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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 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. (See 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 1913-1935; 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, 1936-1937.
<b>CLOSER SETTLEMENT ACTS.</b>		
Closer Settlement Act 1904-1937.	Closer Settlement Acts 1928- 1934.	Closer Settlement Acts 1906- 1934.
<b>MINING ACTS.</b>		
Mining Act 1906-1935: Mining Leases (Validation) Act 1935.	Mines Act 1928: Mines (Petro- leum) Act 1935.	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 1925-1930.
<b>SOLDIERS' SETTLEMENT ACTS.</b>		
Returned Soldiers' Settlement Act 1916-1935.	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 1916-1935: Rural Bank Agency Act 1934.	State Savings Bank Acts 1915- 1922: Primary Products Ad- vances Acts 1919-1922: Closer Settlement Acts 1928-1934: Fruit and Vegetable Act 1928: Cultivation Advances Acts 1931-1934: Farmers Advances Act 1935.	State Advances Acts 1916-1934: Co-operative Agricultural Pro- duction and Advances to Farmers Acts 1914-1919: Agri- cultural Bank Acts 1923-1934: Farmers' Assistance (Debts Adjustment) Acts 1935-1936: Income (Unemployment Re- lief) Tax Acts 1930-1935.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
CROWN LANDS ACTS.		
Crown Lands Act 1929-1937: Pastoral Act 1904-1935.	Land Act 1933-1937.	Crown Lands Act 1935.
CLOSER SETTLEMENT ACTS.		
Crown Lands Act 1929-1937.	Closer Settlement Act 1927.	Closer Settlement Act 1929.
MINING ACTS.		
Mining Act 1930-1931.	Mining Act 1904-1933: Sluicing and Dredging for Gold Act 1899: Petroleum Act 1936.	Mining Act 1917-1929: Aid to Mining Act 1924.
SOLDIERS' SETTLEMENT ACTS.		
Discharged Soldiers' Settlement Act 1917-1935.	Discharged Soldiers' Settlement Act 1918.	Closer Settlement Act 1929.
AGRICULTURAL GRADUATES SETTLEMENT ACTS.		
Agricultural Graduates Act 1922.		
ADVANCES TO SETTLERS ACTS.		
Irrigation Act 1930-1933: Dis- charged Soldiers' Settlement Act 1917-1935: State Bank Act 1925-1935: Advances to Settlers Act 1930: Agri- cultural Graduates Act 1922: Loans for Fencing and Water Piping Act 1930-1935.	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: Rural Rehabilitation Act 1937.

3. **Northern Territory Land Legislation.**—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931-1935: that relating to mining in the Northern Territory Mining Act 1903, the Mining Ordinance 1927-1936, 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 Encouragement of Primary Production Ordinance 1931-1934.

4. **Australian Capital Territory Land Legislation.**—In the Australian Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1918-1936, the City Area Leases Ordinances 1936, 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 Land Board, 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.
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#### FREE GRANTS AND RESERVATIONS.

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

Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases.	Auction Sales.
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#### 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 Selections Purchase Leases.
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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: 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.
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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.	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.	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.
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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.)	Perpetual Lease Selections: Perpetual Town and Suburban Leases.
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STATE CROWN LANDS—TENURES—*continued.*

South Australia.	Western Australia.	Tasmania.
FREE GRANTS AND RESERVATIONS.		
Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
UNCONDITIONAL PURCHASES OF FREEHOLD.		
Auction Sales : By Private Contract (Land passed at Auction).	Auction Sales.	Auction Sales : After-auction Sales : Sales of Land in Mining Towns.
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 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.
LEASES AND LICENCES UNDER LAND ACTS.		
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.
CLOSER SETTLEMENT.		
Sales by Auction : Agreements to Purchase : Perpetual Leases : Miscellaneous Leases.	Conditional Purchases : Town and Suburban Areas.	Leases with Right of Purchase : Special Sales.
LEASES AND LICENCES UNDER MINING ACTS.		
Holdings under Miners' Rights : Search Licences : Occupation Licences : Gold Leases : Mineral Leases : Business Areas : Residence Areas : 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.
SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.		
Perpetual Leases : Pastoral Leases : Agreements to Purchase : Miscellaneous Leases.	Ordinary Tenure : Special Tenure.	Free Grants : Ordinary Tenure : Special Tenure.
AGRICULTURAL GRADUATES SETTLEMENT.		
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 1936–37 the total area for which free grants were prepared was 179 acres. During the same period 309 acres were dedicated and permanently reserved, the number of separate dedications being 37.

On the 30th June, 1937, the total area reserved, including temporary reserves, was 16,860,446 acres, of which 5,325,310 acres were for travelling stock, 3,779,395 acres pending classification and survey, 2,137,538 acres for forest reserves, 889,082 acres for water and camping, 1,247,702 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 1936, 15 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 26,107 acres, were made. At the end of 1936, the total area reserved was 8,135,595 acres, consisting of roads, 1,794,218 acres; water reserves, 309,658 acres; agricultural colleges, etc., 88,649 acres; permanent forests and timber reserves under Forests Acts, 4,071,892 acres and 732,222 acres respectively; forests and timber reserves under Land Acts, 330,283 acres; reserves in the Mallee, 410,000 acres; and other reserves, 398,673 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 1936 the area granted in fee-simple without payment was 291 acres, the area set apart as reserves 929,800 acres, and reserves cancelled 708,694 acres. The total area reserved including roads at the end of 1936 was 21,541,019 acres, made up as follows:—timber reserves, 3,448,231 acres; State forests and national parks, 3,129,178 acres; for use of aborigines, 5,985,848 acres; streets, surveyed roads and surveyed stock routes, 3,026,490 acres; and general, 5,951,272 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 1936-37 free grants were issued for a total area of 21 acres. During the same year reserves comprising 4,856 acres were proclaimed. At the 30th June, 1937, the total area of surveyed roads, railways and other reserves was 16,482,179 acres, including 14,016,000 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, 1937, a few small areas of land were granted in fee-simple, and approximately 13,826 acres were reserved for various purposes. At the 30th June, 1937, the total area reserved was 42,082,119 acres, comprising State forests, 3,138,662 acres, timber reserves, 1,764,605 acres, and other reserves, 37,178,852 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 1910, 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.* During the year ended 31st December, 1936, free leases were issued to 3 local bodies for recreation purposes, and 7 acres were reserved. The total area reserved at the end of 1936 was 1,848,907 acres, exclusive of 18,100 acres of land occupied by Commonwealth and State Departments.

