	2,231	1,041,120
Wire Netting .. .. .	9,176	1,423,005	3,912	404,006
Prickly Pear .. .. .	8,713	125,091	450	19,637
Rural Bank—				
Rural Bank Department .. .. .	905,861	34,115,741	16,028	15,436,045
Government Agency Department—				
Necessitous Farmers .. .. .	103,331	5,942,461	2,894	1,054,937
Unemployment Relief and Dairy Promotion .. .. .	32,768	1,276,727	4,146	830,150
Farmers' Relief Agency(b) .. .. .	872,866	4,047,848	4,488	2,254,368
Shallow Boring .. .. .	27,455	788,052	1,112	251,632
Irrigation Areas .. .. .	107,293	(c)	(c)	1,606,454
Government Guarantee Agency .. .. .	10,220	23,279	14	10,700
Closer Settlement Agency .. .. .	2,495	8,075	14	8,028
<b>Total .. .. .</b>	<b>2,516,677</b>	<b>66,040,141</b>	<b>43,885</b>	<b>35,154,625</b>

(a) In addition, the sum of £1,907,709 has been expended on developmental works on soldiers' settlements. (b) Includes Debt Adjustment Advances (Commonwealth Moneys); amount outstanding, £1,411,400. (c) Not available.

3. Victoria.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1939:—

ADVANCES TO SETTLERS: VICTORIA.

Advances.	Advances made during 1938-39.	Total Advances at 30th June, 1939.	Amount outstanding at 30th June, 1939.	
			Number of Persons.	£
	£	£		
Crédit Foncier—				
Civilians .. .. .	165,296	10,857,320	4,424	4,161,625
Discharged Soldiers .. .. .	2,133	841,950	403	377,806
Treasurer—				
Cool Stores, Canneries, etc. .. .. .	..	615,582	(a) 18	315,698
Department of Lands and Survey—				
Closer Settlement Settlers and				
Soldier Settlers .. .. .	4,330	646,903,470	10,402	614,048,993
Cultivators of Land .. .. .	230,073	1,791,356	2,305	439,879
Wire Netting .. .. .	15,260	551,042	(d)	234,580
<b>Total .. .. .</b>	<b>417,092</b>	<b>61,560,720</b>	<b>17,042</b>	<b>19,578,581</b>

(a) Companies and Co-operative Societies. (b) Represents Consolidated Debts of settlers (Section 30, Act 4091). (c) Debts adjusted by Closer Settlement Commission under Section 32 of the Closer Settlement Act, 1932. (d) Not available.

4. Queensland.—The following table gives particulars of advances to 30th June, 1939. The figures are exclusive of transactions in land:—

ADVANCES TO SETTLERS: QUEENSLAND.

Advances.	Advances made during 1938-39.	Total Advances at 30th June, 1939.	Amount outstanding at 30th June, 1939.	
			Number of Persons.	£
	£	£		
Bureau of Rural Development .. .. .	310,317	8,052,306	4,620	1,674,784
Discharged Soldiers' Settlement(a) .. .. .	3,289	2,452,187	1,535	528,407
Water Facilities .. .. .	..	58,079	268	35,716
Wire Netting, etc. .. .. .	24,944	1,004,983	3,248	459,287
Seed Wheat .. .. .	7,372	(b) 117,732	(c)	13,875
Drought Relief .. .. .	..	294,458	(c)	89,275
Income (Unemployment Relief and State Development) Tax Acts(d) .. .. .	32,863	904,737	4,742	587,002
Irrigation .. .. .	1,194	54,914	68	28,923
Other .. .. .	78	1,843	42	664
<b>Total .. .. .</b>	<b>380,057</b>	<b>12,941,239</b>	<b>(e)</b>	<b>3,417,933</b>

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

5. South Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1939:—

ADVANCES TO SETTLERS: SOUTH AUSTRALIA.

