

1894.
—
VICTORIA.

R E P O R T

OF

PROCEEDINGS TAKEN UNDER THE PROVISIONS

OF

THE LAND ACTS AND THE WATTLES ACT 1890,

DURING THE YEAR ENDING 31ST DECEMBER,

1893.

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, 3rd July, 1894.

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 1893.

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, 1893, 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. 66,161 | 10,547,615		...	...	Section 49. 11,723 | 183,723		11,767,435
" " 1878 ...	...	...	...	...	Section 11. 458 | 76,827		...	...	Section 10. 401 | 1,202		78,029
Totals ...	...	...	...	6,516,508	...	13,898,195	...	619,415	...	938,499	21,972,617
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
1887 ...	<i>Land Acts 1884-1890.</i>										
" " 1887 ...	16,661	2,800	104	19,565	Section 42. 83 | 11,310		...	...	...	...	30,375
" " 1888 ...	15,549	4,373	102	20,024	290	49,745	...	...	...	...	69,769
" " 1889 ...	<i>Land Acts 1884-1890.</i>										
" " 1889 ...	10,601	2,244	835	13,680	Section 49. 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 ...	7,681	2,336	603	10,620	482	74,841	16	1,960	...	...	87,421
" " 1893 ...	<i>Land Act 1891.</i>										
" " 1893 ...	3,448	2,844	254	6,546	Section 22. 799 | 115,126		25	2,403	13	58	124,133
Totals under <i>Land Acts</i> 1884-1890 ...	108,514	23,732	3,924	136,170	3,075	495,512	141	16,224	13	58	647,964
					Auction	...	...	6,652,678 acres.			
					Selection	...	...	15,967,903 "			
					Total	...	...	22,620,581 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 1893 :—

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.		Acres.	£	s.	d.
1,214	656	9	647	1,455	306,639	112,268	70	0	0	306,539	42,540	6	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 holdings varying in extent from 80 acres and under to 320 acres, the issue of which was approved during 1893, inclusive of nine grants which were issued in cases where the licensees paid the balance of purchase money at the expiry of their licences :—

TABLE C.

80 acres and under ...	...	...	...	...	113
Over 80 and under 160	...	...	...	...	339
Over 160 and not exceeding 240	...	...	...	...	387
Over 240 and not exceeding 320	...	...	...	...	625
Total ...	...	...	...	...	1,464

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 1893 :—

TABLE D.

Number of Applications.		Purchases Completed.	Area Purchased.	Balances of Purchase Money Received.			Survey Fees Allowed.		
Received.	Approved.			£	s.	d.	£	s.	d.
11	48*	48	Acres. 1,409	49	4	0	110	0	6

* 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. Three hundred and eleven (311) applications, representing 5,711 acres, were approved during the year, and the sum of £1,400 6s. 6d. 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.

1893.	Number of Applications.		Area Leased.
	Received.	Approved.	
			Acres.
January	127	23	8,724
February	110	47	16,779
March	107	44	16,615
April	192	39	16,784
May	207	65	26,171
June	173	56	17,681
July	234	90	34,452
August	143	55	20,553
September	155	35	8,454
October	158	64	25,046
November	106	30	8,950
December	98	36	11,192
Totals	1,810	584	211,401*

* The annual rent payable in respect of this area is £1,926 2s.
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.			
			Acres.	Acres.	£ s. d.
42—Residence	2,390	799	353,075	115,126	5,756 6 0
49—Non-residence	26	25	2,576	2,403	240 6 0

Section 44 enables licensees under section 42 of this Division of the Land Act to acquire, on expiration of the term of their licences, the fee-simple of their licensed holdings either by paying the balance of purchase money in one sum or by deferred payments under lease. The following Table shows the transactions during 1893 :—

Applications.		Grants Gazetted as Approved.	Leases Gazetted as Approved.	Area Leased.
Lodged.	Dealt with.			
104	96	3	93	Acres. 16,880

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. Fifty-six (56) orders, representing in all an area of 12,121 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. Sixty-three (63) liens, comprising an area of 12,652 acres, were registered during the year, representing, as advanced on this kind of security, £8,853.

Division 4, Part I.—Auriferous Lands.

This Division provides for the occupation of Crown lands classed "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.	
1,021	597	Acres. 11,002	533	346	Acres. 109,388

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 large areas of land around Dunolly and Inglewood were declared by the Governor in Council to be worked-out auriferous lands, and a similar declaration was made in respect of lands near Guildford, Castlemaine, and Talbot. During the year 85 applications under this section were received whilst 13 applications were approved for 58 acres.

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
1893	584	211,401	799	115,126	25	2,403	597	11,002

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 1893 :—

TABLE I.