7. *Northern Territory of 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 total area of reserves at the 30th June, 1937, was 70,602 square miles, comprising aboriginal native, 67,254 square miles; mission station, 1,609 square miles; and other reserves, 1,739 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, 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  $\frac{1}{4}$  acre within a town or village, or 2 acres elsewhere, and no person may purchase more than one such area within 3 miles of a similar prior purchase by him.

(v) *Areas Sold.* During the year ended 30th June, 1937, the total area sold was 4,676 acres, of which 162 acres were sold by auction and 156 acres as after-auction purchases, while 16 acres were sold as improvement purchases and 4,342 acres as special purchases including unnecessary alienated roads, 4,017 acres. The amount realized for the sale of the whole area was £83,995.

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 1936, a total of 2,763 acres was disposed of under this tenure, 1,832 acres being country lands, while 931 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 1936, 19 unconditional selections comprising 5,700 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 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 within 6 years without the consent of the Commissioner.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1937, the area of town lands and special blocks sold by auction was 149 acres. In addition, 18,037 acres were sold at fixed prices, and the purchases of 78,981 acres on credit were completed, making a total of 97,167 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 2 years, and no Crown grant may be issued until the land is fenced.

(ii) *Areas Sold.* During the year ended 30th June, 1937, the area of town and suburban allotments sold by auction was 446 acres in 327 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, 1937, the total number of conditional purchases in existence was 55,035, covering an area of 18,283,598 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, 1937, 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.
		Acres.		Acres.	Acres.	Acres.
1937 .. ..	118	20,086	80	10,872	524,924	26,674,914

(a) Exclusive of 460 conversions from other tenures comprising 102,444 acres.

3. **Victoria.**—Exclusive of selection in the Mallee country, the total area purchased conditionally in 1936 was 28,435 acres, comprising 28,033 acres with residence and 402 acres without residence. The number of selectors was 150. The total area of Mallee country purchased conditionally in the same year was 6,005 acres, all with residence, the number of selectors being 17.

In addition the final payments were made during the year on conditional purchases comprising 89½ acres in country other than Mallee and 330 acres of Mallee lands.

4. **Queensland.**—(i) *General.* From 1917 until the passing of The Lands 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 1936:—Agricultural farms, 201,044 acres; Agricultural Homesteads, 126 acres; and prickly-pea selections, 28,444 acres.

5. **South Australia.**—The land allotted under agreements to purchase during the year 1936–37 was 35,926 acres, comprising Eyre's Peninsula Railway lands 8,053 acres, Murray Railway lands 4,311 acres, Pinnaroo Railway lands 6,635 acres, closer settlement lands 2,115 acres, soldiers' acquired lands 4,841 acres, surplus lands 596 acres, soldiers' ordinary lands 747 acres, agricultural graduates lands 3,532 acres, and other Crown lands 5,096 acres.

6. **Western Australia.**—During the year ended the 30th June, 1937, the number of holdings conditionally alienated was 582, the total area involved being 520,420 acres, comprising conditional purchases by deferred payments with residence and without residence of 506,247 and 4,152 acres respectively, and free homestead farms 10,021 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 18,366 acres and conditional purchases 215,757 acres.

7. **Tasmania.**—During the year 1936, conditional purchases of 18,770 acres were completed. The total area sold conditionally was 11,324 acres, comprising selections for purchase 10,920 acres, and town and suburban allotments 404 acres. The numbers of applications received and confirmed during the year were 377 and 295 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. 149–163).

2. **New South Wales.**—On the 30th June, 1937, 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 111,045,483 acres of Crown lands, compared with 110,968,464 acres at the close of the previous year.

The following table shows the areas which were granted under lease or licence during the year 1936-37, 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, 1936-37.(a)**

Particulars.	Area taken up during the year.	Area occupied at end of the year.
<i>Areas taken up under Crown Lands Act.</i>	<i>Acres.</i>	<i>Acres.</i>
Outgoing pastoral leases .. .. .	..	2,147
Occupation licences—ordinary .. .. .	..	1,256,002
preferential .. .. .	..	399,291
Conditional leases .. .. .	5,701	11,806,318
Conditional purchase leases .. .. .	..	174,063
Settlement leases .. .. .	4,536	2,858,450
Improvement leases .. .. .	845	200,255
Annual leases .. .. .	44,321	593,486
Scrub leases .. .. .	..	101,965
Snow leases .. .. .	45,365	422,467
Special leases .. .. .	109,307	927,868
Inferior land leases .. .. .	..	38,139
Residential leases (on gold and mineral fields) .. .. .	290	4,267
Church and school lands .. .. .	..	14
Permissive occupancies .. .. .	286,580	1,378,092
Prickly-pear leases .. .. .	3,481	157,709
Crown leases .. .. .	137,024	7,194,659
Homestead farms .. .. .	18,626	4,439,088
Homestead selections and grants .. .. .	..	1,650,055
Suburban holdings .. .. .	797	53,840
Week-end leases .. .. .	10	199
Leases of town lands .. .. .	..	67
Returned soldiers' special holdings .. .. .	..	15,395
Irrigation areas .. .. .	13,378	297,193
<i>Areas taken up under Western Lands Act.</i>		
Leases .. .. .	1,932,411	76,997,126
Permissive occupancies .. .. .	36,562	142,689
<b>Total .. .. .</b>	<b>2,639,243</b>	<b>111,110,841</b>

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

3. **Victoria.**—During 1936 Crown lands taken up under leases and licences comprised 78 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 1936 was 5,563,285 acres (a decrease of 201,665 acres compared with the previous year), comprising grazing licences (exclusive of Mallee) 3,511,286 acres, Mallee lands 1,936,101 acres, auriferous lands (licences) 25,864 acres, swamp lands (leases) 2,309 acres, perpetual leases (other than Mallee) 4,977 acres, perpetual leases (Mallee) under Land Act 1928, 77,911 acres, and other leases, 4,837 acres.

