

1892.
—
VICTORIA.

R E P O R T

OF

PROCEEDINGS TAKEN UNDER THE PROVISIONS

OF

THE LAND ACT 1890 AND THE WATTLES ACT 1890,

DURING THE YEAR ENDING 31ST DECEMBER,

1891.

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

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REPORT.

To His Excellency the Right Honorable JOHN ADRIAN LOUIS, Earl of Hopetoun, Viscount Aithrie, and Baron Hope, in the Peerage of Scotland; Baron Hopetoun of Hopetoun, and Baron Niddry of Niddry Castle, in the Peerage of the United Kingdom, &c., &c., &c.

Department of Lands and Survey,
Melbourne, 30th June, 1892.

MY LORD,

I have the honour to submit the following Report of proceedings taken under the provisions of the *Land Act* 1890 and the *Wattles Act* 1890 during the year 1891.

The Report has reference to the undermentioned subjects, which are dealt with in the order indicated:—

- | | | |
|---|--|---|
| <p>I.—Settlement. II.—Sales by auction. III.—Pastoral occupation.</p> | | <p>IV.—Departmental management. V.—Miscellaneous.</p> |
|---|--|---|

I.—SETTLEMENT.

The general methods of alienation of Crown lands in Victoria, from the first sales to the 31st December, 1891, are shown in the following Table (A):—

TABLE A.

| | BY AUCTION. | | | | BY SELECTION. | | | | | | | | General Total. | |
|--|-----------------------|-------------|-----------------|------------------------|-----------------------|------------|------------------------|---------|-------------------------|---------|-------------|--------|----------------|-------|
| | Country Lands. | Town Lands. | Suburban Lands. | Totals by Auction, &c. | Selection and Lease. | | Certificate Selection. | | 42nd Section, Act 1865. | | — | | | Area. |
| | | | | | No. | Area. | No. | Area. | No. | Area. | No. | Area. | | |
| | Acres. | Acres. | Acres. | Acres. | | Acres. | | Acres. | | Acres. | | Acres. | Acres. | |
| Under Imperial Acts | ... | ... | ... | 3,944,237 | ... | ... | ... | ... | ... | ... | ... | ... | 3,944,237 | |
| „ <i>Land Act</i> 1860 | 392,610 | 1,273 | 4,979 | 398,862 | ... | 410,600 | ... | ... | ... | ... | ... | ... | 809,462 | |
| „ „ 1862 | 422,610 | 2,800 | 31,295 | 456,705 | ... | 701,322 | ... | 59,992 | ... | ... | ... | ... | 1,879,940 | |
| „ „ 1865 | 639,761 | 6,709 | 34,137 | 680,607 | 5,900 | 1,499,910 | 3,078 | 559,423 | ... | 786,083 | ... | ... | 3,526,023 | |
| Totals ... | ... | ... | ... | 5,480,411 | ... | 3,273,753 | ... | 619,415 | ... | 786,083 | ... | ... | 10,159,662 | |
| During year— | <i>Land Act</i> 1869. | | | | <i>Land Act</i> 1869. | | | | <i>Land Act</i> 1878. | | | | | |
| | | | | | Section 19. | | Section 40. | | Section 11. | | Section 10. | | | |
| 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 | |
| 1881 ... | 22,336 | 698 | 1,719 | 24,753 | 3,110 | 564,306 | 1,151 | 18,176 | 42 | 6,122 | 106 | 318 | 613,675 | |
| 1882 ... | 29,347 | 800 | 1,239 | 31,386 | 4,383 | 830,166 | 837 | 14,056 | 51 | 7,039 | 47 | 141 | 882,788 | |
| 1883 ... | 18,317 | 699 | 1,069 | 20,085 | 4,453 | 814,863 | 1,070 | 18,428 | 58 | 10,614 | 22 | 66 | 864,056 | |
| 1884 ... | 33,112 | 950 | 1,384 | 35,446 | 3,918 | 705,326 | 1,002 | 16,533 | 71 | 12,200 | 11 | 33 | 769,538 | |
| 1885 ... | 23,917 | 2,106 | 877 | 26,900 | 3,930 | 699,749 | 714 | 12,922 | 68 | 10,603 | 83 | 249 | 750,423 | |
| 1886 ... | 16,727 | 2,134 | 420 | 19,281 | 943 | 178,465 | 173 | 3,008 | 25 | 6,576 | 49 | 147 | 207,477 | |
| 1887 ... | 16,661 | 2,800 | 104 | 19,565 | 64 | 11,029 | 39 | 708 | 83 | 11,310 | 15 | 45 | 42,657 | |
| 1888 ... | 15,549 | 4,373 | 102 | 20,024 | 21 | 2,950 | ... | ... | 296 | 50,758 | 10 | 30 | 73,762 | |
| 1889 ... | 10,601 | 2,244 | 835 | 13,680 | ... | ... | 41 | 5,383 | 418 | 65,862 | 2 | 6 | 84,931 | |
| 1890 ... | 8,941 | 3,094 | 166 | 12,201 | ... | ... | 33 | 4,409 | 518 | 94,898 | ... | ... | 111,508 | |
| 1891 ... | 4,989 | 1,801 | 563 | 7,353 | ... | ... | 37 | 3,597 | 539 | 95,634 | ... | ... | 106,584 | |
| Totals under <i>Land Acts</i> 1869, 1878, 1884, & 1890 | 1,083,560 | 35,781 | 35,760 | 1,155,101 | 88,083 | 14,672,760 | 15,977 | 259,826 | 2,311 | 395,255 | 401 | 1,202 | 16,484,144 | |
| | Auction | ... | ... | ... | ... | ... | ... | 6,635 | 512 | acres. | | | | |
| | Selection | ... | ... | ... | ... | ... | ... | *20,003 | 294 | „ | | | | |
| | Total | ... | ... | ... | ... | ... | ... | 26,643 | 806 | acres. | | | | |

* Of this area, 4,410,577 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

SECTION 20, LAND ACT 1869.

This section, the rights of which were preserved by section 2 of *The Land Act* 1884, and are continued by section 2 of the *Land Act* 1890, bestowed on licensees under Part II. of *The Land Act* 1869 the right to acquire, on expiration of the term of their licences, the fee-simple of their selections, either by paying the balance of purchase money in one sum, or by deferred payments under lease.

The following Table shows the transactions during 1891 :—

TABLE B.

| 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. | | | | | | | | |
| 5,268 | 3,551 | 90 | 3,461 | 1,335 | Acs. 221,852 | Acs. 618,258 | £ 8 0 | Acs. 221,603 | £ 40,615 0 0 |

NOTE.—The transactions of a like nature under section 11, *Land Act* 1873, are included in this Table.

Table C shows the number of Crown grants under section 20 of *The Land Act* 1869 of licensed holdings varying in extent from 10 acres and under to 320 acres, the issue of which was approved during 1891 :—

TABLE C.

| | | | | | |
|---|------------------------|----|---|-------------------------|----|
| | 10 acres and under ... | 21 | | Brought forward ... | 83 |
| 80 acres and under, 66 | 20 " ... | 19 | Over 160 and not exceeding 240, 1 | 170 acres and under ... | 0 |
| | 30 " ... | 6 | | 180 " ... | 0 |
| | 40 " ... | 7 | | 190 " ... | 0 |
| | 50 " ... | 5 | | 200 " ... | 0 |
| | 60 " ... | 4 | | 210 " ... | 0 |
| | 70 " ... | 3 | | 220 " ... | 1 |
| | 80 " ... | 1 | | 230 " ... | 0 |
| | 90 " ... | 4 | | 240 " ... | 0 |
| Over 80 and not exceeding 160, 17 | 100 " ... | 6 | Over 240 and not exceeding 320, 6 | 250 " ... | 0 |
| | 110 " ... | 1 | | 260 " ... | 0 |
| | 120 " ... | 1 | | 270 " ... | 0 |
| | 130 " ... | 2 | | 280 " ... | 0 |
| | 140 " ... | 0 | | 290 " ... | 0 |
| | 150 " ... | 1 | | 300 " ... | 0 |
| | 160 " ... | 2 | | 310 " ... | 1 |
| | | | 320 " ... | 5 | |
| | Carried forward ... | 83 | | Total ... | 90 |

NOTE.—This Table includes particulars of a like nature under section 11, *Land Act* 1873.

