

1902-3.

VICTORIA.

REPORT

OF

PROCEEDINGS TAKEN UNDER THE PROVISIONS

OF

THE LAND ACTS AND THE WATTLES ACT 1890

DURING THE YEAR ENDING 31ST DECEMBER,

1901.

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

By Authority:

ROBT. S. BRAIN, GOVERNMENT PRINTER, MELBOURNE.

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REPORT.

To His Excellency Sir George Sydenham Clarke, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Governor of the State of Victoria and its Dependencies, &c., &c., &c.

Department of Lands and Survey,
Melbourne, 19th December, 1902.

YOUR EXCELLENCY,

I have the honour to submit the annexed Report by the Secretary for Lands of proceedings taken under the provisions of the Land Acts and the *Wattles Act* 1890 during the year 1901.

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

- | | |
|-----------------------|---------------------------|
| I.—Settlement. | III.—Pastoral occupation. |
| II.—Sales by auction. | IV.—Miscellaneous. |

Appendices A and B give a detailed account of the work done in the Professional Division and the Forest Branch of the Department.

I have the honour to be,

Your Excellency's most obedient servant,

M. K. MCKENZIE,

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

To the Honorable Malcolm Kenneth McKenzie, Commissioner of Crown Lands and Survey.

Department of Crown Lands and Survey,
Melbourne, 19th December, 1902.

SIR,

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 1901.

I.—SETTLEMENT.

The general methods of alienation of Crown lands in Victoria, from the first sales to the 31st December, 1901, 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. 65,792 | 10,483,666		...	...	Section 49. 11,676 | 182,891		11,702,654
„ „ 1878 ...	...	...	...	...	Section 11. 453 | 76,100		...	...	Section 10. 401 | 1,202		77,302
„ „ 1884-1890	120,177	31,198	3,924	155,299	Section 42. 5,340 | 565,832		Section 49. 199 | 13,293		...	...	734,424
„ „ 1891 ...	...	...	...	...	...	...	...	...	Section 22. 132 | 627		627
Totals ...	...	...	...	6,671,807	...	14,399,351	...	632,708	...	938,294	22,642,160
During year—	<i>Land Act</i> 1898.				<i>Land Act</i> 1898.						
1899 ...	3,353	860	...	4,213	...	...	...	...	...	...	4,213
1900 ...	4,977	1,668	...	6,645	Section 42. 657 | 79,376		Section 59. 532 | 96,786		Sections 49 and 59. Non-residence. 198 | 28,879		211,686
1901 ...	4,080	2,126	...	6,206	1,249	152,262	1,323	297,518	319	50,257	506,243
Totals ...	12,410	4,654	...	17,064	1,906	231,638	1,855	394,304	517	79,136	722,142

Auction 6,688,871 acres

Selection 16,675,431 „

Total 23,364,302 acres.

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

Table B shows the number of leases and licences under the Land Acts 1869, 1878, 1890, 1891, and 1898 on 31st December, 1901, with the area and rental:—

TABLE B.