4. **Queensland.**—The total area taken up under lease or licence during the year 1936, including land in the Dawson Valley Irrigation Area, was 16,332,935 acres, made up as follows:—Pastoral leases 12,195,880 acres; occupation licences 2,009,320 acres; grazing farms (all classes), 462,028 acres; grazing homesteads (all classes), 431,453 acres; perpetual lease selections 287,918 acres; perpetual lease prickly pear selections 21,058 acres; perpetual lease prickly-pear development selections 142,815 acres; auction perpetual leases—town 156 acres, suburban 28 acres, and country 1,415 acres; special leases 43,899 acres; leases of reserves 25,082 acres; and forest grazing leases 711,883 acres.

The gross area held at the end of the year 1936 under pastoral tenure was 383,023½ 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 1936–37 under the different forms of lease tenure was 5,151,621 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 592 acres, and other Crown lands 80,000 acres; pastoral leases 4,724,480 acres; and miscellaneous leases—grazing and cultivation 346,548 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, 1937, was 1,062 and the total area of leases issued 3,926,225 acres, comprising pastoral leases 3,799,106 acres, special leases (including leases under Section 116 of Land Act 1933 for grazing purposes) 112,097 acres, leases of reserves 14,324 acres, and residential leases 698 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 1936 was 93,195 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, 1937, was 215,161 square miles, comprising pastoral leases 178,466 square miles, pastoral permits 696 square miles, grazing licences 35,482 square miles, agricultural leases 120 square miles, and miscellaneous leases, including water leases, 397 square miles.

9. **Australian Capital Territory.**—The number of leases granted under the City Area Leases Ordinances 1936 to the 30th June, 1937 (excluding leases surrendered and determined), was 355, representing a capital value of £184,603.

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 1936–37:—

### AREAS TAKEN UP UNDER MINING ACTS.—NEW SOUTH WALES, 1936–37.

Purposes for which Issued or Occupied.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	5,059	16,527
Mining for other minerals .. .. .	6,174	167,574
Authorities to prospect .. .. .	61,461	69,681
Other purposes .. .. .	198	6,951
Total .. .. .	72,892	260,733

The area of land held under lease only at the 30th June, 1937, was 183,362 acres.

3. **Victoria.**—During the year 1936, 523 leases, licences, etc. (including 444 for gold-mining) were issued covering an area of 117,510 acres, the rent, fees, etc., for which amounted to £4,954. The area occupied at the end of the year was 214,404 acres, comprising 155,944 acres for gold, 44,756 acres for oil, 10,343 acres for coal and 3,361 acres for miscellaneous purposes.

4. **Queensland.**—During the year 1936, the number of miners' rights issued was 5,940, 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 1936. In addition, an area estimated at 25,000 acres was at the end of 1936 held under miners' rights and dredging claims.

**AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1936.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	1,878	7,452
Mining for other minerals .. .. .	670	23,987
Miners' homestead leases .. .. .	31,212	371,343
Petroleum-prospecting permits .. .. .	135,627	165,127
Total .. .. .	169,387	567,909

The area of land held under lease only at the 31st December, 1936, was 411,115 acres.

5. **South Australia.**—The following table gives particulars of operations for the year 1936-37.

**AREAS TAKEN UP UNDER MINING ACTS.—SOUTH AUSTRALIA, 1936-37.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining leases .. .. .	321	2,496
Mineral and miscellaneous .. .. .	16,058	66,915
Claims .. .. .	10,096	13,937
Search licences and permits .. .. .	1,920	44,160
Occupation licences .. .. .	..	48
Total .. .. .	28,395	127,556

6. **Western Australia.**—The following table gives particulars of operations for the year 1936, the figures being exclusive of holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1936, the area under lease was 9,621 acres for gold-mining, 2,011 for mining for other minerals, 150 for miners' homesteads, and 83 for miscellaneous—a total of 11,865 acres. The balance was taken up under licences.

**AREAS TAKEN UP UNDER MINING ACTS.—WESTERN AUSTRALIA, 1936.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	61,869	69,505
Mining for other minerals .. .. .	14,550	49,652
Other purposes .. .. .	330	36,286
Total .. .. .	76,749	155,443

7. **Tasmania.**—During the year 1936, the number of leases issued was 292, of which 34 were for gold-mining, covering 1,008 acres; and 131 for tin, covering 2,692 acres. The following table gives particulars for the year 1936 :—

**AREAS TAKEN UP UNDER MINING ACTS.—TASMANIA, 1936.**

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	1,344	3,183
Mining for other minerals .. .. .	4,708	27,921
Licences to search for coal or oil .. .. .	10,100	10,900
Other purposes .. .. .	373	3,021
Total .. .. .	16,525	45,025

8. **Northern Territory.**—At the 30th June, 1937, there existed 19 mineral leases comprising 325 acres, and 22 gold-mining leases, comprising 800 acres. There were also 360 protected gold-mining lease applications for 12,808 acres, 120 protected mineral lease applications for 4,365 acres, 13 gold reef claims for 155 acres, 46 mineral reef claims for 569 acres, 2 dredging lease applications for 488 acres, and 23 machinery and tailings areas for 70 acres. In addition, 18 exclusive prospecting licences covering 56 square miles, and 10 mineral oil and coal licences covering 10,900 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 1934 to 1936 :—

**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)
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**AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.**

	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
1934 ..	11,004	57,483	117,659	36,100	102,045	8,148	332,439
1935 ..	13,580	71,368	17,399	(a) 55,799	115,386	6,830	280,362
1936 ..	72,892	117,510	169,387	(a) 28,395	76,749	16,525	481,458

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

1923 ..	299,688	47,361	444,586	653,899	127,829	77,627	1,650,990
1928 ..	310,497	39,904	2,810,262	242,682	132,536	54,362	3,590,249
1934 ..	246,033	127,732	593,657	91,680	168,384	36,047	1,264,133
1935 ..	249,322	155,578	458,127	(a) 133,238	178,815	36,549	1,211,629
1936 ..	260,733	214,404	567,909	(a) 127,556	155,443	45,025	1,371,070

(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 Year Books (see No. 22, pp. 163-9).