				No.	Extent.
					Acres.
Licences—	Section 19, <i>Land Act</i> 1869	...	...	130	24,043
	Section 49, <i>Land Act</i> 1869	...	...	45	709
	Section 42, <i>Land Acts</i> 1884–1890	...	...	56	10,083
	Section 49, <i>Land Acts</i> 1884–1890	...	...	14	1,839
	Section 65, <i>Land Acts</i> 1884–1890	...	...	272	4,964
	Section 67, <i>Land Acts</i> 1884–1890	...	...	87	34,610
Leases—	Section 20, <i>Land Act</i> 1869	...	...	9	1,455
	Section 21, <i>Land Acts</i> 1884–1890	...	...	12	191,223
	Section 32, <i>Land Acts</i> 1884–1890	...	...	900	421,574

NOTE.—The Treasury profited to the extent of £8,667 through revocations and forfeitures during 1893.

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.	Land Abandoned.	Amended Surveys, &c.	Total.		
Licences—	Section 19, <i>Land Act</i> 1869	...	...	...	5	...	120	3	...	2	130
	Section 49, <i>Land Act</i> 1869	...	...	2	30	5	1	6	1	...	45
	Section 42, <i>Land Acts</i> 1884–1890	...	...	13	30	...	1	1	...	11	56
	Section 49, <i>Land Acts</i> 1884–1890	...	...	...	10	1	...	2	...	1	14
	Section 65, <i>Land Acts</i> 1884–1890	...	...	5	257	6	...	...	...	4	272
	Section 67, <i>Land Acts</i> 1884–1890	...	...	...	64	...	8	...	2	13	87
Leases—	Section 20, <i>Land Act</i> 1869	...	...	1	7	...	...	1	41	1	9
	Section 32, <i>Land Acts</i> 1884–1890	...	...	97	622	132	...	...	...	7	900
	Section 21, <i>Land Acts</i> 1884–1890	...	...	...	6	...	...	5	1	...	12
Totals				118	1,031	144	130	18	45	39	1,525

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, 6,545 acres 0 roods 25 perches were sold for £31,021 1s. 9d. Interest to the amount of £3,291 4s. 5d. was paid with the instalments of purchase money as they fell due.

The area of country lands sold at auction during 1893 was 3,448 acres, of which about 1,899 acres were improved and subject to valuation, and 1,550 acres unimproved.

Table K shows the proceeds of sales by auction of country lands during the years 1892 and 1893. 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—												
				1,297	1	36	3,045	17	10	2	6	11
				2,738	0	24	3,265	9	6	1	3	10
,, 6 months ending 31st December—												
				886	0	4	1,725	3	6	1	13	10
				2,759	1	31	3,167	0	10	1	2	11
1893—6 months ending 30th June—												
				923	2	24	1,826	14	0	1	19	6
				1,426	1	26	2,017	13	8	1	8	3
,, 6 months ending 31st December—												
				625	2	35	880	18	9	1	8	2
				472	0	38	1,264	18	4	2	13	6

Table L shows the alienation by auction, during 1893, 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.	A.	R.	P.	£	s.	d.	£	s.	d.	A.	R.	P.	£	s.	d.	£	s.	d.
2,843	0	28	24,142	15	8	8	1	0	253	3	34	888	1	4	3	9	11	3,448	0	3	5,990	4	9	1	14	9

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 13,630 acres, and being areas formerly held as pastoral runs under *The Land Act* 1869, were forfeited during the year.

The sum of £18,241 9s. 6d. was received during the year for grazing licences, under sections 3, 67, 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, 1893, 225,046 acres.

The amount of pastoral rent paid during the year 1892 was £3,363 3s. 2d., and during the year 1893 was £3,329 2s. 5d. 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.

Twelve (12) leases, comprising 191,223 acres, were declared void during the year.

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, 1893	...	14
Number of applications approved from 1st January to 31st December, 1893	...	11
Area leased	...	176,427 acres
Area available on 1st January, 1894, for application	...	1,652,146 „

THE LAND ACT 1891.

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

During the current year many applicants for land have availed themselves of 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.