Section of Act.	No.	Area.	Annual Rental.
<i>Progress Payments.</i>			
Residence—			
		Acres.	£
Licences—Section 42, <i>Land Act</i> 1890 ...	2,368	202,736	10,137
Section 17, <i>Land Act</i> 1891 ...	108	1,248	125
Section 22, <i>Land Act</i> 1891 ...	130	618	50
Section 42, <i>Land Act</i> 1898 ...	1,627	191,417	5,735
Section 59, <i>Land Act</i> 1898 ...	1,523	329,152	6,171
Section 9, <i>Wattles Act</i> 1890 ...	1	131	7
Leases—Section 20, <i>Land Act</i> 1869–1878	16,664	2,634,474	131,724
Section 44, <i>Land Act</i> 1890 ...	2,709	378,043	18,903
Section 17, <i>Land Act</i> 1891 ...	12	140	14
Section 44, <i>Land Act</i> 1898 ...	278	40,201	1,290
Section 61, <i>Land Act</i> 1898 ...	265	51,327	1,033
Section 10, <i>Settlement on Lands Act</i> 1893	1,203	18,574	2,014
Section 24, <i>Settlement on Lands Act</i> 1893	325	8,760	406
Non-residence—			
Licences—Section 49, <i>Land Act</i> 1890 ...	108	6,380	638
Section 49, <i>Land Act</i> 1898 ...	275	31,174	1,184
Section 59, <i>Land Act</i> 1898 ...	163	39,881	966
Leases—Section 20, <i>Land Act</i> 1869–1878	385	56,814	5,682
Section 50, <i>Land Act</i> 1890 ...	69	7,715	772
Section 50, <i>Land Act</i> 1898 ...	73	6,700	304
Section 61, <i>Land Act</i> 1898 ...	4	1,268	32
<i>Licences and Leases other than Agricultural and Grazing—</i>			
Section 49, <i>Land Act</i> 1869 ...	1,223	16,816	1,579
Section 65, <i>Land Act</i> 1890 ...	4,694	84,563	6,561
Section 99, <i>Land Act</i> 1890 ...	1,976	2,959	6,730
Section 91, <i>Land Act</i> 1890 ...	83	731	5,542
<i>Pastoral Occupation—</i>			
Section 16, <i>Land Act</i> 1898 ...	3	39,450	65
Section 29, <i>Land Act</i> 1898 ...	5,211	2,338,649	10,419
Section 67, <i>Land Act</i> 1890 ...	1,020	292,864	2,406
Section 123, <i>Land Act</i> 1890 ...	3,198	5,908,985	14,574
Section 85, <i>Land Act</i> 1890 ...	112	4,200	1,969
Section 80, <i>Land Act</i> 1898 ...	39	8,137	72
Section 5, <i>Wattles Act</i> 1890 ...	9	4,427	60
<i>Mallee Lands—</i>			
Pastoral Leases ...	3,558	7,980,592	12,000
Perpetual Leases ...	765	448,842	3,018
Agricultural Allotment Licences ...	153	87,606	4,381
Total ...	50,204	21,225,574	256,563

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 1901:—

TABLE C.

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.								
					Acres.	Acres.	£ s. d.	Acres.	£ s. d.
10	8	<i>nil</i>	8	2,237	376,219	938	<i>nil</i>	376,219	39,223 7 6

NOTE.—The transactions of a like nature under section 11, *Land Act* 1878, are included in this Table.

Table D shows the number of applications under section 20 of *The Land Act* 1869 of holdings varying in extent from 80 acres and under to 320 acres, which were approved during 1901:—

TABLE D.

80 acres and under ...	...	...	...	...	5
Over 80 and under 160	...	...	...	...	2
Over 160 and not exceeding 240	...	...	...	...	0
Over 240 and not exceeding 320	...	...	...	...	1
Total	...	...	...	...	8

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 E shows the transactions during 1901:—

TABLE E.

Number of Applications.		Purchases Completed.	Area Purchased.	Balances of Purchase Money Received.	Survey Fees Allowed.
Received.	Approved.				
13	13	13	Acres. 465	£ s. d. 7 0 0	£ s. d. 34 10 0

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. Fifty-one applications, representing 846 acres were approved during the year, and the sum of £155 16s. 8d. 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.

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

TABLE G.

Section.	Number of Applications.		Area Applied for.	Area Licensed.	Fees Payable Yearly.
	Received.	Approved.			
42—Residence	Nil	27	Acres. Nil	Acres. 2,214	£ s. d. 114 12 0
49—Non-residence	Nil	Nil	Nil	Nil	Nil

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 1901:—

TABLE H.

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.
643	479	97	382	153	Acres. 7,634	Acres. 27,522	946	5	0	Acres. 6,148	2,518	15	6

NOTE.—This Table includes particulars of a like nature under section 50, *Land Act* 1890.

Table I. shows the number of Crown Grants under section 44 of the *Land Act* 1890 of licensed holdings varying in extent from 80 acres and under to 320 acres, the issue of which was approved during 1901:—

TABLE I.

80 acres and under ...	...	...	...	...	91
Over 80 and under 160 ...	...	...	...	...	4
Over 160 and not exceeding 240 ...	...	...	...	...	1
Over 240 and not exceeding 320 ...	...	...	...	...	1
Total ...	...	...	...	...	97

NOTE.—This Table includes particulars of a like nature under section 50, *Land Act* 1890.