Particulars.	Advances made during 1938-39.	Total Advances at 30th June, 1939.	Amount outstanding at 30th June, 1939.		Arrears of Interest at 30th June, 1939.
			Number of Persons.	£	
	£	£			£
Department of Lands—					
Advances to soldier settlers ..	63,820	4,718,042	1,042	2,808,132	590,449
Advances to blockholders ..	..	41,451	4	14	..
Advances for sheds and tanks ..	..	75,693	292	45,644	15,755
Advances under Closer Settlement Acts ..	45,671	2,461,983	1,363	1,393,226	93,203
Advances under Agricultural Graduates Settlement Act ..	10,439	56,200	33	53,052	490
Farmers Assistance Board—					
Advances in drought-affected areas ..	293	2,602,051	761	500,307	94,757
Advances under Farmers Relief Acts ..	264,283	3,970,721	707	570,015	7,070
Irrigation Branch—					
Advances to civilians ..	2,841	260,818	400	111,210	43,527
Advances to soldier settlers ..	2,107	1,070,639	753	935,779	213,005
State Bank of South Australia (C. F. Department)					
Advances to settlers for improvements ..	63,262	5,023,486	1,842	944,977	27,008
Advances under Vermin and Fencing Acts ..	11,986	898,364	1,204	296,565	91,932
Advances under Loans to Producers Act ..	7,721	1,364,817	(a)	(a)	(a)
	2,246	325,519	329	252,477	10,718
<b>Total</b> .. ..	<b>474,669</b>	<b>22,878,784</b>	<b>..</b>	<b>8,001,398</b>	<b>1,187,914</b>

(a) Not available pending reconciliation.

6. Western Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1939:—

ADVANCES TO SETTLERS: WESTERN AUSTRALIA.

Particulars.	Advances made during year 1938-39.	Total Advances at 30th June, 1939.	Amount outstanding at 30th June, 1939.	
			Number of Persons.	£
	£	£		
Development loans .. ..	(a) 441,684	10,166,176	6,569	5,482,783
Soldier settlement loans .. ..	28,907	66,080,258	3,177	4,117,553
Cropping advances .. ..	(c) 114,122	13,555,545	1,549	559,223
Group Settlement Advances ..	6,396	6,265,609	1,692	1,319,476
Repurchased Estates—				
Under A.L.P. Act 1909 .. ..	..	575,368	276	57,611
Soldier Settlement .. ..	..	605,076	610	108,387
Wire and Wire Netting Advances ..	541	422,757	2,860	435,793
<b>Total</b> .. ..	<b>591,650</b>	<b>37,670,789</b>	<b>16,733</b>	<b>12,080,826</b>

(a) Includes £327,988 transferred capital to Agricultural Bank from Industries Assistance Board.  
 (b) Includes capitalization of interest to principal. (c) Includes drought relief advances and outstanding and bad debts.

7. *Tasmania*.—The following table gives particulars respecting advances under State Authorities to 30th June, 1939. Although not regarded as an outstanding by the State Authority the figures in connexion with closer and soldier land settlement have been included in the table for comparative purposes; the areas so purchased have been leased on 99-year terms having an option of purchase which the leaseholder may exercise at any time.

## ADVANCES TO SETTLERS: TASMANIA.

Advances.	Advances made during year 1938-39.	Total Advances at 30th June, 1939.	Amount outstanding at 30th June, 1939.	
			Number of Persons.	£
Agricultural Bank—	£	£		
State Advances Act and Rural Credits .. .. .	127,431	910,852	1,585	374,940
Orchardists' Relief, 1926 .. .. .	..	46,832	49	1,830
Unemployed (Assistance to Primary Producers) Relief Act, 1930-1931 .. .. .	..	114,302	880	61,873
Bush Fire Relief Act, 1934 .. .. .	..	14,855	256	5,870
Flood Sufferers' Relief Act, 1929 .. .. .	..	35,523	102	6,910
Crop Losses, 1934-35 .. .. .	..	10,086	200	3,747
Minister for Agriculture—				
Soldier Settlers—				
Advances .. .. .	23,961	807,554	1,265	91,166
Purchase of Estates, etc.(a) .. .. .	7,820	2,427,565	(b) 1,526	1,456,709
Closer Settlers—				
Advances .. .. .	9,157	71,630	207	36,568
Purchase of Estates, etc.(a) .. .. .	6,494	473,761	(b) 306	382,946
Total .. .. .	174,863	4,912,960	..	2,422,559

(a) Not regarded as an outstanding by the State. (b) Number of leaseholders and includes those to whom advances have been made.

8. *Northern Territory*.—During the financial year 1938-39 the amount of £1,109 was advanced, the total amount advanced to 30th June, 1939, being £24,967 (approximately). The balance outstanding from 38 settlers, at 30th June, 1939, including interest, was £6,856.