Appendix B gives full information as to transfers and mortgages during 1891 of Crown grants issued under section 20 of *The Land Act* 1869.

SECTION 31, LAND ACT 1869.

This section, the rights of which were preserved by section 2 of *The Land Act* 1884, and are continued by section 2 of the *Land Act* 1890, conferred on holders of licences, 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 of 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 D shows the transactions during 1891:—

TABLE D.

| Number of Applications. | | Purchases Completed. | Area Purchased. | Balances of Purchase Money Received. | | | Survey Fees Allowed. | | |
|-------------------------|-----------|----------------------|-----------------|--------------------------------------|----|----|----------------------|----|----|
| Received. | Approved. | | | £ | s. | d. | £ | s. | d. |
| 14 | 27* | 27 | Acres. | 90 | 2 | 0 | 47 | 15 | 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.

THE LAND ACT 1878.

Under section 10 of this Act, any licensee of a residence site not situate within a city, town, or borough, who so occupied same during a continuous period of not less than three years, and paid all licence fees then due, was, at the expiration of such period, or at any time within thirty days thereafter, entitled to obtain a Crown grant of the site, if it were not auriferous or required for mining purposes or for any public purposes. The rights conferred by this section are preserved by section 2 of *The Land Act* 1884–1890. During the year, however, no applications under this section were granted.

THE LAND ACT 1890.

Division 1, Part I.

Section 18 of this Act confers on licensees under section 49 of *The Land Act* 1869 the exclusive right of purchasing their holdings at a price to be determined by the Board of Land and Works. One hundred and seventy-seven (177) applications, representing 3,168 acres, were approved during the year, and the sum of £1,410 was received.

Division 3, Part I.—Agricultural and Grazing Lands.

Under this Division provision is made for the occupation of Crown lands for the combined purposes of grazing and agriculture.

Section 32 empowers the Governor in Council to grant leases of “Grazing Areas” for any term of years, provided that the term for which the land is so leased shall expire not later than fourteen years after the 29th December, 1884. Table E shows the extent of the operation of this section during each month of the year:—

TABLE E.

| 1891. | Number of Applications. | | Area Leased. |
|------------------|-------------------------|-----------|------------------|
| | Received. | Approved. | |
| January | 205 | 218 | Acres. 75,263 |
| February | 270 | 71 | 28,696 |
| March | 187 | 100 | 32,667 |
| April | 166 | 55 | 15,979 |
| May | 205 | 119 | 51,666 |
| June | 155 | 57 | 28,660 |
| July | 181 | 101 | 37,265 |
| August | 167 | 173 | 54,434 |
| September | 230 | 109 | 31,480 |
| October | 168 | 127 | 50,063 |
| November | 128 | 32 | 16,955 |
| December | 149 | 126 | 56,539 |
| Totals | 2,211 | 1,288 | 479,667* |

* The annual rent payable in respect of this area is £4,996.

NOTE.—When in any month the applications approved exceed in number those made, the excess consists of applications lodged during previous months. With respect to the applications received it should be noted that in many instances several applications are made for the same Grazing Area.

Sections 42 and 49 provide for the issue to grazing area lessees of licences for agricultural allotments not exceeding 320 acres in extent. Table F shows the transactions under these sections during the year:—

TABLE F.

| Section. | Number of Applications. | | Area Applied for. | Area Licensed. | Fees Payable Yearly. |
|------------------|-------------------------|-----------|-------------------|------------------|-----------------------|
| | Received. | Approved. | | | |
| 42—Residence | 566 | 539 | Acres. 95,932 | Acres. 95,634 | £ s. d. 4,781 14 0 |
| 49—Non-residence | 41 | 37 | 4,655 | 3,597 | 359 14 0 |

Under section 56 a lessee of an agricultural allotment of land under *The Land Act 1884–1890*, or of an allotment under Part II. of *The Land Act 1869* or any Act amending such Part, can give an “order” for the delivery of the Crown grant to any person who has made an advance of money on the security of a lease, the mortgage being transferred from the lease to the Crown grant. Fifty-eight (58) orders, representing in all an area of 10,875 acres, were registered during the year.

Section 57 empowers licensees under Part II. of *The Land Act 1869*, and licensees of agricultural allotments under *The Land Act 1884–1890*, to register liens at the Crown Lands Office upon the security of the permanent improvements effected on their holdings up to half the value of such improvements. One hundred and eighteen (118) liens, comprising an area of 23,513 acres, were registered during the year, representing, as advanced on this kind of security, £13,836.

Division 4, Part I.—Auriferous Lands.

This Division provides for the occupation of Crown lands denominated “Auriferous.” Under section 65, licences for the purpose of residence or cultivation may be issued for lands not included within any city or town, and not exceeding 20 acres in extent. Under section 67, licences may be issued for grazing purposes only up to 1,000 acres.

No alienation of auriferous land can take place; therefore, all occupiers of the public estate under this Division are in the relation of annual tenants, and their occupation is subordinate to that for mining purposes.

The transactions during the year under sections 65 and 67 are shown in Table G:—

TABLE G.

| Section 65. | | | Section 67. | | |
|-------------------------|-----------|------------------|-------------------------|-----------|------------------|
| Number of Applications. | | Area Licensed. | Number of Applications. | | Area Licensed. |
| Received. | Approved. | | Received. | Approved. | |
| 736 | 560 | Acres. 10,220 | 368 | 146 | Acres. 55,606 |

NOTE.—With respect to the applications made under these sections it should be noted that in many instances several applications are made for the same block.

WORKED-OUT AURIFEROUS LANDS.

By the 22nd section of the *Land Act* 1891 it is provided that whenever it appears to be no longer profitable to mine for gold within 50 feet of the surface of any unalienated lands of the Crown, such lands may, after inquiry by a warden, be declared to be "worked-out auriferous lands," and licensed in allotments not exceeding five (5) acres in extent. Every licensee who shall have complied with the conditions of his license will, at the expiration of seven (7) years, be entitled to the fee-simple of the land at a price to be fixed by the Board of Land and Works, and the amount paid as annual license fees will be deducted from the purchase money payable.

No transactions under this section were initiated during the few days the Act was in force prior to the 31st December, 1891.

PROGRESS OF SELECTION.

Table H shows the progress of selection under sections 32, 42, 49, and 65 of *The Land Act* 1884-1890 :—

TABLE H.—LAND SELECTED.

| Year. | Under Section 32. | | Under Section 42. | | Under Section 49. | | Under Section 65. | |
|-------|------------------------|-----------|------------------------|----------|------------------------|----------|------------------------|----------|
| | Applications Approved. | Acreage. | Applications Approved. | Acreage. | Applications Approved. | Acreage. | Applications Approved. | Acreage. |
| 1886 | 1,493 | 591,138 | ... | ... | ... | ... | 48 | 937 |
| 1887 | 3,621 | 1,328,169 | 83 | 11,310 | ... | ... | 198 | 3,742 |
| 1888 | 3,813 | 1,545,612 | 296 | 50,758 | ... | ... | 421 | 7,936 |
| 1889 | 2,348 | 925,939 | 418 | 65,862 | 41 | 5,383 | 627 | 11,578 |
| 1890 | 1,612 | 606,185 | 518 | 94,898 | 33 | 4,409 | 1,057 | 19,154 |
| 1891 | 1,288 | 479,667 | 539 | 95,634 | 37 | 3,597 | 560 | 10,220 |

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.