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. Twenty-three orders, representing in all an area of 3,743 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. Thirty liens, comprising an area of 3,701 acres, were registered during the year, representing, as advanced on this kind of security, £2,790.

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 J:—

TABLE J.

Section 65.			Section 67.		
Number of Applications.		Area Licensed.	Number of Applications.		Area Licensed.
Received.	Approved.		Received.	Approved.	
871	400	Acres. 7,085	109	66	Acres. 16,814

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 ten applications under this section were received, and seven applications were approved for an area of 35 acres, at an annual rental of £3.

PROGRESS OF SELECTION.

Table K shows the progress of selection under sections 32, 42, 49, and 65 of *The Land Acts* 1884-1890, and sections 29, 42, and 59 of the *Land Act* 1898 :—

TABLE K.—LAND SELECTED.

Year.	Under Section 32.		Under Sections 42 and 59.		Under Sections 40 and 59. Non-Residence.		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	845	115,611	25	2,403	597	11,002
1894	636	189,874	1,014	112,607	99	4,635	646	11,474
1895	374	91,227	771	72,090	39	1,896	305	5,376
1896	251	67,275	796	43,284	34	1,272	215	3,730
1897	262	73,499	653	54,115	20	808	110	1,895
1898	222	81,288	605	59,380	26	1,931	125	2,006
1899	41	13,591	616	66,998	14	924	116	1,987
	Section 29, L.A. '98.							
1900	1,558	701,504	1,349	196,127	202	29,042	178	2,946
1901	3,663	1,642,054	2,654	466,084	319	50,257	400	7,085

NOTE.—This Table includes selections under section 17, *Land Act* 1891.

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 1901 :—

TABLE L.

	No.	Extent.
		Acres.
Licences—Section 19, <i>Land Acts</i> 1869-1878 ...	2	65
Section 49, <i>Land Act</i> 1869 ...	9	166
Section 42, <i>Land Acts</i> 1884-1890 ...	946	127,961
Section 49, <i>Land Acts</i> 1884-1890 ...	45	2,866
Section 65, <i>Land Acts</i> 1884-1890 ...	119	2,247
Section 67, <i>Land Acts</i> 1884-1890 ...	56	18,028
Leases—Section 20, <i>Land Act</i> 1869-1878 ...	22	4,165
Section 21, <i>Land Acts</i> 1884-1890 ...	60	937,426
Section 32, <i>Land Acts</i> 1884-1890 ...	491	176,124

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

TABLE M.

	At Licensee's or Lessee's request.	Non-payment of Rent.	Non-compliance with Conditions.	Declared Expired.	Land Sold.	Land Abandoned.	Licences and Leases Surrendered.	Total.
Licences—Section 19, <i>Land Acts</i> 1869–1878	...	...	...	2	...	...	...	2
Section 49, <i>Land Act</i> 1869	...	6	...	1	...	2	...	9
Section 42, <i>Land Acts</i> 1884–1890	74	51	17	37	14	8	745	946
Section 49, <i>Land Acts</i> 1884–1890	...	...	...	...	...	...	45	45
Section 65, <i>Land Acts</i> 1884–1890	36	58	3	10	1	11	...	119
Section 67, <i>Land Acts</i> 1884–1890	11	23	1	15	...	6	...	56
Leases—Section 20, <i>Land Acts</i> 1869–1878	2	20	...	...	...	...	...	22
Section 21, <i>Land Acts</i> 1884–1890	...	1	...	59	...	...	...	60
Section 32, <i>Land Acts</i> 1884–1890	4	62	6	412	...	7	...	491
Totals	127	221	27	536	15	34	790	1,750

II.—SALES OF CROWN LANDS BY AUCTION.

The principle of deferred payments introduced in Part V. of *The Land Act* 1884, now Division 5, Part I., *Land Act* 1890, has been extended by the provisions of Division 6 of the *Land Act* 1898, one-eighth of the price bid being paid at the time of sale, and the remaining seven-eighths spread over a period not exceeding twenty years, payable half-yearly, in instalments of equal amounts, bearing interest at the rate of £4 per centum per annum.

During the year, 6,206 acres were sold for £40,469. Interest to the amount of £1,321 15s. 5d. was paid with the instalments of purchase money as they fell due.

