

1893.
—
VICTORIA.

REPORT

OF

PROCEEDINGS TAKEN UNDER THE PROVISIONS

OF

THE LAND ACTS AND THE WATTLES ACT 1890,

DURING THE YEAR ENDING 31st DECEMBER,

1892.

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

By Authority :

ROBT. S. BRAIN, GOVERNMENT PRINTER, MELBOURNE.

No. 14.—[1s.]—3450.

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, 22nd June, 1893.

MY LORD,

I have the honour to submit the following Report of proceedings taken under the provisions of the Land Acts and the *Wattles Act* 1890 during the year 1892.

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, 1892, 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, &c.		
					No.	Area.	No.	Area.	No.	Area.	
	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	...	1,363,243	...	59,992	...	...	1,879,940
" " 1865 ...	639,761	6,709	34,137	680,607	5,900	1,499,910	3,078	559,423	...	753,574	3,493,514
" " 1869 ...	986,175	17,229	32,693	1,036,097	Section 19. 66,300 | 10,573,113		...	...	Section 49. 11,768 | 184,432		11,793,642
" " 1878 ...	...	...	...	...	Section 11. 458 | 76,827		...	...	Section 10. 401 | 1,202		78,029
Totals ...	...	...	...	6,516,508	...	13,923,693	...	619,415	...	939,208	21,998,824
During year—											
<i>Land Acts 1884-1890.</i>											
1885 ...	23,917	2,106	877	26,900	...	...	...	...	...	...	26,900
1886 ...	16,727	2,134	420	19,281	...	...	...	...	...	...	19,281
<i>Land Acts 1884-1890.</i>											
Section 42.											
1887 ...	16,661	2,800	104	19,565	83	11,310	...	...	...	...	30,875
1888 ...	15,549	4,373	102	20,024	290	49,745	...	...	...	...	69,769
Section 49.											
1889 ...	10,601	2,244	835	13,680	409	63,906	41	5,383	...	...	82,969
1890 ...	8,941	3,094	166	12,201	505	91,974	33	4,409	...	...	107,056
1891 ...	4,989	1,801	563	7,353	507	88,610	26	2,069	...	...	99,560
1892 ...	2,336	603	7,681	10,620	538	84,924	30	3,799	...	...	99,343
Totals under <i>Land Acts</i> 1884-1890 ...	99,721	19,155	10,748	129,624	2,332	390,469	130	15,660	...	...	535,753

Auction	...	...	...	...	...	6,646,132 acres.
Selection	...	...	...	...	...	15,888,445 "
Total	...	...	...	...	...	22,534,577 acres.

NOTE.—Forfeitures have in each case been deducted from the area selected.

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 1892 :—

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.								£	s.	d.		
2,932	2,305	27	2,278	1,154	Acres. 224,437	Acres. 394,639	£	s.	d.	Acres. 224,346	£	s.	d.
							66	10	0		39,662	4	0

NOTE.—The transactions of a like nature under section 11, *Land Act* 1878, 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 80 acres and under to 320 acres, the issue of which was approved during 1892 :—

TABLE C.

80 acres and under	...	...	...	...	...	25
Over 80 and under 160	...	...	...	...	...	—
Over 160 and not exceeding 240	...	...	...	...	...	1
Over 240 and not exceeding 320	...	...	...	...	...	1
Total	...	...	...	...	...	27

NOTE.—This Table includes particulars of a like nature under section 11, *Land Act* 1878.

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 1892 :—

TABLE D.

Number of Applications.		Purchases Completed.	Area Purchased.	Balances of Purchase Money Received.	Survey Fees Allowed.
Received.	Approved.				
24	60*	60	Acres. 1,431	£ s. d. 82 12 6	£ s. d. 96 7 0

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

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. Four hundred and five (405) applications, representing 7,245 acres, were approved during the year, and the sum of £1,818 18s. 1d. 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.

1892.	Number of Applications.		Area Lensed.
	Received.	Approved.	
January	173	11	Acres. 4,649
February	162	126	47,906
March	181	116	32,947
April	103	91	35,580
May	200	38	14,710
June	211	53	12,883
July	168	167	55,534
August	159	87	27,343
September	191	99	37,860
October	114	44	20,924
November	154	43	28,631
December	96	74	28,234
Totals	1,912	949	347,201*

* The annual rent payable in respect of this area is £2,893 7s.
NOTE.—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 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	890	538	Acres. 150,055	Acres. 84,924	£ s. d. 4,246 4 0
49—Non-residence	17	30 *	1,806	3,799	379 18 0

* The surplus of applications approved over the number received during the year consists of applications received but not dealt with during the preceding year.