LICENCES AND LEASES REVOKED OR DECLARED EXPIRED.

The following Table shows the number of licences and leases, under the sections specified, revoked or declared expired during 1891 :—

TABLE I.

| — | | No. | Extent. |
|----------------------------------|--------|-----|---------|
| | | | Acres. |
| Licences— | | | |
| Section 19, <i>Land Act</i> 1869 | | 94 | 16,262 |
| Section 49, <i>Land Act</i> 1869 | | 30 | 512 |
| Section 42, <i>Land Act</i> 1884 | | 13 | 2,924 |
| Section 65, <i>Land Act</i> 1884 | | 134 | 2,413 |
| Section 67, <i>Land Act</i> 1884 | | 41 | 18,134 |
| Leases— | | | |
| Section 20, <i>Land Act</i> 1869 | | 5 | 569 |
| Section 32, <i>Land Act</i> 1884 | | 434 | 206,756 |

NOTE.—The Treasury profited to the extent of £4,922 through revocations and forfeitures during 1891.

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

TABLE J.

| | At Licensee's or Lessee's request. | Non-payment of Rent. | Non-compliance with Conditions. | Declared Expired. | Land Sold. | Death or Insolvency of Licensee. | Amended Surveys, &c. | Total. |
|---|------------------------------------|----------------------|---------------------------------|-------------------|------------|----------------------------------|----------------------|------------|
| Licences— | | | | | | | | |
| Section 19, <i>Land Act</i> 1869 | 2 | 10 | 6 | 70 | 6 | ... | ... | 94 |
| Section 49, <i>Land Act</i> 1869 | 1 | 22 | 5 | ... | 2 | ... | ... | 30 |
| Section 42, <i>Land Act</i> 1884 | 5 | 4 | 3 | ... | 1 | ... | ... | 13 |
| Section 65, <i>Land Act</i> 1884 | 13 | 114 | 6 | ... | ... | ... | 1 | 134 |
| Section 67, <i>Land Act</i> 1884 | 3 | 25 | 1 | 12 | ... | ... | ... | 41 |
| Leases— | | | | | | | | |
| Section 20, <i>Land Act</i> 1869 | ... | 5 | ... | ... | ... | ... | ... | 5 |
| Section 32, <i>Land Act</i> 1884 | 124 | 247 | 61 | ... | ... | 1 | 1 | 434 |
| Totals | 148 | 427 | 82 | 82 | 9 | 1 | 2 | 751 |

II.—SALES OF CROWN LANDS BY AUCTION.

The principle of deferred payments was introduced in Part V. of *The Land Act* 1884, now Division 5, Part I., *Land Act* 1890, one-fourth of the price bid being paid at the time of sale, and the remaining three-fourths spread over three years, payable quarterly, in instalments of equal amounts, bearing interest at the rate of £6 per centum per annum.

Many of the purchasers only partially availed themselves of this concession, the balances having been paid during the year, in order to obtain the Crown grants.

During the year, 7,353 acres 2 roods 15 perches were sold for £82,256 8s. 9d., and interest to the amount of £5,936 5s. 9d. was paid with the instalments as they fell due.

The area of country lands sold at auction during 1891 was 4,989 acres, of which about 3,511 acres were improved and subject to valuation, and 1,478 acres unimproved.

Table K shows the proceeds of sales by auction of country lands during each year of the operation of *The Land Act* 1869, *The Land Act* 1884, and the *Land Act* 1890:—

TABLE K.

| 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 |
| 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 |

* These figures include 11,528 acres passed at auction and afterwards purchased.

† These figures include 30,400 acres passed at auction and afterwards purchased.

TABLE K—continued.

| Year. | Area Sold. | | | Amount Realized. | | | Average per Acre. | | |
|-------------------------------------|------------|----|----|------------------|----|----|-------------------|----|----|
| | A. | R. | P. | £ | s. | d. | £ | s. | d. |
| 1874—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 |
| 1881—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 3,463 | 3 | 2 | 6,860 | 11 | 7 | 1 | 19 | 7 |
| Improved „ | 8,235 | 3 | 0 | 12,370 | 14 | 1 | 1 | 10 | 0 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 3,418 | 0 | 39 | 5,384 | 18 | 0 | 1 | 11 | 6 |
| Improved „ | 7,218 | 2 | 6 | 9,171 | 1 | 5 | 1 | 5 | 5 |
| 1882—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 8,623 | 2 | 22 | 13,143 | 15 | 11 | 1 | 10 | 6 |
| Improved „ | 9,758 | 1 | 21 | 15,002 | 15 | 7 | 1 | 10 | 9 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 4,919 | 1 | 32 | 8,012 | 19 | 6 | 1 | 12 | 7 |
| Improved „ | 6,045 | 3 | 26 | 7,447 | 2 | 10 | 1 | 4 | 8 |
| 1883—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 4,104 | 2 | 20 | 5,431 | 13 | 1 | 1 | 6 | 6 |
| Improved „ | 2,518 | 0 | 33 | 3,560 | 8 | 10 | 1 | 8 | 3 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 6,416 | 3 | 27 | 9,141 | 1 | 9 | 1 | 8 | 6 |
| Improved „ | 5,276 | 3 | 31 | 6,518 | 5 | 2 | 1 | 4 | 8 |
| 1884—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 7,522 | 2 | 9 | 14,106 | 18 | 2 | 1 | 17 | 6 |
| Improved „ | 6,076 | 2 | 2 | 8,717 | 2 | 1 | 1 | 8 | 8 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 13,254 | 2 | 0 | 22,971 | 18 | 6 | 1 | 14 | 8 |
| Improved „ | 6,258 | 3 | 22 | 8,356 | 6 | 4 | 1 | 6 | 8 |

TABLE K—continued.

