

1880-81.
—
VICTORIA.

REPORT

OF

PROCEEDINGS TAKEN UNDER THE PROVISIONS

OF

THE LAND ACT 1869,

DURING THE YEAR ENDED 31ST DECEMBER

1880.

PRESENTED TO BOTH HOUSES OF PARLIAMENT BY HIS EXCELLENCY'S COMMAND.

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REPORT.

To His Excellency The Most Honorable the Marquis of Normanby, G.C.M.G.,
Governor of Victoria, &c., &c., &c.

Department of Lands and Agriculture,
Melbourne, 17th May 1881.

MY LORD,

In accordance with the 111th section of *The Land Act* 1869, I have the honor to submit the following Report of proceedings taken under the provisions of that Act, *The Land Act* 1878, and *The Land Acts Amendment Act* 1880, during the year 1880.

The classification of subjects is, as in previous Reports, in the following order:—

- I.—Settlement.
- II.—Sales by auction.
- III.—Pastoral occupation.
- IV.—Evasions of the law, and proceedings relating thereto.
- V.—Departmental management.
- VI.—Miscellaneous.

I.—SETTLEMENT.

The extent and method of alienation of Crown Lands in Victoria, from the first sales to the 31st December 1880, are shown in the following Table (A):—

TABLE A.

	BY AUCTION.				BY SELECTION.								General Total. Area.
	Country Lands.	Town Lands.	Suburban Lands.	Totals by Auction, &c.	Selection and Lease.		Certificate Selection.		42nd Section, Act 1865.				
					No.	Area.	No.	Area.	No.	Area.	No.	Area.	
Under Imperial Acts	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
„ <i>Land Act</i> 1860	392,610	1,273	4,979	4,382,315	...	...	...	...	...	...	...	...	4,382,315
„ „ 1862	422,610	2,800	31,295	456,705	...	410,600	...	...	...	...	...	...	809,462
„ „ 1865	639,761	6,709	34,137	680,607	...	*701,322	...	59,992	...	...	...	...	1,879,940
					5,900	†661,921	3,078	559,423	...	786,083	...	...	3,526,023
Totals ...	...	...	...	5,918,489	...	3,273,753	...	619,415	...	786,083	...	...	10,597,740
<i>Land Act</i> 1869.													
During year—													
1870 ...	141,928	1,169	5,588	148,685	3,017	320,719	131	1,873	...	...	...	...	471,277
1871 ...	112,601	1,737	4,102	118,440	4,575	477,685	673	9,751	...	...	...	...	605,876
1872 ...	142,718	1,459	2,434	146,611	7,771	780,819	1,408	16,357	...	...	...	...	943,787
1873 ...	15,072	1,442	3,415	19,929	6,689	1,041,779	1,455	21,287	...	...	...	...	1,082,995
1874 ...	47,397	853	1,405	49,655	9,578	1,809,668	1,493	22,030	...	...	...	...	1,881,353
1875 ...	79,124	1,663	2,608	83,395	6,320	1,171,849	771	11,671	...	...	...	...	1,266,915
1876 ...	147,997	822	1,809	150,628	5,785	1,029,141	697	11,215	...	...	...	...	1,190,984
1877 ...	73,756	1,304	946	76,006	6,240	1,113,266	777	13,226	...	...	...	...	1,202,498
1878 ...	45,346	1,400	630	47,376	7,524	1,389,955	1,534	25,174	...	...	...	...	1,462,505
1879 ...	51,817	1,607	3,006	56,430	5,726	1,006,024	887	13,760	75	12,430	...	...	1,088,644
1880 ...	25,307	626	1,339	27,272	4,036	725,001	1,054	16,262	67	11,209	56	167	779,911
Totals under <i>Land Acts</i> 1869 & 1878	883,063	14,082	27,282	924,427	67,261	10,865,906	10,880	162,606	142	23,639	56	167	11,976,745

* Purchased moieties.

† Leased moieties.

Auction	...	...	...	...	6,842,916 acres.
Selection	...	...	...	...	§15,731,569 „
Total alienation	...	...	...	...	22,574,485 acres.

§ Of this area, 2,753,614 acres may be set down as having been forfeited or abandoned, and subsequently included in re-adjustments of selections, re-licensed, sold by auction, or retained by the Crown.

Table B shows the progress of selection under sections 19 and 49 of *The Land Act 1869* :—

TABLE B.—LAND SELECTED:

Year.	Under 19th Section.				Under 49th Section.			
	Applications Approved.	Acreage.	Average to each Selection.	Fees payable yearly.	Applications Approved.	Acreage.	Average to each Selection.	Fees payable yearly.
			Acres.	£ s. d.			Acres.	£
1870 ...	3,017	320,719	106	32,071 18 0	131	1,873	14	442
1871 ...	4,575	477,685	104	47,768 0 0	673	9,751	14	2,208
1872 ...	7,771	780,819	100	78,081 0 0	1,408	16,407	12	2,836
1873 ...	6,689	1,041,779	156	104,177 0 0	1,455	21,287	15	2,543
1874 ...	9,578	1,809,668	189	180,966 0 0	1,493	22,030	15	2,632
1875 ...	6,320	1,171,849	185	117,184 0 0	771	11,671	15	1,242
1876 ...	5,785	1,029,141	176	102,914 0 0	697	11,215	16	1,278
1877 ...	6,240	1,113,266	178	111,329 0 0	777	13,226	17	1,691
1878 ...	7,524	1,389,955	185	138,995 10 0	1,534	25,174	16	2,954
1879 ...	5,726	1,006,024	176	58,161 6 0	887	13,760	15	2,387
1880 ...	4,036	725,001	180	37,112 17 0	1,054	16,262	15	2,483

Under section 19 of *The Land Act 1869*, the fee payable for occupation of land under the provisions of Part II. thereof was two shillings per acre per annum for a period of three years from date of license.

Section 2 of *The Land Act 1878*, which came into operation on 1st January 1879, extended to six years the period of licenses under section 19 of the Principal Act, and reduced the fee per acre to one shilling per annum ; hence the reduced amount of fees payable yearly on account of the area selected during 1879 and 1880.

Table C shows the extent of the operation of sections 19 and 49 during each month of the year :—

TABLE C.

1880.	Section 19.			Section 49.		
	Number of Applications made.	Number Approved.	Area Selected.	Number of Applications made.	Number Approved.	Area Selected.
			Acres.			Acres.
January ...	397	352	62,178	71	92	1,297
February ...	379	423	73,016	57	111	1,397
March ...	370	327	60,655	62	91	1,462
April ...	383	404	77,200	65	46	731
May ...	410	334	56,177	66	71	1,200
June ...	468	319	58,936	61	58	968
July ...	472	369	69,144	87	108	1,743
August ...	426	260	46,516	87	52	867
September ...	403	377	72,027	53	150	2,219
October ...	398	266	45,711	122	68	1,119
November ...	391	274	45,833	92	110	1,727
December ...	319	331	57,608	97	97	1,532
Totals ...	4,816	4,036	725,001	920	1,054	16,262

NOTE.—When in any month the applications approved exceed in number those made, the excess consists of applications lodged during previous months.

THE LAND ACT 1878.

Section 8 provided for surrender of licenses under section 19 of the Principal Act, issued within three years of date of passing of *The Land Act 1878*, and for the issue of new licenses thereunder.

During the year 1880, 856 applications to make such surrender were dealt with by the Board of Land and Works.

Section 10 provides for licensees of residence sites obtaining Crown grants under certain conditions. During the year, 56 applications, representing an area of 167 acres, were granted under this section.

Section 11 provides for issue of non-residence licenses for a period of six years, the fee payable being two shillings per acre per annum, and for the issue of leases, on expiration of the term of licenses, for a period of fourteen years, at a rental of two shillings per acre per annum. Table D shows the transactions under this section:—

TABLE D.

Number of Applications.		Area Selected.	Average to each Selection.	Fees Payable Yearly.		
Made.	Approved.			Acres.	£	s.	d.
73	67	11,209	167	1,120	18	0

THE LAND ACTS AMENDMENT ACT 1880.

Section 3 provided for the surrender of leases under section 20 of the Principal Act and for issue of fresh ones thereunder at reduced rents and for extended terms. During the year, 1,981 applications, representing an area of 478,569 acres, have been granted under this section, including 561 cases in which leases had not previously issued.

Section 4 provides for the holders of licenses under section 49 of the Principal Act obtaining Crown grants; 568 applications, representing 8,267 acres, have been approved during the year under this section.

The following Table shows the number of licenses and leases revoked or declared expired during 1880:—

TABLE E.

		Number.	Extent.		
			A.	R.	P.
Licenses	Section 42, <i>Land Act 1865</i> ...	30	801	1	16
	Section 19, <i>Land Act 1869</i> ...	1,251	251,477	0	26
	Section 49, <i>Land Act 1869</i> ...	369	6,746	1	21
Leases	Section 20, <i>Land Act 1869</i> ...	28	2,991	1	16

NOTE.—The Treasury profited to the extent of £20,020 7s. 0d. through revocations and forfeitures during 1880.