Under section 56 a lessee of an agricultural allotment of land under *The Land Acts* 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. Forty-eight (48) orders, representing in all an area of 8,914 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 Acts* 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. Seventy-five (75) liens, comprising an area of 12,998 acres, were registered during the year, representing, as advanced on this kind of security, £8,548.

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.	
548	524	Acres. 9,530	453	282	Acres. 84,872

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 licence 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 licence-fees will be deducted from the purchase money payable.

During the year several investigations have been made by wardens, with the result that 1,036 acres of land near Creswick were declared by the Governor in Council to be worked-out auriferous lands, and a similar declaration was made in respect of 454 acres near Maryborough. Other inquiries were initiated during the year, but were not completed.

PROGRESS OF SELECTION.

Table H shows the progress of selection under sections 32, 42, 49, and 65 of *The Land Acts* 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
1892	949	347,201	538	84,924	30	3,799	524	9,530

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 1892 :—

TABLE I.

—				No.	Extent.
Licences—					Acre.
Section 19, <i>Land Act</i> 1869	...	...		125	23,007
Section 49, <i>Land Act</i> 1869	...	...		26	407
Section 42, <i>Land Acts</i> 1884–1890	...	...		32	7,024
Section 49, <i>Land Acts</i> 1884–1890	...	...		11	1,528
Section 65, <i>Land Acts</i> 1884–1890	...	...		79	1,322
Section 67, <i>Land Acts</i> 1884–1890	...	...		77	38,481
Leases—					
Section 20, <i>Land Act</i> 1869	...	...		11	1,513
Section 32, <i>Land Acts</i> 1884–1890	...	...		691	314,659

NOTE.—The Treasury profited to the extent of £5,640 through revocations and forfeitures during 1892.

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	...	...	...	1	8	3	101	10	...	2	125
Section 49, <i>Land Act</i> 1869	...	...	...	4	7	3	3	8	...	1	26
Section 42, <i>Land Acts</i> 1884–1890	...	...	...	11	12	1	...	8	...	...	32
Section 49, <i>Land Acts</i> 1884–1890	...	...	...	7	3	1	...	...	...	...	11
Section 65, <i>Land Acts</i> 1884–1890	...	...	...	9	64	5	...	...	...	1	79
Section 67, <i>Land Acts</i> 1884–1890	...	...	...	19	46	...	6	...	...	6	77
Leases—											
Section 20, <i>Land Act</i> 1869	...	...	...	2	7	1	1	...	...	...	11
Section 32, <i>Land Acts</i> 1884–1890	...	...	...	156	399	134	...	...	...	2	691
Totals	...	...	...	209	546	148	111	26	...	12	1,052

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, 10,619 acres 2 roods 10 perches were sold for £59,340 8s. 11d. Interest to the amount of £3,652 9s. was paid with the instalments of purchase money as they fell due.

The area of country lands sold at auction during 1892 was 7,681 acres, of which about 5,498 acres were improved and subject to valuation, and 2,183 acres unimproved.

Table K shows the proceeds of sales by auction of country lands during the year. Similar particulars for each year of the operation of *The Land Act* 1869, *The Land Act* 1884, and the *Land Act* 1890 will be found in the departmental Report for 1891.

TABLE K.

Year.	Area Sold.			Amount Realized.			Average per Acre.		
	A.	R.	P.	£	s.	d.	£	s.	d.
1892—6 months ending 30th June—									
Unimproved land	1,297	1	36	3,045	17	10
Improved „	2,738	0	24	3,265	9	6
„ 6 months ending 31st December—									
Unimproved land	886	0	4	1,725	3	6
Improved „	2,759	1	31	3,167	0	10

Table L shows the alienation by auction, during 1892, 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.									
2,335	1	15	45,187	1	10	19	7	0	603	0	20	2,949	15	5	4	17	10	7,681	0	15	11,203	11	8	1	9	11

III.—PASTORAL OCCUPATION.

The Land Act 1884 came into operation on the 29th December, 1884, and the occupation of runs, under pastoral licence, under *The Land Act* 1869 ceased on the 31st December, 1884.