| Year. | Area Sold. | | | Amount Realized. | | | Average per Acre. | | |
|----------------------------------|------------|----|----|------------------|----|----|-------------------|----|----|
| | A. | R. | P. | £ | s. | d. | £ | s. | d. |
| 1885—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 4,268 | 1 | 12 | 7,731 | 10 | 6 | 1 | 16 | 2 |
| Improved „ | 6,833 | 0 | 15 | 9,522 | 10 | 7 | 1 | 7 | 10 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 4,742 | 1 | 24 | 8,941 | 15 | 8 | 1 | 17 | 8 |
| Improved „ | 8,073 | 1 | 16 | 13,441 | 16 | 10 | 1 | 13 | 3 |
| 1886—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 3,626 | 3 | 12 | 7,757 | 1 | 3 | 2 | 2 | 9 |
| Improved „ | 5,510 | 2 | 5 | 9,402 | 12 | 3 | 1 | 14 | 1 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 3,360 | 3 | 20 | 9,466 | 18 | 3 | 2 | 16 | 4 |
| Improved „ | 4,228 | 3 | 1 | 5,473 | 3 | 0 | 1 | 5 | 10 |
| 1887—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 4,988 | 3 | 33 | 14,302 | 14 | 1 | 2 | 17 | 4 |
| Improved „ | 3,756 | 2 | 1 | 5,243 | 3 | 5 | 1 | 7 | 11 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 3,693 | 0 | 11 | 8,160 | 15 | 1 | 2 | 4 | 2 |
| Improved „ | 4,222 | 0 | 31 | 7,931 | 16 | 3 | 1 | 17 | 7 |
| 1888—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 4,717 | 3 | 37 | 5,920 | 4 | 0 | 1 | 5 | 1 |
| Improved „ | 5,002 | 0 | 7 | 8,055 | 18 | 4 | 1 | 12 | 2 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 3,247 | 2 | 21 | 7,607 | 15 | 3 | 2 | 6 | 10 |
| Improved „ | 2,581 | 0 | 37 | 7,331 | 8 | 4 | 2 | 16 | 9 |
| 1889—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 2,000 | 0 | 17 | 7,674 | 8 | 8 | 3 | 16 | 8 |
| Improved „ | 1,853 | 1 | 20 | 2,605 | 17 | 6 | 1 | 8 | 1 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 2,657 | 0 | 19 | 6,274 | 18 | 5 | 2 | 7 | 2 |
| Improved „ | 4,090 | 0 | 7 | 5,326 | 15 | 0 | 1 | 6 | 1 |
| 1890—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 2,782 | 3 | 9 | 5,999 | 7 | 3 | 2 | 3 | 2 |
| Improved „ | 2,333 | 2 | 1 | 3,055 | 3 | 5 | 1 | 6 | 3 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 891 | 0 | 29 | 3,141 | 15 | 6 | 3 | 10 | 6 |
| Improved „ | 2,933 | 0 | 35 | 3,842 | 14 | 6 | 1 | 6 | 2 |
| 1891—6 months ending 30th June— | | | | | | | | | |
| Unimproved land | 829 | 1 | 3 | 1,292 | 14 | 5 | 1 | 11 | 2 |
| Improved „ | 1,486 | 0 | 19 | 2,130 | 0 | 6 | 1 | 8 | 8 |
| „ 6 months ending 31st December— | | | | | | | | | |
| Unimproved land | 649 | 1 | 5 | 2,273 | 12 | 6 | 3 | 10 | 0 |
| Improved „ | 2,024 | 2 | 12 | 2,290 | 17 | 4 | 1 | 2 | 7 |

Table L shows the alienation by auction, during 1891, of town, suburban, and country lands, and the amounts derived therefrom :—

TABLE L.

| Town Lands. | | | Suburban Lands. | | | Country Lands. | | | | | | | | | | | | | | | | | | | | |
|-------------|----|---------|-------------------|----|-------|----------------|---------|-------------------|-----|-------|----|---------|-------------------|----|---|----|----|-------|----|----|-------|---|---|---|----|---|
| Area. | | Amount. | Average per Acre. | | Area. | | Amount. | Average per Acre. | | Area. | | Amount. | Average per Acre. | | | | | | | | | | | | | |
| A. | R. | P. | £ | s. | d. | £ | s. | d. | £ | s. | d. | A. | R. | P. | £ | s. | d. | £ | s. | d. | | | | | | |
| 1,800 | 3 | 25 | 71,020 | 10 | 5 | 39 | 8 | 9 | 563 | 1 | 31 | 3,248 | 13 | 7 | 5 | 15 | 4 | 4,989 | 0 | 39 | 7,987 | 4 | 9 | 1 | 12 | 0 |

THE LAND ACT 1891.

On the 29th December, 1891, this Act came into operation, but no transactions took place during the few days intervening before the end of the year.

MALLEE LANDS.

The *Land Act* 1890, Part II., deals with about 11,166,793 acres of land, exclusive of Mildura, in the north-western district of the colony.

The operations during the year were as follow :—

| | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----------------------------------|-----|---------|------|-------|---------|-------|
| Leases issued | ... | ... | ... | { | Blocks | ... | ... | 2, | Area | 350,454 | acres |
| | | | | { | Allotments | ... | 564 | , | | 424,427 | , |
| Leases cancelled for non-payment of rent, and other causes | ... | ... | ... | { | Blocks | ... | 7 | , | | 788,160 | , |
| | | | | { | Allotments | ... | 32 | , | | 161,559 | , |
| Leases transferred | ... | ... | ... | { | Blocks | ... | Nil. | | | Nil. | |
| | | | | { | Allotments | { | Whole | 142 | , | 183,255 | , |
| | | | | | | { | Portion | 101 | , | 87,734 | , |
| | | | | | Total transfers | ... | 243 | , | | 270,989 | , |
| Land subdivided and made available for application | ... | ... | ... | { | Blocks | ... | Nil. | | | Nil. | |
| | | | | { | Allotments | ... | 1, | Area | 9,920 | acres | |
| Applications received | ... | ... | ... | { | Leases of blocks | ... | ... | ... | ... | 3 | |
| | | | | { | „ allotments (approximate) | ... | ... | ... | ... | 385 | |
| | | | | { | Licences, agricultural allotments | ... | ... | ... | ... | 19 | |
| Applications refused | ... | ... | ... | { | Blocks | ... | ... | ... | ... | Nil. | |
| | | | | { | Allotments | ... | ... | ... | ... | 1,260 | |
| | | | | { | Agricultural allotments | ... | ... | ... | ... | 2 | |
| Applications declared abandoned | ... | ... | ... | { | Blocks | ... | ... | ... | ... | 2 | |
| | | | | { | Allotments | ... | ... | ... | ... | 31 | |
| Number of Local Land Boards held | ... | ... | ... | ... | ... | ... | ... | ... | ... | 20 | |
| Applications dealt with | ... | ... | ... | ... | ... | ... | ... | ... | ... | 658 | |

On 1st January, 1892, the area held under lease and that available for application were as follow :—

| | | | | | | | | | | |
|-----------|-----|-----|-----|---|------------|-----|-------|------|-----------|-------|
| Held | ... | ... | ... | { | Blocks | ... | 79 | Area | 6,855,252 | acres |
| | | | | { | Allotments | ... | 2,100 | , | 3,166,853 | , |
| Available | ... | ... | ... | { | Blocks | ... | 7 | , | 965,760 | , |
| | | | | { | Allotments | ... | 25 | , | 178,928 | , |

The revenue derived was as follows:—

| | | | | | | | | | | | |
|---|-----|-----|-----|-----|-----|---------|-------|----|----|----|----|
| Rents on blocks | ... | ... | ... | ... | ... | £ | 3,539 | s. | 19 | d. | 10 |
| Rents on allotments | ... | ... | ... | ... | ... | 5,924 | 0 | 2 | | | |
| Rents on allotments (agricultural) | ... | ... | ... | ... | ... | 25 | 3 | 0 | | | |
| Survey fees on blocks | ... | ... | ... | ... | ... | 157 | 16 | 10 | | | |
| Survey fees on allotments | ... | ... | ... | ... | ... | 241 | 3 | 8 | | | |
| Valuation of improvements on allotments | ... | ... | ... | ... | ... | 1,687 | 5 | 9 | | | |
| Interest on valuation of improvements on blocks | ... | ... | ... | ... | ... | 28 | 3 | 0 | | | |
| Fencing rate | ... | ... | ... | ... | ... | 841 | 18 | 5 | | | |
| Fees— | | | | | | | | | | | |
| Application (approximate) | ... | ... | ... | ... | ... | £850 | 0 | 0 | | | |
| Lease | ... | ... | ... | ... | ... | 605 | 0 | 0 | | | |
| Licence | ... | ... | ... | ... | ... | 5 | 0 | 0 | | | |
| Transfer (approximate) | ... | ... | ... | ... | ... | 250 | 0 | 0 | | | |
| Mortgage | ... | ... | ... | ... | ... | 122 | 0 | 0 | | | |
| Subletting | ... | ... | ... | ... | ... | 7 | 0 | 0 | | | |
| | | | | | | | 1,839 | 0 | 0 | | |
| Total | ... | ... | ... | ... | ... | £14,284 | 10 | 8 | | | |

VERMIN RATES.