Table F sets forth the grounds on which the licenses and leases referred to in Table E were revoked or declared expired, and the lands resumed by the Crown:—

TABLE F.

		At Licensee's request.	Non-payment of Fees.	Non-compliance with or Violation of Conditions.	For Re-license.	Issued in Error.	De-clared Expired.	Land Sold.	Death of Licensee.	Insol-vency of Licensee.	Amend-ed Sur-veys, &c.	Total.	
Licenses—													
	Section 42, <i>Land Act 1865</i> ...	...	28	1	...	...	1	...	...	...	...	30
	Section 19, <i>Land Act 1869</i> ...	317	302	124	277	1	105	40	4	25	56	1,251	
	Section 49, <i>Land Act 1869</i> ...	17	109	13	14	...	58	150	2	...	6	369	
Leases—													
	Section 20, <i>Land Act 1869</i> ...	1	27	...	...	...	...	...	...	...	...	28
Totals	335	466	138	291	1	164	190	6	25	62	1,678

Appendix A.

Reports have been obtained from Land Officers as to the proceedings of selectors and the progress of settlement during the year in their respective districts, and a digest of their reports is given in Appendix A.

Table G shows the estimated total area of Victoria, approximately the accessible extent thereof, lands alienated and otherwise appropriated, and the area remaining available for selection :—

TABLE G.

	Acres.	Acres.	Acres.
Total area of Victoria ... ..	...	...	56,446,720
Deduct mallee scrub, lakes, lagoons, &c. ... ..	...	...	11,000,000
Total accessible area ... ..	...	...	45,446,720
Land alienated up to December 1864	7,071,717		
Roads, &c., in connection therewith	353,591		
		7,425,308	
Land alienated under <i>Land Act</i> 1865	3,526,023		
Roads, &c., in connection therewith	176,301		
		3,702,324	
Land alienated under <i>Land Acts</i> 1869 and 1878	11,976,745		
Roads, &c., in connection therewith	598,837		
		12,575,582	
Land included in cities, towns, &c.		302,000	
Reserves in connection with pastoral occupation, under 110th section (about)		350,000	
Auriferous lands, available only under section 49 (about)		991,978	
Mountain forests		12,000,000	
State forests		823,750	
Timber reserves		216,500	
			38,387,442
			7,059,278
Estimated area of lands abandoned or forfeited to the Crown			2,753,614
			9,812,892
Approximate area available for selection, January 1881			

LOCAL LAND BOARDS.

During the year 1880, 362 sittings were held, at which applications for land and other business, comprising in all 7,070 subjects, were dealt with.

APPLICATIONS UNDER SECTION 20, LAND ACT 1869, FOR LEASES OR GRANTS.

The applications during 1880 for leases or grants had relation principally to lands selected under section 19 during 1877, in which year the total area selected under that section was 1,113,266 acres.

The following Table shows the transactions during 1880 :—

TABLE H.

No. of Applications.		Grants Gazetted as Approved.	Leases Gazetted as Approved.	Purchase Completed.	Area Purchased.	Area Leased.	Balance of Purchase-money paid by Licensees.	Area Leased and afterwards Purchased.	Amount Paid by Lessees as Balance of Purchase-money.
Lodged.	Dealt with.								
4,823	*4,388	176	4,200	2,705	Acres. 365,159	Acres. 715,775	£ 12,202	Acres. 347,872	£ 73,786

* This number includes applications lodged but not dealt with during 1879.

Table I shows the dealings of the Department with applications for conversion of leaseholds under section 20, into freeholds, from 1st January to 31st December 1880 :—

TABLE I.

APPLICATIONS to convert Leaseholds, under Section 20, *Land Act* 1869, into Freeholds, from the 1st January to 31st December 1880.

Number of Applications.	Number of Applications Approved.	Number of Applications Refused.	Extent of Land Represented.
2,558	2,508	10	Acres. 347,872

Table J shows the number of Crown grants under section 20 of *The Land Act* 1869 of holdings varying in extent from 10 acres and under to 320 acres, the issue of which was approved during 1880 :—

TABLE J.

Under 50 acres, 101	{ 10 acres and under ... 37 20 " " ... 28 30 " " ... 7 40 " " ... 22 50 " " ... 7	Brought forward ... 134
Over 50 and not exceeding 100, 24	{ 60 " " ... 6 70 " " ... 6 80 " " ... 2 90 " " ... 6 100 " " ... 4	{ 160 acres and under ... 4 Over 150 and not exceeding 200, { 170 " " ... 2 180 " " ... 2 190 " " ... 1 200 " " ... 2 210 " " ... 0 Over 200 and not exceeding 250, { 220 " " ... 1 230 " " ... 2 240 " " ... 0 250 " " ... 0 260 " " ... 1 Over 250 and not exceeding 300, { 270 " " ... 1 280 " " ... 0 290 " " ... 1 300 " " ... 2 5
Over 100 and not exceeding 150, 9	{ 110 " " ... 1 120 " " ... 2 130 " " ... 4 140 " " ... 0 150 " " ... 2	{ Over 300 and not exceeding 320, { 310 " " ... 3 320 " " ... 20 23
Carried forward ...	134	Total ... 176

Of the 176 grants approved, 101 were for holdings under 50 acres, and 24 for areas ranging from 50 to 100 acres.

Appendix B, compiled from the registers in the Lands Titles Office, shows the number and nature of transfers and mortgages of freeholds acquired under section 20. The number of applications received and granted, respectively, under sections 19 and 20 since the Act came into operation, and the areas so applied for and disposed of, are shown by Appendix C, which also contains a statement of other transactions under section 20.

SECTION 31, LAND ACT 1869.

This section conferred on holders of licenses, obtained under the repealed Acts of 1862 and 1865, to occupy lands for other than pastoral purposes, the right to acquire the fee-simple of the lands so held, credit being given in the purchase for all moneys paid by them as rent and survey fees.

In cases in which purchase has not been allowed on account of the auriferous character of the land, or portions thereof being required or likely to be required for railways or other public purposes, such of the licensees whose payments represent

an amount equivalent to the estimated value per acre of the land have continued in occupation at a nominal rental of one shilling per annum pending removal of objections or decision as to public requirements.

Table K shows the transactions during 1880 :—

TABLE K.

Number of Applications.		Purchases Completed.	Area Purchased.	Balances of Purchase-money Received.	Survey Fees Allowed.
Received.	Approved.				
116	136	176	Acres. 8,314	£ s. d. 656 13 6	£ s. d. 385 17 0

* The surplus of applications approved over the number received during the year consists chiefly of applications the previous objections to which have been withdrawn.

SECTION 33, LAND ACT 1869.

The transactions under this section in favor of lessees under *The Amending Land Act 1865* were as follow :—

TABLE L.

Applications Received.	Purchases Completed.	Area Purchased.	Balances of Purchase-money Paid.
14	14	Acres. 2,357	£ s. d. 356 10 0

II.—SALES OF CROWN LANDS BY AUCTION.

The area of country lands sold at auction during 1880 was about 25,307 acres, of which about 17,940 acres were improved and subject to valuation, and 7,367 unimproved.

Table M shows the proceeds of sales by auction of country lands during each year of the operation of *The Land Act 1869* :—

TABLE M.

Year.	Area Sold.		Amount Realized.		Average per Acre.
	A.	R. P.	£	s. d.	£ s. d.
1870	*141,928	0 0	179,939	0 0	1 5 4
1871	†112,601	0 0	132,160	0 0	1 3 5
1872—6 months ending 30th June—					
Unimproved land	87,273	3 12	96,695	11 4	1 2 2
Improved „	2,345	2 13	3,288	15 0	1 8 0
„ 6 months ending 31st December—					
Unimproved land	20,425	3 31	25,772	3 0	1 5 2
Improved „	2,180	0 20	2,450	18 0	1 2 5
1873—6 months ending 30th June—					
Unimproved land	4,679	3 8	6,816	14 10	1 9 1
Improved „	2,457	2 35	3,186	7 1	1 6 0
„ 6 months ending 31st December—					
Unimproved land	4,182	2 35	10,156	3 1	2 8 6
Improved „	3,684	3 39	6,158	9 10	1 13 5

* These figures include 11,523 acres passed at auction and afterwards purchased.

† These figures include 30,460 acres passed at auction and afterwards purchased.

TABLE M—continued.

