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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. In previous issues an account of the various tenures under which Crown lands may be taken up was given, but considerations of space prevent its repetition herein. (See Year Book No. 22, p.p. 133–195). 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.

New South Wales.	Victoria.	Queensland.
CROWN LANDS ACTS.		
Crown Lands Act 1913–1927 : Western Lands Act 1901–1927 : Crown Lands Purchase Validation Act 1923. Crown Lands Amendment (Disposal) Act 1923. Crown Lands and Closer Settlement (Amending) Act 1924.	Land Act 1915–1928.	Land Acts 1910–1929. Upper Burnett and Callide Land Settlement Act 1923. Prickly-peart Land Acts 1923–1926. Sugar Workers' Perpetual Lease Selections Act 1923.
CLOSER SETTLEMENT ACTS.		
Closer Settlement Act 1904–1910 : Closer Settlement Purchases Validation Act 1923. Closer Settlement and Returned Soldiers' Settlement (Amendment) Act 1927.	Closer Settlement Act 1915–1923.	Closer Settlement Act 1906–1929.
MINING ACTS.		
Mining Act 1906–1924 : Mining Leases (Validation) Act 1924.	Mines Act 1915–1921.	Mining Acts 1898–1929 : Mining for Coal and Mineral Oil Act 1912 : Petroleum Act 1923–1929 : Miners' Homestead Leases Act 1913–1929 : Coal Mining Act 1925–1928.
SOLDIERS' SETTLEMENT ACTS.		
Returned Soldiers' Settlement Act 1916–1923.	Discharged Soldiers' Settlement Act 1917–1923.	Discharged Soldiers' Settlement Act 1917–1929.
ADVANCES TO SETTLERS ACTS.		
Government Savings Bank Act 1906–1923 : Returned Soldiers' Settlement Act 1916–1925.	State Savings Bank Act 1915–1922 : Primary Products Advances Act 1919–1922 : Closer Settlement Act 1915–1923 : Fruit Act 1915–1920 : Discharged Soldiers' Settlement Act 1917–1923.	State Advances Act 1916 : Co-operative Agricultural Products and Advances to Farmers Act 1914–1919 : Agricultural Bank Act 1923–1929.

3. North Australia and Central Australia Land Legislation.—In the Territories of North Australia and Central Australia, the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1927–1929, that relating to mining in the Northern Territory Mining Act 1903, the Gold Dredging Act 1899, the Tin Dredging Ordinance 1911–1920, the Mineral Oil and Coal Ordinance 1922–1923, and the Encouragement of Mining Ordinance 1913–1926; and that relating to Advances to Settlers in the Wire and Wire Netting Act 1927, and the Encouragement of Primary Production Ordinance 1927–1928.

4. Federal Capital Territory Land Legislation.—In the Federal Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1918–1927, the Public Parks Ordinance 1928, the City Area Leases Ordinance 1924–1929, the Church Lands Leases Ordinance 1924–1927, and the Leases (Special Purposes) Ordinance 1925–1929.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
CROWN LANDS ACTS.		
Crown Lands Act 1929: Pastoral Act 1904–1929.	Land Act 1898–1928.	Crown Lands Act 1911–1924.
CLOSER SETTLEMENT ACTS.		
Crown Lands Act 1929.	Agricultural Lands Purchase Act 1909–1922: Closer Settlement Act 1927.	Closer Settlement Act 1913–1924.
MINING ACTS.		
Mining Act 1893–1928: Gold Dredging Act 1905: Mining on Private Property Act 1909–1916.	Mining Act 1904–1923: Sluicing and Dredging for Gold Act 1899.	Mining Act 1917–1924: Aid to Mining Act 1924.
RETURNED SOLDIERS' SETTLEMENT ACTS.		
Discharged Soldiers' Settlement Act 1917–1925.	Discharged Soldiers' Settlement Act 1918–1919.	Returned Soldiers' Settlement Act 1916–1923.
AGRICULTURAL GRADUATES SETTLEMENT ACTS.		
Agricultural Graduates Act 1922.		
ADVANCES TO SETTLERS ACTS.		
Irrigation Act 1922–1928: Discharged Soldiers' Settlement Act 1917–1925: State Bank Act 1925–1928: Advances to Settlers on Crown Lands Act 1914–1927: Agricultural Graduates Act 1922.	Agricultural Bank Act 1906–1929.	State Advances Act 1907–1927: Advances to Fruit-growers Act 1918–1921: Closer Settlement Act 1913–1924: Returned Soldiers' Settlement Act 1916–1923.

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 North Australia Commission 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 Department of Home Affairs.

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.

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.—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, generally speaking, similar to those of the States. In the Federal Capital Territory only city leases and leases of other lands are issued.

STATE CROWN LANDS—TENURES.

New South Wales.			Victoria.			Queensland.		
FREE GRANTS, RESERVATIONS AND DEDICATIONS.								
Free Grants: Reservations: and Dedications.			Free Grants: Reservations.			Free Grants: Reservations.		
UNCONDITIONAL PURCHASES OF FREEHOLD.								
Auction Sales: After-auction Purchases: Special Purchases: Improvement Purchases.			Auction Sales.			Sales (at or after auction): Unconditional Selections.		
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.			Agricultural Farms: Agricultural Homesteads: Free Homesteads: Prickly-pear Selections.		

STATE CROWN LANDS—TENURES—*continued.*

New South Wales.	Victoria.	Queensland.
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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 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.	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.	Perpetual Lease Selections: Perpetual Lease Prickly-pear Selections: Pastoral Leases: Preferential Pastoral Leases: Stud Holdings: Prickly-pear Leases: Occupation Licences: Special Leases: Grazing Selections: Development Grazing Selections: Auction Perpetual Leases: Pastoral Development Leases.
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CLOSER SETTLEMENT.

Sales by Auction and Tender: After-auction Sales and Tenders: Settlement Purchases.	Sales of Land: Conditional Purchase Leases: Conditional Purchase Leases in Mountainous Areas.	Agricultural Farms: Unconditional Selections: Perpetual Lease Selections: Settlement Farm Leases: 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: Permits to Prospect for Petroleum: Petroleum Leases: Licences to Prospect for Coal and Mineral Oil: Gold Mining Leases: Mineral Leases: Business Areas: Residence Areas: Miners' Homestead Perpetual Leases.
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SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

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.)	Agricultural Farms: Perpetual Lease Selections: Perpetual Town and Suburban Leases.
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STATE CROWN LANDS—TENURES—*continued.*

South Australia.	Western Australia.	Tasmania.
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FREE GRANTS, RESERVATIONS, AND DEDICATIONS.

Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
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UNCONDITIONAL PURCHASES OF FREEHOLD.

Auction Sales.	Auction Sales.	Auction Sales : After-auction Sales : Sales of Land in Mining Towns.
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CONDITIONAL PURCHASES OF FREEHOLD.