Section 3 of *The Land Acts* 1884–1890 provided, however, for the continuation, under grazing licence, of the occupation of such runs until the lands comprised therein were required for the purposes of the Act.

Four areas, comprising 1,895 acres, and being areas formerly held as pastoral runs under *The Land Act* 1869, were forfeited during the year.

The sum of £20,526 1s. 5d. was received during the year for grazing licences, under sections 3, 67, 119, and 123 of *The Land Acts* 1884–1890.

The area of runs formerly held under pastoral licence under *The Land Act* 1869, and occupation of which was renewed under the provisions of section 3 of *The Land Act* 1884, was on the 31st December, 1892, 279,831 acres.

The amount of pastoral rent paid during the year 1892 was £3,363 3s. 2d. Similar information for each year from the passing of *The Land Act* 1869 up to the end of 1891 is contained in the departmental Report for 1891.

It may be remarked that the statutory assessment was, in a large majority of cases, far in excess of the pastoral value of the land, and that, consequently, a small portion only of the area available under section 21 of the *Land Act* 1890 has been leased; provision, however, was made in the *Land Act* 1891 for a more satisfactory adjustment of the assessments, by which it is anticipated that a larger demand for pastoral leases will arise. Many of the allotments have been licensed under section 123, *Land Act* 1890, for grazing purposes.

Three (3) leases, comprising 40,000 acres, were declared void during the year for non-payment of rent.

For further particulars, reference is invited to Table M.

TABLE M.

PASTORAL ALLOTMENTS—SECTION 21, LAND ACT 1884–1890.

Number of applications received from 1st January to 31st December, 1892	...	2
Number of applications approved from 1st January to 31st December, 1892	...	2
Area leased	...	30,000 acres
Area available on 1st January, 1893, for application	...	1,931,102 „

THE LAND ACT 1891.

This Act came into operation on the 29th December, 1891.

During the current year the provision made in section 7, whereby grazing areas of 320 acres and less in extent may be at once licensed by the Governor in Council, has been largely availed of by applicants for land.

Section 16 provides that areas not exceeding 20 acres not contiguous or adjacent to Crown lands and areas not exceeding 3 acres required for church sites or for any charitable purposes may be sold. Under the provisions of this section twenty cases were approved, dealing with an area of 173 acres.

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	...	...	{ Block	...	...	1,	Area	34,566	acres
			{ Allotments	...	217	„	800,185	„	
Leases cancelled for non-payment of rent and other causes	...	...	{ Blocks	...	...	2	„	62,722	„
			{ Allotments	...	29	„	216,325	„	
Leases transferred	...	...	{ Blocks	...	...	2	„	61,435	„
			{ Allotments	{ Whole	173	„	156,728	„	
				{ Portions	329	„	244,784	„	
Land subdivided and made available for application	...	...	{ Block	...	...	1	„	31,685	„
			{ Allotment	...	...	1	„	9,423	„
Applications received	...	...	{ Block (lease)	...	...	...	...	1	
			{ Allotments (leases)	...	...	...	...	2,009	
			{ Agricultural allotments (licences)	...	...	...	...	70	
Applications refused	...	...	{ Blocks	...	...	...	...	Nil.	
			{ Allotments	...	...	...	...	1,847	
			{ Agricultural allotments	...	...	...	...	50	
Applications declared abandoned	...	...	{ Block	...	...	...	...	1	
			{ Allotments	...	...	...	...	3	
Number of Local Land Boards held	...	...	...	...	...	...	...	18	
Applications dealt with	...	...	...	...	...	...	...	2,070	

On 31st December, 1892, the area available and that held were as follow :—

Held under lease	...	...	{ Blocks	...	...	76	Area	6,233,866	acres
			{ Allotments	...	2,366	„	3,076,925	„	

An area of 156,480 acres has been applied for, but leases have not yet been issued.

Available for application	...	...	{ Blocks	...	...	7	Area	1,196,800	acres
			{ Allotments	...	26	„	268,856	„	

Two blocks containing 233,866 acres are permanently reserved for public purposes, and are neither leased nor available.