2. **New South Wales.**—Since the inception of closer settlement in 1905, 1,845 estates totalling 4,028,694 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, 1937, are as follows:—

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

To 30th June—	Areas.			Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Cost of Acquired Lands.	Value of Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1937..	4,028,694	204,416	4,233,110	14,568,595	348,353	14,916,948

(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, 1937:—

**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.	£	£
1937 .. .. .	8,890	4,084,996	13,504,352	10,842,909

3. **Victoria.**—The following statement shows the operations under the provisions of the Closer Settlement Acts to the 30th June, 1937:—

**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 Purchases. (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
1937	1,428,768	10,141,001	1,188,310	702	3,484	71,080	15,613	8,758	13,369,272	4,539,047	26,557

(a) Includes value of Crown Lands taken over.

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

In the above table the area and cost of land acquired for closer settlement purposes include, in addition to 121,875 acres purchased for £1,168,331 and transferred subsequently to discharged soldiers, a total area of 495,646 acres costing £4,014,276 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, 1937 :—

**CLOSER SETTLEMENT.—SOUTH AUSTRALIA.**

To 30th June—	Area of Lands Re- purchased (exclusive of land afterwards set apart for other purposes).	Agree- ments with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Mis- cellaneous 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.
1937 ..	775,428	461,427	280	1,256	35,547	16,429	233,642	26,847

The total area repurchased at 30th June, 1937, was 870,022 acres at a cost of £2,840,066. 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 £16,185, and also 26,614 acres of swamp and other lands which were purchased for £111,615 in connexion with reclamation of swamp-lands on the River Murray. Of the total area, 748,581 acres have been allotted to 2,733 persons, the average area to each being 274 acres.

6. **Western Australia.**—The total area acquired for closer settlement up to the 30th June, 1937, was 905,713 acres, costing £1,180,443. Of this area, 23,535 acres have been set aside for roads, reserves, etc., leaving a balance of 882,178 acres available for selection. Particulars of operations under the Act for the year ending 30th June, 1937, are as follows :—Area selected during the year 11,601 acres; number of farms, etc., allotted to date 1,489; total area occupied to date 752,287 acres; balance available for selection 129,891 acres; and total revenue £889,046.

7. **Tasmania.**—Up to the 30th June, 1937, 37 areas had been opened up for closer settlement. The total purchase money paid by the Government was £367,599 and the total area acquired amounted to 103,363 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, 1937 :—

**CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED AT  
30th JUNE, 1937.**

Particulars.	N.S.W.	Victoria.	Q'land. (d)	S. Aust.	W. Aust.	Tas.	Total.
Area acquired(a) acres	4,233,110	1,428,768	970,778	775,428	905,713	103,363	8,417,160
Purchase price (b) £	14,568,595	10,084,207	2,292,881	2,429,504	1,180,443	367,599	30,923,229
Farms, etc., { No.	(c) 8,890	(c) 8,758	3,048	2,733	1,489	331	25,249
alotted { acres	4,084,996	1,385,571	915,690	748,581	752,287	103,363	7,990,488

(a) Includes Crown lands—New South Wales, 204,416 acres; Victoria, 113,744 acres; Tasmania 12,053 acres. (b) Private lands only. (c) Includes 1,710,272 acres in New South Wales and 121,876 acres in Victoria subsequently transferred to soldier settlement, and their subdivisions into allotments. (d) As at 31st December, 1934. (e) 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. 1016–1023, and No. 18, pp. 187–189). 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, 1937, 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, 1937, was 9,668. Four thousand eight hundred and five soldiers have either transferred or abandoned their farms, leaving 4,863 in occupation of 7,500,085 acres, of which 6,209,893 acres were Crown lands (including 3,790,795 acres in the Western Division taken up under the Western Lands Act), 1,290,192 acres acquired lands, and 89,917 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, 1937, the area acquired or set apart for soldier settlement was 2,551,501 acres consisting of 1,763,241 acres of private land purchased at a cost of £13,361,266, 121,876 acres costing £1,168,331 taken over from Closer Settlement, and 666,384 acres of Crown lands valued at £547,324. Subsequently 495,872 acres valued at £4,014,276 were transferred to Closer Settlement. Up to the 30th June, 1937, the number of settlers to whom farms, etc., had been allotted was 11,820, and the number of farms, etc., allotted was 9,886 (including 809 farms originally purchased for closer settlement purposes) containing 2,422,138 acres. In addition, 1,057 share-farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at the 30th June, 1937, was 8,308 (including 941 originally purchased for closer settlement) containing 1,697,121 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 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, 1937, 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, 1937, 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, 1937, farms, etc., occupied numbered 1,886 containing 1,485,089 acres.

6. **Western Australia.**—At the 30th June, 1937, 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, 1937, assistance had been given to 5,213 returned soldiers, and the Agricultural Bank held 3,486 properties as security for advances. The area held, including pastoral leases, was approximately 25,830,000 acres, and advances approved amounted to £6,655,649. The number of farms, etc., occupied by returned soldiers at the 30th June, 1937, was 2,108.