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 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.
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LEASES AND LICENCES UNDER LAND ACTS.

Perpetual Leases : Special Perpetual Leases (Free Period) : Perpetual Leases of Homestead Blocks : Miscellaneous Leases : Grazing and Cultivation Leases : Licences : Licences of Resumed Land : Pastoral Leases : Leases of Unoccupied Pastoral Land : Irrigation Blocks : Town Allotments in Irrigation Areas : Forest Leases.	Pastoral Leases : Special Leases : Residential Leases : Leases of Town and Suburban Lands : Irrigation 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.
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CLOSER SETTLEMENT.

Sales by Auction : Agreements to Purchase : Miscellaneous Leases.	Conditional Purchases : Town and Suburban Areas.	Leases with Right of Purchase : Special Sales.
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LEASES AND LICENCES UNDER MINING ACTS.

Holdings under Miners' Rights : Search Licences : Occupation Licences : Gold Leases : Mineral 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.
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SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

Perpetual Leases : Pastoral Leases : Agreements to Purchase.	Ordinary Tenure : Special Tenure.	Free Grants : Ordinary Tenure : Special Tenure.
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AGRICULTURAL GRADUATES SETTLEMENT ACTS.

Agreements to Purchase.		
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§ 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 1928–29, the total area for which free grants were prepared was 3,016 acres, including grants of 2,118 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 906 acres were dedicated and permanently reserved, the number of separate dedications being 76.

On the 30th June, 1929, the total area reserved, including temporary reserves, was 17,531,167 acres, of which 5,304,797 acres were for travelling stock, 2,366,444 acres for forest reserves, 669,601 acres for water, 1,160,069 acres for mining, and the remainder for temporary commons, railways, recreation reserves and parks, reserves for aborigines, 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 license 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 1928, 216 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 16,029 acres, were made. At the end of 1928, the total area reserved was 7,589,767 acres, consisting of roads, 1,794,218 acres; water reserves, 314,368 acres; agricultural colleges, etc., 87,062 acres; permanent forests and timber reserves under Forests Act, 4,305,581 acres; forests and timber reserves under Land Acts, 329,385 acres; reserves in the Mallee, 410,000 acres; and other reserves, 349,153 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 1929, the area of reserves cancelled was 17,256 acres more than the area set apart as reserves. The total area reserved up to the end of 1929 was 17,703,438 acres, made up as follows:—timber reserves, 3,410,757 acres; State forests and national parks, 1,954,123 acres; for use of aborigines, 6,149,192 acres; and general, 6,189,366 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 1929 free grants were issued for a total area of 276 acres. During the same year reserves comprising 13,141 acres were proclaimed. At the 30th June, 1929, the total area reserved was 16,336,484 acres.

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, 1929, a few small areas of land were granted in fee-simple, and approximately 1,601,954 acres were reserved for various purposes. At the 30th June, 1929, the total area reserved was about 32,600,000 acres.

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. Under the Returned Soldiers' Settlement Act of 1916, returned soldiers who applied prior to 31st March, 1922, are eligible to receive free grants of Crown land not exceeding £100 each in value, but these grants are 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.* During the year ended 31st December, 1928, the area granted free was 577 acres, all of which was granted to soldiers under the Returned Soldiers' Settlement Act, while during the same year, free leases were issued to 2 local bodies for municipal purposes, and 521,410 acres were reserved, of which 520,900 acres were for forest reserves, 4 acres for recreation purposes, 56 acres for gravel reserves, 10 acres for school purposes, and 440 acres for a sanctuary for game. The total area reserved to the end of 1928 was 4,778,590 acres.

7. North Australia and Central Australia.—(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 30th June, 1929, was—North Australia, 7,990 square miles, and Central Australia, 21,875 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 10 years, 5 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, but one-quarter of the purchase-money must be paid as deposit with the application, 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. The minimum upset price per acre is the same as in the case of land sold by auction.

(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 $\frac{1}{4}$ acre within a town or village, or 2 acres elsewhere, and no person may purchase more than one such area within 3 miles of a similar prior purchase by him.

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 three 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 1928, a total of 1,309 acres was disposed of under this tenure, 676 acres being country lands, while 633 acres of town and suburban lands were sold by auction.

3. *Queensland.*—During the years 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. By reason of the amending Act of 1929 it is now possible to obtain a deed of grant 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, 1929, the area of town lands sold by auction was 62 acres. In addition, 16,451 acres were sold at fixed prices, and the purchases of 84,190 acres on credit were completed, making a total of 100,703 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, 1929, the area of town and suburban allotments sold was 1,503 acres in 712 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 1928 the area sold by auction or by special sale amounted to 177 acres, as against 300 acres for the previous year.

§ 4. Conditional Purchases of Freehold.

1. *New South Wales.*—(i) *General.* The various methods of obtaining Crown lands by conditional purchase are given in some detail in preceding issues of the Official Year Book (see No. 22 pp. 141–2), but it is not proposed to repeat this information in the present volume.

(ii) *Areas Sold by Auction, by Special Purchase, and by Improvement Purchase (exclusive of Town Blocks within Irrigation Areas).* During the year ended 30th June, 1929, the total area sold was 4,489 acres, of which 1,422 acres were sold by auction and 383 acres as after-auction purchases, while 15 acres were sold as improvement purchases and 2,669 acres as special purchases. The amount realized for the sale of the whole area was £104,034.

(iii) *Areas Alienated as Conditional Purchases.* At the 30th June, 1929, the total number of conditional purchases in existence was 66,170, covering an area of 20,019,758 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, 1929, together with the total area for which deeds had been issued up to 30th June, 1929 :—

CONDITIONAL PURCHASES, NEW SOUTH WALES, 1928–29.

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.
1929	311	Acres. 62,117	178	Acres. 35,667	Acres. 315,358	Acres. 23,442,488

(a) Exclusive of conversions from other tenures.

2. *Victoria.*—(i) *General.* Allusion to the methods of obtaining Crown lands by conditional purchase will be found on pp. 143–4 of Official Year Book No. 22.

(ii) *Areas Purchased Conditionally.* Exclusive of selection in the Mallee country, the total area purchased conditionally in 1928 was 68,686 acres, comprising 54,477 acres with residence and 14,209 acres without residence. The number of selectors was 335.

3. **Queensland.**—From 1917 until the passing of “The Lands Acts Amendment Act of 1929” a selector was unable to acquire the freehold title to land. The 1929 measure, however, amended the law in this respect, but considerations of space preclude the publication of details herein.

4. **South Australia.**—(i) *General.* The various methods of obtaining Crown lands by conditional purchase will be found in Official Year Book No. 22, pp. 144–5.