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 38 cases were approved, dealing with an area of 332 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 follows :—

Leases issued	{	Blocks	1,	Area 126,810 acres
		Allotments	46	„ 55,428 „
Licences issued		Agricultural allotments	15	„ 4,693 „
Leases cancelled for non-payment of rent and other causes	{	Blocks	2	„ 155,732 „
		Allotments	22	„ 44,281 „
Leases transferred	{	Blocks	Nil	„ ...
		Allotments { Whole	215	„ 189,732 „
		Portions	307	„ 200,065 „
Land subdivided and made available for application	{	Blocks	7	„ 444,244 „
Applications received	{	Blocks ... ..	...	2
		Allotments ... ..	...	2,785
Applications granted	{	Blocks ... ..	...	2
		Allotments ... ..	...	685
Applications refused	{	Blocks ... ..	...	Nil
		Allotments ... ..	...	2,100
Applications declared abandoned	{	Blocks ... ..	...	3
		Allotments ... ..	...	51
		Agricultural allotments	...	13
Number of Local Land Boards held ... ..	...	...	...	17
Applications dealt with ... ..	...	...	...	2,492

On 1st January, 1894, the areas available and held under lease were as follow :—

Available for application	{	Blocks	9	Area 1,011,254 acres
		Allotments	68	„ 330,592 „
Held under lease	{	Blocks	68	„ 5,975,168 „
		Allotments	2,754	„ 3,459,433 „

NOTE.—Three blocks containing 390,346 acres are permanently reserved for public purposes, and so are not included either in lands leased or available.

The revenue derived was as follows :—

	£	s.	d.
Rents on blocks	3,220	9	5
Rents on allotments	7,993	12	2
Rents on agricultural allotments	125	19	0
Survey fees on blocks	35	6	1
Survey fees on allotments	32	13	3
Valuation of improvements on allotments (approximate)	85	0	0
Interest on valuation of improvements on blocks	42	4	6
Fencing rate	763	1	5
Fees—			
Application (approximate)	£2,300	0	0
Lease	45	0	0
Licence	13	0	0
Transfer	522	0	0
Mortgage	282	0	0
		3,162	0
			0
Total	£15,460	5	10

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	631	9	0
North-Eastern Vermin Board	219	12	11
North-Western „ „	1,297	4	4
Eastern „ „	335	5	4
Western „ „	617	14	11
Middle „ „	151	0	4
Warracknabeal „ „	296	14	9
Total	£3,549	1	7

IV.—DEPARTMENTAL MANAGEMENT.

Since the publication of the last Report the Forestry Branch has been again placed under the direction of the Honorable the Minister of Lands. A detailed report of the work done during the past year will be found in Appendix C.

Mr. Nehemiah Wimble, who held for some years the office of Secretary for Lands, retired from the public service on 31st July, 1893, after 40 years of faithful and efficient service, and the vacancy thereby created has been filled by the appointment of Mr. James John Blundell to the position.

The position of Surveyor-General, which was still vacant at the close of the year 1893, has since been filled by the appointment of Mr. Michael Callanan, who has for a great number of years been a District Surveyor.

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 1893, 487 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 8,587 subjects (including applications for mallee lands), were dealt with.

Three hundred and five 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 fourteen applications for leases, embracing an area of 10,793 acres, were received. Four (4) applications for leases under section 5 of this Act were granted during the year for an area of 658 acres.

THE SETTLEMENT ON LANDS ACT 1893.

This Act came into operation on 31st August, 1893, and a separate report giving full information of all proceedings thereunder will be presented to Parliament in due course.

V.—MISCELLANEOUS.

SECTION 76 OF THE LAND ACT 1890.

In this section provision is made for the alienation of portions of land not more than 10 acres in extent at a price to be fixed by appraisalment. During the year 734 acres were sold in this manner, realizing the amount of £2,455 6s. 9d.

SECTION 102, LAND ACT 1890.—COMMONS.

Additional commonage, to the extent of 13,508 acres, was proclaimed during the year. Commons were diminished by proclamation to the extent of 2,780 acres.

Four (4) commons which were found to be no longer required were abolished.

SECTION 117, LAND ACT 1890.—PENALTIES.

The amount of penalties, at the rate of Five shillings per acre, received during 1893 for non-improvement by lessees under the Land Acts of 1862 and 1865, and interest on rents in arrear, was £387 2s. 9d.

CROWN GRANTS AND LEASES.

Three thousand nine hundred and seventy-four Crown grants and 1,339 leases were prepared and passed from the head office during 1893.

FEES AND CERTIFICATES.

The sum of £19,696 8s. 1d. 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 amounted on 31st December, 1893, to £684,823 8s. 9d.

REVENUE.

Table N shows in detail the revenue contributed by the Department to the Treasury during 1893:—

TABLE N.