7. *Tasmania*.—At the 30th June, 1937, the area acquired or set apart for soldier settlement was 342,145 acres, of which 272,780 acres comprised private land purchased at a cost of £2,055,724. Up to the 30th June, 1937, the number of settlers to whom farms, etc., had been allotted was 2,380, and the number of farms, etc., allotted was 2,189 containing 342,145 acres. The number of farms, etc., occupied at the 30th June, 1937, was 1,531 containing 310,597 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, 1937 :—

**SOLDIER SETTLEMENT.—AREAS ACQUIRED, SETTLERS ASSISTED AND FARMS OCCUPIED—30th JUNE, 1937.**

Particulars.	New South Wales.	Victoria.	Queensland (c)	Sth. Australia.	Western Australia.	Tasmania.	Total.
Area acquired or set apart—							
(i) Private land acquired acres	41,710,272	61,885,117	41,101	41,202,653	345,110	272,780	5,457,033
(ii) Crown lands set apart acres	8,044,992	666,384	536,532	133,959	13,942,533	69,365	23,393,765
Total land acquired or set apart acres	9,755,264	62,551,501	577,633	41,336,612	14,287,643	342,145	28,850,798
Price paid by Government for private lands £	28,113,956	14,529,597	270,480	43,863,572	605,076	2,055,724	29,438,405
Number of settlers to whom farms, etc., had been allotted up to the 30th June, 1937	9,668	11,820	(g)	(e) 4,185	(r) 5,213	2,380	(g)
Farms, etc., occupied at the 30th June, 1936	4,863 (b)	8,308	1,148 (f)	1,886	2,108	1,531	19,844
	7,500,085	61,607,121	440,992	41,485,080	(g)	310,597	(g)

(a) Included with closer settlement. (b) Including 495,872 acres costing £4,014,276 subsequently transferred to closer settlement, or its subdivision into farms, etc. (c) At 30th June, 1929; later information not available. (d) Excludes mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. (e) Number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts. (f) Including mortgages discharged. (g) Not available.

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 resumptions 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  $3\frac{1}{2}$  per cent. in the first year, increasing by  $\frac{1}{2}$  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  $2\frac{1}{2}$  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, 1937:—

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

Advances.	Advances made during 1930–37.	Total Advances at 30th June, 1937.	Amount outstanding at 30th June, 1937	
			Number of Loans Current.	£
<b>Department of Lands—</b>	£	£		
Closer and Soldier Land Settlement .. .. .	..	14,568,595	7,678	12,945,954
Soldier Settlers .. .. .	420	23,194,844	3,620	1,249,800
Wire Netting .. .. .	26,605	1,398,151	4,606	465,436
Prickly Pear .. .. .	4,062	110,317	364	20,522
<b>Rural Bank—</b>				
Rural Bank Department .. .. .	1,282,305	31,504,025	16,636	14,499,322
<b>Government Agency Department—</b>				
Necessitous Farmers .. .. .	58,873	5,754,810	2,578	1,051,909
Unemployment Relief and Dairy Promotion .. .. .	37,898	1,213,834	4,482	920,079
Farmers' Relief Agency .. .. .	789,735	2,102,104	4,750	968,310
Shallow Boring .. .. .	27,368	743,011	1,178	253,127
Irrigation Areas .. .. .	57,976	(b)	(b)	1,487,502
Government Guarantee Agency .. .. .	354	4,851	7	3,783
<b>Total .. .. .</b>	<b>2,285,596</b>	<b>60,594,602</b>	<b>45,899</b>	<b>33,865,744</b>

(a) In addition, the sum of £1,891,102 has been expended on developmental works on soldiers' settlements.

(b) Not available.

3. **Victoria.**—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1937 :—

**ADVANCES TO SETTLERS.—VICTORIA.**

Advances.	Advances made during 1936-37.	Total Advances at 30th June, 1937.	Amount outstanding at 30th June, 1937.	
			Number of Persons.	£
	£	£		
Crédit Foncier—				
Civilians .. ..	139,191	10,508,855	4,633	4,263,909
Discharged Soldiers .. ..	771	837,678	451	443,305
Treasurer—				
Cool Stores, Canneries, etc. .. ..	..	615,582	(b) 19	322,319
Closer Settlement Commission—				
Closer Settlement Settlers .. ..	209,094	220,061,113	5,181	110,162,112
Soldier Settlers .. ..	179,800	226,760,026	5,203	115,301,919
Cultivators of Land .. ..	71,018	1,450,537	979	295,880
Wire Netting .. ..	16,993	522,900	(c)	261,718
<b>Total .. ..</b>	<b>616,867</b>	<b>60,756,691</b>	<b>16,466</b>	<b>31,051,162</b>

(a) Represents Consolidated Debts of settlers (Section 30, Act 4097).

(b) Companies and

Co-operative Societies. (c) Not available.

4. **Queensland.**—The following table gives particulars of advances to 30th June 1937. The figures are exclusive of transactions in land :—

**ADVANCES TO SETTLERS.—QUEENSLAND.**

Advances.	Advances made during 1936-37.	Total Advances at 30th June, 1937.	Amount outstanding at 30th June, 1937.	
			Number of Persons.	£
	£	£		
Agricultural Bank .. ..	211,882	7,483,676	4,964	1,628,962
Discharged Soldiers' Settlement (a) .. ..	3,738	2,443,105	1,732	634,669
Water Facilities .. ..	..	58,079	307	46,070
Wire Netting, etc. .. ..	37,416	950,875	3,406	473,959
Seed Wheat .. ..	10,000	(b) 95,289	(c)	17,281
Drought Relief .. ..	129,119	294,458	8,265	178,084
Income (Unemployment Relief) Tax (e) .. ..	133,912	786,120	4,801	606,767
Other .. ..	..	1,525	42	506
<b>Total .. ..</b>	<b>526,067</b>	<b>12,113,127</b>	<b>(d) 23,517</b>	<b>3,586,298</b>

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

5. **South Australia.**—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1937 :—

## ADVANCES TO SETTLERS.—SOUTH AUSTRALIA.

Particulars.	Advances made during 1936-37.	Total Advances at 30th June, 1937.	Amount outstanding at 30th June, 1937.		Arrears of Interest at 30th June, 1937.
			Number of Persons.	£	
	£	£			£
Department of Lands —					
Advances to soldier settlers ..	32,292	4,860,803	1,159	3,152,929	771,622
Advances to blockholders ..	..	41,451	5	38	4
Advances for sheds and tanks ..	..	75,693	320	51,565	20,419
Advances under Closer Settlement Acts ..	19,817	2,385,528	1,356	1,363,725	108,960
Advances under Agricultural Graduates Settlement Act ..	11,349	41,196	23	40,047	1,204
Farmers Assistance Board—					
Advances in drought-affected areas ..	149	2,601,463	2,742	808,952	145,070
Advances under Farmers Relief Acts (a) ..	533,755	3,135,673	1,251	671,004	48,618
Irrigation Branch—					
Advances to civilians ..	2,187	264,448	402	115,432	39,312
Advances to soldier settlers ..	2,112	1,075,061	727	957,176	222,041
State Bank of South Australia (C. F. Department) ..	68,130	4,913,874	2,040	1,032,455	38,272
Advances to settlers for improvements ..	8,243	878,658	1,241	326,413	90,718
Advances under Vermin and Fencing Acts ..	9,925	1,346,301	7,080	466,760	34,637
Advances under Loans to Producers Act ..	17,090	321,125	326	247,759	11,884
Total .. ..	705,049	21,941,274	18,672	9,234,255	1,532,761

(a) Previously shown under Advances in drought-affected areas.