Year.	Area Sold.		Amount Realized.		Average per Acre.	
	A.	R. P.	£	s. d.	£	s. d.
1874—6 months ending 30th June—						
Unimproved land	10,711	2 16	12,588	13 0	1 3 6	
Improved „	8,772	0 15	11,293	18 7	1 5 9	
„ 6 months ending 31st December—						
Unimproved land	16,586	0 17	23,480	1 10	1 8 3	
Improved „	11,327	3 38	12,072	10 8	1 1 4	
1875—6 months ending 30th June—						
Unimproved land	32,042	3 26	41,688	19 10	1 6 0	
Improved „	20,175	0 10	26,845	15 10	1 6 7	
„ 6 months ending 31st December—						
Unimproved land	2,079	0 6	3,002	10 8	1 8 10	
Improved „	24,827	0 0	34,858	10 5	1 8 1	
1876—6 months ending 30th June—						
Unimproved land	22,218	2 16	30,229	1 1	1 7 2	
Improved „	60,986	1 39	76,355	9 6	1 5 0	
„ 6 months ending 31st December—						
Unimproved land	7,372	1 11	11,830	5 7	1 12 1	
Improved „	57,420	0 11	74,340	13 8	1 5 11	
1877—6 months ending 30th June—						
Unimproved land	1,592	2 4	2,639	15 5	1 13 2	
Improved „	45,262	1 24	57,049	3 7	1 5 3	
„ 6 months ending 31st December—						
Unimproved land	1,001	0 15	2,186	11 9	2 3 8	
Improved „	25,900	1 13	32,464	7 5	1 5 1	
1878—6 months ending 30th June—						
Unimproved land	808	3 15	1,483	15 6	1 16 8	
Improved „	19,256	1 24	22,402	15 2	1 3 3	
„ 6 months ending 31st December—						
Unimproved land	2,653	0 7	3,635	11 1	1 7 5	
Improved „	22,627	1 14	29,052	12 3	1 5 8	
1879—6 months ending 30th June—						
Unimproved land	9,978	1 9	17,811	6 4	1 15 8	
Improved „	25,359	2 9	32,776	17 11	1 5 10	
„ 6 months ending 31st December—						
Unimproved land	4,544	0 38	5,800	14 2	1 5 6	
Improved „	11,934	2 12	14,519	10 4	1 4 4	
1880—6 months ending 30th June—						
Unimproved land	3,795	3 37	5,858	2 11	1 10 11	
Improved „	10,309	0 6	13,313	3 5	1 5 10	
„ 6 months ending 31st December—						
Unimproved land	3,571	2 3	5,208	8 4	1 9 2	
Improved „	7,630	2 35	8,780	5 4	1 3 0	

Table N shows the alienation by auction, during 1880, of town, suburban, and country lands, and the amounts derived therefrom :—

TABLE N.

Town Lands.			Suburban Lands.			Country Lands.					
Area.		Amount.	Average per Acre.		Area.		Amount.	Average per Acre.			
A.	R. P.	£ s. d.	£ s. d.	A.	R. P.	£ s. d.	£ s. d.	A.	R. P.	£ s. d.	£ s. d.
626	1 35	43,781 18 3	69 17 8	1,339	1 30	4,773 10 5	3 11 3	25,307	1 1	33,160 0 0	1 6 2

III.—PASTORAL OCCUPATION.

During the year, 51 runs were transferred. The fees for transfers were £51. Penalties for delays in payment of pastoral rents produced £27 10s.

Eighty-five runs, comprising an area of about 2,516,000 acres, were either abandoned or forfeited during the year.

SECTION 78.

The area held under pastoral license was, during the year, reduced by sales, selections, reservations, and proclamation of commons, to the extent of 331,185 acres. In June 1880, 80 applications for reduction of pastoral rent were considered, and allowed to the amount of £3,691 15s. 0d., and in December 1880, 63 such applications were considered, and reductions allowed to the amount of £2,334 12s. 0d. The amount received for fees under this section was £715.

The pastoral revenue for the year amounted to £88,065.

The sum of £8,209 was received during the year for grazing licenses. This amount, although not credited to the revenue from pastoral occupation, is derived from the pastoral use of land, and is therefore mentioned under this head.

Table O shows the amount of pastoral rent paid for each year, from the passing of *The Land Act* 1869 to the end of 1880 :—

Year	Amount (£)
1870	167,491
1871	172,228
1872	153,522
1873	140,791
1874	127,114
1875	139,304
1876	162,443
1877	146,043
1878	134,079
1879	107,732
1880	88,065

IV.—EVASIONS OF THE LAW, AND PROCEEDINGS RELATING THERETO.

In the Report for last year mention was made of a Royal Commission, issued on 11th November 1879 to enquire into certain alleged violations of *The Land Act* 1869. The Commission having concluded its labors in January, 1880, its report and the minutes of evidence taken at Seymour, Broadford, Kilmore, and Melbourne have been published. The cases were on appeal heard by the Minister, the Hon. J. G. Duffy, and the recommendations of the Commission upheld in all but one instance, resulting in the forfeiture of the pastoral license of Kerrisdale run, six licenses under section 19 of *The Land Act* 1869, and one license under section 42 of the *Amending Land Act* 1865, together with the improvements and rents paid thereon.

V.—DEPARTMENTAL MANAGEMENT.

The falling-off of selection, and consequent decrease in the amount of business transacted by the Department, have rendered necessary a considerable reduction in its rate of expenditure.

This reduction was effected to some extent during 1880 by a modification of system, under which the number of divisions in the head office was lessened, one

district land office (Dunolly) closed, and others (Ararat and Stawell, Echuca and Sandhurst) placed under the direction of one land officer for the two offices.

The services of eighty-seven officers and employes were dispensed with during the year, compensation on the scale fixed by *The Civil Service Act* being paid in each case of removal for economical reasons. A gratuity equivalent to salary for six weeks, including the period of leave allowed on removal, has since been awarded.

The annual saving thus effected in salaries and allowances is £17,130. The amount paid as compensation and gratuities is £13,051, which will not again appear as a charge upon the public revenue.

The arrangements made for carrying on the business of the Department with the reduced staff have been tested by the necessity of dealing with 2,100 applications under *The Land Act* 1880, together with correspondence relating thereto, in addition to current work, and have proved satisfactory.

The report of the Assistant Surveyor-General in Appendix D sets forth the action of the Department, with a view to the execution of re-surveys and the efficient performance of general survey work. The progress made in the compilation of plans and the amount of work performed in the Draughting branch of the Department are also briefly stated in such report.

Reports on the Botanic Gardens, Government House Grounds and Domain, Experimental Farms, State Nurseries, and State Forests, are given in Appendices E and F hereto.

SECTION 100.—PUBLIC HEARINGS.

Three hundred and seventy-one cases were publicly heard by the Minister during the year.

VI.—MISCELLANEOUS.

SECTION 58.—COMMONS.

Commonage to the extent of 24,305 acres was proclaimed during the year. Of this area, 22,280 acres were added to existing commons, and 2,025 acres comprised in new commons.

Commons were diminished by proclamation to the extent of 468 acres.

SECTION 98.—PENALTIES.

Table P shows the amounts of penalties, at the rate of five shillings per acre, received during 1880 and previous years for non-improvement by lessees under the Land Acts of 1862 and 1865, and interest on rents in arrear :—

TABLE P.

	£	s.	d.
Prior to 1st January 1873	2,826	0	0
From 1st January to 31st December 1873	3,869	0	0
From 1st January to 31st December 1874	13,327	5	0
From 1st January to 31st December 1875	25,477	0	0
From 1st January to 31st December 1876	72,160	14	3
From 1st January to 31st December 1877	24,796	18	0
From 1st January to 31st December 1878	4,613	5	4
From 1st January to 31st December 1879	1,323	10	1
From 1st January to 31st December 1880	1,886	2	6
	<hr/>		
	£150,279	15	2
	<hr/>		

CROWN GRANTS AND LEASES.

Five thousand one hundred and seventy-one Crown grants and 5,254 leases were prepared and passed from the head office during 1880, the fees payable on which may be set down at £11,725.

FEES AND CERTIFICATES.

The sum of £35,007 10s. 8d. was received during the year for certificates, transfers, and registrations under *The Land Act 1869*, and for miscellaneous fees, including those payable for grants, leases, and survey charges.

LEASES AND LICENSES FOR OTHER THAN AGRICULTURAL OR PASTORAL PURPOSES.

The amount payable during 1880 for occupation and use of land under sections 45 and 47 of *The Land Act 1869* is shown in Table Q :—

TABLE Q.

	£	s.	d.
For sites on the banks of Yarra	3,369	0	0
„ other factory sites	660	0	0
„ sites of rural stores and inns	1,945	18	0
„ sawmills	1,352	0	0
„ ferries	126	0	0
„ quarries	598	5	0
„ brick licenses	535	0	0
„ priced licenses	3,715	19	0
„ all other licenses (tramways, races, &c.)	3,461	8	0
	<hr/>		
	£15,763	10	0
	<hr/>		

BOARD OF EXAMINERS.

During the year 1880, the Board of Examiners held nine meetings and three examinations, two for Land Surveyors, and one for Pupil Draughtsmen.

Twenty candidates presented themselves for examination as Surveyors, and eleven as Pupil Draughtsmen; of the former, eleven succeeding in obtaining certificates of competency, and of the latter, the three who obtained the highest number of marks were recommended for employment in the Lands Department, in accordance with the regulations.

Certificates of competency as Surveyors were also granted to three gentlemen without examination.

Fees amounting to £39 18s. were paid into the Treasury by candidates for examination as Surveyors.