The area of country lands sold at auction during 1901 was 4,080 acres, of which about 3,042 acres were improved and subject to valuation, and 1,038 acres unimproved.

In consequence of a large number of purchasers having failed to pay up the instalments of their purchase money as they became due, as required by the conditions of sale, steps were taken during the year to forfeit to the Crown the amounts already paid and declare the sales void.

As a result of this action, which was not taken until after repeated and fruitless notices to the purchasers, an area of 258a. 3r. 24p. reverted to the Crown, and the instalments of purchase money already paid thereon, amounting to £891 1s. 5d., were forfeited.

Table N shows the proceeds of sales by auction of country lands during each year from 1892. Similar particulars for each year from the commencement of *The Land Act* 1869 will be found in the departmental Report for 1891:—

TABLE N.

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	2	6	11
Improved „	2,738	0	24	3,265	9	6	1	3	10
„ 6 months ending 31st December—									
Unimproved land	886	0	4	1,725	3	6	1	18	10
Improved „	2,759	1	31	3,167	0	10	1	2	11
1893—6 months ending 30th June—									
Unimproved land	923	2	24	1,826	14	0	1	19	6
Improved „	1,426	1	26	2,017	13	8	1	8	3
„ 6 months ending 31st December—									
Unimproved land	625	2	35	880	18	9	1	8	2
Improved „	472	0	38	1,264	18	4	2	13	6
1894—6 months ending 30th June—									
Unimproved land	1,648	0	0	2,472	0	0	1	10	0
Improved „	920	0	0	1,058	0	0	1	3	0
„ 6 months ending 31st December—									
Unimproved land	1,032	0	0	1,651	0	0	1	12	0
Improved „	1,137	0	0	1,279	2	6	1	2	6
1895—6 months ending 30th June—									
Unimproved land	449	3	14	1,025	12	8	2	5	7
Improved „	1,000	0	39	4,375	12	8	4	7	6
„ 6 months ending 31st December—									
Unimproved land	280	3	2	1,288	9	9	4	11	9
Improved „	172	3	31	623	14	6	3	12	1
1896—6 months ending 30th June—									
Unimproved land	410	0	26	1,205	2	3	2	18	9
Improved „	484	1	25	772	15	3	1	12	1

Table N—continued.

Year.				Area Sold.		Amount Realized.			Average per Acre.		
				A.	R. P.	£	s.	d.	£	s.	d.
1896—6 months ending 31st December—											
				127	2 33	364	5	8	2	17	4
				448	2 14	631	7	6	1	8	2
1897—6 months ending 30th June—											
				391	1 10	1,143	3	5	2	18	6
				997	1 34	2,606	4	10	2	12	3
" 6 months ending 31st December—											
				142	0 38	439	19	3	3	2	0
				1,145	1 23	1,559	0	5	1	7	3
1898—6 months ending 30th June—											
				247	2 15	469	0	11	1	18	0
				1,348	0 26	4,488	4	3	3	6	6
" 6 months ending 31st December—											
				98	0 22	389	11	0	3	19	3
				518	2 17	711	8	9	1	7	6
1899—6 months ending 30th June—											
				461	2 35	2,152	7	11	4	13	4
				651	2 8	839	13	6	1	5	9
" 6 months ending 31st December—											
				267	0 0	837	9	9	3	2	9
				3,086	1 27	15,905	18	1	5	3	1
1900—6 months ending 30th June—											
				285	2 12	863	19	9	3	0	6
				3,756	1 11	13,231	4	9	3	10	5
" 6 months ending 31st December—											
				160	0 38	737	0	4	4	12	1
				774	1 39	3,369	7	7	4	7	0
1901—6 months ending 30th June—											
				376	1 11	1,465	16	9	3	18	0
				1,232	0 37	4,471	13	8	3	12	6
" 6 months ending 31st December—											
				661	1 31	2,035	8	0	3	1	6
				1,809	0 27	6,167	0	10	3	7	9

Table O shows the alienation by auction, during 1901, of town and country lands, and the amounts derived therefrom :—

TABLE O.