Vermin rates, proclaimed by the Governor in Council on the recommendations of local committees elected or appointed for the destruction of vermin, were collected and remitted to local committees as under:—

| | | | | | | £ | s. | d. |
|----------------------------|-----|-----|-----|-----|-----|--------|----|----|
| Northern Vermin Board | ... | ... | ... | ... | ... | 485 | 2 | 0 |
| North-Eastern Vermin Board | ... | ... | ... | ... | ... | 460 | 0 | 10 |
| North-Western | „ | „ | ... | ... | ... | 725 | 16 | 6 |
| Eastern | „ | „ | ... | ... | ... | 519 | 16 | 9 |
| Western | „ | „ | ... | ... | ... | 361 | 6 | 8 |
| Middle | „ | „ | ... | ... | ... | 159 | 10 | 2 |
| Warracknabeal | „ | „ | ... | ... | ... | 277 | 10 | 11 |
| | | | | | | <hr/> | | |
| Total | ... | ... | ... | ... | ... | £2,989 | 3 | 10 |
| | | | | | | <hr/> | | |

No transfers of blocks took place during the year, and transfers of allotments decreased, but this was due to the action of Parliament in stopping the transfers of parts of allotments, and to the conversion of blocks into allotments.

IV.—DEPARTMENTAL MANAGEMENT.

During the year the Forestry Branch was placed under the direction of the Honorable the Minister of Mines, and an inspection of forest lands is in progress with a view to the reservation of such areas as may be found suitable for the growth of timber and unsuitable for settlement. As the inspection and determination of the forest areas are completed the administration of these areas will be transferred to the Department of Mines.

A report by the Surveyor-General on the work performed under his direction will be found in Appendix C.

SECTION 128, LAND ACT 1890.—PUBLIC HEARINGS.

During the year 1891, 224 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 4,599 subjects (including applications for mallee lands) were dealt with.

One hundred and sixty-seven cases were publicly heard by the Minister during the year.

THE WATTLES ACT 1890.

The Wattles Act was passed with a view to afford special facilities for the cultivation of the various species of acacia which have a commercial value, but its provisions were not largely availed of during the year. It is, moreover, now difficult to find available Crown lands which are suitable for the cultivation of this tree. During the twelve months eleven applications for leases, embracing an area of 3,679 acres, were received; and twelve lessees under section 32 of *The Land Act 1884* applied to convert their holdings into Wattles leaseholds. No applications for leases under section 5 of this Act have yet been granted, but five applications under section 10, representing an area of 3,792 acres, were approved during the year.

V.—MISCELLANEOUS.

SECTION 102, LAND ACT 1890.—COMMONS.

Additional commonage, to the extent of 5,048 acres, was proclaimed during the year. Commons were diminished by proclamation to the extent of 20,545 acres.

Eighteen (18) commons which were found to be no longer required were abolished.

SECTION 98, LAND ACT 1869, SECTION 113, LAND ACT 1884, AND SECTION 117, LAND ACT 1890.—PENALTIES.

Table O shows the amounts of penalties, at the rate of Five shillings per acre, received during 1891 and previous years for non-improvement by lessees under the Land Acts of 1862 and 1865, and interest on rents in arrear :—

| TABLE O. | | | | £ | s. | d. |
|---|-----|------|-----|-----------------|----------|----------|
| Prior to 1st January, 1873 | ... | ... | ... | 2,826 | 0 | 0 |
| From 1st January to 31st December, 1873 | ... | ... | ... | 3,869 | 0 | 0 |
| „ | „ | 1874 | ... | 13,327 | 5 | 0 |
| „ | „ | 1875 | ... | 25,477 | 0 | 0 |
| „ | „ | 1876 | ... | 72,160 | 14 | 3 |
| „ | „ | 1877 | ... | 24,796 | 18 | 0 |
| „ | „ | 1878 | ... | 4,613 | 5 | 4 |
| „ | „ | 1879 | ... | 1,323 | 10 | 1 |
| „ | „ | 1880 | ... | 1,886 | 2 | 6 |
| „ | „ | 1881 | ... | 2,457 | 11 | 0 |
| „ | „ | 1882 | ... | 1,698 | 3 | 2 |
| „ | „ | 1883 | ... | 1,485 | 13 | 8 |
| „ | „ | 1884 | ... | 578 | 5 | 7 |
| „ | „ | 1885 | ... | 96 | 0 | 0 |
| „ | „ | 1886 | ... | 997 | 0 | 0 |
| „ | „ | 1887 | ... | 399 | 0 | 0 |
| „ | „ | 1888 | ... | 1,245 | 0 | 0 |
| „ | „ | 1889 | ... | 372 | 0 | 0 |
| „ | „ | 1890 | ... | 1,097 | 0 | 0 |
| „ | „ | 1891 | ... | 51 | 0 | 0 |
| | | | | <u>£160,756</u> | <u>8</u> | <u>7</u> |

CROWN GRANTS AND LEASES.

Three thousand eight hundred and forty-five Crown grants and 4,270 leases were prepared and passed from the head office during 1891.

FEES AND CERTIFICATES.

The sum of £25,899 was received during the year for certificates, transfers, and registrations under *The Land Act* 1884–1890, and for miscellaneous fees, including those payable for grants, leases, and survey charges.

LEASES AND LICENCES FOR OTHER THAN AGRICULTURAL OR PASTORAL PURPOSES.

The amount payable during 1891 for occupation and use of land under sections 45 and 47 of *The Land Act* 1869, Part VIII. of *The Land Act* 1884, and Division 8 of Part I., *Land Act* 1890, is shown in Table P :—

| TABLE P. | | | | £ |
|---|-----|-----|-----|----------------|
| For factory, storage, and other like sites | ... | ... | ... | 21,189 |
| „ sites of rural stores and inns | ... | ... | ... | 367 |
| „ saw-mills | ... | ... | ... | 1,672 |
| „ ferries | ... | ... | ... | 128 |
| „ quarries | ... | ... | ... | 2,254 |
| „ brick licences | ... | ... | ... | 433 |
| „ priced licences... | ... | ... | ... | 8,740 |
| „ all other licences (tramways, races, &c.) | ... | ... | ... | 1,933 |
| | | | | <u>£36,716</u> |

APPENDICES.

APPENDIX A.

REPORT FOR THE YEAR 1891.

| District. | Applications Approved. | | | | | | Report as to the Working of Land Act 1884 on Holdings under Sections 42 and 65. | Report as to Agriculture and New Rural Industries. | Remarks. |
|---------------|------------------------|---------|----------------|--------|----------------|-------|--|---|----------|
| | Land Act 1884. | | | | | | | | |
| | Section 32. | | Section 42. | | Section 65. | | | | |
| No. | Area in Acres. | No. | Area in Acres. | No. | Area in Acres. | | | | |
| Alexandra | 14 | 6,980 | 11 | 1,752 | ... | ... | Report as to use made of Land leased under Section 23 Land Act 1884. | The butter factory system is becoming very popular among dairy farmers. One factory is about to be established at Alexandra. | |
| Ararat ... | 14 | 3,807 | 3 | 120 | 137 | 2,744 | Chiefly grazing. A fair attempt made to comply with the conditions | An average area under cultivation. New creameries established at Kaunumbra, Alexandra, and Thornton | |
| Bairnsdale | 167 | 71,553 | 10 | 2,113 | ... | ... | Mostly grazing, but in parts residence and cultivation | The area of cultivated land is still increasing, most noticeably that intended for vineyards and orchards. No new rural industries | |
| Ballaarat ... | 5 | 464 | 25 | 1,636 | 84 | 1,452 | As a rule, for grazing and dairying purposes. Improvements of a substantial character are being made | The area under maize, hops, and chicory in the district does not vary much from previous years. Yields promise to be heavy. Several creameries and a butter factory have been added to the new industries of the district | |
| Beechworth | 166 | 102,706 | 49 | 11,404 | 101 | 1,778 | Principally grazing, most of the land being unfit for cultivation | The crops generally were light, and the potatoes were a small sample. The oat crops were mostly cut for hay. Fruit cultivation is extending | |
| | | | | | | | Nearly all used for grazing purposes, the majority of the lessees having selected land under Land Act 1869, which they still hold. The principal settlement under this section has taken place in the upper Murray portion of the district | The prospects of the coming season are more encouraging than the last. The worked-out alluvial lands of the district are now receiving attention, with a view to being turned into orchards. | |