<i>Temporary Occupation.</i>		£	s.	d.	£	s.	d.
Pastoral occupation and grazing licences (including fencing rate, £763 1s. 5d.)	...	33,547	14	11			
Rents under section 32, <i>Land Act</i> 1884	...	26,213	1	0			
" " 65, " "	...	4,330	17	3			
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	...	*21,267	3	9			
					85,358	16	11
<i>Alienated in Fee simple by Auction and Deferred Payments, also Rents received towards Alienation.</i>							
A. R. P.							
By auction—Town land	...	2,843	0	28	†47,699	11	6
" Suburban land	...	253	3	34			
" Country land	...	3,448	0	3			
Sundry payments on account of purchase in fee simple	...	3,697	1	3			
By purchase under section 31, <i>Land Act</i> 1869	...	49	4	0			
" " " 20, " "	...						
" " " 18, <i>Land Acts</i> 1884-1890	...	42,610	6	0			
Rents under section 49, <i>Land Act</i> 1869	...	1,400	6	6			
" " 19, " "	...	2,981	8	0			
" " " 11, " "	...						
" " " 20, " "	...						
" " 3, <i>Land Acts Amendment Act</i> 1880, and section 4, <i>Land Act</i> 1880	...	27,010	11	7			
" " 22, <i>Land Act</i> 1891	...	1,377	18	0			
" " " 11, " "	...	1,377	18	0			
" " 20, " "	...	238,069	4	0			
" " 3, <i>Land Acts Amendment Act</i> 1880, and section 4, <i>Land Act</i> 1880	...	13	7	6			
" " 22, <i>Land Act</i> 1891	...						
					364,908	18	4
Penalties under section 117, <i>Land Act</i> 1890, and interest	...	387	2	9			
Fees for grants, leases, licences, surveys, &c.	...	19,696	8	1			
Sale of plans and sundries	...	6,851	1	4			
					26,934	12	2
Total Revenue					477,202	7	5

* This amount includes arrears of rent due in previous years.

† This item includes interest, £3,291 4s. 5d., and instalments on account of some sales prior to 1892.

RABBIT EXTIRPATION.

The following is the expenditure under this head for year ending 31st December, 1893:—

Salaries of inspectors	...	£6,549	8	1*
Subsidy paid shire council, &c., for destruction of dogs and foxes	...	1,506	9	0
Wages of men working Crown lands, material, &c.	...	12,631	3	4
Total	...	£20,687	0	5

* The services of the inspectors were dispensed with on 30th June, 1893.

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 1893.

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.	
	Section 32.			Section 42.							Section 65.
	No.	Area in Acres.	No.	Area in Acres.	No.	Area in Acres.					
Alexandra	20	5,777	7	843	...	...	Used principally for grazing purposes	Agriculture is fast declining and giving way to the butter industry and sheep-grazing. A large and satisfactory sum of money was distributed this last year amongst suppliers to the Alexandra Butter Factory	There are many thousands of acres available for selection under sections 32 and 42, principally in the county of Wonnangatta, but mostly of an inaccessible nature and remote from railways.
Ararat	6	1,073	6	482	39	753	Land held under this section is used for grazing. Very few transfers have been made during the year. Conditions are being fairly complied with	The wheat yield for the past season was small. The fruit crop has not been abundant. An effort is being made to establish creameries in the district, and it is confidently expected that one will be started at Ararat in the course of a few months	The vineyards are looking well, and the crop promises to be a good one.		
Bairnsdale	65	32,944	36	6,356	...	...	Lessees under section 32 are on the whole making good use of their holdings by grazing and dairying	The prospects of very heavy yields of maize, hops, and potatoes in the district looked very promising, but the great flood of 30th December, 1893, ruined nearly all these crops. No new industry to report	There is a fair demand for land in suitable localities, and many inquiries have been made for land about to be thrown open in the district, notably that at Coongulmerang and Nindoo.
Ballarat	3	113	11	660	62	965	The land held under section 32 is poor, and used for grazing	The crops in the agricultural portion of the district have yielded fairly, but lowness of prices leaves but a small margin of profit to the producer. Butter factories and creameries are claiming more attention	There is a movement now on foot here to attempt the exportation of compressed fodder. Should an experimental shipment prove payable a grand impetus to further production would be given. The suitability of a considerable portion of the district for the growth of this commodity is undoubted.		