Town Lands.			Country Lands.				
Area.		Amount.	Average per Acre.	Area.		Amount.	Average per Acre.
A.	R. P.	£ s. d.	£ s. d.	A.	R. P.	£ s. d.	£ s. d.
2,126	3 14	26,329 0 9	12 7 6	4,079	0 26	14,139 19 3	3 9 3

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.

The sum of £21,369 15s. 1d. was received during the year for grazing licences, under sections 3, 67, and 123 of the Land Acts 1884–1890.

The amount of pastoral rent paid for each year since 1891 is shown in Table P below. Similar information for each year from the passing of *The Land Act* 1869 up to the end of 1891 is shown in the departmental Report for 1891.

TABLE P.

	£	s.	d.
1892	3,363	3	2
1893	3,329	2	5
1894	2,661	17	9
1895	3,874	7	10
1896	3,011	11	10
1897	3,462	16	9
1898	3,303	17	6
1899	2,823	16	9
1900	2,275	18	7
1901	50	0	0

For further particulars, reference is invited to Table Q.

TABLE Q.

PASTORAL ALLOTMENTS—SECTION 16 OF THE LAND ACT 1898.

Number of applications received from 1st January to 31st December, 1901	...	3
Area applied for	...	39,450 acres
Number of applications approved from 1st January to 31st December, 1901	...	1
Area leased	...	9,050 acres
Area available on 1st January, 1902, for application	...	4,550,322 „

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, as extended by section 94 of the *Land Act* 1898, provides that areas not exceeding 50 acres and 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 66 cases were approved, dealing with an area of 1,715 acres.

Section 17 provides for the application of the “betterment” principle wherever land has been or may be enhanced in value by railways or other public works. Since October, 1893, 108 licences have been issued for an area of 1,248 acres, the rental of which has been increased in accordance with this clause.

MALLEE.

The Land Acts deal, *inter alia*, with about 11,166,793 acres of land, exclusive of Mildura (250,000 acres), in the north-western district of the State. In addition to the area above, 155,207 acres have been laid off as roads, &c., through the mallee to facilitate travelling in this portion of the State, and 397,881 acres have been retained as reserves. The transactions for the year are as under:—

Agricultural leases	...	...	13	Area,	7,628 acres
Leases issued	...	...	{ Mallee allotments ... 17	”	34,982 ”
			{ Perpetual leases ... 310	”	177,140 ”
Licences issued	...	...	{ Agricultural allotments 53	”	27,896 ”
			{ Garden, Store, &c. 65	”	—
Leases cancelled for non-payment of rent and for other causes	...	...	{ Mallee allotments ... 46	”	30,083 ”
			{ Perpetual leases ... 8	”	3,865 ”
			{ Blocks ... 6	”	356,865 ”
Licences cancelled	...	...	{ (Agricultural allotments) 2	”	1,191 ”
			{ Blocks ... 2	”	94,080 ”
Leases transferred	...	...	{ Whole allotments ... 239	”	179,748 ”
			{ Portions of allotments 65	”	40,371 ”
			{ Perpetual leases ... 9	”	5,073 ”
Applications received	...	...	{ Perpetual leases ... 374		
			{ Licences ... 329		
Applications granted	...	...	{ Perpetual leases ... 73		
			{ Licences ... 43		
Applications refused	...	...	{ Perpetual leases ... 310		
			{ Licences ... 277		
Applications abandoned	...	...	{ Perpetual leases ... 1		
			{ Licences ... —		
Number of Local Land Boards held	...	...	...	13	
Cases dealt with	...	...	...	297	

On 1st January, 1902, the areas available and held under lease were as follow:—

Available for application	...	...	{ Blocks ... 20	Area	1,688,705 acres
			{ Allotments ... 63	”	419,301 ”
			{ Agricultural allotments 465	”	394,786 ”
Held under lease	...	...	{ Blocks ... 54	”	4,825,208 ”
			{ Allotments ... 3,504	”	3,155,384 ”
			{ Perpetual leases ... 765	”	448,842 ”
Agricultural allotments held	...	...	{ Licences ... 153	”	87,606 ”

The revenue derived was as follows:—

	£	s.	d.
Rents on blocks	2,309	8	10
Rents on allotments	7,696	1	6
Rents on agricultural allotments	1,007	2	1
Rents on grazing licences, &c.	609	0	0
Survey fees on blocks	61	13	9
Survey fees on allotments	7	8	6
Valuation of improvements on allotments	751	19	3
Interest on valuation of improvements	83	13	10
Fencing rates	240	17	7
Fees—			
Application	£175	15	0
Lease	250	0	0
Transfer	314	0	0
Mortgage	265	0	0
Licence	50	0	0
		1,054	15 0
Total	£13,822	0	4

VERMIN RATES.