R. L. J. Ellery, Esq., F.R.S., was re-elected Chairman of the Board for the year. It is felt that the changes made in the examination and alluded to in the Report for 1879 has had the effect of reducing the number of candidates for examination, but at the same time increasing the percentage of those that pass.

REVENUE.

Table R shows in detail the revenue contributed by the Department to the Treasury during 1880 :—

TABLE R.

<i>Temporary Occupation.</i>					£	s.	d.	£	s.	d.
Pastoral occupation and grazing licenses ...	...	...	...	...	96,273	13	6			
Rents under sections 45 and 47, <i>Land Act</i> 1869 ...	...	...	...	...	13,093	1	8			
Total ...	...	...	...	...	...			109,366	15	2
<i>Alienated in Fee-simple by Auction and Deferred Payments, also Rents received towards Alienation.</i>										
		A.	R.	P.	£	s.	d.			
By auction—Town land ...	...	626	1	35	43,781	18	3			
" Suburban land ...	...	1,339	1	30	4,773	10	5			
" Country land ...	...	25,307	1	1	33,160	0	0			
					81,715	8	8			
Sundry payments on account of purchase in fee-simple ...	...				1,256	18	4			
By purchase under section 31, <i>Land Act</i> 1869 ...	...				656	13	6			
" " " 33, " " ...	...				356	10	0			
" " " 20, " " ...	...				85,988	1	0			
" " " 4, <i>Land Acts Amendment Act</i> 1880 ...	...				2,543	0	0			
Rents under section 42, <i>Amending Land Act</i> 1865 ...	...								
" " 12, " " and section 33, <i>Land Act</i> 1869 ...	...				385	2	6			
" " 19, <i>Land Act</i> 1869 ...	...				106,212	8	0			
" " 20, " " ...	...				304,911	9	0			
" " 49, " " ...	...				8,832	17	7			
" " 19, " " as amended by <i>Land Act</i> 1878 ...	...				35,143	5	0			
" " 5, " " 1878, and section 3, <i>Land Acts Amendment Act</i> 1880 ...	...				17,982	8	6			
" " 8, " " ...	...				18,967	11	0			
" " 11, " " ...	...				1,151	6	0			
					666,102	19	1			
Penalties under section 98, <i>Land Act</i> 1869, and interest ...	...				1,886	2	6			
Fees for grants, leases, licenses, &c. ...	...				35,007	10	8			
Sale of plans, &c. ...	...				1,030	19	2			
					37,924	12	4			
Total Revenue ...	...				813,394	6	7			

I have the honor to be,

My Lord,

Your Lordship's most obedient servant,

RICHARD RICHARDSON,

Minister of Lands and Agriculture,
and President of the Board of Land and Works.

APPENDICES.

APPENDIX A.

DIGEST OF REPORTS OF LAND OFFICERS ON THE WORKING OF "THE LAND ACT 1869" IN THEIR RESPECTIVE DISTRICTS.

District.	Applications Approved.				Report as to the Working of Land Act on Holdings under Section 19 and 49.	Report as to use made of Land granted or leased under Section 20.	Report as to Agriculture and new Rural Industries.	Remarks.
	Section 19.		Section 49.					
	No.	Area.	No.	Area.				
Alexandra ...	85	10,743	8	154	Land Act works satisfactorily; selectors <i>bonâ fide</i> .	Grazing and cultivation, principally the former. A few transfers have been made to neighboring farmers.	Owing to the dry season, the yields of cereals and root crops will be poor.	Difficulty of transit to a market is the great drawback to cultivation in this district.
Ararat ...	32	4,471	54	944	Working satisfactorily. Selectors <i>bonâ fide</i> . Advantage has been taken of the provisions of Land Acts Amendment Act 1880.	Principally used for grazing, not much suitable for cultivation. Transfers slightly on the increase, chiefly to adjoining holders.	Cultivation rather more than in 1879. Though the area so used is small, land fit for that purpose has already been selected.	Land fit for agriculture, which is at present withheld on mining grounds, would, if available, be rapidly selected.
Bairnsdale ...	72	9,284	6	41	Is still working well, though section 49 has not been taken advantage of to any extent.	The settlement is of a permanent character. Lessees continue to reside and farm their holdings.	The industries reported last year continue to increase. Selections have been taken up on the Snowy River, with a view to hop growing, &c.	Cultivation is not carried on to a great extent, owing to the heavy timber and unfitness of soil. Maize, arrowroot, and tobacco are cultivated with success.
Ballarat ...	41	4,316	125	1,055	Progressing favorably. 19th section sections cultivated fairly where land is suitable. 49th principally used for grazing.	A fair proportion of land fit for the purpose is cultivated, remainder used for grazing. Very few transfers made.	The crop of hay, oats, and potatoes promises to be good; wheat light; peas fair; carrots and mangolds not known. Barley is very little grown, but the crop will be a fair one.	The population in the neighborhood of Smythesdale, Linton, Argyle, Piggoreet, &c., is decreasing. Owing to the poorness of the soil, selectors cannot make a living on the land.
Beechworth ...	368	44,743	144	2,323	Selection has been chiefly of poor rangy country only suitable for grazing, made by those resident in the district. Improvements, as a rule, are substantial.	Grazing and cultivation. A few leaseholds have been transferred.	The yield of wheat and oats has been below the average all over the district. Tobacco crop fair.	
Benalla ...	700	133,308	2	40	Section 19 is working well. The holdings under section 49 are few and unimportant.	Lessees and grantees are, as a rule, trying to establish homes. A few transfers, principally to neighboring farmers, have been made.	There has been a large area under crop this year, but, owing to deficient rainfall, the yield is under the average.	In consequence of low price for grain and poor yields, the question of supplementing grain growing by dairy and sheep farming is now being much discussed by farmers in this district.

Camperdown and Warrnambool	35 14	5,742 1,778	18 13	284 173	Section 19, amended by Land Act 1878, is working exceedingly well, especially with selectors in the forest. Section 4 Land Acts Amendment Act 1880 has also been largely taken advantage of.	The leaseholds are held by small graziers and dairy farmers.	The land under cultivation is chiefly in the forest, where the principal crop is oats. Owing to low price of this grain, new ground has not been cultivated.
Castlemaine and Durdilly	43 31	2,925 4,270	67 25	939 409	Working satisfactorily. Selection slight, and principally under the 49th section.	Used in a <i>bona fide</i> manner. A few transfers have been made, owing to depression and low prices obtainable for farm produce.	Cultivation is not on the increase, owing to poor yields and low price of grain.
Echuca	120	20,620	7	129	Selection falling off, but what does take place is of a <i>bona fide</i> character, and selectors are doing their best to comply with conditions.	Cultivation and grazing. Land is still, as a rule, used in a <i>bona fide</i> manner; a few small holdings have been transferred to enable the transferees to select larger areas.	Although nearly all the good land has been taken up, a moderate amount of selection in the parishes of Narioka, Kotupna, Moira, and Undera is going on.
Geelong	92	9,103	37	539	Working well, all available land fit for cultivation is being rapidly taken up.	Principally grazing; a few leaseholds have changed hands.	Agriculture appears to be on the increase.
Hamilton	286	50,072	65	954	Working in a satisfactory manner; a good deal of land in the Casterton neighborhood has been taken up, principally owing to the reduction in rent.	Grazing, very little cultivated. A few holdings, previously mortgaged, have changed hands, but nearly all the original selectors are retaining their selections.	Good land is still cultivated, but, very little being available, cultivation is not on the increase.
Horseshoe	727	184,778	Nil	Nil	Working satisfactorily. Selectors are <i>bona fide</i> , and trying to make the best use of the land selected.	Mostly retained by the original holders. Some land has been transferred to adjoining selectors, but very little to large landholders. Principally used for grazing sheep and growing wheat.	Wheat is almost the only crop grown in this district. The yield is poor, owing to frost, drought, and rabbits.
Kerang	160	39,370	16	309	Sections 19 and 49 working well. Selectors are <i>bona fide</i> , and improvements generally of a substantial character.	Cultivation and grazing. In some instances leaseholds are transferred; but, as a rule, the land is still used for the same purpose.	A larger area under cultivation than any previous year. On the whole the yield promises to be satisfactory.
Melbourne	395	63,895	83	1,359	Settlement has fallen off, but what has taken place is of a <i>bona fide</i> character.	Principally grazing, mainly on account of low prices and difficulty in getting produce to market.	Cultivation is principally limited to selectors' own requirements, except in the immediate vicinity of the railway lines. The caterpillar has proved very destructive to crops in this district.

A large area of land has been alienated under section 4, Land Acts Amendment Act 1880. Leases and grants have in many instances passed into the hands of well-to-do farmers and storekeepers.

Although nearly all the good land has been taken up, a moderate amount of selection in the parishes of Narioka, Kotupna, Moira, and Undera is going on.

This has been a fine season for grass, but, owing apparently to the sudden heat, the crops will be light.

In nearly all cases a *bona fide* intention is shown to make homes on the land selected. Rabbits are becoming numerous in the Portland portion of this district.