The revenue derived was as follows :—

	£	s.	d.
Rents on blocks	4,553	2	0
Rents on allotments	8,113	6	8
Rents on agricultural allotments	21	10	0
Survey fees on blocks	116	11	0
Survey fees on allotments	79	7	11
Valuation of improvements on allotments (approximate)	100	0	0
Interest on valuation of improvements on blocks	28	3	0
Fencing rate	943	16	10
Fees—			
Application (approximate)	£2,010	0	0
Lease	192	0	0
Transfer (approximate)	502	0	0
Mortgage	299	0	0
Subletting	5	0	0
Licence	Nil.		
		3,008	0
Total		£16,963	17 5

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	404	18	0
North-Eastern Vermin Board	260	16	6
North-Western „	993	12	0
Eastern „	696	12	11
Western „	355	9	3
Middle „	186	18	4
Warracknabeal „	397	4	10
Total	£3,295	11	10

IV.—DEPARTMENTAL MANAGEMENT.

During the year 1891 the Forestry Branch was placed under the direction of the Honorable the Minister of Mines, and an inspection of forest lands has since been made with a view to the reservation of such areas as might 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 is transferred to the Department of Mines. This has already been done in regard to 576,895 acres, and further inspections are now in progress.

Mr. Alexander Black, who held for several years the office of Surveyor-General, retired from the public service in May, 1892, after about thirty-eight (38) years of efficient service, and the vacancy has remained unfilled.

A report on the work of the Survey Branch will be found in Appendix B.

SECTION 128, LAND ACT 1890.—PUBLIC HEARINGS.

During the year 1892, 240 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 5,886 subjects (including applications for mallee lands) were dealt with.

Two hundred and fifty-three 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. During the twelve months ten applications for leases, embracing an area of 6,184 acres, were received; and eleven (11) lessees under section 32 of *The Land Act* 1884 applied to convert their holdings into Wattles leaseholds. Eleven (11) applications for leases under section 5 of this Act were granted during the year for an area of 3,536 acres, and three (3) applications under section 10, representing an area of 2,265 acres, were approved during the year.

V.—MISCELLANEOUS.

SECTION 76 OF THE LAND ACT 1890.

Under the above section provision is made whereby detached strips of land may be sold at a price to be fixed by appraisalment. During the year 989 acres were sold in this manner, realizing the amount of £3,154 9s. 6d.

SECTION 102, LAND ACT 1890.—COMMONS.

Additional commonage, to the extent of 11,960 acres, was proclaimed during the year. Commons were diminished by proclamation to the extent of 10,500 acres.

Ten (10) 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.

The amount of penalties, at the rate of Five shillings per acre, received during 1892 for non-improvement by lessees under the Land Acts of 1862 and 1865, and interest on rents in arrear, was £136 5s.

CROWN GRANTS AND LEASES.

Three thousand seven hundred and thirty-nine Crown grants and 3,541 leases were prepared and passed from the head office during 1892.

FEES AND CERTIFICATES.

The sum of £24,247 17s. 2d. was received during the year for certificates, transfers, and registrations under *The Land Acts* 1884–1890, and for miscellaneous fees, including those payable for grants, leases, and survey charges.

ARREARS OF RENT.

The arrears due by Crown lessees and licensees and on account of sales by auction amounted on 31st December, 1892, to £703,841.

REVENUE.

Table N shows in detail the revenue contributed by the Department to the Treasury during 1892:—

TABLE N.

<i>Temporary Occupation.</i>					£	s.	d.	£	s.	d.		
Pastoral occupation and grazing licences (including fencing rate, £943 16s. 10d.)	...	...	...	...	37,499	10	1			
Rents under section 32, <i>Land Act</i> 1884	...	...	...	...	27,494	12	7			
" " 65, " "	...	...	...	...	3,777	15	7			
Rents under sections 45 and 47, <i>Land Act</i> 1869, Part VIII., <i>Land Act</i> 1884, and Division 8 of Part I., <i>Land Act</i> 1890	...	...	...	...	*24,248	14	10			
								93,020	13	1		
<i>Alienated in Fee simple by Auction and Deferred Payments, also Rents received towards Alienation.</i>												
			A.	R. P.								
By auction—Town land	...	...	2,335	1 15	†68,942	4	7			
" Suburban land	603	0 20								
" Country land	7,681	0 15								
Sundry payments on account of purchase in fee simple	...	...	...	...	4,840	11	5			
By purchase under section 31, <i>Land Act</i> 1869	...	...	...	...	82	12	6			
" " 20, " " and section 11, <i>Land Act</i> 1878	...	...	...	...	39,728	14	0			
" " " 18, <i>Land Acts</i> 1884–1890	...	...	...	...	1,818	18	1			
Rents under section 49, <i>Land Act</i> 1869	...	...	...	...	3,936	18	6			
" " 19, " " as amended by <i>Land Act</i> 1878, section 3, <i>Land Act</i> 1880, and section 42, <i>Land Acts</i> 1884–1890	...	...	...	...	35,685	10	11			
" " 11, " 1878, and section 49, <i>Land Acts</i> 1884–1890	...	...	...	...	1,611	7	10			
" " 20, " 1869, and section 11, <i>Land Act</i> 1878	...	...	...	...	217,256	1	6			
" " 3, <i>Land Acts Amendment Act</i> 1880, and section 4, <i>Land Act</i> 1880								
								373,902	19	4		
Penalties under section 113, <i>Land Act</i> 1884, section 117, <i>Land Act</i> 1890	...	...	...	...	136	5	0			
Fees for grants, leases, licences, surveys, &c.	...	...	...	...	24,247	17	2			
Sale of plans and sundries	...	...	...	...	3,443	2	9			
								27,827	4	11		
Total Revenue					...	...	...	494,750	17	4