Vermin rates, proclaimed by the Governor in Council on the recommendation 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	340	7	6
North-Eastern Vermin Board	327	14	11
North-Western „ „	134	12	0
Eastern „ „	350	5	11
Western „ „	244	4	10
Middle „ „	219	8	11
Warracknabeal „ „	237	19	0

During the year 10,000 acres of land, known as “Murray River frontage reservation,” in parish of Piangil, were subdivided and made available in 55 allotments, for which 503 applications were received.

IV.—MISCELLANEOUS.

THE LAND ACT 1898.

This Act, which came fully into force on 1st July, 1899, was primarily rendered necessary owing to the terms of all the leases under sections 21 and 32 of the Land Acts 1884 and 1890 expiring by effluxion of time on 29th December, 1898. In addition to dealing with the Crown lands comprised in such leases, and granting great concessions to licensees in regard to their rents, power was taken to acquire private estates for the purpose of closer settlement.

SECTION 16.

Under this section provision is made for the issue of leases of pastoral allotments for any term of years expiring not later than 29th December, 1909. During the year three applications were made for an area of 39,450 acres. One lease was issued for 9,050 acres at an annual rental of £19.

SECTION 29.

Under this section provision is made for the issue of grazing-area leases for a term of years expiring not later than 29th December, 1920, for areas not exceeding 200 acres of 1st class land, or 640 acres of 2nd class land, or 1,280 acres of 3rd class land, or 1920 of 4th class land.

During the year 3,981 applications were received for an area of 2,412,509 acres, and 3,663 leases were issued for an area of 1,642,054 acres at an annual rental of £7,363.

SECTION 42.

Under this section provision is made whereby grazing-area lessees and settlers under the *Settlement on Lands Act 1893* may have a licence for an agricultural or grazing allotment dated in such a way as to cover any residence they may have done on the land during the currency of the original tenure.

Three thousand eight hundred and seventy-five applications, comprising an area of 154,434 acres, were made under this section during the year, and 1,249 licences were issued for an area of 152,262 acres, at an annual rental of £4,929 13s.

SECTION 49.

This section, which amends section 49 of the *Land Act* 1890, provides for the issue of non-residence licences for 1st and 2nd class land at £1 and 15s. per acre respectively, payable by annual instalments of 1s. or 9d. per acre.

Two hundred and twenty-three applications were lodged for an area of 25,985 acres, and 207 licences were issued for 22,154 acres at an annual rental of £874 8s. 10d.

SECTION 59.

This section provides for the issue of a licence (residential or non-residential) to be called a grazing allotment licence to occupy an allotment of 3rd class land not exceeding in the whole 640 acres of 3rd class land or 960 acres of 4th class land for a period of six years at a fee of 6d. an acre per annum.

Under this section, during the year, 1,872 applications were made, covering an area of 352,499 acres, and 1,378 licences (residence) were issued for an area of 311,608 acres at an annual rental of £5,754 13s. 8d. One hundred and twelve non-residence licences were also issued for an area of 28,103 acres at a rental of £700 19s. 6d. per annum.

SECTION 80.

Under this section perpetual leases may be issued for any Crown lands (whether held under lease or licence or not), swamp or reclaimed lands, mallee or village settlements, limited, however, to an area of 600 acres of 1st class land, 960 acres of 2nd class land, and 1,920 acres of 3rd class land, or 2,880 acres of 4th class land.

Seventeen applications were made during the year, for an area of 6,389 acres, and 39 leases were issued for an area of 8,137 acres at an annual rental of £71 15s. 9d.

SECTION 113.

Under this section provision is made whereby a licensee under section 99 of the *Land Act* 1890 of a site for a butter factory or creamery, or a site for a residence, garden, inn, store, smithy, or similar building not within the boundaries of any city, may apply for the exclusive right to purchase such site after having been in possession for a period of five years and erected buildings or made other improvements, credit being given for the amount of rent paid during the period of possession.