| | | | | | | | | | | | | |
|----------------------------|-----|---------------|----|-------|-----|-----|--|-----|--|-----|---|--|
| Bennalla ... | 25 | 7,716 | 30 | 6,317 | ... | ... | Generally satisfactory ... | ... | Chiefly grazing ... | ... | There was a large area under crop this past season, but the yields did not come up to expectation. Fruit gardens and vineyards are still on the increase | The establishment of butter factories and creameries is proving a great assistance to farmers. |
| Bendigo ... | 7 | 2,041 | 9 | 1,617 | 24 | 417 | Very satisfactory | ... | Principally grazing ... | ... | Although the yields of last year in some instances fell short of expectations, the returns compare favorably with previous years. Reports from the vineyards are encouraging. The exportation of fruits is receiving more attention, and satisfactory prices are obtained in home markets | Much attention has been directed of late to reclaiming abandoned alluvial flats with the view of cultivation. A very large extent of that class of country has been taken up during the last year, and in almost every instance, where proper attention is bestowed, the results have been most gratifying. |
| Camperdown and Warrnambool | ... | (See Geelong) | | | | | Satisfactory ... | ... | Grazing and preparing the land for grass | ... | A number of butter factories and creameries are now in working order within the district, and these have had a good effect in encouraging selectors to get their land into grass and raise stock. | |
| Castlemaine | 1 | 195 | 6 | 770 | 42 | 724 | Very satisfactory | ... | Grazing for the greater part ... | ... | Taking the yields throughout it cannot be said there is any material difference from former years. Cheese factories have been established, and more attention is being bestowed upon the exportation of fruits than formerly. | |
| Echuca and Kerang | 36 | 8,931 | 12 | 1,557 | ... | ... | Satisfactory .. | ... | Grazing chiefly | ... | Generally speaking the yields have been satisfactory, although in portions of the districts returns are short of previous seasons. Creameries and cheese factories have been established, and the various vineyards furnish satisfactory reports | The issue of garden licences throughout the district has proved a great boon, especially to the poorer class of the community, who, for a nominal rental, are afforded an opportunity of establishing permanent homes within reasonable distances of centres of population. |
| Geelong ... | 100 | 24,908 | 29 | 3,868 | 9 | 172 | Working well, especially section 65 | ... | Chiefly grazing | ... | There is nothing to report in regard to new industries, but attention is being directed to dairying and fruit-growing. | |
| Hamilton ... | 60 | 24,501 | 7 | 817 | ... | ... | Satisfactory ... | ... | Chiefly grazing | ... | A new industry in the shape of a rabbit preserving factory has recently been established, and is a great success. It is also proposed to start a butter factory with a number of creameries in the outlying districts, and before long this will be an established fact | Advantage has been taken of section 99 of the <i>Land Act</i> 1890 to establish residences in various parts of the district, and as a rule the sites have been well used. |
| Horsham ... | 83 | 25,310 | 38 | 5,789 | ... | ... | Section 42 working well. No 65th section holdings in this district | ... | Grazing principally ... | ... | Wheat is almost the only cereal grown throughout the district. The cultivation of vines and fruit trees is receiving more attention, and already good results have been obtained | Owing to the depressed state of the stock market towards the close of the year, a considerable area of inferior land held under section 32 again fell into the hands of the Crown. The demand for allotments in the mallee country is constantly increasing, and the area under wheat is being rapidly extended, with the most gratifying results. |

APPENDIX A—continued.

| District. | Applications Approved. | | | | | | Report as to the Working of Land Act 1884-1890 on Holdings under Sections 42 and 65. | Report as to use made of Land leased under Section 32 Land Act 1884-1890. | Report as to Agriculture and New Rural Industries. | Remarks. |
|-------------|------------------------|--------|----------------|--------|----------------|--|--|--|--|----------|
| | Land Act 1884-1890. | | | | | | | | | |
| | Section 32. | | Section 42. | | Section 65. | | | | | |
| No. | Area in acres. | No. | Area in acres. | No. | Area in acres. | Report as to the Working of Land Act 1884-1890 on Holdings under Sections 42 and 65. | Report as to use made of Land leased under Section 32 Land Act 1884-1890. | Report as to Agriculture and New Rural Industries. | Remarks. | |
| Melbourne | 274 | 56,498 | 203 | 33,125 | 105 | 1,855 | Owing to the land in this district being exceptionally rough, it is being used only for grazing purposes | A few creamery and eucalyptus factory sites have been taken up, and the industries are being established. | | |
| Omeo ... | 63 | 41,147 | 13 | 3,027 | ... | ... | Principally grazing ... | The yield from oat and wheat crops has been good. Two tin crushing and dressing plants have been erected. A good roller flour mill has been erected, and is giving every satisfaction. | | |
| Sale ... | 201 | 84,609 | 48 | 9,120 | 16 | 305 | Generally satisfactory ... | More attention is paid to dairying and stock raising than to agriculture. No new rural industries to report | There are indications of a desire on the part of some farmers to engage in fruit culture, bee farming, and the establishment of eucalyptus distilleries. | |
| Seymour ... | 35 | 10,245 | 40 | 8,385 | 6 | 108 | Satisfactory ... | Chiefly grazing ... | The butter factory at Kilmore has proved a decided success for both farmers and shareholders. | |
| St. Arnaud | 23 | 4,806 | 38 | 6,308 | 30 | 545 | Satisfactory ... | Principally grazing ... | The past season has been a fairly good one, and the locusts did very little damage compared with the preceding year. | |
| Stawell ... | 14 | 3,250 | 5 | 1,506 | 6 | 120 | Satisfactory ... | Land is principally used for grazing, but in a few instances lessees have put portions of their holdings under cultivation | | |

APPENDIX B.

THE LAND ACT 1869.