9. *Summary of Advances*.—The following table gives a summary for each State and the Northern Territory to the 30th June, 1939. With the exception of Queensland, where the figures are incomplete, the particulars so far as they are available represent the total sums advanced to settlers including amounts spent by the various Governments in the purchase and improvement of estates disposed of by closer and soldier land settlement, while the amounts outstanding reveal the present indebtedness of settlers to the Governments, including arrears of principal and interest but excluding amounts written off debts and adjustments for land revaluations—

## ADVANCES TO SETTLERS: AUSTRALIA.

State.	Advances made during year 1938-39.	Total Advances at 30th June, 1939.	Amount outstanding at 30th June, 1939.	
			Number of Persons.	£
	£	£		
New South Wales .. .. .	2,516,677	66,040,141	43,885	35,154,625
Victoria .. .. .	417,092	61,560,720	17,642	19,578,581
Queensland .. .. .	380,057	12,941,239	..	3,417,933
South Australia .. .. .	474,669	22,878,784	..	9,189,312
Western Australia .. .. .	591,650	37,670,789	16,733	12,080,826
Tasmania .. .. .	174,863	4,912,960	..	2,422,559
Northern Territory .. .. .	1,109	24,967	38	6,856
Total .. .. .	4,556,117	206,029,600	..	81,850,692

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

1. **General.**—The figures given in the previous parts of this chapter show separately the areas alienated, in process of alienation, or occupied under various tenures. The following tables set out in summarized form the position in regard to the tenure of land in each State, in the Northern Territory, and in the Australian Capital Territory during the latest year for which information is available. Particulars for each year from 1928 onward will be found in *Production Bulletin*, No. 33, Part I, page 9. The area unoccupied includes roads, permanent reserves, forests, etc. In some cases, lands which are permanently reserved from alienation are occupied under leases and licences, and have been included therein. Lands occupied under leases or licences for pastoral purposes are frequently held on short tenures only, and could thus be made available for settlement practically whenever required.

2. **New South Wales.**—Of the total area of New South Wales, 24.4 per cent. had been alienated at the 30th June, 1939, 10.2 per cent. was in process of alienation, 57.4 per cent. was held under leases and licences, and the remaining 8.0 per cent. was unoccupied or held by the Crown.

The following table gives particulars for the year ended 30th June, 1939:—

#### ALIENATION AND OCCUPATION OF CROWN LANDS: NEW SOUTH WALES. 30th JUNE, 1939.

Particulars.	Acres.	Particulars.	Acres.		
<b>1. Alienated.</b>					
Granted and sold prior to 1862 ..	7,146,579	<b>3. Held under Leases and Licences.</b>			
Sold by auction and other sales, 1862 to date ..	15,099,789				
Conditionally sold, 1862 to date	28,310,056				
Granted under Volunteer Land Regulations, 1867 to date ..	172,198				
Granted for public and religious purposes ..	261,353				
	50,989,975				
Less lands resumed or reverted to Crown ..	2,686,616				
<b>Total</b> ..	<b>48,393,359</b>			Homestead Selections and Grants ..	1,668,824
				Alienable leases, long term and perpetual ..	26,513,383
				Other Long-term Leases ..	78,521,761
		Short-term Leases and Temporary Tenures ..	4,643,599		
		Forest Leases and Occupation Permits ..	2,175,304		
		Mining Leases and Permits ..	188,592		
		<b>Total</b> ..	<b>113,711,463</b>		
<b>2. In Process of Alienation.</b>					
Conditional purchases ..	16,760,067	<b>4. Unoccupied (a). Particulars of Lord Howe Island not being available the area, 3,220 acres, is included under unoccupied, (Approximate)</b>			
Closer settlement purchases ..	2,917,506				
Soldiers' group purchases ..	416,713				
Other forms of sale ..	130,777				
<b>Total</b> ..	<b>20,219,063</b>				

Area of State—198,037,100 acres.

(a) Of this area only 3,211,095 acres are available for selection, the balance being reservations for roads and for various public purposes, water frontages, and river and lake surfaces.

3. **Victoria.**—The total area of the State of Victoria is 56,245,800 acres, of which 48.7 per cent. had been alienated up to the end of the year 1938; 10.4 per cent. was in process of alienation under deferred payments and closer settlement schemes; 14.9 per cent. was occupied under leases and licences; while 26.0 per cent. was unoccupied or held by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS: VICTORIA,  
31st DECEMBER, 1938.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> .. .. .	27,403,171	3. <i>Leases and Licences held—</i>	
2. <i>In Process of Alienation—</i>		Under Lands Department—	
Exclusive of Mallee and Closer		Perpetual Leases .. .. .	81,332
Settlement Lands .. .. .	1,154,614	Other Leases and Licences	28,708
Mallee Lands (exclusive of		Temporary (Yearly) Graz-	
Closier Settlement Lands) ..	4,122,732	ing Licences .. .. .	7,992,248
Closier Settlement Lands ..	585,919	Under Mines Department ..	275,909
Village Settlements .. .. .	64	Total .. .. .	8,378,197
Total .. .. .	5,863,329	4. <i>Occupied by the Crown or</i>	
		<i>Unoccupied (a)</i> .. .. .	14,601,103

Total area of State—56,245,800 acres.