Beechworth	42	25,348	25	3,405	61	982	42nd section holdings used for cultivation in several cases, but principally grazing at present. 65th section holdings used principally in connexion with miners' rights, holdings for orchards, and grass paddocks for milch cows, &c.	Nearly all used for grazing only. Rabbits are getting numerous in some parts of the district, compelling some of the lessees to abandon their holdings	There are no new industries, excepting creameries and butter factories which appear to be fairly successful	A considerable area of land is being applied for in the "Auriferous Areas," as most of the miners prefer obtaining 20 acres or less under 65th section to using the commons.
Benalla ...	11	418	17	3,173	...	...	The blocks taken under 42nd section are being used for cultivation and homestead paddocks	Most of the blocks leased are being used for grazing purposes only	There are no new industries in the district. A few butter factories and creameries have been erected within the last twelve months with varying success	The absence of proper facilities for getting stock and produce to market from the southern portion of the district has considerably retarded the profitable use of the land in that locality, viz., Myrrhe, Toombullup, Whitfield, &c.
Bendigo ...	1	33	16	2,011	111	2,119	Very satisfactory	Chiefly grazing	Although there was every prospect of a splendid harvest, the result has in the majority of instances been very unsatisfactory. In some localities, however, the yields have been very good. A considerable amount of attention has been bestowed upon dairy farming with encouraging results. The vineyards on the whole are in a sound condition, and the wine industry continues to steadily advance	Land selection in this district has been very brisk, an unusually large number of holdings having been secured under sections 65 and 99, and these have been occupied principally for agricultural and residential purposes.
Castlemaine	2	221	8	774	69	1,271	Satisfactory	Principally for grazing	The year's harvest has fallen short of expectations, the returns being only medium. The Dunolly Scent Farm and the various vineyards throughout the district are progressing very satisfactorily	Selection generally has received quite an impetus, the area taken up under section 65 being exceedingly large. Attention has also been turned to the leasing of abandoned diggings land, the applicants expressing a determination to reclaim these areas for agricultural and vineyard purposes.
Echuca and Kerang	17	1,373	23	2,706	...	...	Satisfactory	Chiefly for grazing	The average yield for the district has only reached about 6 bushels, a result anything but encouraging considering the early prospects of the harvest. Dairy farming is receiving more attention in this district, and some settlers are utilizing their holdings for intense culture	The desire to acquire land in this district has never been greater than at present, the keenest competition being displayed when any areas are opened for selection.
Geelong ...	94	29,300	64	10,064	1	20	Dairying, principally making cheese and butter. The land is mainly taken for the purpose of making a home, with the hope ultimately by gradually improving to make it return something as well as merely saving rent	In nearly all cases used for grazing purposes where fit. Hardly any cultivation even where the land is fit for it. Good progress made in fruit-growing	Very little agriculture except as stated. No new rural industries	A large area of forest country has been applied for in the Beech Forest, applicants principally from around the Warrambool district; although the land is heavily timbered and hilly, the soil is of rich quality.

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 52 Land Act 1884-1890.	Remarks.
	Land Act 1884-1890.								
	Section 32.	Section 42.	Section 65.	Section 32.	Section 42.	Section 65.			
No.	Area in acres.	No.	Area in acres.	No.	Area in acres.	...	...	...
Hamilton ...	23	8,591	12	1,102	...	Very satisfactory ...	Grazing and agriculture ...	Cultivation is not carried out very extensively in this district, but those who do cultivate get good returns. Section 99 has worked well in this district, and many have been enabled to make homes for themselves who had not sufficient means to buy a piece of land to build upon	The selling of the Condah Swamp lands in fee simple is viewed with satisfaction.
Horsham ...	63	20,540	59	8,229	...	Section 42 satisfactory ...	Chiefly devoted to grazing purposes	Numerous butter factories and creameries have been established during the year, and promise to prove very advantageous to farmers, many of whom are resting their wheat-sick fields by fallowing and grazing, whilst they are pursuing wheat cultivation in the mallee. The wheat yield in the north and east portions of the district very satisfactory, but not so in the south and west owing to the excessive rainfall. Wattle cultivation is attracting attention	The action of the Government in resuming and making available mallee land has resulted in a very considerable increase in the area placed under wheat. The utmost activity still prevails, and, notwithstanding present low prices for grain and that so many hundreds of applications have been granted during the year, the demand for good mallee land is still very strong.
Melbourne	100	26,627	239	40,434	114	2,280	Chiefly grazing ...	A few creameries have been established in the district, the land being more suitable for dairying than any other purpose.	The applicants in this district during the past year appeared to be <i>bonâ fide</i> settlers.
Omeo ...	18	9,917	13	2,315	1	20	The land is used principally for grazing	...	The crops this year have only been medium. It has been a very good season for grass, owing to the heavy rainfall in December. There has been a considerable fall in the price of land, consequent upon the low prices ruling for stock, grain, and bank failures. A good rise in the price of stock would cause a wave of prosperity over this district.