(ii) *Lands Allotted.* The land allotted under Agreements to Purchase, exclusive of land for Soldier Settlement, during the year 1928–29 was 237,309 acres, comprising Eyre’s Peninsula Railway Lands 144,281 acres, Murray Railway Lands 27,763 acres, Pinnaroo Railway Lands 34,686 acres, Closer Settlement Lands 1,948 acres, Buckleboo Railway Lands 4,869 acres, and other Crown lands 23,762 acres.

5. **Western Australia.**—(i) *General.* Allusion to the methods of obtaining Crown lands by conditional purchase is made in some detail in Official Year Book No. 22, pp. 145–7.

(ii) *Areas Alienated.* During the year ended the 30th June, 1929, the number of holdings for which Crown grants were issued was 2,641, covering free homestead farms 50,696 acres and conditional purchases 490,160 acres. The number of holdings conditionally alienated for the year was 2,601, the total area affected being 2,594,175 acres, comprising conditional purchases by deferred payments with residence and without residence of 2,494,944 and 20,433 acres respectively, conditional purchases by direct payments (without residence) 1,075 acres, and free homestead farms 77,723 acres. Under the heading “Deferred payments (with residence)” are included conditional purchases of grazing lands.

6. **Tasmania.**—(i) *General.* Preceding issues of the Official Year Book (see No. 22, pp. 148–9) give details regarding the methods of acquiring Crown lands by conditional purchase, but it is not proposed to repeat the information in this volume.

(ii) *Areas Conditionally Purchased.* During the year 1928, conditional purchases of 31,499 acres were completed. The total area sold conditionally was 16,019 acres, comprising selections for purchase 15,557 acres, auction sales on credit 172 acres, and town and suburban allotments 290 acres. The numbers of applications received and confirmed during the year were 488 and 199 respectively.

§ 5. Leases and Licences under Land Acts.

1. **New South Wales.**—(i) *General.* Information regarding the methods of obtaining leases and licences of Crown lands is given in preceding issues of the Official Year Book (see No. 22, pp. 149–152), but it is not proposed to repeat this information in the present issue.

(ii) *Areas Occupied under Leases and Licences.* On the 30th June, 1929, the area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission, and the Western Land Board, comprised 113,853,585 acres of Crown lands.

The following table shows the areas which were granted under lease or licence during the year 1928–29, and those held under various descriptions of leases and licences at the end of that year:—

The gross area held at the end of the year 1928 for purely pastoral purposes was 360,316 square miles.

Seven non-competitive perpetual leases were issued during 1928, the total area being 105 acres.

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

4. South Australia.—(i) *General*. The methods by which Crown lands may be obtained by lease or licence are given at some length in preceding Year Books (see No. 22, pp. 157-8).

(ii) *Areas Leased*. The total area leased during 1928-29 under the different forms of lease tenure was 241,557 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 1,362 acres, non-irrigable land in irrigation areas 3,062 acres, and other Crown lands 133,186 acres; and miscellaneous leases—grazing 74,558 acres, grazing and cultivation 28,503 acres, and closer settlement lands 886 acres.

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

5. Western Australia.—(i) *General*. In preceding Year Books some account is given of the methods of acquiring Crown lands under various forms of leasehold tenure (see No. 22, p. 159).

(ii) *Areas Leased*. The number of leases issued by the Lands Department during the year ended 30th June, 1929, was 346, and the total area of leases issued 14,872,131 acres, comprising pastoral leases 14,777,802 acres, special leases 5,548 acres, and leases of reserves 88,781 acres.

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

6. Tasmania.—(i) *General*. The various forms of tenure of Crown lands under leases, licences, or permits are alluded to in some detail in preceding issues of the Official Year Book (see No. 22, pp. 160-1).

(ii) *Areas Leased*. The area of pastoral leases during the year 1928 was 233,225 acres.

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

7. North Australia and Central Australia.—(i) *General*. Reference to the various forms of tenure of Crown lands under leases, licences, and permits may be found in Official Year Book No. 22, pp. 161-2.

(ii) *Areas held under Leases, Licences, and Permits*. The following table shows the total areas held under lease, licence, and permit, and areas of reserves, at the end of the year 1929:—

NORTHERN TERRITORY.—AREAS HELD UNDER LEASES, LICENCES, OR PERMITS, AND AREAS OF RESERVES, 1929.

Particulars.	North Australia.	Central Australia.	Total.
	Square Miles.	Square Miles.	Square Miles.
Leases and licences—			
Pastoral leases	132,765	69,579	202,344
Pastoral permits	2,057	..	2,057
Grazing licences	21,533	5,829	27,362
Agricultural leases	202	..	202
Miscellaneous leases, including water leases ..	51	387	438
Total	156,608	75,795	232,403
Reserves—			
Aboriginal native	7,990	21,875	29,865
Prospecting for mineral oil and coal	1,220	..	1,220
Mission station	1,027	901	1,928
Other	1,931	..	1,931
Total	12,168	22,776	34,944

8. **Federal Capital Territory.**—(i) *General.* Reference to the various leases of Crown lands may be found in Official Year Book No. 22, p. 163.

(ii) *Areas of Acquired, Leased, etc., Lands.* At the end of the year 1929 the area of acquired lands was 213,830 acres; of lands alienated, 46,968 acres; of lands in process of alienation, 60,844 acres; of leases, 288,919 acres; and unoccupied, 179,269 acres. These figures are exclusive of 17,920 acres in the Jervis Bay area.

The number of leases granted under the City Area Leases Ordinance 1924–29 to the 30th June, 1929, was 462 representing a capital value of £264,926.

Seven leases for church purposes have been granted under the Church Lands Leases Ordinance 1924–27, which require the lessees to submit a definite building programme within a specified period.

Five leases have been granted to date under the Leases (Special Purposes) Ordinance 1925–29, for church and scholastic purposes.

One hundred and seventy-two leases granted under the City Area Leases Ordinance have been surrendered or forfeited, representing a capital value of £90,621.

§ 6. Closer Settlement.

1. **New South Wales.**—(i) *General.* Particulars regarding the methods of acquisition and disposal of land for closer settlement are given in preceding Year Books (see No. 22, pp. 163–4), but this information will not be repeated in the present volume.

(ii) *Areas Acquired and Disposed of.* Up to the 30th June, 1929, 1,855 estates, including 953 single farm propositions acquired for discharged soldiers or sailors, had been acquired for closer settlement.

The number of farms allotted under the Promotion Sections of the Closer Settlement Acts to date is 3,790, the area 1,816,607 acres, and the amount advanced by the Crown £8,433,927.

The following statement gives particulars of the aggregate areas opened up to the 30th June, 1929 :—

CLOSER SETTLEMENT AREAS (a).—NEW SOUTH WALES, 1928–29.

To 30th June—	Areas.			Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Cost of Acquired Lands.	Value of Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1929	4,019,082	125,212	4,144,294	14,302,137	213,200	14,515,337

(a) Includes 64 long-term leases resumed for closer settlement.