(a) These Crown lands comprise reservations for roads and for various public purposes, 7,671,087 acres; water frontages, beds of rivers, lakes, etc., and unsold land in cities, towns and boroughs 4,086,119 acres; and other lands (unoccupied) 2,843,357 acres.

4. *Queensland.*—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1938, 4.8 per cent. was alienated; 1.7 per cent. was in process of alienation; and 79.1 per cent. was occupied under leases and licences. The remainder, 14.4 per cent., was either unoccupied or held as reserves or for roads.

The distribution is shown in the following table :—

**ALIENATION AND OCCUPATION OF CROWN LANDS: QUEENSLAND,  
31st DECEMBER, 1938.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and</i>	
By Purchase .. .. .	20,288,383	<i>Licences—</i>	
Without Payment .. .. .	91,928	Pastoral Leases .. .. .	240,320,640
Total .. .. .	20,380,311	Occupation Licences .. .. .	7,697,040
		Grazing Selections and Settle-	
2. <i>In Process of Alienation</i> ..	7,491,924	ment Farm Leases .. .. .	82,166,004
		Leases—Special Purposes ..	1,157,113
		Under Mines Department ..	412,132
		Perpetual Lease Selections,	
		Perpetual Lease Prickly-	
		pear Selections and Irriga-	
		tion Leases .. .. .	6,179,482
		Auction Perpetual Leases ..	26,540
		Prickly-pear Leases .. .. .	127,680
		Forest Grazing Leases .. ..	1,287,520
		Total .. .. .	339,383,151
		4. <i>Reserves, Surveyed Roads and</i>	
		<i>Surveyed Stock Routes (a)</i> ..	21,051,415
		5. <i>Unoccupied</i> .. .. .	40,813,109

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

(a) Includes reserves of a total area of 18,104,217 acres.

5. *South Australia.*—The area of the State of South Australia is 243,244,800 acres and at the 30th June, 1939, 5.1 per cent. was alienated; 1.1 per cent. in process of alienation; 52.8 per cent. occupied under leases and licences; and 41.0 per cent. unoccupied or occupied by the Crown.

The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS: SOUTH AUSTRALIA,  
30th JUNE, 1939.**

Particulars.	Acres.	Particulars.	Acres.
<b>1. Alienated—</b>		<b>3. Held under Lease and Licence—</b>	
Sold .. .. .	12,288,345	Right of Purchase Leases ..	851,779
Granted for Public Purposes ..	183,932	Perpetual Leases, including Irrigation Leases ..	16,378,112
		Pastoral Leases .. .. .	108,772,629
		Other Leases and Licences ..	2,309,308
		Mining Leases and Licences ..	100,745
<b>Total .. .. .</b>	<b>12,472,277</b>	<b>Total .. .. .</b>	<b>128,412,573</b>
<b>2. In Process of Alienation ..</b>	<b>2,634,064</b>	<b>4. Area Unoccupied (a) ..</b>	<b>99,725,886</b>

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

(a) Includes surveyed roads, railways and other reserves, 19,219,229 acres; salt water lakes and lagoons, 7,680,000 acres; and fresh water lakes, 224,000 acres.

6. Western Australia.—The total area of Western Australia is 624,588,800 acres, of which, at the 30th June, 1939, 2.9 per cent. was alienated; 2.4 per cent. was in process of alienation; while 32.9 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 61.8 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS: WESTERN AUSTRALIA,  
30th JUNE, 1939.**