St. Arnaud	5	1,610	38	5,503	56	1,052	Satisfactory ...	In most cases the land is used for grazing	The crops, generally speaking, have been good. No new rural industries	A number of persons are applying for 20-acre allotments under section 65, especially in the Wedderburn district, the majority of whom intend to use the land for residence and garden purposes.
Sale	68	24,760	188	20,061	31	520	In the year past many selectors have applied for land under section 42, consequently there have not been so many grazing areas applied for. Several applications have been recommended for land under section 65 in the parishes of Wonga, Wonga South, Bow Woorung, and Moondarra	Principally grazing milch cows and growing young cattle and horses	A number of the land-owners in South Gippsland have gone in for flax culture, and there is no doubt but that this industry will be largely extended in the near future. A large increase has taken place in the number of creameries all through the district. During the present year there is a likelihood that many will engage in the culture of beet	Most of the applicants for land are now <i>bonâ fide</i> , very little land being taken up for speculative purposes. Selectors generally have had a very bad year, and had it not been for the creameries and butter factories a large number of them would not have been able to carry on.
Stawell	16	4,997	9	1,375	23	460	Conditions of licences under 42nd section are being fairly complied with. Land held under section 65 is used principally for grazing	Land held under section 32 is used for grazing. Conditions are being fairly complied with	The wheat yield has been fairly good. Some new land in the parish of Wirehilleba yielded over 20 bushels to the acre. The great fall in the price of wheat this season has proved hard to those whose crops were light. Efforts are being made to establish creameries and wineries in this district, and it is hoped the effort will be successful	The vineyards are looking well. The orchards have not yielded as well as was anticipated at the commencement of the season, owing to want of rain during November and December.
Seymour	30	17,559	28	5,633	29	560	Satisfactory ...	Principally used for grazing ...	The butter industry is carried on in a portion of this district, and is said to be in a prosperous condition	There is very little land available under sections 32 and 42 in this district at present. Applications under sections 65 and 99 are frequently lodged.

APPENDIX B.

SURVEY BRANCH.

As the office of Surveyor-General was still vacant on 31st December, 1893, I have the honour to report as follows as to the work performed by the Survey Branch of the Department during the year :—

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 this system works satisfactorily both from a public and a departmental point of view.

2. During the year the inspecting district surveyors have made 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 at the end of the year consisted of three inspecting district surveyors (of whom one retired in the following month) 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 and selection, 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) Village settlement surveys.

4. Expenditure on departmental surveys for the year 1893 has been as follows :—

Subdivision of land for sale	£3,156	6	4
Main road surveys	3,305	16	0
Standard lines, boundaries, &c.	168	11	4
Check surveys and connexion lines	107	15	0
Re-surveys for sale, selection, and others	173	3	1
Subdivision of land for selection	1,837	2	3
Topographical, engineering, and other surveys not enumerated	670	19	3
Village settlement surveys under <i>Settlement on Lands Act</i>			
1893	1,056	5	8
Surveys of sites for public purposes	96	6	0
	<u>£10,572</u>	<u>4</u>	<u>11</u>

5. The amount received as survey fees during the year on account of surveys made by and at the expense of the Department, together with instalments paid on balances due on grazing area surveys, was £4,336 13s. 6d.

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

Chief Secretary's Department	£12	5	0
Department of Agriculture	25	0	0
Government Printer	4	10	0
Victorian Water Supply Department	19	5	0
Mines Department	18	0	0
Public Works Department	32	15	0
Titles Office	6	15	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 £328 18s.

COMPUTING AND ADJUSTING.

8. Seven hundred and thirty-three plans were examined and checked (varying from 1 to 200 lots), of which 139 were returned to surveyors for amendment of discrepancies. Field notes filed and produced for reference when required by surveyors and draughtsmen.

In the adjusting room 2,400 cases of discrepancies have been investigated, and 180 certificates of amendment prepared and issued, involving altogether the preparation of about 2,500 plans and diagrams.

The staff consists of one officer in charge and eight assistants—three in the computing and five in the adjusting room respectively.

DRAUGHTING AND LITHOGRAPHY.

9. The staff has been engaged in compiling new locality and record plans of parishes as well as plans for the use of the Settlement on Lands Branch of the Department.

The increased demand for parish plans on the 40-chain scale has necessitated the posting up and re-issue of a large number.

Requisitions for plans and tracings, supplying information to other Departments, shires, and public bodies have received due attention.

Owing to the large amount of general work, the preparation of compiled plans has been greatly retarded, but ten new parish and five city and township plans have been published.

Technical descriptions for the gazettal of reserves (temporary and permanent), roads, amended boundaries of municipal and electoral districts, &c., have been prepared.

The amount of work disposed of in the lithographic and printing branches has been large, owing to requirements under the Settlement on Lands Act, also to the demand by the public for revised general maps.

The staff, including lithographers, printers, and plan-mounter, numbers 36.

ENGRAVING.

10. The plate of the Geodetic Survey of Victoria, "R," north division, has been completed, and copies published. The plate "M" is in hand. The four-sheet map of Victoria and the map of Continental Australia have been posted up to date.

The staff is limited to one engraver.

PHOTOGRAPHY.

11. Transfers for all departmental plans have been prepared, also for other branches of the service—the Mines, Defence, Government Statist, and Public Works. A large amount of work for the Patents Office is in hand. Transfers of several municipal plans have been completed.