The total area was divided into 7,849 farms, comprising 4,109,378 acres, the remaining area being reserved for public purposes (roads, stock routes, schools, etc.).

The following table gives particulars regarding the disposal of the farms by closer settlement purchase for the year ended 30th June, 1929 :—

CLOSER SETTLEMENT ALLOTMENTS.—NEW SOUTH WALES, 1928–29.

To 30th June—	Farms Allotted to Date.			Total Amount received in respect of Closer Settlement Farms.
	Number.	Area.	Capital Value.	
	No.	Acres.	£	
1929	7,790	4,090,091	14,911,927	£ 6,488,200

2. Victoria.—(i) *General*. The methods of acquiring and of disposing of land for closer settlement are given in some detail in preceding issues of the Official Year Book (see No. 22, pp. 165-6).

(ii) *Areas acquired and made available for Closer Settlement*. The following statement shows the operations under the provisions of the Closer Settlement Acts during the year 1928-29:—

CLOSER SETTLEMENT.—VICTORIA, 1928-29.

(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.				
1929	1,028,310	7,997,142	944,227	786	3,586	54,974	2,630	6,806	7,594,570	1,991,833	22,106	

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

3. Queensland.—(i) *General*. Information regarding methods of acquiring and of disposing of land for closer settlement will be found in Official Year Book No. 22, pp. 166-7.

(ii) *Areas Acquired and Selected*. The total area acquired to 30th June, 1929, was 970,778 acres, costing £2,292,881. The following are the particulars of transactions under the Closer Settlement Act for the year 1929:—Total area selected 907,736 acres; number of selectors 2,705; agricultural farms 2,107; unconditional selections 257; perpetual lease selections 587; prickly-pear selections 4; perpetual lease prickly-pear selections 7; area sold by auction 12,868 acres; and number of settlement farm leases 78.

4. South Australia.—(i) *General*. Allusion to the acquisition and disposal of land for closer settlement will be found in Official Year Book No. 22, p. 167.

(ii) *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 with for the year ending 30th June, 1929:—

CLOSER SETTLEMENT.—SOUTH AUSTRALIA, 1929.

Year ended 30th June—	Area of Lands Repurchased.	Agreements with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Miscellaneous Leases.	Sold.	Remainder Un-occupied (including Roads and Land in Irrigation Areas).
			Right of Purchase.	Perpetual Lease.				
1929 ..	Acres. 777,416	Acres. 519,425	Acres. 321	Acres. 1,212	Acres. 35,084	Acres. 133	Acres. 187,124	Acres. 34,087

The total area repurchased at 30th June, 1929, was 777,416 acres. The purchase money was £2,490,804. Of the total area, 743,329 acres have been allotted to 2,726 persons, the average area to each being 272 acres.

5. Western Australia.—(i) *General*. Preceding issues of the Official Year Book contain references to the methods of acquiring and of disposing of land for closer settlement (see No. 22, p. 168).

(ii) *Areas Acquired and Selected*. The total area acquired for closer settlement up to the 30th June, 1929, was 560,703 acres, costing £575,368. Of this area 18,308 acres have been set aside for roads, reserves, etc., leaving a balance of 542,395 acres available for selection. Particulars of operations under the Act for the year ending 30th June, 1929, are as follows:—Area selected during the year 22,320 acres; total area occupied to date 463,794 acres; balance available for selection 77,849 acres; and total revenue £543,075.

6. Tasmania.—(i) *General*. A brief statement regarding the acquisition and disposal of land for closer settlement is given in preceding issues of the Official Year Book (see No. 22, pp. 168–9).

(ii) *Areas Acquired and Selected*. Up to the 30th June, 1929, 36 areas had been opened up for closer settlement. The total purchase money paid by the Government was £366,097, and the total area acquired amounted to 101,231 acres, including 10,000 acres of Crown lands.

7. Summary.—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1929:—

CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED AT 30th JUNE, 1929.

Particulars.	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tas.	Total.
Area acquired (a) acres	4,144,294	1,028,310	970,778	777,416	560,703	101,231	7,582,732
Purchase price (b) £	14,302,137	7,964,453	2,292,881	2,490,804	575,368	366,097	27,991,740
Farms, etc., allotted	No. 7,790 acres 4,090,091	(c) 6,649 922,191	3,040 907,736	2,726 743,329	1,011 463,794	315 82,342	21,531 7,209,483

(a) Includes Crown lands—New South Wales, 125,212 acres; Victoria, 27,867 acres; Tasmania, 10,000 acres. (b) Private lands only. (c) Under conditional purchase lease.

§ 7. Leases and Licences under Mining Acts.

1. New South Wales.—(i) *General*. Information regarding the various forms of leases and licences under Mining Acts is given in preceding issues of the Official Year Book (see No. 22, p. 170).

(ii) *Areas Occupied under Mining Acts*. The following table gives particulars of operations for the year 1929:—

AREAS TAKEN UP UNDER MINING ACTS.—NEW SOUTH WALES, 1929.

Purposes for which Issued or Occupied.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
Gold-mining	Acres. 1,254	Acres. 4,571
Mining for other minerals	24,624	280,494
Authorities to prospect	(a) 918,016	11,673
Other purposes	225	13,759
Total	944,119	310,497

(a) Includes one area of 900,000 acres.

2. Victoria.—(i) *General*. Particulars of the various forms of leases and licences under Mining Acts are given in preceding issues of the Official Year Book (see No. 22, p. 171).

(ii) *Leases and Licences Issued*. During the year 1929, leases, licences, etc., were issued covering an area of 27,313 acres, the rent, fees, etc., for which amounted to £1,483. The area occupied at the end of the year was 57,807 acres.

3. Queensland.—(i) *General*. In preceding Official Year Books an account is given of the various forms of leases and licences under Mining Acts (see No. 22, pp. 171–2).

(ii) *Areas held under Lease or Licence*. During the year 1929 the number of miners' rights issued was 3,871, and of business licences 10. The following table gives particulars regarding the areas of lands taken up under lease or licence, and the total areas occupied for the year 1929. In addition, an area estimated at 25,000 acres was at the end of 1929 held under miners' rights and dredging claims.

AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1929.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining	187	535
Mining for other minerals	2,571	24,484
Coal-prospecting licences	880	4,080
Miners' homestead leases	20,205	315,759
Mineral oil-prospecting areas .. .. .	..	..
Petroleum-prospecting Permits	1,296,230	3,405,196
Total	1,320,073	3,750,054

4. South Australia.—(i) *General*. Reference to the various forms of leases and licences under Mining Acts is given in preceding issues of the Official Year Book (see No. 22, p. 173).