6. **Western Australia.**—The following table gives particulars respecting advances etc., under State Authorities to 30th June, 1937 :—

## ADVANCES TO SETTLERS.—WESTERN AUSTRALIA.

Particulars.	Advances made during year 1936-37.	Total Advances at 30th June, 1937.	Amount outstanding at 30th June, 1937.	
			Number of Persons.	£
	£	£		
Development loans .. ..	109,293	9,496,228	7,707	6,197,796
Soldier settlement loans .. ..	15,707	6,007,679	3,365	4,790,164
Advances to rural industries .. ..	..	31,017	8	44,295
Cropping advances .. ..	162,686	13,304,594	2,248	1,653,736
Group Settlement advances .. ..	2,488	6,259,513	1,597	1,282,866
Repurchased Estates—				
Under A.L.P. Act 1909 .. ..	..	575,386	..	87,295
Soldier Settlement .. ..	..	605,076	..	192,882
Wire and Wire Netting Advances ..	5,581	513,510	2,870	593,078
Total .. ..	295,755	36,793,003	17,795	14,842,112

7. **Tasmania.**—The following table gives particulars respecting advances under State Authorities to 30th June, 1937. The figures are exclusive of the sums expended (£458,500 and £2,321,389 respectively) and the amounts outstanding (£387,068 and £1,708,433 respectively) in connexion with closer and soldier land settlement; 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 1936-37.	Total Advances at 30th June, 1937.	Amount outstanding at 30th June, 1937.	
			Number of Persons.	£
	£	£		
Agricultural Bank—				
State Advances Act and Rural Credits .. ..	86,462	670,124	1,050	357,951
Orchardists' Relief, 1926 .. ..	..	46,832	82	4,414
Unemployed (Assistance to Primary Producers) Relief Act, 1930-1931 ..	7,056	106,233	970	67,311
Bush Fire Relief Act, 1934 .. ..	..	14,855	515	9,352
Flood Sufferers' Relief Act, 1929 ..	..	35,523	150	10,890
Crop Losses, 1934-35 .. ..	..	10,086	409	7,386
Minister for Agriculture—				
Soldier Settlers .. ..	13,356	753,996	1,283	175,115
Closer Settlers .. ..	6,323	51,128	187	24,345
Total .. ..	113,197	1,688,777	4,646	656,764

8. **Northern Territory.**—During the financial year 1936-37 the amount of £145 was advanced, the total amount advanced to 30th June, 1937, being £22,920 (approximately). The balance outstanding from 49 settlers, at 30th June, 1937, including interest, was £6,593.

9. **Summary of Advances.**—The following table gives a summary for each State and the Northern Territory to the 30th June, 1937. With the exception of Queensland, where the figures are incomplete, and Tasmania, 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 settlement, etc., 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 1936-37.	Total Advances at 30th June, 1937.	Amount outstanding at 30th June, 1937.	
			Number of Persons.	£
	£	£		
New South Wales .. ..	2,285,596	60,594,602	45,899	33,865,744
Victoria .. ..	616,867	60,756,691	16,456	31,051,162
Queensland .. ..	526,067	12,113,127	23,517	3,586,298
South Australia .. ..	705,049	21,941,274	18,672	10,767,016
Western Australia .. ..	295,755	36,793,003	17,795	14,842,112
Tasmania .. ..	113,197	1,688,777	4,646	656,764
Northern Territory .. ..	145	22,920	49	6,593
Total .. ..	4,542,676	193,910,394	127,044	94,775,689

## § 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 1925 onward will be found in Commonwealth Production Bulletin, No. 31, 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, 23.6 per cent. had been alienated at the 30th June, 1937, 10.9 per cent. was in process of alienation, 57.2 per cent. was held under leases and licences, and the remaining 8.3 per cent. was unoccupied or held by the Crown.

The following table gives particulars for the year ended 30th June, 1937 :—

### ALIENATION AND OCCUPATION OF CROWN LANDS.—NEW SOUTH WALES, 30th JUNE, 1937.

Particulars.	Acres.	Particulars.	Acres.
<b>1. Alienated.</b>		<b>3. Held under Leases and Licences.</b>	
Granted and sold prior to 1862 ..	7,146,579	Homestead Selections and Grants ..	1,659,055
Sold by auction and other sales, 1862 to date ..	15,068,871	Perpetual Leases ..	26,618,094
Conditionally sold, 1862 to date	26,674,914	Long-term Leases ..	77,523,658
Granted under Volunteer Land Regulations, 1867 to date ..	172,198	Short-term Leases and Temporary Tenures ..	5,319,034
Granted for public and religious purposes ..	261,631	Forest Leases and Occupation Permits ..	1,954,894
	49,324,193	Mining Leases and Permits ..	183,362
Less lands resumed or reverted to Crown ..	2,587,349		
<b>Total .. ..</b>	<b>46,736,844</b>	<b>Total .. ..</b>	<b>113,249,097</b>
<b>2. In Process of Alienation.</b>		<b>4. Unoccupied (a). Particulars of Lord Howe Island not being available the area, 3,220 acres, is included under unoccupied, (Approximate)</b>	
Conditional purchases ..	18,283,598		
Closer settlement purchases ..	2,835,626		
Soldiers' group purchases ..	411,644		
Other forms of sale ..	110,955		
<b>Total .. ..</b>	<b>21,641,823</b>		<b>16,408,736</b>

Area of State—193,036,500 acres.