* This amount includes arrears of rent due in previous years

† This item includes interest, £3,652 9s., and instalments on account of some sales prior to 1892.

EXTERMINATION OF RABBITS.

A full report on this subject will be found in Appendix C.

I have the honour to be,

My Lord,

Your Lordship's most obedient servant,

JOHN McINTYRE,

Commissioner of Crown Lands and Survey,
and President of the Board of Land and Works.

APPENDICES.

APPENDIX A.

REPORT FOR THE YEAR 1892.

District.	Applications Approved.							Report as to the Working of Land Act 1884-1890 on Holdings under Sections 42 and 65.	Remarks.
	Land Act 1884-1890.								
	Section 32.		Section 42.		Section 65.				
No.	Area in Acres.	No.	Area in Acres.	No.	Area in Acres.	No.	Area in Acres.		
Alexandra	27	6,352	9	1,292	...	...	...	Report as to Agriculture and New Rural Industries.	Five butter factories and several creameries were started. Area under cultivation a little over the previous year. Yield fair
Ararat ...	6	1,413	6	1,360	59	1,178	...	The majority of the lessees are <i>bona fide</i> . A few blocks were abandoned, but the land was quickly applied for again	The wheat yield for the past season was good. Vineyards and orchards have given large crops. The area under vines is being largely added to each year in this district. No new rural industries to report
Bairnsdale	126	73,878	59	10,131	1	15	...	Land held under this section is used for grazing. The conditions as to fencing and vermin destruction are carried out satisfactorily	The area under maize and hops in the district is about the same as in former years, and the yield promises to be heavy, particularly on the Snowy River. Fruit-growing seems to be on the increase. No other new industry
Ballarat ...	6	1,256	13	1,677	139	2,213	Very few holdings under Section 42	Lessees are as a rule making the most of the land by grazing and dairying	There is a fair demand for land, but the want of roads and tracks through the unselected parts of Croajingolong deters many from venturing far from settlement in search of good land
Beechworth	105	63,973	26	3,765	53	1,004	...	Used for grazing. The land held under this section is of poor quality	More attention might with profit be given to the cultivation of the smaller fruits, for which portion of this district seems well adapted
							...	Lessees are fencing in and otherwise improving their holdings by ringing useless timber and clearing off, &c. Such holdings are being gradually stocked, but the last severe winter was a great drawback to many	This season's harvest has been exceptionally good throughout the district, which has compensated some of the farmers to a certain extent for the previous winter's losses