(ii) *Areas Occupied under Mining Acts*. The following table gives particulars of operations for the year 1929 :—

AREAS TAKEN UP UNDER MINING ACTS.—SOUTH AUSTRALIA, 1929.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining leases	207	512
Mineral and miscellaneous leases	12,973	54,927
Claims	15,165	15,434
Search licences and permits	183,680	199,680
Occupation licences	8	60
Total	212,033	270,613

5. Western Australia.—(i) *General*. A brief explanation of the various forms of leases and licences under Mining Acts will be found in Official Year Book No. 22, pp. 174-5.

(ii) *Particulars of Areas Occupied*. The following table gives particulars of operations for the year 1929, the figures being exclusive of holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1929, the area under lease was 1,042 acres for gold-mining, 924 for mining for other minerals, and 1,251 for miners' homesteads—a total of 3,217 acres. The balance was taken up under licences.

AREAS TAKEN UP UNDER MINING ACTS.—WESTERN AUSTRALIA, 1929.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining	10,720	14,249
Mining for other minerals	29,386	103,187
Other Purposes	1,313	33,371
Total	41,419	150,807

6. Tasmania.—(i) *General*. A description of the various forms of leases and licences under Mining Acts is given in preceding Official Year Books (see No. 22, pp. 175-6).

(ii) *Leases and Licences Issued and Areas Occupied*. During the year 1929, the number of leases issued was 226, of which the more important were 16 for gold-mining, covering 303 acres; and 93 for tin, covering 4,369 acres. Five licences to search for coal and oil were also granted. The following table gives particulars of operations for the year 1929:—

AREAS TAKEN UP UNDER MINING ACTS.—TASMANIA, 1929.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining	311	746
Mining for other minerals	9,042	38,074
Licences to search for coal or oil	5,744	10,844
Other purposes	254	3,695
Total	15,351	53,359

7. Northern Territory.—(i) *General*. A brief statement regarding the various forms of leases and licences under Mining Acts is given in Official Year Book No. 22, pp. 176-7.

(ii) *Leases Issued and Areas Occupied.* (a) *North Australia.* During 1928-29, 15 mineral blocks with an area of 245 acres were taken up. At the 30th June, 1929, there existed 22 mineral leases for 543 acres, 7 gold-mining leases for 116 acres, and protected mining lease applications for 47 blocks covering 1,025 acres. In addition, 5 exclusive prospecting licences covering approximately 23½ square miles were issued.

(b) *Central Australia.* During 1928-29, 26 gold-mining blocks with an area of 720 acres and 23 mineral blocks (875 acres) were taken up. At the 30th June, 1929, a total area of 1,200 acres was held under gold-mining leases and approved gold-mining leases and 2,015 acres under mineral leases and approved mineral leases.

8. *Summary.*—The following table shows the areas under leases and licences for mining purposes and the total areas occupied for mining purposes for the year 1929 :—

CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES, 1929.

Year.	N.S.W.	Victoria.	Q'land.(a)	S. Aust.(a)	W. Aust.(a)	Tas.(a)	Total.
AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.							
1929 ..	Acres. (b) 944,119	Acres. 27,313	Acres. 1,320,073	Acres. 212,033	Acres. 41,419	Acres. 15,351	Acres. 2,560,308
TOTAL AREAS OCCUPIED AT END OF YEAR.							
1929 ..	310,497	57,807	3,750,054	270,613	150,807	53,359	4,593,137

(a) Exclusive of lands held under miners' rights only. (b) Includes one area of 900,000 acres.

§ 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 preceding issues of the *Official Year Book* (see No. 18, pp. 187-189), but limits of space preclude its repetition herein.

Particulars respecting the position of soldier settlement in each State at the latest available date are, however, given in the sub-sections immediately following.

2. *New South Wales.*—At the 30th June, 1929, the area set apart exclusively for soldiers was 9,720,123 acres, of which 1,912,664 acres comprised acquired land. The number of soldiers settled was 9,848, of whom 3,487 subsequently transferred, forfeited, or surrendered their holdings. The area of the farms held at that date was 8,085,286 acres, of which 6,492,057 acres were Crown lands (including 4,138,613 acres in the Western Division taken up under the *Western Lands Act*), 1,527,611 acres of acquired lands, and 65,618 acres within *Irrigation Areas*.

3. *Victoria.*—At the 30th June, 1929, the area acquired or set apart for soldier settlement was 2,426,714 acres, of which 1,762,547 acres comprised private land purchased at a cost of £13,355,563. The number of farms allotted was 8,280, containing 2,225,342 acres.

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 allotted 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.

5. South Australia.—At the 30th June, 1929, the area acquired or set apart for soldier settlement was 2,915,660 acres, of which 1,563,050 acres comprised private land purchased at a cost of £4,358,042. The number of farms allotted was 2,638, containing 2,443,083 acres.

6. Western Australia.—At the 30th June, 1929, 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. The number of farms allotted was 1,134, containing 14,287,643 acres. Assistance has been given to 5,213 returned soldiers, and the Agricultural Bank holds 3,661 properties as security for advances. The area held, including pastoral leases, is approximately 25,864,000 acres, and advances approved amount to £6,586,370.

7. Tasmania.—At the 30th June, 1929, the area acquired or set apart for soldier settlement was 339,000 acres, of which 268,209 acres comprised private land purchased at a cost of £2,010,225. The number of farms allotted was 1,968, containing 333,300 acres.

8. 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, 1929 :—

**SOLDIER SETTLEMENT.—AREAS ACQUIRED AND ALLOTTED AT
30th JUNE, 1929.**

Particulars.	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tas.	Total.
Area acquired or set apart—							
(i) Private land acquired .. acres	1,912,664	1,762,547	41,101	1,563,050	345,110	268,209	5,892,681
(ii) Crown lands set apart ..	7,807,459	664,167	536,532	1,352,610	13,942,533	70,791	24,374,092
Farms, etc., allotted .. No.	(a) 6,361	8,280	1,148	2,638	1,134	1,968	21,529
.. acres	8,085,285	2,225,342	440,992	2,443,083	14,287,643	333,300	27,816,646
Price paid by Government for private land acquired ..	£ 8,085,108	13,355,563	270,480	4,358,042	605,076	2,010,225	28,684,494

(a) Farms occupied.

§ 9. Tenure of Land by Aliens.

Information regarding the terms and conditions under which land can be held by aliens is contained in previous issues of the Official Year Book (see No. 18, pp. 190-1), but limits of space preclude its repetition in the present issue.

§ 10. Advances to Settlers.

1. New South Wales.—(i) *General*. A detailed statement regarding the terms and conditions governing advances to settlers will be found in preceding issues of the Official Year Book (see No. 22, pp. 179–180).

(ii) *Amount of Advances*. The following table gives particulars respecting advances, etc., to 30th June, 1929 :—

ADVANCES TO SETTLERS.—NEW SOUTH WALES, 1928–29.