(a) Of this area only 3,620,029 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 56,245,760 acres, of which 48.1 per cent. had been alienated up to the end of the year 1936; 10.7 per cent. was in process of alienation under deferred payments and closer settlement schemes; 10.3 per cent. was occupied under leases and licences; while 30.9 per cent. was unoccupied or held by the Crown.



The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—VICTORIA, 31st DECEMBER, 1936.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> .. .. .	27,056,281	3. <i>Leases and Licences held—</i>	
2. <i>In Process of Alienation—</i>		Under Lands Department—	
Exclusive of Mallee and Closer		Perpetual Leases .. .. .	82,888
Settlement Lands .. .. .	1,417,919	Other Leases and Licences	33,010
Mallee Lands (exclusive of		Temporary (Yearly) Graz-	
Closer Settlement Lands) ..	3,913,287	ing Licences .. .. .	5,447,387
Closer Settlement Lands ..	669,439	Under Mines Department ..	214,404
Village Settlements .. .. .	16	Total .. .. .	5,777,689
Total .. .. .	6,000,661	4. <i>Occupied by the Crown or</i>	
		Unoccupied (a) .. .. .	17,411,129

Total area of State—56,245,760 acres.

(a) These Crown lands comprise reservations for roads and for various public purposes, 8,135,595 acres; water frontages, beds of rivers, lakes, etc., and unsold land in cities, towns and boroughs 3,830,434 acres; and other lands (unoccupied) 5,445,100 acres.

4. *Queensland.*—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1936, 4.6 per cent. was alienated; 1.9 per cent. was in process of alienation; and 77.7 per cent. was occupied under leases and licences. The remainder 15.8 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, 31st DECEMBER, 1936.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and</i>	
By Purchase .. .. .	19,788,274	Licences—	
Without Payment .. .. .	91,862	Pastoral Leases .. .. .	234,285,800
		Occupation Licences .. .. .	9,615,080
		Grazing Selections and Settle-	
		ment Farm Leases .. .. .	80,832,192
		Leases—Special Purposes ..	1,191,992
		Under Mines Department ..	411,115
		Perpetual Lease Selections,	
		Perpetual Lease Prickly-	
		pear Selections and Irriga-	
		tion Leases .. .. .	5,945,521
		Auction Perpetual Leases ..	23,301
		Prickly-pear Leases .. .. .	501,416
		Forest Grazing Leases .. ..	732,600
Total .. .. .	19,880,136	Total .. .. .	333,539,017
2. <i>In Process of Alienation</i> ..	8,052,805	4. <i>Reserves, Surveyed Roads and</i>	
		Surveyed Stock Routes (a) ..	21,541,019
		5. <i>Unoccupied</i> .. .. .	46,107,023

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

(a) Includes reserves of a total area of 18,514,529 acres.

5. *South Australia.*—The area of the State of South Australia is 243,244,800 acres, and at the 30th June, 1937, 5.1 per cent. was alienated; 1.4 per cent. in process of alienation; 51.1 per cent. occupied under leases and licences; and 42.4 per cent. unoccupied or occupied by the Crown.

The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—SOUTH AUSTRALIA,  
30th JUNE, 1937.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> — Sold Granted for Public Purposes	12,115,176 183,474	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	1,285,496  15,804,279 104,493,714 2,686,677 127,556
Total ..	12,298,650	Total ..	124,397,722
2. <i>In Process of Alienation</i> ..	3,333,058	4. <i>Area Unoccupied (a)</i> ..	103,215,370

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

(a) Includes surveyed roads, railways and other reserves, 16,482,179 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, 1937, 2.8 per cent. was alienated; 2.5 per cent. was in process of alienation; while 32.8 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 61.9 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN AUSTRALIA,  
30th JUNE, 1937.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> ..	17,356,114	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 Permits ..	201,722,737 514,923 1,644,078 6,264  35,634 38,097 32,389  1,664,935
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 .. Homestead or Grazing Leases Poison Land Leases or Licences Town and Suburban Lots ..	54,800 617,366 5,366,316  5,297 448,043 9,132,699 18,220 3,953	Total ..	205,059,057
Total ..	15,646,694	4. <i>Area Unoccupied (a)</i> ..	386,526,935

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

(a) Includes reservations for roads and for various public purposes, 42,082,119 acres.

7. **Tasmania.**—At the end of the year 1936, 34.9 per cent. of the total area had been alienated; 2.6 per cent. was in process of alienation; 15.8 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement; the remainder (46.7 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, 1936.**

Particulars.	Acres.	Particulars.	Acres.
1. Alienated .. .. .	5,845,608	3. Leases and Licences—continued. (i) Issued by Lands Department —continued.	
2. In Process of Alienation .. .	442,074	Soldier Settlement ..	106,000
3. Leases and Licences— (i) Issued by Lands Department—		Other Leases ..	131,000
Islands ..	105,000	(ii) Issued by Mines Department	45,025
Ordinary Leased Land ..	1,901,839	Total .. .. .	2,653,864
Land Leased for Timber	285,000	4. Area Occupied by the Crown or Unoccupied.(a) .. .. .	7,836,454
Closer Settlement ..	80,000		

Total area of State—16,778,000 acres.

(a) Includes reservations for roads and for various public purposes, 1,848,900 acres.

8. Northern Territory.—The area of the Northern Territory is 335,116,800 acres, of which, at the 30th June, 1937, only 0.2 per cent. was alienated; 54.6 per cent. was held under leases and licences; while the remaining 45.2 per cent. was unoccupied.