Staff, two—photographer and assistant.

J. J. BLUNDELL,
Secretary for Lands.

APPENDIX C.

REPORT—FORESTS AND PLANTATIONS.

The depression in the timber industry has during the past year reached an acute stage, and the greater number of the mills of the colony are either shut down or are working spasmodically as orders come in. In consequence of the great commercial depression affecting the colony at large, the timber industry has especially suffered, and revenues have declined considerably, especially in the matter of rents and licences.

The royalty system which has been introduced in various parts of the colony is working smoothly and fairly satisfactorily, and loss of revenue from saw-mill sites and licences will be probably fully met by revenue from royalty upon redgum and thinning timber.

It is most satisfactory to note that the introduction of the royalty system into the forests has undoubtedly improved them, as the foresters now have entire control over the output of timber, and the supervision of the State forests where royalty is carried out is complete and most satisfactory.

The Railway Department accepts hewn sleepers in its contracts. This system plays sad havoc with our forests, and it is hoped, as the attention of the Railway Department has been specially called to the matter, that the practice will soon be discontinued.

PLANTATIONS.

The planting operations of the branch have been most successful, the trees succeeding beyond our most sanguine anticipations in the reserves, thus showing that certain injurious statements which at one time were freely circulated as to the quality of the trees raised at Macedon were unfounded, the non-success of certain persons being due to either carelessness or ignorance as to proper treatment of them. The success of the two plantations at You Yangs and Saw-pit Gully, Creswick, satisfactorily answers any carping criticisms as to the usefulness of the trees supplied from Macedon State Nursery, as well as their growing powers.

You Yangs.—This plantation has now assumed importance by the extensive planting operations carried on here during the past four years. The growth of the trees has been highly satisfactory, many sugar-gums being over 20 feet high. The pines all do well, and the success of these trees is now assured. The plantation itself is a valuable asset as well as an object lesson to the community at large.

It is most satisfactory to me to find the instructions given to Mr. Blair, the Superintendent, have been carried out with intelligence and great industry.

During the past season 28,800 trees were planted. These comprised all the known pines of commerce from all parts of the world, besides other trees of commercial utility. The sugar-gum, a native of South Australia (*E. corynocalyx*), is a tree which will be largely cultivated here, as it thrives admirably and is a quick grower.

Saw-pit Gully, Creswick.—This plantation which is situated a mile from Creswick is in a flourishing condition, and the trees even do better there than at You Yangs. There is a great future for tree-planting in this district, and the State forest at Creswick is admirably suited for the growth of the spruce fir which is so largely used in buildings (soft woods). The genus and species of trees planted comprise all the better known timber trees of the world, and it is satisfactory to note that the bulk of them are likely to succeed.

During the season just past 28,699 trees were planted, and these at time of writing are mostly doing well. Indeed the planting operations of the Forest Branch are most satisfactory, and valuable assets in these two plantations are year by year growing up and are being added to annually. Messrs. La Gerche, Hartland, and Freyer have done excellent work in carrying out the work of planting and supervision, whilst Messrs. Brocklebank and Ritchie have ably seconded them as foremen of works, &c.

The following is a return of the planting operations of the Forest Branch, *exclusive* of trees distributed as under stated, until the present year:—

	You Yangs.	Saw-pit Gully.	Gunbower.	Mount Macedon.
	Trees.	Trees.	Trees.	Trees.
1888-9	12,000	8,350	—	6,000
1889-90	52,000	42,500	—	12,000
1890-91	56,000	17,000	—	8,000
1891-2	42,008	17,821	10,000	—
1892-3	28,810	28,699	8,000	—
Grand total	190,818	114,370	18,000	26,000

TREE DISTRIBUTION.

The extent of this branch of forest work may be gathered from the return below. It is most satisfactory to find that the distribution of trees from the State nurseries is giving great satisfaction, and there is no doubt but that many of our inland towns are largely indebted to the Macedon State Nursery for their picturesque beauty and rural aspect. A gratifying feature in tree distribution is the large number of applications from farmers in the dry districts, and this class of applicant should be encouraged as much as possible.

A special feature in the year's supply of trees was the application of the Metropolitan Board of Works, which obtained 12,350 trees from Macedon State Nursery.