Particulars.	Advances made during 1928–29.	Total Advances at 30th June, 1929.	Amount outstanding at 30th June, 1929.
	£	£	£
Government Savings Bank Advances ..	2,820,055	23,695,990	12,889,469
Soldier Settlement Advances	193,611	7,376,066	4,410,214
Advances for Purchase of Wire Netting ..	64,084	946,054	362,226
Advances to Necessitous Farmers ..	396,431	3,808,440	667,948
Advances to Civilian Settlers on Irrigation Areas	46,140	580,023	224,328
Shallow Boring Advances	59,056	539,097	220,250
Total	3,579,377	36,945,670	18,774,435

2. Victoria.—(i) *General*. In preceding issues of the Official Year Book an account is given of the terms and conditions governing advances to settlers (see No. 22, pp. 180–1).

(ii) *Amount of Advances*. The following table gives particulars respecting advances, etc., to 30th June, 1929 :—

ADVANCES TO SETTLERS.—VICTORIA, 1928–29.

Authority Making Advances.	Advances made to—	Advances made during 1928–29.	Total Advances at 30th June, 1929.	Amount Outstanding at 30th June, 1929.
		£	£	£
State Savings Bank	Civilians	973,754	9,013,055	4,459,236
	Discharged soldiers ..	107,030	694,485	529,158
Closer Settlement Board	Closer Settlement settlers	992,032	11,511,502	8,210,985
	Soldier settlers	126,271	22,437,953	18,253,582
Treasurer	Cool stores, canneries, etc.	..	615,182	438,689
Total .. ..	.. ..	2,199,087	44,272,177	31,891,650

3. Queensland.—(i) *General*. Reference may be made to preceding issues of the Official Year Book for detailed information regarding terms and conditions of advances to settlers (see No. 22, pp. 182–3).

(ii) *Amount of Advances.* The following table gives particulars of advances, etc., to 30th June, 1929 :—

ADVANCES TO SETTLERS.—QUEENSLAND, 1928-29.

Act under which Advances were made.	Advances made during Year 1928-29.	Total Advances made to 30th June, 1929.	Amount outstanding at 30th June, 1929.
	£	£	£
Agricultural Bank Act	313,584	5,414,159	2,513,794
Discharged Soldiers' Settlement Act (a)	8,349	2,369,510	1,385,910
Water Facilities	12,035	49,368	47,875
Wire Netting	69,849	691,018	521,854
Seed Wheat	2,964	(b) 54,205	9,907
Drought Relief .. .. .	..	67,401	46,571
Total	406,781	8,645,661	4,525,911

(a) Includes advances to group settlements through the Land Department as well as advances through the Agricultural Bank. (b) Includes accrued interest to 30th June, 1929.

4. South Australia.—(i) *General.* A brief statement regarding the terms and conditions of advances to settlers is given in preceding issues of the Official Year Book (see No. 22, pp. 183-4).

(ii) *Amount of Advances.* The following table gives particulars respecting advances, etc., to 30th June, 1929 :—

ADVANCES TO SETTLERS.—SOUTH AUSTRALIA, 30th JUNE, 1929.

Particulars.	Advances made during 1928-29.	Total Advances at 30th June, 1929.	Amount outstanding at 30th June, 1929.
	£	£	£
Department of Lands and Survey—			
Advances to soldier settlers	123,400	5,354,629	3,974,878
Advances to blockholders .. .. .	..	41,451	117
Advances for sheds and tanks .. .. .	..	75,693	61,417
Advances in drought-affected areas	212,862	1,142,147	374,452
Advances under Closer Settlement Acts	4,429	2,397,775	1,567,285
Advances under Agricultural Graduates Settlement Act	12,400	20,852	20,738
State Bank of South Australia	134,751	4,567,293	1,351,580
Advances to settlers for improvements	39,516	724,227	336,510
Advances under Vermin and Fencing Acts	73,802	1,206,539	426,694
Advances under Loans to Producers Act	18,981	193,004	175,852
Irrigation Commission—			
Civilians	13,187	242,886	137,343
Soldier settlers	36,540	(a) 1,170,803	1,096,915
Total	669,868	17,137,299	9,523,781

(a) Since June, 1927, a considerable sum has been written off advances to soldier settlers under Section 8 of the Discharged Soldiers' Settlement Relief Act 1925.

5. Western Australia.—(i) *General.* Reference to advances to settlers made by the Agricultural Bank, which was established in 1895, will be found in Official Year Book No. 22, p. 184.

(ii) *Amount of Advances.* The following table gives particulars respecting advances, etc., to 30th June, 1929 :—

ADVANCES TO SETTLERS.—WESTERN AUSTRALIA, 1928–29.

Particulars.	Advances made during Year 1928–29.	Total Advances at 30th June, 1929.	Amount outstanding at 30th June, 1929 (inclusive of interest).
	£	£	£
Development loans	648,603	7,297,989	4,510,359
Soldier settlement loans	74,845	5,891,089	4,898,319
Advances to rural industries	1,095	24,512	20,822
Cropping advances	532,497	12,619,100	1,711,278
Total	1,257,040	25,832,690	11,140,778

6. Tasmania.—(i) *General.* A description of the terms and conditions of advances to settlers is incorporated in previous issues of the Official Year Book (see No. 22, p. 185).

(ii) *Amount of Advances.* The following table gives particulars respecting advances, etc., to 30th June, 1929 :—

ADVANCES TO SETTLERS.—TASMANIA, 30th JUNE, 1929.

Authority making Advances.	Advances made to—	Advances made during 1928–29.	Total Advances to 30th June, 1929.	Amount outstanding at 30th June, 1929.
		£	£	£
Agricultural Bank ..	Settlers ..	62,379	374,155	251,043
„ ..	Orchardists' Relief, 1926 ..	..	46,832	35,094
Minister for Lands ..	Soldier Settlers ..	4,711	684,571	243,051
„ ..	Closer Settlers ..	583	26,475	10,869
„ ..	Fruit Growers ..	..	1,897	543
Total .. .. .	.. .. .	67,673	1,133,930	540,600

7. North Australia and Central Australia.—(i) *General.* A brief statement explanatory of the terms and conditions of advances to settlers is given in preceding issues of the Official Year Book (see No. 22, p. 186).

(ii) *Amount of Advances.* During the financial year 1928–29 the sum of £2,737 was advanced, making the total amount advanced to the 30th June, 1929, £13,872 (approximately). The balance outstanding at 30th June, 1929, including interest, was £13,176.

8. Summary of Advances.—The following table gives a summary for each State to the 30th June, 1929 :—

ADVANCES TO SETTLERS.—AUSTRALIA, 30th JUNE, 1929.