During the year 34 applications under this section were granted for an area of 78a. 0r. 9p.

SECTION 76 OF THE LAND ACT 1890, AS EXTENDED BY SECTION 95 OF THE LAND ACT 1898.

In this section provision is made for the alienation of portions of land not more than 20 acres in extent at a price to be fixed by appraisement. During the year 675 acres were sold in this manner, realizing the amount of £2,256 15s. 6d.

SECTION 102, LAND ACT 1890.—COMMONS.

Commons were diminished by proclamation to the extent of 3,500 acres.

Two (2) 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 1901 for non-improvement by lessees under the *Land Acts* of 1862 and 1865, and interest on rents in arrear, was £509 16s. 2d.

SECTION 128, LAND ACT 1890.—PUBLIC HEARINGS.

During the year 1901, 401 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 6,320 subjects (including applications for mallee lands), were dealt with.

Four hundred cases were publicly heard by the Minister during the year.

VERMIN DESTRUCTION.

The following is the expenditure under this head for the year ending 31st December, 1901:—

Subsidy paid shire councils, &c., for destruction of dogs and foxes	...	...	...	...	...	£2,618	17	2
Wages of men working Crown lands, material, &c.	...	...	...	...	...	9,679	2	4
Salaries of inspectors and allowances to police rabbit inspectors	...	...	...	...	...	5,117	0	0
Total	...	...	...	...	...	£17,414	19	6

SECTION 36 OF THE MINES ACT 1890.

In this section provision is made whereby the holders of registered Miners' Rights may purchase the area occupied by them at a price to be fixed by appraisement.

During the year 66 persons exercised the right of purchase thus conferred, the area purchased being 41a. 1r. 36 $\frac{1}{10}$ p., whilst the amount realized was £1,023 2s. 9d.

I have the honour to be, Sir,

Your obedient servant,

THOS. F. MORKHAM,

Secretary for Lands.

APPENDIX A.

PROFESSIONAL DIVISION.

I have the honour to submit my annual report on the work of the Professional Division for the year ending 31st December, 1901 :—

SURVEY BRANCH.

As a result of the recent land legislation the work undertaken during the year has been probably the heaviest on record. The provisions of the Lands Acts 1898 and 1900, Nos. 1 and 2, induced the selection of a great number of agricultural allotments out of grazing areas, and the reduced charges for 2nd, 3rd, and 4th class land led to a large extent of country being taken up, much of this being for the purpose of out-paddocks to be used in connexion with original holdings. The demand for the subdivision of areas previously occupied as "pastoral" land necessitated the cutting up of many of the "pastoral" blocks, more particularly in the western portion of the State.

The system of former years of having selection surveys carried out by licensed surveyors holding defined districts has still prevailed. Payment to surveyors has been made by fees collected from applicants in accordance with the regulation scales, and, pending the completion of the surveys, credited to a trust fund. The very large increase in the number of survey orders necessitated the employment of additional surveyors, and in all 45 survey parties were engaged on selection work. This was carried on in many parts under very difficult conditions, and the surveyors generally had a heavy task to dispose of the accumulation of work which was a necessary consequence of the amendment of the Land Act. Special attention has been given to the selection of roads, as on this provision successful settlement so much depends.

PERMANENT STAFF.

No changes in the official staff have taken place during the year.

As previously, the four district surveyors have been so much occupied with the work of land classification and other administrative duties that they have not been able to devote as much attention to professional matters and the active supervision of field work as I consider desirable.

The work undertaken by the staff surveyors comprised the grading of roads and general topographical work in South and East Gippsland, the subdivision of Whitfield and Eurack Estates acquired for closer settlement, subdivision of mallee land, check surveys, township subdivisions, and other special work. The mallee classification engaged the attention of Mr. Tobin for the greater part of the year.

In South Gippsland the costly though justifiable development of the rangy country has been continued. This land is eagerly sought after, and as a result of the system of proper road provision before settlement, the progress of this part of the State has been much facilitated.