Benalla ...	35	5,598	18	2,408	...	...	Satisfactory ...	...	Nearly all used for grazing only this season	Agriculture has been on the whole successful	The last severe winter has greatly retarded settlement on grazing areas in the hilly part of the district, as the cattle put on by struggling lessees nearly all perished, and a repetition is probable owing to the present dry summer.
Bendigo } Echuca } Kerang }	25	5,346	8	935	43	750	Very satisfactory	...	Principally for grazing purposes, although in some instances portion of the land is under cultivation	Some splendid returns were obtained from last harvest, but in many instances the results were far from satisfactory. On the whole, however, expectations were fairly well realized. A few persons have expressed a desire to obtain sites for tobacco growing	Since the introduction of the "garden licence" system very satisfactory work has been performed on the lands so obtained, and in many portions of the district beautiful orchards have been formed, much attention being now given to fruit-growing, &c.
Castlemaine	2	230	14	1,368	80	1,344	Highly satisfactory	...	The land appears to be principally used for grazing	In some instances the returns did not reach expectations, but, speaking generally, the farmers have every reason to be satisfied with the results of last year's harvest. Creameries have been established at various points throughout the district	A large extent of abandoned diggings territory has recently been thrown open for selection, and a number of persons have already signified their intention of securing areas for residence and garden purposes.
Geelong ...	134	34,932	40	6,297	12	727	Satisfactory	...	Nearly all the lessees are improving their holdings by fencing and clearing scrub	The land devoted to agricultural purposes is chiefly under the following crops, viz., hay potatoes, onions, mangels, and peas, and the returns are very satisfactory. Owing to the establishment of several creameries throughout the district, a considerable area of hitherto waste land has been laid out in English grass for the purpose of depasturing cows to supply demand for milk	In such a season of depression as has been experienced a good many holders have lost heart and thrown up their blocks, still the proportion is not so large as might have been expected, and new applications are generally forthcoming for such blocks.
Hamilton ...	27	11,145	10	1,473	...	...	Satisfactory	...	Principally grazing	Grazing is the principal rural industry. There is very little cultivation on Crown lands, as they are too poor and too far from the market. The land that is under cultivation yields satisfactory returns	There have been a great many applications under Section 99 within townships, and numbers of the working class have established homes for themselves who could not afford to buy a piece of land on which to build.
Horsham ...	46	11,669	26	3,664	..	...	Satisfactory	...	Principally grazing	Owing to the rich wheat yields obtaining in the Mallee areas, much of the land on the plains which has for many years been continuously cultivated has now been fallowed or placed under grazing, and the creameries are more active in consequence. The wheat and oat crops yielded well, and fruit-growing is receiving considerable attention	The output of wheat, especially from the Mallee, has been much greater than in any previous season. There is still a large extent of grazing land open for selection, and the proposed construction of the Natimuk to Goreke Railway line will bring a considerable portion of it into greater demand.

APPENDIX A—continued.

District.	Applications Approved.						Report as to the Working of Land Act 1884-1889 on Holdings under Sections 42 and 65.	Report as to use made of Land leased under Section 62 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.					
Melbourne	181	44,102	158	24,916	92	1,508	Satisfactory	Principally grazing	Several creameries and butter factories have been established in the district	
Omeo	43	19,997	9	2,127	...	...	Satisfactory	Owing to the rangy nature of the country, the land is only suitable for grazing purposes	The cereal crops have been very good, and very much in excess of local requirements	The season has been very good for grass; but, owing to the general depression that has been prevailing, the farmers and graziers have not been able to sell stock. The rainfall has been up to the average, and the heavy rain falling in the spring proved beneficial to the growth of cereals.
Sale	119	47,125	61	10,905	13	244	Satisfactory	Principally grazing, with a fair share of cultivation in the more favoured localities, and a large increase of dairy stock	A steady increase in the number of butter factories and creameries is noticeable all through the district. Two or three factories for the manufacture of eucalyptus oil have been established	A good many selections that had been taken up in former years have been forfeited, and again made available in smaller allotments, with good results.
Seymour	38	14,306	18	3,922	11	200	Fairly satisfactory	The land is used for grazing	Cultivation not quite up to the usual average, owing to the low prices ruling for farm produce and the great impetus given to the dairying industry. This applies to the south and south-east portions of the district; the north part is more adapted for grazing	
St. Arnaud	20	3,595	54	6,890	14	207	Satisfactory	Principally grazing	The area under cultivation is about the same as last year, crops being good. Attention is still being paid to the planting of orchards and vineyards	
Stawell	9	2,284	9	1,794	7	140	Fairly satisfactory	The conditions have been fairly complicated with	There was a slight increase in the area under cultivation for past season, and the wheat yield on the whole good. There has been a large increase in the area under vines and fruit trees. The crops of apples, pears, &c., have been abundant, and the grapes are looking promising	There are large areas of land suitable for vine yards, &c., around the borough of Stawell and the township of Landsborough, at present used as "Commons."

APPENDIX B.

SURVEY BRANCH.