Particulars.	Acres.	Particulars.	Acres.
<b>1. Alienated .. .. .</b>	<b>17,887,032</b>	<b>3. Leases and Licences in Force—</b>	
<b>2. In Process of Alienation—</b>		(i) Issued by Lands Department—	
Midland Railway Concessions ..	54,800	Pastoral Leases ..	201,554,546
Free Homestead Farms ..	594,986	Special Leases ..	697,376
Conditional Purchases ..	5,662,177	Leases of Reserves ..	1,195,254
Selections from the late W. A. Company ..	5,297	Residential Lots ..	6,174
Selections under the Agricultural Lands Purchase Act ..	441,802	(ii) Issued by Mines Department—	
Homestead or Grazing Leases ..	8,102,193	Gold-mining Leases ..	28,832
Poison Land Leases or Licences ..	16,089	Mineral Leases ..	38,615
Town and Suburban Lots ..	3,172	Miners' Homestead Leases ..	31,074
		(iii) Issued by Forests Department—	
<b>Total .. .. .</b>	<b>14,880,516</b>	Timber Permits ..	2,153,446
		<b>Total .. .. .</b>	<b>205,705,517</b>
		<b>4. Area Unoccupied (a) ..</b>	<b>386,115,735</b>

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

(a) Includes reservations for roads and for various public purposes, 48,441,428 acres.

7. Tasmania.—At the end of the year 1938, 35.0 per cent. of the total area had been alienated; 2.6 per cent. was in process of alienation; 16.1 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement; the remainder (46.3 per cent.) was unoccupied or occupied or reserved by the Crown.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : TASMANIA,  
31st DECEMBER, 1938.**

Particulars.	Acres.	Particulars.	Acres.
1. Alienated .. .. .	5,878,009	3. Leases and Licences—continued.	
2. In Process of Alienation .. .. .	433,285	(i) Issued by Lands Department—continued.	
3. Leases and Licences—		Soldier Settlement ..	106,000
(i) Issued by Lands Department—		Short-Term Leases ..	131,000
Islands .. .. .	105,686	Other .. .. .	21,000
Ordinary Leased Land .. .	1,925,550	(ii) Issued by Mines Department	34,893
Land Leased for Timber	290,058	Total .. .. .	2,694,187
Closer Settlement .. .	80,000	4. Area Occupied by the Crown or Unoccupied (a) .. .. .	7,772,519

Total area of State—16,778,000 acres.

(a) Includes reservations for roads and for various public purposes, 1,970,080 acres.

8. Northern Territory.—The area of the Northern Territory is 335,116,800 acres, of which, at the 30th June, 1939, only 0.1 per cent. was alienated; 54.6 per cent. was held under leases and licences; while the remaining 45.3 per cent. was unoccupied.

The following shows the mode of occupancy of areas at the 30th June, 1939 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS : NORTHERN TERRITORY,  
30th JUNE, 1939.**

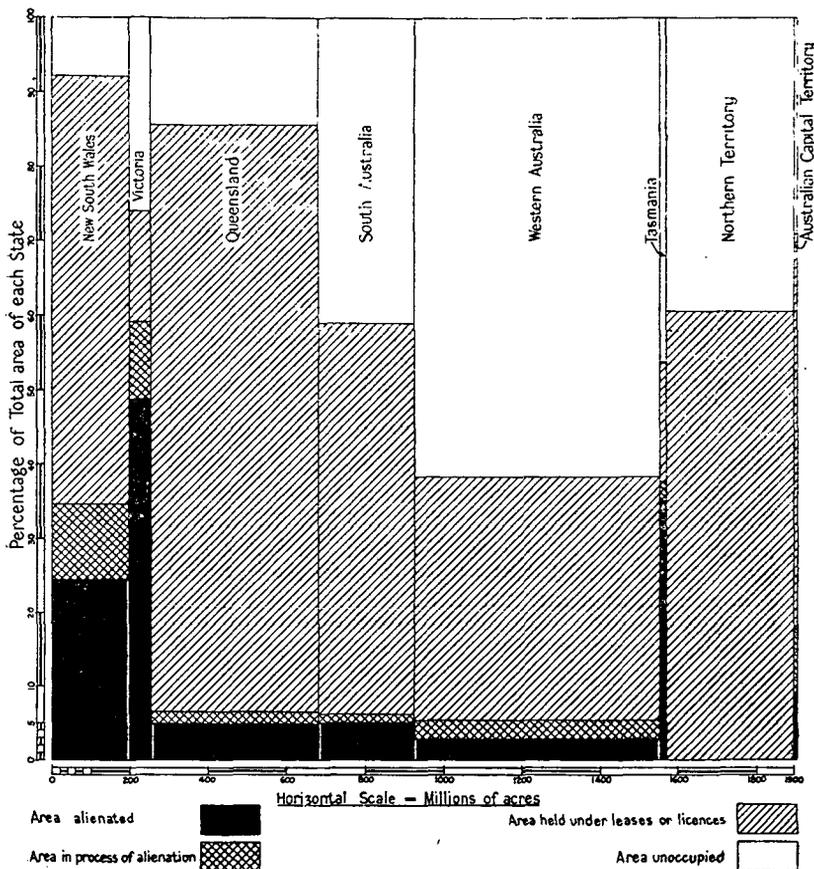
Particulars.	Acres.
1. Alienated .. .. .	477,352
2. Leased—	
Pastoral Leases .. .. .	104,187,529
Other leases, licences, reserves and mission stations .. .. .	78,678,493
Total .. .. .	182,866,013
3. Unoccupied .. .. .	151,773,425
4. Total area .. .. .	335,116,800