TRANSACTIONS by Transfer of Grants under Section 20 during 1891.

| District. | Large Landed Proprietors. | | Farmers. | | Storekeepers and Publicans. | | Solicitors, Accountants, Auctioneers, Agents. | | Banks. | | Miscellaneous. | | Graziers. | | Total. | |
|--------------------|---------------------------|-------|----------|--------|-----------------------------|-------|---|-------|--------|-------|----------------|--------|-----------|--------|--------|---------|
| | No. | Area. | No. | Area. | No. | Area. | No. | Area. | No. | Area. | No. | Area. | No. | Area. | No. | Area. |
| Ararat | ... | ... | 12 | 1,516 | ... | ... | 1 | 100 | ... | ... | 4 | 290 | ... | ... | 17 | 1,906 |
| Alexandra | ... | ... | 16 | 1,945 | 2 | 332 | ... | ... | ... | ... | 1 | 22 | 3 | 809 | 22 | 3,108 |
| Bairnsdale | ... | ... | 5 | 513 | ... | ... | 1 | 17 | ... | ... | 11 | 879 | 4 | 434 | 21 | 1,843 |
| Ballarat | ... | ... | 4 | 306 | ... | ... | ... | ... | ... | ... | 6 | 498 | 2 | 160 | 12 | 964 |
| Beechworth... .. | 1 | 101 | 19 | 2,041 | 3 | 706 | 1 | 50 | 1 | 135 | 11 | 897 | 13 | 2,151 | 49 | 6,081 |
| Benalla | 1 | 313 | 53 | 8,817 | 3 | 388 | 9 | 3,221 | 1 | 14 | 43 | 9,778 | 5 | 1,220 | 115 | 23,751 |
| Castlemaine | ... | ... | 27 | 3,098 | 1 | 35 | 3 | 426 | ... | ... | 14 | 1,298 | ... | ... | 45 | 4,857 |
| Echuca | ... | ... | 53 | 12,630 | 2 | 346 | 1 | 924 | 5 | 456 | 26 | 6,286 | 4 | 1,657 | 91 | 22,299 |
| Geelong | 2 | 523 | 16 | 1,557 | 1 | 30 | 1 | 40 | ... | ... | 19 | 1,939 | ... | ... | 39 | 4,089 |
| Hamilton | ... | ... | 29 | 5,092 | 1 | 93 | 2 | 95 | ... | ... | 13 | 1,809 | 2 | 198 | 47 | 7,287 |
| Horsham | ... | ... | 72 | 17,909 | 8 | 2,172 | 2 | 78 | 4 | 1,327 | 47 | 8,857 | 2 | 182 | 135 | 30,525 |
| Kerang | ... | ... | 14 | 3,420 | 1 | 300 | ... | ... | ... | ... | 12 | 3,151 | 1 | 11 | 23 | 6,882 |
| Melbourne | 1 | 322 | 35 | 5,883 | 5 | 805 | 6 | 1,345 | 1 | 37 | 79 | 14,883 | 4 | 912 | 131 | 24,187 |
| Sale | ... | ... | 14 | 2,032 | 5 | 550 | 1 | 239 | ... | ... | 19 | 3,404 | 16 | 2,027 | 55 | 8,252 |
| Sandhurst | ... | ... | 22 | 3,267 | 2 | 257 | 3 | 829 | ... | ... | 12 | 1,935 | ... | ... | 39 | 6,288 |
| Seymour | ... | ... | 19 | 2,533 | 2 | 289 | 2 | 173 | ... | ... | 18 | 1,899 | 3 | 178 | 44 | 5,072 |
| Stawell | ... | ... | 4 | 1,012 | ... | ... | ... | ... | ... | ... | 1 | 138 | ... | ... | 5 | 1,150 |
| St. Arnaud | 1 | 203 | 43 | 10,406 | 2 | 1,546 | 3 | 366 | 1 | 159 | 16 | 3,622 | 4 | 1,056 | 70 | 17,358 |
| Total | 6 | 1,462 | 457 | 83,977 | 38 | 7,849 | 36 | 7,903 | 13 | 2,128 | 352 | 61,585 | 63 | 10,995 | 965 | 175,899 |

TRANSACTIONS by Mortgage of Grants under Section 20 during 1891.

| District. | Large Landed Proprietors. | | Farmers. | | Storekeepers and Publicans. | | Solicitors, Accountants, Auctioneers, Agents. | | Banks. | | Miscellaneous. | | Graziers. | | Total. | |
|-------------------|---------------------------|-------|----------|-------|-----------------------------|-------|---|--------|--------|--------|----------------|--------|-----------|-------|--------|---------|
| | No. | Area. | No. | Area. | No. | Area. | No. | Area. | No. | Area. | No. | Area. | No. | Area. | No. | Area. |
| Ararat | ... | ... | ... | ... | ... | ... | ... | ... | 6 | 548 | 3 | 294 | ... | ... | 9 | 842 |
| Alexandra | ... | ... | 1 | 319 | ... | ... | 3 | 494 | 4 | 444 | 12 | 2,427 | ... | ... | 20 | 3,684 |
| Bairnsdale | ... | ... | ... | ... | ... | ... | 3 | 387 | 10 | 1,567 | 7 | 606 | ... | ... | 29 | 2,560 |
| Ballarat | ... | ... | ... | ... | ... | ... | 3 | 326 | 5 | 267 | 8 | 832 | ... | ... | 16 | 1,425 |
| Beechworth | ... | ... | 1 | 200 | 3 | 336 | 3 | 509 | 32 | 3,811 | 12 | 2,489 | 1 | 132 | 52 | 7,477 |
| Benalla | ... | ... | 4 | 449 | 5 | 1,462 | 19 | 4,757 | 34 | 6,057 | 44 | 11,466 | ... | ... | 166 | 24,191 |
| Castlemaine... .. | ... | ... | 3 | 36 | ... | ... | 1 | 441 | 11 | 1,679 | 5 | 635 | ... | ... | 20 | 3,061 |
| Echuca | ... | ... | 4 | 1,197 | ... | ... | 15 | 3,830 | 22 | 5,422 | 29 | 8,668 | 1 | 160 | 71 | 19,277 |
| Geelong | ... | ... | 1 | 5 | ... | ... | 1 | 61 | 6 | 825 | 14 | 1,740 | ... | ... | 22 | 2,631 |
| Hamilton | ... | ... | ... | ... | 1 | 50 | 1 | 178 | 19 | 3,655 | 19 | 3,475 | ... | ... | 40 | 7,358 |
| Horsham | ... | ... | 3 | 490 | 3 | 793 | 8 | 2,229 | 28 | 8,674 | 25 | 8,900 | ... | ... | 67 | 21,086 |
| Kerang | ... | ... | ... | ... | ... | ... | 2 | 642 | 5 | 2,379 | 12 | 4,641 | ... | ... | 19 | 7,062 |
| Melbourne | ... | ... | 5 | 605 | 1 | 320 | 17 | 3,510 | 23 | 3,771 | 45 | 7,003 | 1 | 171 | 92 | 15,380 |
| Sale | ... | ... | ... | ... | ... | ... | 8 | 1,029 | 23 | 3,169 | 17 | 2,575 | 3 | 261 | 51 | 7,034 |
| Sandhurst | ... | ... | 4 | 555 | 3 | 407 | 2 | 352 | 10 | 1,371 | 8 | 2,343 | ... | ... | 27 | 5,028 |
| Seymour | ... | ... | 2 | 186 | ... | ... | 2 | 640 | 4 | 1,188 | 10 | 2,010 | ... | ... | 18 | 4,024 |
| Stawell | ... | ... | 1 | 142 | ... | ... | ... | ... | 14 | 3,007 | 4 | 1,383 | ... | ... | 19 | 4,532 |
| St. Arnaud | ... | ... | 1 | 381 | 1 | 318 | 1 | 198 | 10 | 2,270 | 23 | 6,290 | ... | ... | 36 | 9,457 |
| Total | ... | ... | 30 | 4,835 | 17 | 3,686 | 89 | 19,583 | 236 | 50,104 | 297 | 67,177 | 6 | 724 | 75 | 146,109 |

APPENDIX C.

SURVEY BRANCH.

I have the honour to report as follows as to the work performed by the Survey Branch of the Department during the year ending 31st December, 1891 :—

SURVEYS.

1. The principal part of the surveys required in connexion with the selection and occupation of land continues to be effected by surveyors authorized to perform the work at schedule prices fixed by the Department, and the system works satisfactorily both from a public and a departmental point of view.

2. During the year the inspecting district surveyors have made the usual periodical inspections of the authorized surveyors' work, and report that on the whole these gentlemen have performed their duties satisfactorily, and that generally the surveys are fairly up to the standard of accuracy. They have also performed the usual administrative duties of reporting and advising on all important matters affecting their respective districts.