The great drawbacks to agriculture here are want of water, difficulty of transit, and the rabbit pest. Some selectors, having obtained grazing licenses for portion of the forfeited Gannawarra run, combine grazing with cultivation on an extensive and profitable scale.

The principal locality of selection is south of the Gippsland railway line.

APPENDIX A—continued.

District.	Applications Approved.				Report as to the Working of Land Act on Holdings under Section 19 and 49.	Report as to use made of Land granted or leased under Section 20.	Remarks.
	Section 19.		Section 49.				
	No.	Area.	No.	Area.			
Omeo ...	32	4,833	25	428	Working well. A number of selections under section 49 have been made, principally by previous occupants to increase their holdings.	Report as to Agriculture and new Rural Industries.	The completion of the Tambo Valley road is urgently required. Unless this work is undertaken shortly, many of the farmers will be compelled to vacate their holdings.
Sale ...	216	26,636	50	748	Sections 19 and 49, as a rule, work well. Settlement is of a <i>bonâ fide</i> character.		Yields poor. Wheat will not average more than six bushels per acre. This failure is difficult to account for, as season was favorable, and rust or caterpillars did not seriously affect the crop.
Sandhurst ...	70	6,795	16	187	Satisfactory. Selectors making extensive improvements—clearing, fencing, water storage, and substantial dwellings.		Area under cultivation is fully 10 per cent. in excess of any previous year. Average yield—wheat eleven, oats eighteen, barley twelve bushels per acre.
Seymour ...	145	26,442	20	353	Settlement under sections 19 and 49 has proceeded very satisfactorily, selectors <i>bonâ fide</i> , and as a rule improvements are of a more substantial nature than in former years.		The area under cultivation does not appear to be increasing, the yields for last season being below the average.
St. Armand ...	333	64,469	191	3,370	Both sections work well, a number of selectors have taken advantage of the amended Act. Selection is of a <i>bonâ fide</i> character.		Agriculture on the increase; selectors, as a rule, are cultivating as much land as they can. The crop will be poor owing to dry weather and the rabbit pest.
Stawell ...	39	6,408	82	1,324	Working satisfactorily; there is, however, very little selection taking place.		The rabbits have been very destructive in the north part of this district to the selectors, in some cases ruining the whole crops. The shire council has taken action with view to storage of water throughout the district which will be of great benefit.
					Cultivation of cereals and the grape vine. One selector (a Chinaman) has a tobacco plantation in a flourishing condition.		The soil in the immediate vicinity of Stawell is specially adapted for the growth of vines, further inland it is more suitable for grain crops.

APPENDIX B.

THE LAND ACT 1869.

TRANSACTIONS by TRANSFER of Grants under Section 20 prior to and during 1880.

Districts.	Large Land Proprietors.		Farmers.		Storekeepers and Publicans.		Solicitors, Auctioneers, Accountants, and Agents.		Banking Companies.		Graziers.		Miscellaneous.		Total.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.
		A. R. P.		A. R. P.		A. R. P.		A. R. P.		A. R. P.		A. R. P.		A. R. P.		A. R. P.
Ararat	15	1,971 3 25	27	3,613 2 6	8	917 2 20	7	357 0 22	2	62 2 28	5	976 0 34	10	913 3 21	74	8,212 3 26
Alexandra	5	1,055 1 30	24	2,881 0 11	5	243 3 5	1	198 3 24	1	320 0 0	5	225 1 6	15	2,061 3 22	56	6,986 1 18
Bairnsdale	2	343 0 19	13	721 0 16	10	363 1 0	1	9 1 30	1	40 3 11	16	1,091 2 26	22	1,395 3 33	65	3,925 1 15
Ballaarat	17	1,261 2 37	40	3,516 0 36	12	512 0 35	5	383 2 11	..	..	2	369 3 26	29	1,447 1 24	105	7,491 0 9
Beechworth	9	588 0 0	52	3,614 0 32	18	1,694 1 27	4	405 3 33	6	562 2 4	20	1,503 0 12	21	1,223 3 29	130	9,592 0 17
Benalla	11	1,517 2 26	35	3,677 2 26	6	1,146 2 16	3	492 0 8	2	165 3 20	1	319 3 39	15	2,262 1 13	73	9,582 0 23
Camperdown	8	981 2 5	31	1,864 2 19	6	250 3 29	1	40 0 0	..	..	8	320 2 24	15	573 2 39	69	4,031 1 36
Castlemaine	14	978 0 21	99	5,025 1 20	12	968 3 4	4	264 2 0	1	74 1 20	2	55 3 11	21	1,491 2 3	153	8,854 1 39
Echuca	10	2,112 1 18	59	8,590 0 16	13	1,528 0 36	6	839 2 39	2	356 2 1	8	1,902 3 2	35	2,336 0 19	133	17,665 3 11
Geelong	37	3,143 3 18	69	3,622 0 12	3	148 1 16	5	855 2 32	5	182 1 23	17	1,447 3 31	24	1,565 1 36	160	10,965 3 8
Hamilton	102	12,196 0 8	114	12,237 3 17	27	2,035 0 39	7	903 2 33	10	2,029 1 37	34	4,899 0 33	62	7,492 2 32	356	41,844 0 39
Dunolly .. ..	..	..	27	2,809 1 6	7	331 3 3	4	734 1 16	..	..	4	170 3 38	5	613 1 11	47	4,709 2 34
Horsham	11	1,698 2 1	43	10,102 1 32	8	1,467 0 8	..	..	3	844 3 0	3	959 0 31	14	2,579 3 13	82	17,651 2 15
Kerang	2	336 1 6	5	1,225 0 31	2	487 2 2	2	109 1 20	1	317 2 36	1	217 0 8	8	2,448 2 39	21	5,141 3 22
Melbourne	1	58 3 38	47	2,882 1 23	33	3,834 3 39	3	259 0 7	1	51 2 3	6	1,015 1 37	53	4,706 0 21	144	12,808 2 8
Sale	4	167 0 1	33	2,652 0 26	16	1,382 1 6	2	28 0 0	1	45 0 30	25	1,406 2 31	19	2,217 0 9	100	7,898 1 23
Omeo .. ..	..	..	..	..	2	112 0 33	..	..	1	319 3 31	1	16 2 24	..	..	4	448 3 8
Sandhurst	2	200 0 22	81	9,033 2 2	15	1,072 1 18	12	1,833 0 24	1	99 3 32	..	..	34	2,919 3 13	145	15,128 3 31
Seymour	8	823 2 1	74	5,967 2 10	24	1,870 0 34	7	546 2 33	3	240 0 15	10	706 0 17	19	1,321 2 23	145	11,480 3 10
St. Arnaud	10	1,887 3 6	17	3,121 1 13	5	1,015 0 22	2	440 0 12	2	222 1 12	4	879 2 1	6	580 0 39	46	8,146 1 25
Stawell	13	1,910 3 7	15	1,539 3 10	7	791 1 16	..	..	..	..	1	136 3 10	13	1,882 1 0	49	6,261 0 3
Warrnambool	9	1,437 0 26	28	1,618 2 18	10	430 1 39	1	188 0 33	..	..	5	403 0 15	20	1,338 0 23	73	5,415 2 34
Total	290	34,674 3 35	933	90,336 0 22	249	22,644 3 7	77	8,899 2 17	43	5,936 0 23	178	19,024 0 16	460	43,372 0 19	2230	224,887 3 19

TRANSACTIONS by MORTGAGE of Grants under Section 20 prior to and during 1880.