9. Australian Capital Territory.—Particulars of the alienation and occupation of Crown lands in the Territory (exclusive of Jervis Bay area) for the year 1938 are as follows :—Alienated 53,946 acres; in process of alienation 52,100 acres; leased 320,366 acres; and unoccupied 156,379 acres. The area of acquired lands was 213,854 acres. The total area of the Territory (exclusive of Jervis Bay area, 18,000 acres) is approximately 582,800 acres.

Alienated land at the end of 1938 comprised 9.0 per cent. of the total area, land in process of alienation 8.7 per cent., land held under lease 53.3 per cent., and unoccupied land 29.0 per cent. of the total area.

10. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at the end of the year 1938. The square itself represents the total area of Australia, while the relative areas of individual States are shown by the vertical rectangles. The areas alienated from the State; those in process of alienation under various systems of deferred payments; and the areas held under leases or licences are indicated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded.

TENURE OF LAND



§ 12. Number and Area of Rural Holdings.

The statistics relating to Pastoral and Agricultural Production, and Farnyard, Dairy and Bee Products contained in Chapters XIII, XIV, and XV, are tabulated from data collected from all rural holdings of one acre and over in each State. The following table gives particulars of the number and total area of such holdings for the past ten years. Figures are not available for the Northern Territory.

## RURAL HOLDINGS : NUMBER AND AREA.

Year.	New South Wales.	Victoria.	Queensland.	South Australia.	Western Australia.	Tasmania.	Australian Capital Territory.	Total.
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## NUMBER OF RURAL HOLDINGS.

	No.	No.	No.	No.	No.	No.	No.	No.
1929-30 ..	76,158	74,161	(a)	30,246	21,101	11,623	..	(a)
1930-31 ..	74,717	74,537	(a)	30,449	21,918	11,461	..	(a)
1931-32 ..	74,106	74,996	(a)	30,648	21,959	11,481	..	(a)
1932-33 ..	74,778	75,392	(a)	30,724	22,066	11,335	..	(a)
1933-34 ..	74,981	75,386	(a)	30,986	22,639	11,731	..	(a)
1934-35 ..	75,800	74,473	(a)	31,123	22,874	11,754	186	(a)
1935-36 ..	75,631	73,772	(a)	31,262	22,652	11,857	202	(a)
1936-37 ..	76,239	72,845	(a)	31,321	21,763	11,735	202	(a)
1937-38 ..	75,923	72,792	(a)	31,277	21,682	11,680	202	(a)
1938-39 ..	75,365	72,452	42,261	31,280	21,052	11,680	204	254,294

## TOTAL AREA OF RURAL HOLDINGS.

	'000 acres.							
1929-30 ..	172,536	38,338	(a)	132,675	229,884	6,547	320	(a)
1930-31 ..	171,772	37,806	(a)	129,569	223,081	6,559	331	(a)
1931-32 ..	172,307	37,276	(a)	129,369	230,857	6,492	356	(a)
1932-33 ..	171,930	37,704	(a)	132,673	227,616	6,595	370	(a)
1933-34 ..	171,641	38,778	(a)	134,847	217,979	6,675	373	(a)
1934-35 ..	171,631	38,861	(a)	137,918	214,455	6,813	369	(a)
1935-36 ..	172,457	39,129	(a)	138,330	218,079	6,931	383	(a)
1936-37 ..	173,880	39,826	(a)	136,978	215,210	6,851	385	(a)
1937-38 ..	174,137	40,388	(a)	142,836	215,911	6,755	382	(a)
1938-39 ..	174,660	40,791	308,082	144,682	211,720	6,778	371	887,084

(a) Not available.