3. The permanent staff of field-officers now consists of three inspecting district surveyors and seven assistants, two of whom combine the duties of land officers and surveyors in charge at Sale and Bairnsdale, where the survey business of the district is large and important.

The other assistants have been chiefly employed on the survey of main roads, subdivision of land for sale, assisting in inspecting the work of the authorized surveyors, and other work as specified under the following heads :—

- (a) Topographical surveys.
- (b) Survey of roads.
- (c) Check surveys and re-surveys in the several districts.
- (d) Subdivision of town and country lands.
- (e) Check surveys for Office of Titles, &c.

4. Expenditure on Departmental surveys for the year 1891 has been as follows :—

| | | | | | | |
|---|-----|-----|-----|---------------|----|----|
| Subdivision of land for sale, &c. | ... | ... | ... | £2,917 | 1 | 5 |
| Main road surveys | ... | ... | ... | 4,716 | 18 | 10 |
| Standard lines, boundaries, &c. | ... | ... | ... | 574 | 9 | 0 |
| Check surveys and connexion lines | ... | ... | ... | 320 | 1 | 10 |
| Re-surveys, including those for Titles Office | ... | ... | ... | 2,024 | 18 | 9 |
| Topographical, engineering, and trigonometrical surveys | ... | ... | ... | 1,717 | 12 | 1 |
| Surveys of sites for public purposes | ... | ... | ... | 167 | 17 | 11 |
| | | | | £12,438 19 10 | | |

5. The amount received as survey fees during the year on account of surveys made by and at the expense of the Department was £3,863.

6. The Department has also to be credited with the following amounts for miscellaneous work performed for other Departments :—

| | | | | | | |
|---|-----|-----|-----|------|----|---|
| Chief Secretary and Premier's Departments | ... | ... | ... | £104 | 1 | 0 |
| Crown Law Department | ... | ... | ... | 18 | 0 | 0 |
| Department of Agriculture | ... | ... | ... | 24 | 15 | 0 |
| Government Printer | ... | ... | ... | 1 | 0 | 0 |
| Mines Department | ... | ... | ... | 3 | 10 | 0 |
| Public Works Department | ... | ... | ... | 48 | 2 | 8 |
| Titles Office | ... | ... | ... | 31 | 3 | 5 |
| Victorian Water Supply Department | ... | ... | ... | 7 | 10 | 0 |

7. The amount expended to cover the cost of grazing area surveys, where survey fees exceeded £10 (as per clause 36 of Special Regulations for temporary surveys, dated 4th August, 1890, *Land Act* 1890), has been £1,148 16s.

COMPUTING AND ADJUSTING.

8. There were 735 plans examined and checked, varying from 1 to 220 lots. Three mallee block plans were designed and prepared for subdivisional survey, as well as others for private subdivisions amended.

During the year the officer in charge of the Computing room made special surveys for the Crown Law Department; eighteen days were spent in making such surveys and attending court.

The staff consists of one officer in charge and three assistants.

9. In the Adjusting room 4,363 cases of discrepancies have been investigated, and 75 certificates of error prepared and issued, involving altogether the preparation of about 4,598 plans and diagrams.

The staff consists of one officer in charge and nine assistants, including three pupils.

DRAUGHTING AND LITHOGRAPHY.

10. The staff has been principally employed in compiling new locality and record plans of parishes, where a large amount of selection has taken place.

A number of parish plans on the half-scale have been posted up and reprinted, and the usual number of sale and miscellaneous plans photographed and printed.

The Branch has also satisfied the customary requirements for plans affording information for other departments, shires, trusts, and other public bodies.

Technical descriptions for gazettal of reserves, temporary and permanent, have been prepared.

The staff, including lithographers, printers, plan-mounters, &c., numbers 40.

ENGRAVING.

11. The plates of the Geodetic Survey of Victoria, "Q," north division, and "J," north and south, have been posted to date and published; plates "R," north, and "M," south, in hand.

The staff is limited to one engraver.

A. BLACK,
Surveyor-General.

APPENDIX D.

VERMIN DESTRUCTION ACT.

I have the honour to report as follows, with reference to the administration of the Vermin Destruction Act, for the year ending 31st December, 1891:—

In consequence of the exceptionally dry winter and favorable spring experienced this year, rabbits commenced breeding much earlier than usual; consequently they became more numerous, the percentage of increase in numbers being fully 2 per cent. in excess of former seasons. In the North and North-west districts of the colony the pest has been well kept down; no complaints have been received of crops being destroyed as in former years, and the Act has been a great success so far in these districts.

In the timbered and broken country in the West and North-east districts there has been great difficulty in the work of destruction, as the fern, scrub, fallen timber, and log-fences afford shelter for the rabbits; and until the land is fairly cleared and the log-fences destroyed or removed, it will be a matter of impossibility to extirpate the pest.

On some large estates in the old settled districts, where the rabbits had been allowed to increase unchecked before the present Act came into operation, good work has been done at great expense, one proprietor having expended fully £6,000 during the year in digging out the burrows and removing all cover on the estate, which is now practically clear of vermin.

The wire netting supplied by shire councils to owners or occupiers of land in the vermin-infested districts, from loans granted by the Government, has been of great value in the work of rabbit destruction. I regret, however, to state that in some few instances the fences have not been erected, and in other cases the work has been carelessly done. As a rule, the shire councils take no action to see that the fences are properly erected. This the councils should attend to. The Act empowers them to erect the fences at the expense of the owner, if he fail to do the work. I am not aware of any instance in which a council has exercised the power given.

The South Australian Border fence (150 miles in length) is in good repair. A bush fire caused damage to a few of the posts north of the 36th parallel, but the necessary repairs have been made. The caretaker reports that he has seen very few rabbits or wild dogs at or near the line of fence.

The infested unoccupied Crown lands have received attention, and I am pleased to report that such lands are in good order. The area, I regret to say, is increasing every year; commons are being relinquished, and land held under the 32nd, 67th, and 123rd sections of the Land Act has been abandoned. Large areas of country which was considered too poor to pay the cost of rabbit extirpation has thus reverted to the Government, and this entails additional expense in keeping the land clear of vermin.

The poison principally used has been phosphorized wheat, which has proved a great success; but other poisons have been used, such as jam and strychnine, chaff and arsenic, &c.

Digging out the burrows and destroying all the harbor and cover is, in my opinion, the most effectual way of clearing the land of vermin.

Two hundred and thirty-four convictions under the penal clauses of the Act have been obtained, and fines and costs awarded amount to £1,167 2s. 4d.; and for charges and expenses under section 17 the sum of £3,890 18s. 4d. has been received.

One thousand four hundred and eighteen wild dogs and 2,638 foxes have been destroyed during the year, at a cost of £1,213 12s. 6d., shire councils and vermin boards paying a similar amount.

The following is the expenditure for the year ending 31st December, 1891:—

| | | | | | | | |
|--|-----|-----|-----|-----|----------------|-----------|----------|
| Salaries of inspectors | ... | ... | ... | ... | £14,298 | 13 | 2 |
| Subsidy paid to shire councils, &c., for destruction of foxes and wild dogs | ... | ... | ... | ... | 1,213 | 12 | 6 |
| Wages of men working on Crown lands, material, &c. | ... | ... | ... | ... | 23,758 | 14 | 1 |
| | | | | | <u>£39,270</u> | <u>19</u> | <u>9</u> |

The area of Crown lands infested I estimate at 1,275,000 acres, scattered all over the colony in blocks of from 10 to 20,000 acres.

SAML. J. BLACK,
Chief Inspector for the Suppression of Vermin.