Districts.	Large Land Proprietors.		Farmers.		Storekeepers and Publicans.		Solicitors, Auctioneers, Accountants, and Agents.		Banking Companies.		Graziers.		Miscellaneous.		Total.	
	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.	No.	Area.
		A. R. P.		A. R. P.		A. R. P.		A. R. P.		A. R. P.		A. R. P.		A. R. P.		A. R. P.
Ararat	1	16 2 36	2	59 2 31	3	407 2 1	7	1,113 2 19	13	1,238 0 3	..	..	2	70 2 20	28	2,906 0 39
Alexandra .. ..	..	..	..	..	5	897 0 7	2	144 0 1	6	518 3 14	..	..	8	1,026 3 31	21	2,596 3 13
Bairnsdale .. ..	..	..	1	19 3 16	..	..	1	9 1 30	5	748 2 11	4	466 2 30	4	178 2 20	15	1,423 0 27
Ballaarat	2	32 2 2	2	122 1 5	6	233 1 19	23	1,338 0 33	19	1,276 1 5	..	..	13	1,301 3 25	65	4,364 2 9
Beechworth	4	237 0 29	9	1,096 3 29	7	502 0 37	2	407 1 27	42	3,489 3 0	1	236 3 4	15	1,469 2 14	80	7,439 3 20
Benalla .. ..	..	..	2	393 1 25	5	891 3 24	4	690 0 0	24	2,601 2 2	..	..	9	1,654 2 29	44	6,231 2 0
Camperdown	2	417 2 25	2	60 0 1	4	508 1 21	3	157 1 23	9	563 3 7	2	126 3 6	16	1,452 0 20	58	3,286 0 28
Castlemaine	1	20 0 13	7	493 1 3	11	553 1 15	7	606 2 13	24	2,669 0 8	..	..	30	2,811 3 39	80	7,159 1 16
Echuca	1	61 1 8	9	1,761 2 4	6	1,065 1 15	8	1,151 0 21	45	8,207 2 22	..	..	23	4,756 2 38	93	16,942 2 28
Geelong	7	657 3 29	8	244 0 31	9	859 1 14	14	1,020 0 33	8	512 3 31	..	..	13	732 2 34	59	4,027 1 12
Hamilton	11	3,084 2 38	1	96 0 24	14	2,249 0 32	5	1,127 1 22	49	10,231 3 30	2	535 3 14	21	3,922 0 29	103	21,247 1 29
Dunolly .. ..	..	..	1	73 3 37	4	240 2 12	1	89 1 16	14	2,149 0 33	2	163 0 30	11	1,208 0 6	33	3,924 1 4
Horsham	6	1,853 0 15	1	152 3 8	..	..	6	1,594 1 39	14	2,798 0 28	..	..	14	3,707 1 30	41	10,106 0 0
Kerang .. ..	..	..	..	..	1	319 0 39	..	..	2	326 1 0	..	..	1	319 3 38	4	965 1 37
Melbourne	2	543 2 39	1	320 0 0	10	1,779 0 11	11	903 2 16	17	2,343 2 25	1	320 0 0	30	5,490 2 39	72	11,705 3 16
Sale	1	71 0 0	2	176 2 23	8	909 1 24	10	1,125 1 36	22	1,794 3 27	5	965 1 16	17	1,277 0 23	65	6,319 3 29
Omeo .. ..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Sandhurst .. ..	..	..	7	1,017 1 28	11	613 0 23	6	748 2 16	34	3,161 3 34	..	..	24	3,197 2 23	82	8,768 3 4
Seymour .. ..	..	..	2	172 1 15	11	1,356 2 28	7	1,328 1 32	18	1,779 2 20	..	..	19	1,842 3 23	57	6,480 0 8
St. Arnaud .. ..	..	..	..	..	4	1,277 2 36	8	2,181 1 2	24	5,223 3 38	..	..	10	1,858 2 23	46	10,544 2 19
Stawell .. ..	..	..	1	80 0 0	3	158 0 0	11	724 3 35	1	137 0 25	..	..	6	586 0 34	22	1,666 1 15
Warrnambool	6	1,004 1 0	3	332 2 12	3	182 1 8	6	837 2 6	5	433 0 11	3	479 2 14	21	1,659 0 2	47	4,978 1 13
Total	44	8,000 0 34	61	6,733 0 12	125	15,098 3 16	142	17,304 0 31	396	52,209 1 4	20	3,294 0 34	307	40,545 3 20	1085	143,175 2 31

Total number of Grants issued under Section 20, 7,455, representing 746,533 acres.

Total number of Grants transferred, 2,230, representing 224,888 acres.

" " mortgaged, 1,095 " " 143,176 "

3,325 " " 368,064 "

APPENDIX C.

APPLICATIONS for Licenses under Section 19, *The Land Act 1869.*

Year.	No. Received.	Area in Acres.	No. Granted.	Area in Acres.
1870	5,746	603,572	3,017	320,719
1871	10,771	970,680	4,575	477,685
1872	7,995	995,786	7,771	780,819
1873	9,587	1,606,389	6,689	1,041,779
1874	13,283	2,480,823	9,578	1,809,668
1875	8,732	1,375,072	6,320	1,171,849
1876	8,988	1,609,045	5,785	1,029,141
1877	10,967	2,043,830	6,240	1,113,266
1878	9,737	1,741,136	7,524	1,389,955
1879	7,033	1,215,024	5,726	1,006,024
1880	4,816	874,848	4,036	725,001
	97,655	15,516,205	67,261	*10,865,906

* Of this area, 2,753,614 acres may be set down as having been forfeited or abandoned, and subsequently included in re-adjustments of selections, relicensed, sold by auction, or retained by the Crown.

TRANSACTIONS under Section 20, *The Land Act 1869*, to 31st December 1880.

No. of Applications for Leases and Grants.	Area in Acres.	No. of Applications for Leases Approved.	Area in Acres.	No. of Leasholds converted into Freeholds.	Area in Acres.	No. of Grants Issued.	Area in Acres.	No. of Applications for Permission to Mortgage Leasholds.	Area in Acres.	No. of Applications for Permission to Transfer Leasholds.	Area in Acres.	No. of Grants Mortgaged.	Area in Acres.	No. of Grants Transferred.	Area in Acres.
41,105	6,120,882	33,181	5,211,808	6,584	867,567	7,455	746,533	11,950	2,302,621	5,827	925,277	1,095	143,176	2,230	224,888

APPENDIX D.

SURVEYS.

1. The system of supervision adopted in 1878 is still in operation, and is found to work satisfactorily. The control exercised by the inspecting surveyors over the field operations has been conducive to greater accuracy and regularity in the surveys; at the same time, the local knowledge and experience of the inspectors are of great value to the administrative in all matters of dispute. The reports submitted of inspections and checks show that the work of the authorized surveyor is well up to the standard and generally satisfactory.

2. The reduction in the departmental field staff, referred to in clause 2 of last report, was carried into effect on the 31st of March 1880, when the services of six assistant surveyors were dispensed with. By this reduction a saving was effected in salaries and wages of about £3,500 for the year, or at the rate of about £5,000 per annum. At present the number of assistants employed is eight, one in each of the five inspecting districts, on re-surveys and other departmental work; while three are engaged on special works, viz., one on a re-survey of the township of Maryborough, one on a re-survey of the City of Sandhurst, and one in running the boundary between the counties of Tatchera and Karkaroc. All these works are well advanced, and on their completion some further reduction in the field staff may be possible.

3. At the time these reductions were made in the departmental field staff, certain alterations were made in the position and status of the surveyors paid by fees, with a view to ensuring better supervision and greater responsibility. Each authorized surveyor was assigned a district, within the limits of which his operations were to be confined, and he was called upon to find security for the proper performance of his duties to the extent of £50. The scale of fees was at the same time modified by abolishing travelling expenses, and making the fee uniform for each survey district, or subdivision of a district, according to the general character of the country. This method was found to answer well so far as the department was concerned, but some exception having been taken to the charge for selection surveys, the present Minister of Lands resolved to call for tenders for the selection surveys for the year 1881, so that the scale of fees might be determined by public competition. Tenders were accordingly called for on the 20th December, and resulted in a reduction on the previous scale of from nil to 50 per cent. in some of the subdivisions, the average for the whole colony being about 15 per cent. The tenderers were chiefly the previous employes of the department. Contracts have been entered into, and a new scale of fees has been prepared, based on the accepted tenders, to come into operation from the 1st of January 1881. The contract surveyors under the new system will be under the same supervision as that previously in force.

4. The reductions in the staff employed in the adjusting and computing rooms, anticipated at the date of my last report, have had to be postponed for a time, in consequence of the additional work thrown

on the branches by the reductions in the country offices. Hitherto the duty of preparing certified plans of leases and grants, as well as the checking of small plans, was performed in the district offices, but since the reductions in the country staff the chief portion of this work has been transferred to this office. The work of both rooms is being satisfactorily carried on.

5. The departmental expenditure on surveys during the year has been as follows:—

Subdivision of lands for sale and selection	...	...	...	£938	6	1
Main roads surveys	...	...	...	2,609	2	11
Standard survey lines, parish boundaries, &c.	...	...	...	1,947	14	7
Check and connecting lines	...	...	...	2,733	4	4
Re-surveys	...	...	...	4,783	1	4
Trigonometrical work, &c.	...	...	...	339	14	3
Survey of sites for public purposes, &c....	...	...	...	310	19	10
				£13,662 3 4		

Against which have to be placed fees received during the year on account of surveys made by the department and placed to revenue, amounting to £6,118 17s. 8d.

6. As anticipated by me at the date of last report, there has been a considerable reduction in the departmental expenditure for the year in several of the items, but especially in the items subdivision of lands for sale and re-surveys. The increase on the item standard and parish boundary lines is due to the survey of county boundaries in the Mallee country, a very important and necessary work from a professional point of view. The net reduction on the expenditure for the year cannot be accurately given, as the above statements include payments on account of the previous year, and there are outstanding liabilities at the present time; but I estimate the saving to be about £5,000.

PLANS.

7. The draughting branch compiled about 200 parish plans during the year; a list of 850 parishes which are now on sale, can be obtained at the Crown Lands Office. The first editions of several parishes having been sold out, second editions, with information added up to date, were published. Two hundred were used for the proclamation of roads; the number of parishes so proclaimed is now 808. The use which these plans are to the public is testified by about 400 of the 7s. 6d. size having been purchased. The usual amount of work, in providing special maps and other information for the use of Parliament and the other Government departments, has been performed by the draughting branch in addition to the regular work of compilation.