State.	Advances made during 1928-29.	Total Advances to 30th June, 1929.	Amount outstanding at 30th June, 1929.
	£	£	£
New South Wales	3,579,377	36,945,670	18,774,435
Victoria	2,199,087	44,272,177	31,891,650
Queensland	406,781	8,645,661	4,525,911
South Australia	669,868	17,137,299	9,523,781
Western Australia	1,257,040	25,832,690	11,140,778
Tasmania	67,673	1,133,930	540,600
North and Central Australia ..	2,737	13,872	13,176
Total	8,182,563	133,981,299	76,410,331

§ 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 Federal Capital Territory during the latest year for which information is available. 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.—At the 30th June, 1929, of the total area of New South Wales, 22.0 per cent. had been alienated absolutely, 11.7 per cent. was in process of alienation, 57.6 per cent. was held under leases and licences, and the remaining 8.7 per cent. was unoccupied.

The following table gives particulars for the year ended 30th June, 1929 :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—NEW SOUTH WALES, 1928-29.(a)

Particulars.	Acres.	Particulars.	Acres.
1. Alienated.		2. In Process of Alienation.	
Granted and sold prior to 1862	7,146,579	Conditional purchases ..	20,019,758
Sold by auction and other sales, 1862 to date	14,999,969	Closer settlement purchases ..	2,680,924
Conditionally sold, 1862 to date	23,442,489	Soldiers' group purchase ..	431,692
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	Other forms of sale	21,491
Granted for public and religious purposes	254,946	Total	23,153,865
	46,016,181	3. Held under Leases and Licences.	
Less lands resumed or reverted to Crown	2,524,197	Total under Lands Department, Water Conservation and Irrigation Commissioner, and Western Lands Commissioners	113,853,585
		Mineral and auriferous leases and licences (Mines Department)	310,497
Total	43,491,984	Total	114,164,082
		4. Unoccupied (approximate)	
			17,223,349

(a) Exclusive of Lord Howe Island, 3,220 acres.
Area of State—193,036,500 acres.

3. *Victoria.*—The total area of the State of Victoria is 56,245,760 acres, of which 46.3 per cent. had been alienated absolutely up to the end of the year 1928; 16.8 per cent. was in process of alienation under deferred payments and Closer Settlement Schemes; 14.3 per cent. was occupied under leases and licences; while 22.6 per cent. was unoccupied.

The following table shows the distribution:—

ALIENATION AND OCCUPATION OF CROWN LANDS.—VICTORIA, 1928.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i>	26,017,176	3. <i>Leases and Licences held—</i>	
2. <i>In Process of Alienation—</i>		Under Lands Department ..	7,997,700
Exclusive of Mallee, etc. ..	1,968,147	Under Mines Department ..	39,904
Mallee Lands	6,791,521	Total	8,037,604
Under Closer Settlement Acts ..	691,834		
Village Settlements	721	4. <i>Unoccupied Crown Lands</i> ..	12,738,757
Total	9,452,223		

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, 1928, 4.2 per cent. was alienated absolutely; 1.5 per cent. was in process of alienation; and 73.5 per cent. was occupied under leases and licences. The remainder (20.8 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, 1928.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated Absolutely—</i>		3. <i>Occupied under Leases and Licences—</i>	
By Purchase	18,083,349	Pastoral Leases	192,894,240
Without Payment	88,560	Occupation Licences	28,265,160
Total	18,171,909	Grazing Farms and Homestead	79,258,448
		Scrub Selections	16,444
		Leases—Special Purposes ..	680,231
		Under Mines Department ..	382,926
		Perpetual Lease Selections ..	4,433,145
		Auction Perpetual Leases ..	18,282
		Prickly-pear Leases	9,442,680
Total	18,171,909	Total	315,391,556
2. <i>In Process of Alienation</i> ..	6,307,783	4. <i>Unoccupied</i>	89,248,752

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 1929, 5.0 per cent. was alienated absolutely; 1.6 per cent. in process of alienation; 48.6 per cent. occupied under leases and licences; and 44.8 per cent. unoccupied.

The subjoined table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—SOUTH AUSTRALIA, 1929.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated—</i> Sold Granted for Public Purposes	11,772,229 232,730	3. <i>Held under Lease and Licence—</i> Right of Purchase Leases .. Perpetual Leases, including Irrigation Leases .. Pastoral Leases .. Other Leases and Licences .. Mining Leases and Licences	1,790,517 15,179,216 99,321,485 1,688,082 270,613
Total	12,004,959	Total	118,249,913
2. <i>In Process of Alienation</i>	3,933,568	4. <i>Area Unoccupied</i>	109,056,360

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, 1929, 2.2 per cent. was alienated absolutely; 3.5 per cent. was in process of alienation; while 39.0 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 55.3 per cent. was unoccupied.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN AUSTRALIA, 1928-29.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated Absolutely</i>	13,594,254	3. <i>Leases and Licences in Force—</i> (i) Issued by Lands Department— Pastoral Leases .. Special Leases .. Leases of Reserves .. Residential Lots .. (ii) Issued by Mines Department— Gold-mining Leases .. Mineral Leases .. Miners' Homestead Leases .. (iii) Issued by Forests Department— Timber Leases and Con- cessions .. Timber Permits ..	239,726,147 47,199 2,296,300 72 6,078 47,137 31,472 397,222 1,172,438
2. <i>In Process of Alienation—</i> Midland Railway Concessions .. Free Homestead Farms .. Conditional Purchases .. Selections from the late W.A. Company .. Selections under the Agricultural Lands Purchase Act .. Special Occupation Leases and Licences .. Homestead or Grazing Leases .. Poison Land Leases or Licences .. Village Allotments .. Working-men's Blocks ..	54,800 911,520 7,190,093 5,297 562,974 300 13,056,178 23,251 93	Total	243,724,065
Total	21,804,506	4. <i>Area Unoccupied</i>	345,465,975

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

7. Tasmania.—At the end of the year 1928, 33.8 per cent. of the total area had been alienated absolutely; 3.5 per cent. was in process of alienation; 26.0 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 (36.7 per cent.) was unoccupied.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—TASMANIA, 1928.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated Absolutely</i>	5,662,595	3. <i>Leases and Licences</i> —continued.	
		(ii) <i>Issued by Mines Department</i>	46,600
2. <i>In Process of Alienation</i>	587,656	(iii) <i>Occupied by Commonwealth and State Departments</i> ..	18,100
3. <i>Leases or Licences</i> —		(iv) <i>Reserved for Public Purposes</i>	1,500,000
(i) <i>Issued by Lands Department</i> —			
Islands	112,000		
Ordinary Leased Land	2,055,049		
Land Leased for Timber	273,100		
Closer Settlement	84,000		
Soldier Settlement	176,630		
Other Leases	104,000		
		Total	4,369,479
		4. <i>Area Unoccupied</i>	6,158,270

Total area of State—16,778,000 acres.

8. North Australia and Central Australia.—(i) *North Australia*. The area of North Australia is 183,715,840 acres, of which, at the end of 1929, only 0.26 per cent. was alienated absolutely; 54.65 per cent. was held under leases and licences; while the remaining 45.09 per cent. was unoccupied.