The office of Surveyor-General being vacant, 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, 1892 :—

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 eight 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 1892 has been as follows :—

Subdivision of land for sale	£2,663	3	2
Main road surveys	5,116	15	10
Standard lines, boundaries, &c.	219	16	11
Check surveys and connexion lines	507	6	3
Re-surveys for sale, selection, and others	1,097	3	2
Subdivision of land for selection	761	2	0
Topographical, engineering, and trigonometrical surveys, &c.	865	18	6
Surveys of sites for public purposes	153	18	0
	<u>£11,385</u>	<u>3</u>	<u>10</u>

5. The amount received as survey fees during the year on account of surveys made by and at the expense of the Department was £1,705 2s. 6d.

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

Chief Secretary's Department	£79	5	0
Department of Agriculture	4	15	8
Government Printer	1	15	0
Mines Department	29	5	0
Public Works Department	50	16	0
Titles Office	10	9	1
Victorian Water Supply Department	18	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 £810.

COMPUTING AND ADJUSTING.

8. There were 848 plans examined and checked (varying from 1 to 218 lots), of which 180 were returned to surveyors for amendment of discrepancies, thus entailing a second examination on their return. Summaries of mileage of road surveys checked and certified to.

Field notes filed and produced for reference when required by surveyors and draughtsmen.

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

9. In the Adjusting room 3,592 cases of discrepancies have been investigated, and 230 certificates of amendment prepared and issued, involving altogether the preparation of about 3,900 plans and diagrams.

For the first seven months of the year the staff consisted of one officer in charge and nine assistants, including three pupils, after which it was reduced by the three pupil surveyors being transferred to the field-survey parties.

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 demand for plans on the 40-chain scale has arisen, necessitating the posting up and re-issue of many parishes.

The usual requisitions for plans and tracings, supplying information for other Departments, shires, and other public bodies, have been considerably increased this year.

The preparation of diagrams for grants and leases is now performed in this branch.

Owing to the amount of general work in connexion with selections, the preparation of compiled parish plans has been retarded, but 21 parish and 2 county plans are now ready for issue.

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

The staff, including lithographers, printers, and plan-mounters, numbers 39.

ENGRAVING.

11. The plate of the Geodetic Survey of Victoria, "R," north division, has been completed, but not yet published. The plate "M," south, is in an advanced state. The two-sheet map of Victoria and the map of Continental Australia have been posted up to date.

The staff is limited to one engraver.

N. WIMBLE,

Secretary for Lands.

APPENDIX C.

VERMIN DESTRUCTION ACT.

I have the honour to report as follows respecting the administration of the Vermin Destruction Act for year ending 31st December, 1892:—

Circumstances have been very favorable for destruction by means of poison, and of which every advantage has been taken with the result of an appreciable reduction in the number of rabbits. In the majority of the shires good work has been done.

Great difficulty is still experienced in the north-eastern districts, owing to the timbered and broken country affording shelter for the rabbits, and until land is cleared of ferns, scrub, and fallen timber it is not possible to complete the work of rabbit destruction.

The use of wire netting supplied by shire councils from loans granted by the Government is found to be of great value.

Infested unoccupied Crown lands have received proper attention, and good results have been obtained. The area of such land is increasing in consequence of commons being abolished, and licensees and lessees under some of the sections of the Land Act abandoning their holdings. A comparatively new mixture for poisoning has during the year been used, viz., phosphorus and pollard. This mixture has been efficacious in the north-eastern districts. Phosphorized wheat and other preparations have also been satisfactorily used.

Digging out burrows and destroying harbor and cover are, in my opinion, the most effectual means of clearing the land of vermin.

Two hundred and eleven convictions under penal clauses of the Act have been obtained, and fines and costs awarded amount to £817 16s.; and for charges and expenses under section 17 the sum of £4,391 4s. 5d. has been received.

One thousand three hundred and forty-six wild dogs and 7,590 foxes have been destroyed during the year, at a cost of £2,001 10s., shire councils and vermin boards paying a similar amount.

Following is expenditure for year ending 31st December, 1892:—

Salary of inspectors	...	...	...	...	£13,374	8	10
Subsidy paid shire councils, &c., for destruction of dogs and foxes	...	...	...	...	2,001	10	0
Wages of men working Crown lands, material, &c.	...	...	...	...	18,071	17	8
					<u>£33,447</u>	<u>16</u>	<u>6</u>

Area of Crown lands infested, 1,350,000 acres, scattered all over the colony in blocks from 10 to 20,000 acres.

SAML. J. BLACK,

Chief Inspector for Suppression of Vermin.