A. BLACK,
Assistant Surveyor-General.

APPENDIX E.

REPORT ON THE BOTANIC GARDENS, GOVERNMENT HOUSE GROUNDS AND DOMAIN, FOR 1880.

To the Honorable R. Richardson, M.P., Minister of Lands and Agriculture, &c., &c.

SIR,

I have the honor to submit herewith a short report on the Botanic Gardens, Government House Grounds and Domain, for 1880.

Besides the ordinary routine work incidental to the department, such as the digging, hoeing, and cleaning of the borders and shrubberies, pruning, mowing, trimming of edgings, laying storm-water tiles, raking, rolling, and cleaning of walks, watering, irrigating, planting and transplanting, sowing of flower seeds for successional blooms, &c., &c., much progressive work of a permanent character has been accomplished, such as the formation of the large rockery on the south-eastern slope of the lake, the completion of the new central lawn, and the erection of two new bridges, one leading to the ti-tree scrub from the Yarra walk, the other at the north-west end of the large lake. The material used in building these bridges has, with the exception of two blue-gum beams which support the structure at the north-west end of the lake, been procured on the ground, the timber being obtained from the blue gums on the Yarra bank, which were in a stage of incipient decay. This was cut into logs, planks, quartering, battens, &c., by the circular saw attached to the small engine, which has proved of great service on several occasions when there were no funds available for building material, a constant demand for which exists in so large an establishment where repairs and additions are almost constantly required in the nurseries, plant-houses, &c., &c.

Several new classified groups have been formed, also many others of an ornamental character upon the lawns. In the planning and planting of the former much care and forethought are required, so that in creating instructive beds the picturesque harmony of the gardens shall not be destroyed. The labelling of the scientific groups and specimen plants throughout the grounds generally, has received prominent attention. During the year over 9,000 labels, including large tablets of wood and of metal, and small tallies, have been written and placed in position.

The system of botanical classification which has been adopted has aroused a very intelligent interest among many visitors. Upon each label is written—1st, botanical name; 2nd, vernacular name; 3rd, the name of the botanist who described the plant; 4th, natural order to which it belongs; and 5th, the country to which it is indigenous. The classified groups at present number 43, and represent about 500 genera and 1,900 species.

Strict attention has been paid to the raising and introduction of plants of a utilitarian nature for the purpose of distribution, with the view to establishing and fostering new industries throughout the colony. The olive, castor-oil, tea plant, cinchona, fodder plants of various kinds, as grasses and herbs, and arrowroot, &c., have been raised in considerable quantities. Plants and seeds of these have been largely distributed to applicants, principally settlers, they in return furnishing indigenous ferns, shrubs, seeds, &c.,

by way of exchange. During the year a considerable demand has been made by persons in ill-health for leaves and other portions of plants of medicinal value, principally by recommendation from gentlemen of the medical profession. Frequent applications from members of the Teachers' Training Institute and others for specimens of flowers belonging to various orders have been acceded to, to enable botanical students to make headway with their class lessons. The ground set apart for the culture of the native plants of Australia enabled me to some extent to supply many applicants connected with schools of art, and also private tutors and scholars; cut specimens for painting, wax modelling, &c.

The flower shows held at the Exhibition building, and those of the Horticultural Society, at the Town Hall, &c., were supplied on loan with large collections of palms, crotons, ferns, and other foliage plants.

The genus eucalyptus has been largely grown, and several plantations formed in the Garden proper and reserves attached to the Garden. Whilst prominent attention has been given to the propagation of plants of a useful nature, those of an ornamental character have not been neglected. Thousands of hardy plants have been grown for the decoration of the Gardens, Domain, and Government House Grounds, and for purposes of interchange; whilst the stock of foliage plants under glass (7 houses), it must be admitted, has been increased and improved to a great extent.

A brisk interchange of seeds, plants, and cuttings has been kept up during the year with the Australian colonies, England, France, Germany, Russia, America, China, Mauritius, Cape of Good Hope, Java, India, the Straits Settlements, and the South Sea Islands. The number of Wardian cases containing plants received during the year amounts to 16. The donations of seeds from various sources have been numerous and important, and comprise collections from almost all civilized countries. A considerable portion of these seeds is of economic value.

The new central lawn has received a top-dressing of decomposed swamp mould. The old palm-house has been converted into a fernery and economic plant-house. This was considered desirable on account of many of the tender exotic ferns having to be wintered in this house every year, which caused great loss of time, confusion, and damage to the plants. The conservatory, formerly used as a fernery, is being converted into a succulent house.

A winding walk, enclosed by a wire fence, has been formed through the fern gully, which, I think, meets with the general approval of visitors. It has proved a most grateful promenade during the hot weather. Besides over 100 (one hundred) tree-ferns, a number of stag-horn, elk-horn, and bird's-nest ferns from Queensland, and innumerable indigenous dwarf ferns, together with several scores of fan-palms, &c., have been added to the gully.

The groups of Queensland and northern New South Wales plants, on the palm-house lawn, have been considerably enlarged. Several acres of ground have been trenched and partially levelled, and surrounded by a hedge composed of miscellaneous plants suitable for the purpose. This space is intended for an experimental and medicinal garden, which is much needed for practical purposes. The new rockery has been planted with succulents, as cacti, fourcroyas, agaves, aloes, rocheas, &c.

The carpenter's shop, paint-house, seed-room, herbarium, label-writer's room, and laboratory have been removed to a central position, and by so doing a considerable amount of labor has been saved. The gardener's cottage, too, which formerly stood in one of the most conspicuous positions in the Gardens, was also removed to this locality, as it interfered with the site of the proposed experimental garden. Several very large trees and shrubs have been successfully transplanted during the year (some of them measuring nearly 40 feet in height), which have been located on the lawns, banks of lake, and other conspicuous places. These plants add materially to the landscape effects. Numerous variegated foliage plants, and those capable of giving rich autumnal tints by their decaying leafage, have been placed in conspicuous points in the various shrubberies which are dotted over the lawns.

The collection of vegetable products prepared for the International Exhibition is supposed to be the largest of the kind ever shown in Melbourne. To describe this collection would make this report rather too lengthy. Considering the crude means, however, and limited time at my disposal for this kind of work, the result must be considered satisfactory, and, as a representative exhibit, not unworthy of the colony. The carpological collection has been greatly increased, and now numbers some 2,000 specimens. The collection of flaxes, prepared from native and exotic plants, number 86; papers in the rough, 49; and native woods, 140. Besides these, there are two cases, one filled with dyed samples of the different fibres, exhibited with the view of showing the facility with which they might be stained for the purpose of working into druggets, &c.; the other contains 100 sample bottles of vegetable extracts and chemical preparations, principally from native plants.

The Gardens catalogue is passing through the press, and I hope to have it completed by the end of the ensuing year. The proof-sheets need constant and careful revision, on account of the receipt continually of information with regard to the reclassification and nomenclature of genera and species.

Such of the staff as were engaged at the engine-house, carpenter's and paint shops, have been fully employed in pumping, sawing timber for various purposes, laying gutter tiles, re-laying and altering pipes, fixing taps, erecting iron palisading, making or adjusting bolts, nuts, screws, &c., cleaning the engine and reservoir, attending to the Yarra and Lake sluice-gates, making and repairing gates, garden seats, labels, erecting portion of seed-room, assisting in the removal of buildings, painting seats, fixing rollers and shading on glass houses, painting and glazing frames, houses, &c., and effecting general repairs to tools, mowing machines, &c., &c.

The area of the chief propagating department has been extended, with a view to the concentration of the houses, which will cause a great saving of labor and fuel, one fire being made to do duty for the whole range. To effect this, it will be necessary to remove the old plant-houses from near the fern gully to the eastern division. At present they are very unsightly, of little use, and cause considerable expense in keeping them.

The floral decoration of the grounds generally has been well maintained throughout the year. The lawns have been kept in a verdant state during the greater portion of the dry season by irrigation, hose-watering, and water carts. Much information has been afforded correspondents *re* the cultivation and treatment of economic plants, &c., during the year. A very heavy flood occurred on Sunday the 12th September, which caused some damage to summer-houses and plants located in the lower portions of the grounds.

GOVERNMENT HOUSE GROUNDS AND DOMAIN.