(ii) *Central Australia*. Of the total area of Central Australia, viz., 151,400,960 acres, only 11 acres were alienated absolutely, while of the remainder, 32.04 per cent. was held under leases and licences.

(iii) *Distribution of Tenures*. The following shows the mode of occupancy of areas at the end of 1929 :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTH AND CENTRAL AUSTRALIA, 1929.

Particulars.	North Australia.	Central Australia.	Total.
	Acres.	Acres.	Acres.
1. <i>Alienated</i>	477,812	11	477,853
2. <i>Leased</i> —			
Right of purchase	84,969,760	44,530,560	129,500,320
Pastoral	15,426,494	3,978,460	19,404,954
Other leases and licences			
Total	100,396,254	48,509,020	148,905,274
3. <i>Unoccupied (a)</i>	82,841,744	102,891,929	185,733,673
4. <i>Total area</i>	183,715,840	151,400,960	335,116,800

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

At the end of the year 1929 only 0.14 per cent. was alienated absolutely; 44.44 per cent. was held under leases and licences; while the remaining 55.42 per cent. was unoccupied.

9. Federal Capital Territory.—Particulars of the alienation and occupation of Crown lands in the Territory (exclusive of Jervis Bay area) for the year 1929 are as follows :—Alienated 46,968 acres; in process of alienation 60,844 acres; leased 288,919 acres; and unoccupied 179,269 acres. The area of acquired lands was 213,830 acres. The total area of the Territory (exclusive of Jervis Bay area, 17,920 acres) is 576,000 acres.

Alienated land comprised in 1929 8.1 per cent. of the total area, land in process of alienation 10.6 per cent., and land held under lease 50.2 per cent. of the total area.

§ 12. Classification of Alienated Holdings According to Size.

1. **General.**—The classification of private 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 private holdings of alienated land and land in process of alienation at the latest date for which the information has been compiled:—

CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, 1928-29.

Size of Holdings.	N.S.W. (a)	Victoria.	S. Aust.	W. Aust.	Tas.	Fed. Cap. Ter.	Total. (b)
NUMBER.							
1 and under 50 acres	14,190	19,791	6,202	4,812	3,184	3	48,162
50 " 100 "	7,527	8,388	1,776	874	2,108	1	20,674
100 " 500 "	25,719	25,979	5,907	3,093	4,779	19	65,496
500 " 1,000 "	11,394	12,449	4,570	3,204	726	18	32,361
1,000 " 5,000 "	10,948	6,929	4,632	7,768	775	15	31,067
5,000 " 10,000 "	1,255	297	133	440	146	3	2,274
10,000 " 20,000 "	524	90	33	116	67	1	831
20,000 " 50,000 "	214	15	8	23	29	..	289
50,000 and over ..	59	..	..	7	5	..	71
Total ..	71,830	73,938	23,261	20,337	11,799	60	201,225
AREA.							
1 and under 50 acres	322,082	374,877	113,921	63,130	58,351	91	832,252
50 " 100 "	584,269	601,533	143,072	72,827	147,259	65	1,549,025
100 " 500 "	6,739,650	6,384,766	1,745,181	748,932	1,095,434	5,267	16,717,280
500 " 1,000 "	8,056,717	8,823,038	3,409,573	2,756,642	593,506	12,778	23,657,254
1,000 " 5,000 "	21,865,261	11,858,810	8,277,929	16,394,404	1,600,262	30,050	60,026,815
5,000 " 10,000 "	8,537,485	2,047,281	912,394	3,003,200	1,017,754	21,354	15,589,468
10,000 " 20,000 "	7,240,089	1,196,489	457,244	1,588,720	924,784	12,600	11,419,886
20,000 " 50,000 "	6,374,610	390,876	188,305	617,972	812,306	..	8,384,066
50,000 and over ..	5,337,288	..	..	519,326	383,633	..	6,240,247
Total ..	65,107,431	31,682,459	15,247,619	25,763,293	6,633,289	82,205	144,516,296

(a) Year 1924-25. (b) No data have been tabulated for Queensland and the Northern Territory.

§ 13. Present Position of Land Settlement.

1. **Condition of Public Estate.**—The position in regard to land settlement in each State and Territory and in Australia as a whole in 1928 is shown in the table hereunder.

During the past ten years, the area alienated absolutely in the whole of Australia increased by 12,214,750 acres, and that in process of alienation by 8,286,805 acres, or a total of 20,501,555 acres during the decade, while the area leased advanced from 883,494,701 acres in 1918 to 953,689,982 acres in 1928.

AREAS ALIENATED, IN PROCESS OF ALIENATION, HELD UNDER LEASE OR LICENCE, AND UNOCCUPIED, 1928.

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 (a).—AREA, 198,036,500 ACRES.								
1928 ^e	643,184,163	21.81	23,257,603	11.74	115,432,624	58.29	16,158,885	8.16
VICTORIA.—AREA, 56,245,760 ACRES.								
1928	26,017,176	46.26	9,452,223	16.80	8,037,604	14.29	12,738,757	22.65
QUEENSLAND.—AREA, 429,120,000 ACRES.								
1928	18,171,909	4.23	6,307,783	1.47	315,391,556	73.50	89,248,752	20.80
SOUTH AUSTRALIA.—AREA, 243,244,800 ACRES.								
1928	11,903,980	4.89	3,768,825	1.55	119,423,793	49.10	108,148,202	44.46
WESTERN AUSTRALIA (a).—AREA, 624,588,800 ACRES.								
1928	12,788,968	2.05	20,533,255	3.29	237,428,424	38.01	353,838,153	56.65
TASMANIA.—AREA, 16,778,000 ACRES.								
1928	5,662,595	33.75	587,656	3.50	4,369,479	26.04	6,158,270	36.71
NORTHERN TERRITORY.—AREA, 335,116,800 ACRES.								
1928	477,835	0.14	..	..	153,318,400	45.75	181,320,565	54.11
FEDERAL CAPITAL TERRITORY.—AREA, 601,580 ACRES.								
1928 ^c	45,526	7.80	52,033	8.92	288,102	49.36	197,999	33.02
AUSTRALIA.—AREA, 1,903,732,240 ACRES.								
1928 ^d	118,252,152	6.21	63,959,383	3.36	953,689,982	50.10	767,809,583	40.33

(a) To 30th June. (b) Excludes lands alienated but subsequently resumed or reverted to the Crown.

(c) Excludes Jervis Bay area, 17,920 acres.

(d) Excludes Lord Howe Island, 3,220 acres,

and Jervis Bay area, 17,920 acres.

(e) Excludes Lord Howe Island, 3,220 acres.

2. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at the end of the year 1926. 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. There have been some changes since this diagram was drawn, but they do not materially affect the correctness of presentation of the various features.

Land Tenure.