The following is the list referred to:—

Trees planted at You Yangs	...	...	...	28,810
" " Saw-pit (Creswick)	...	...	...	28,699
Metropolitan Board of Works	...	...	(1)	12,350
Public Parks and Recreation Reserves	...	...	(31)	7,722
Municipal Councils and Boroughs	...	...	(22)	5,314
Mechanics' Institutes	...	...	(3)	166
Cemeteries	...	...	(8)	999
Post Offices	...	...	(3)	72
State Schools	...	...	(54)	2,933
Water Trusts and Agricultural Societies	...	...	(14)	6,101
Farmers in dry districts	...	...	(329)	27,402
Police Stations	...	...	(7)	337
Railway Stations	...	...	(215)	6,685
Churches	...	...	(16)	794
Applications	...	...	703	128,384

The total of 128,384 trees distributed and planted is a large one for the year, in view of the depression and the curtailing of expenses in every possible way; of this total 57,509 were planted at Creswick and at Saw-pit Gully.

The planting of the railway stations in response to a circular issued to station-masters, with a view of encouraging the beautifying of the various railway stations of the colony, has resulted in a large number of applications being recorded, viz., 215. This question of planting railway stations, however, requires more attention than it has received, as I have in many places noticed a disposition to place trees where they may become dangerous to traffic or an encumbrance to the lines, whilst some of the trees have been planted without any regard to their future size and height.

THE STATE NURSERIES.

Macedon.—The Macedon State Nursery is now in a high state of excellence, as important improvements have been effected since the previous year, the chief feature being the laying on of water from the Macedon Water Trust Reservoir. The whole of the nursery has been reticulated with water pipes, and an abundant supply of water is the result. The capacity of the nursery has been quadrupled in consequence, and the growing of trees is now only a matter of expense in providing the labour incidental to a large output.

The nursery is now well drained with underground pipes and brick drains on all the main paths.

The nursery is in complete order, and a magnificent stock of first-class exotic trees are ready to go out. Among these are a half-million of oaks and some 3,000 spruce firs (*abies*) and a valuable collection of other *coniferae*. Mr. Firth, the Superintendent in charge, has, with a limited staff—six all told—done wonders in the nursery, and deserves great credit for the manner in which improvements under direction have been carried out.

The stock of trees available for distribution for season 1894 is 100,000 well-grown sturdy trees, of which 50,000 will be required for plantation purposes.

The Macedon State Nursery is now a place where those taking an interest in tree growth and appearance of same can obtain both information and instruction in arboriculture, the trees (specimen) being all named and labelled. The improvements effected will in a year or so double the output and value of the property as a State asset.

Creswick.—This small nursery, under the efficient management of Mr. Hartland, is situated about 2 miles from Creswick, and is a most valuable adjunct to Macedon, and the output for the season just closed is 51,206 trees. This is a splendid result, as the nursery is managed upon economic lines, only two persons (inclusive of the nurseryman in charge) being required to work it. The whole of the planting of Saw-pit was the result of the placing of this nursery in its present site, so that the thousands of trees now growing so luxuriously within a mile of Creswick is the magnificent result of the small expenditure here entailed. The nursery itself is small but very compact, and is managed on the best lines and with experience and intelligence.

Havelock.—This is a small subsidiary nursery situate at Havelock, near Maryborough, under the charge of Mr. James Young. As a help to Macedon it is a most useful nursery, and as only one man (with occasional assistance) is required to keep it going the expense is very small as against its usefulness.

The want of permanent water is a drawback, but the nurseryman in charge has managed to raise a large stock of trees of a useful character, and a large number were distributed in the district; and some were sent to You Yangs.

Gunbower, Tintarra.—In consequence of the retrenchment policy and the withdrawal of most of the men employed here, the nursery is only used for local and plantation requirements, two hands under the forester, Mr. Parry, being employed at this place. A small stock of trees are in nursery lines ready for season 1894, whilst a number of trees were planted out in the plantation and arboretum formed at Gunbower.

FOREST FIRES.

In the forests under the care of a forester fires have done but little damage, as the foresters now exert themselves in preventing the spread of fire; and many thousands of pounds' worth of damage is thus prevented, and land-owners in the neighbourhood have much reason to be thankful to the Forests Branch in respect to the prevention of the spread of fire from the forests to outside lands.

MINING TIMBER.

The regulations affecting mining timber supply are working fairly smoothly, but, as the benefits enjoyed are chiefly on the side of the miner, the revenue obtained is nothing like what it should be; and timber is being cut in some parts of the colony in a way which cannot by any stretch of imagination be looked upon as according to the first principles of forestry. This is notably the case in the Chiltern and Dunolly districts.

SAW-MILLS.

This industry is in a moribund state at present, most of the mills being shut down. The introduction of Rieser's patent seasoning process at Wandong promises well, and there is every probability of an export trade in seasoned timber to Europe being an accomplished fact. The works at Wandong are on a large scale, and large capital has been expended in machinery. The company deserve credit for their enterprise, and I trust a large export trade will reward their industry.

GEO. S. PERRIN, F.L.S., F.R.G.S., F.R.H.S.,
Conservator of State Forests.