Domain.—The usual routine work performed by the staff of men allotted to this division provides full employment for it during the trying summer months, in mulching and a continuous system of watering those trees and shrubs that would otherwise succumb to the effects of the prolonged drought they are subjected to, more or less, every season. Notwithstanding the great heat that prevailed last summer, the highest register recorded being 158° in the sun and 106° in the shade, I am happy to be able to state that not only did no actual losses of particular trees occur, but no permanent ill effects were afterwards noticeable throughout this wide section of my department. The same very satisfactory remark applies, in a still greater degree, to the Gardens proper, under the same severe ordeal which vegetation, in such varied forms to be found there, was exposed to, and which nothing but incessant and vigilant attention could have preserved under such trying conditions. During the season, about 1,200 either valuable or conspicuous trees and shrubs have been planted in suitable positions, comprised among which may be mentioned about 50 kinds of eucalypti, cordylines, agaves, palms, podocarpus, mountain ash (the last being two fine specimens brought from William street, West Melbourne), whilst some elms were also successfully lifted and transplanted from near Prince's bridge. A water channel had to be constructed from the engine-house through the cow paddock to Albert Park, which was necessitated by a stoppage in the Albert Park pipes, caused by certain alterations in the St. Kilda road. Repairs and cleaning the main pipes to Albert Park have also been effected. A new footpath has been made, forming a communication from Government House to the ferry. A ti-tree shed of considerable dimensions being greatly needed in "the open nursery" in Domain, for the reception and preservation of large potted specimens of palms and ferns for ornamental and decorative purposes at the International Exhibition and elsewhere, a number of indigenous trees have been felled, and their timber employed in the erection of the same, and it is found to answer the purpose admirably, in keeping together a collection of handsome foliage plants, which will, in a great measure, upon any public occasion, supply the places of more valuable plants that would otherwise have to be disturbed from their positions in the glasshouses in the Gardens. The keeping clean of the Yarra walk and the South Yarra drive, renewing fences at Prince's bridge, levelling the embankment at Immigrants' Home, lining out and forming a small walk parallel with St. Kilda road, clearing and opening up a view from the Observatory to St. Kilda road, together with the cutting away and removal of dead wood throughout the Domain, have all and severally been carried out by the ordinary means placed at my disposal. Over and above the foregoing details of work carried on in the last year, some of the men have, from time to time, been told off for special requirements necessitated by alterations in the Gardens, such as the lifting of large specimen trees from various suburbs and outside sites to eligible positions in the Gardens. Amongst these I will just mention the following, selected from many others, viz.:—two large *Ficus macrophylla*, from Mr. Bromby, South Yarra, to palm-house lawn; 33 cordylines (*dracœnas*) and 3 large shrubs from Alma road, St. Kilda; 2 loads of callas from Mr. Stanway's, South Yarra; a large *Ficus macrophylla* from County Court garden to bank of lake; 2 large aloes from Mr. Carter's, Emerald Hill; an *Araucaria Cunninghami*, 33 feet high, also to bank of lake; and a large *opuntia* to a central position on the new rockery.

Government House Grounds.—During the past year many valuable and important additions have been made to the recently-formed groups, which now lend to the landscape, where most needed, many points of rich foliage and strong reliefs of coloring, in an arborescent sense. The large and small lawns, fernery, croquet-ground, and flower borders, have had the usual close care and attention constantly given them, the result being, as might be expected, that everything has thriven to my entire satisfaction, and I believe to the satisfaction of His Excellency the Governor. The floral display round the Government House has been largely augmented by the additions of a choice collection of roses and many ornamental flowering trees and rare shrubs.

I have the honor to be, Sir,
Your obedient servant,

25th April 1881.

WILLIAM R. GUILFOYLE.

APPENDIX F.

To the Honorable the Minister of Lands and Agriculture.

SIR,

Department of Agriculture, Melbourne, 30th April 1881.

I have the honor to submit for your consideration a brief report of the operations of this department, which for convenience sake I have separated into four divisions.

THE EXPERIMENTAL FARM.

Considerable progress has been made since the date of my last report. The entire property is now enclosed with a substantial fence, and divided in twenty paddocks. Four hundred and thirty acres have been grubbed and cleared, of which 250 acres are under the plough, and about 30 acres planted with vines, olives, oranges, lemons, citrons, limes, figs, and other fruit trees. The useless timber on the remainder of the farm, which comprises an area of about 4,500 acres, has been ringed, and much of the fallen and dead wood collected together and burned. Good and substantial buildings and yards have been erected; also several dams constructed, by means of which every paddock is now well and permanently watered.

The experimental grounds comprise an area of 20 acres, which are divided into plots of one-tenth of an acre, and separated from each other by paths of equal width. A series of experiments have been commenced in rotation cropping, and the growth of cereals under different circumstances, and various systems of manuring. Roots of several kinds, including sugar-beet, mangel, kohlrabi, and artichokes have been tested; and experiments conducted also with broomcorn, cattle cabbage, buckwheat, canary seed, flax, castor oil, many kinds of clover and grasses, hedge plants, and millets, including the Egyptian pearl millet.

In accordance with your direction, experiments have been instituted with a view to determine whether it will pay farmers to supplement the food of stock at seasons of the year when grass is scarce. It is well known that stock of all kinds lose flesh rapidly during certain months of the year, and it will be important to learn if this can be prevented profitably by artificial feeding, and how much additional food it will be necessary to give in such cases.

The general crops did not yield so heavily this year as in the previous harvest. The excessive dry weather was against heavy yields, but the quality of the grain of all kinds was exceptionally good. Wheat grown on the farm was entered for competition at the grain show held in connection with the International Exhibition, and obtained two first prizes. Similar awards were gained for rye and peas grown on the farm, also for an exhibit of miscellaneous seeds. The farm wheat also gained first honors at Goldsborough's show in competition with wheat from the whole of the North-Eastern district.

The live stock has done well. The increase has been good, and the losses insignificant. The only loss of importance was a filly foal from one of the Clydesdale mares.

The olives planted at the farm were imported from Europe. Seven hundred and ninety-four plants of seventeen different varieties were received. The entire shipment, except one plant, was successfully put out. The plants have made good progress, some being already nearly 5 feet high. The collection contains all of the best varieties of the olive, and was procured by Mr. G. C. Levey when last in Europe.

Students were admitted regularly for the first time on the 1st of July last. Fifteen were taken, that being the full number that could be accommodated in the buildings. The students have been under the supervision of the farm manager, and have been instructed by him in the various operations of farm work. The manager reports favorably of the work done by the students, and also of the progress that has been made by them. There are a number of applications for admission outstanding, which cannot be entertained until additional accommodation is provided.

The farm is now fully self-supporting. The returns this year to date exceed the expenditure by £471 3s. 1d. There would be no need for a further grant from Parliament if the institution were placed under the control of trustees, or arrangements were made otherwise for carrying it on independently of Parliament; and in my humble opinion the public interest would be best served if arrangements could be made to so conduct the farm in future.

THE STATE FORESTS.

The work of this division continues ever unsatisfactory. The existing regulations are quite insufficient to enable the department to cope with the question of timber conservancy. Every attempt that has been made to obtain new regulations or to introduce a measure for the better management of the forests has proved abortive, owing to the opposition which the alterations that it has been proposed to make in the system have met from persons whose interest it has been to preserve the wasteful system at present in vogue. There is great need for a comprehensive measure to deal with the forest question, and to determine under what conditions timber shall be cut, and the price per 100 feet cubic measurement that shall be paid for timber obtained in the State forests.

The fencing of denuded forests in the goldfield districts of Ballarat, Sandhurst, Castlemaine, and Maryborough has been discontinued, owing to the fences having been cut repeatedly. Every effort was made by the police to bring the offenders to justice, but without success, except in one instance. In this case the fine inflicted was merely nominal, and proved substantially that the department could hope for no support from those whose interest it should have been to protect it, and thereby to render possible a work that had been undertaken by the Government for the benefit solely of the miners and other residents of the districts in question. I understand that considerable expense was incurred by the Police Department in their endeavors to detect the offenders in these cases, but the very poor encouragement given by the local magistracy has caused the department to stop this otherwise useful expenditure.

About seventy acres of land have been ploughed in the Craigie forest and sown with seeds of the blue-gum and the insignis pine. Mr. Ferguson, who had charge of the work, has reported that the ground was in excellent condition for receiving the seeds, and that the trees have succeeded fully better than he anticipated. Some of the blue-gum are ten to twelve feet high, and promise well.

THE MACEDON NURSERY.

Satisfactory work has been done at Macedon in proportion to the funds expended. The entire reserve is now substantially enclosed, and a considerable area has been added recently to the nursery grounds. Trees are raised extensively, and are disposed of to shire and borough councils, cities, towns, State schools, and other public institutions. A large number is also annually planted on Mount Macedon, and the entire reserve, by degrees, is being renewed. These trees have succeeded fairly well. About £200 is annually paid into the Treasury for trees supplied to public institutions from this nursery, but it should be borne in mind that the charge made for them is merely nominal. If two-thirds of the prices charged by the trade were exacted, the nursery could be made self-supporting.

THE LONGERENONG NURSERY.

I regret that I cannot report favorably of this establishment. The planting done there has been invariably unsuccessful. The system adopted by the late superintendent of planting young seedlings in hard ill-prepared land was not calculated to command success. I recommended the disestablishment of this nursery, but it was decided ultimately to give the caretaker another trial, under the supervision of Mr. Ferguson. I regret that very little improvement has resulted from the change, and I cannot but express my belief that it would be prudent to discontinue the works at the Longerengon nursery.

I have the honor to be,

Sir,

Your obedient servant,

A. R. WALLIS,
Secretary for Agriculture.