The following shows the mode of occupancy of areas at the 30th June, 1937 :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTHERN TERRITORY,  
30th JUNE, 1937.**

Particulars.	Acres.
1. Alienated .. .. .	478,085
2. Leased—	
Pastoral Leases .. .. .	114,218,560
Other leases, licences, reserves and mission stations ..	68,837,147
Total .. .. .	183,055,707
3. Unoccupied .. .. .	151,583,008
4. Total area .. .. .	335,116,800

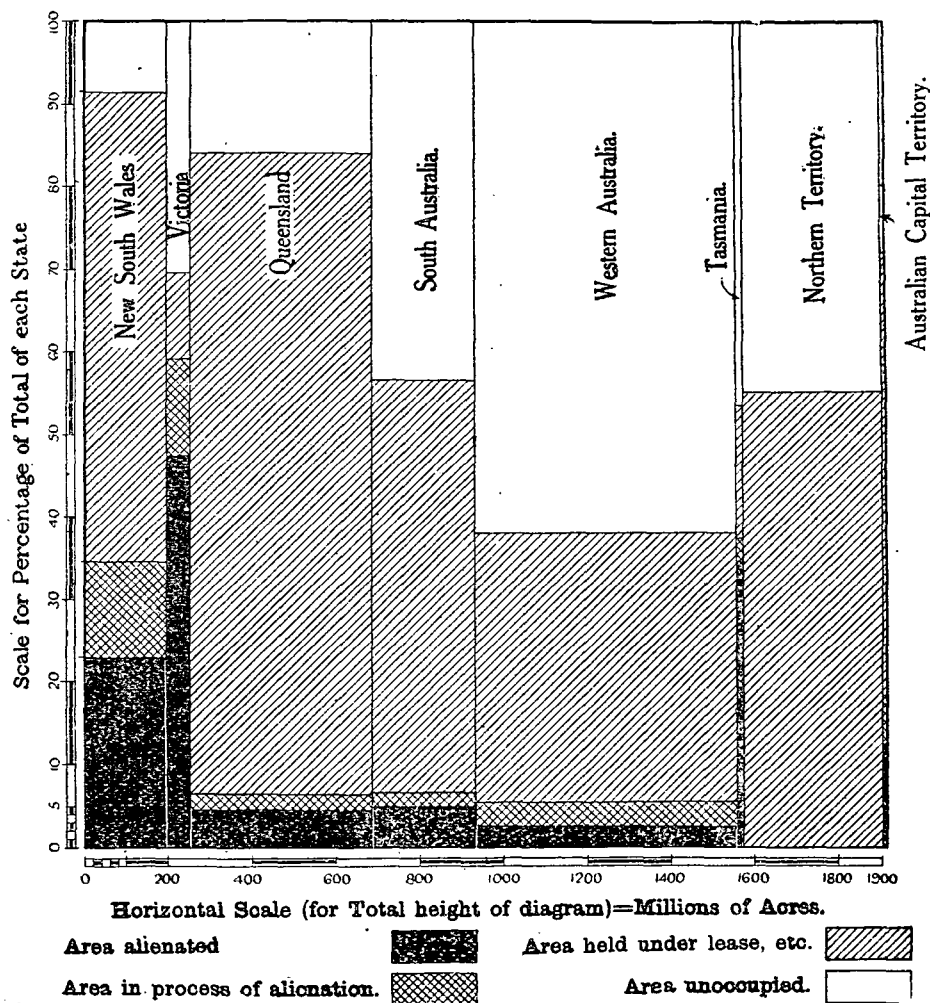
9. Australian Capital Territory.—Particulars of the alienation and occupation of Crown lands in the Territory (exclusive of Jervis Bay area) for the year 1936 are as follows :—Alienated 73,216 acres; in process of alienation 33,892 acres; leased 312,881 acres; and unoccupied 163,671 acres. The area of acquired lands was 213,854 acres. The total area of the Territory (exclusive of Jervis Bay area, 17,920 acres) is approximately 583,660 acres.

Alienated land at the end of 1936 comprised 12.5 per cent. of the total area, land in process of alienation 5.8 per cent., land held under lease 53.6 per cent., and unoccupied land 28.1 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 1936. 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.

## LAND TENURE



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

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 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, 1933-34.

Size of Holdings.	N.S.W. (d)	Victoria.	Q'land. (b)	S. Aust. (c)	W. Aust.	Tasmania.	Aus. Cap. Ter.	Total. (a)
NUMBER.								
1 and under 50 acres	13,640	19,348	4,895	6,409	5,021	2,839	2	52,154
50 " 100 "	6,058	8,475	4,694	1,883	709	2,130	2	23,951
100 " 500 "	23,474	26,635	17,092	5,787	3,752	4,842	8	81,590
500 " 1,000 "	12,020	12,245	3,166	4,513	2,280	713	12	34,949
1,000 " 5,000 "	14,612	7,357	1,792	5,266	8,767	616	16	38,426
5,000 " 10,000 "	1,708	298	91	134	543	93	4	2,871
10,000 " 20,000 "	656	81	36	34	105	51	1	964
20,000 " 50,000 "	347	16	10	9	28	17	..	427
50,000 and over	118	..	4	..	7	4	..	133
Total	72,633	74,455	31,780	24,035	21,212	11,305	45	235,465
AREA.								
1 and under 50 acres	262,380	374,948	114,063	118,847	60,607	64,245	66	995,150
50 " 100 "	436,384	610,113	352,728	144,657	50,198	151,286	160	1,745,526
100 " 500 "	5,878,254	6,499,014	3,932,885	1,662,229	892,893	995,080	2,123	19,862,478
500 " 1,000 "	8,561,005	8,680,358	2,204,296	3,339,608	1,784,860	484,550	8,874	25,063,551
1,000 " 5,000 "	29,873,751	12,524,655	3,121,906	9,491,700	17,595,170	1,287,530	29,452	73,834,164
5,000 " 10,000 "	11,433,609	2,013,454	628,727	929,107	3,526,220	613,434	32,124	19,196,675
10,000 " 20,000 "	8,852,257	1,105,170	485,824	459,199	1,389,597	694,975	11,002	12,998,024
20,000 " 50,000 "	10,348,737	456,843	292,706	237,112	708,240	448,620	..	12,492,258
50,000 and over	10,483,297	..	1,556,310	..	418,214	321,404	..	12,809,225
Total	86,149,674	32,264,555	12,689,445	16,292,459	26,455,999	5,061,124	83,801	178,997,057

(a) Information not available for the Northern Territory. (b) The figures for Queensland refer to freehold land and leased and crown lands held in conjunction with freehold which are used for general farm purposes. Holdings used solely for pastoral purposes are not included. (c) Year 1930-31. (d) Including 6,030,087 acres under perpetual lease.