The special provision for payment of survey fees, viz., a deposit of £5 prior to survey, and the balance by instalments over a term of six years, necessitated a heavy departmental expenditure to meet the surveyors' claims under the item "Balances of fees, selection surveys." The expenditure (other than Trust Fund Survey Fees), and including the cost of staff surveyors' parties, was as follows :—

The expenditure on departmental surveys for the year has been as follows (this includes the cost of staff surveyors' parties) :—

Subdivision of land for sale	£858	9	11
Main road surveys	2,734	13	3
Feature surveys	304	12	6
Check surveys and connecting lines	226	16	4
Resurveys for sale, selection, &c.	598	18	10
Selection surveys	185	13	7
Village and closer settlement surveys	832	6	2
Balances of fees, selection surveys	6,644	1	4
Miscellaneous surveys	109	13	6
Mallee subdivisions	398	14	9
Marking sites for public purposes	114	2	9
	<u>£13,008</u>	<u>2</u>	<u>11</u>

The amount received as instalments on grazing area surveys, together with survey fees collected with first rents on surveyed allotments, was £6,047 3s.

The amount paid as survey fees into Trust Fund Account by selectors and others for the year was £15,514 4s. 9d.

Payments to authorized surveyors, refunds to applicants, and transfers to revenue amounted to £13,696 11s. 10d.

COMPUTING AND ADJUSTING BRANCH.

The work of this branch has been exceptionally heavy during the year, not only on account of the increase in the survey work, but in consequence of the large number of certified plans required for agricultural leases which became due on account of the provision for antedating licences for land formerly held under grazing lease.

Five hundred and fifty-five plans of new surveys were examined in detail, compared with surveyors' field notes, and computations checked.

In the adjusting-room 4,696 cases were investigated, and certified plans for leases and grants were prepared; 152 certificates of adjustment were prepared and issued. The total number of plans and diagrams being 4,900.

The staff consisted of one officer in charge and ten assistants.

DRAUGHTING AND LITHOGRAPHING BRANCH.

The very important work of compilation of parish plans has been seriously interfered with by the many requisitions made on the draughting staff. So much work of a miscellaneous character had to be performed that a large proportion of the staff was not available for compilation work. During the year the plans of 22 parishes were compiled and 25 of earlier date were revised for re-issue.

The usual diagram work for titles, the preparation of technical descriptions for reservations, for road alterations and for Bills to be submitted to Parliament, of certified plans for production in Law Courts of plans and tracings for country offices, and of special plans in connexion with proposed Forests Bill occupied much of the time of the branch.

Plans of the Eurack, Whitfield, and Moreland Estates, acquired and subdivided for closer settlement, were prepared and issued. Numerous requisitions from other Departments, municipal councils, &c., were complied with.

In the lithographic and printing division the work has again shown a material increase. It comprised a large number of the ordinary departmental maps and plans published for sale, coloured maps showing classification of mallee lands, closer settlement estate plans, circulars, &c., together with various plans for other Departments.

The permanent staff, including draughtsmen, lithographers, printers, and plan moulder, numbered nineteen, supplemented by the following temporary staff, eleven draughtsmen, two lithographers, and one printer.

ENGRAVING.

This work is necessarily slow, and only one officer was engaged thereon.

Further additions were made to the Map of Victoria. Plan of the Geodetic Survey, Sheet "K" (South Division) was posted for revision, Sheet "S" (North Division) was further advanced.

PHOTOGRAPHY.

One photographer and assistant have been engaged on the ordinary work of photography and preparing transfers for departmental plans, and the varied work under requisition for other Departments.

J. M. REED,
Surveyor-General.

APPENDIX B.

FOREST BRANCH.

During the year 1901 I administered the Forest Branch under the title of Officer in Charge, by direction of the Hon. the Minister.

STAFF, ETC.

During the year the staff, field and office, has been practically identical with that of the past twelve months.

ROYALTY.

The system has been continued and extended during the year, and, doubtless, will be further extended from time to time until the priced licence, under which great waste of timber as well as loss of revenue has occurred, becomes a thing of the past.

WOMBAT STATE FOREST.

Receipts and Expenditure for Year ending 31st December, 1901.

<i>Receipts.</i>			<i>Expenditure.</i>		
	£	s. d.		£	s. d.
Rent—Saw-mills...	28	10 0	Salaries and wages of foresters, &c....	818	14 3
„ Special area ...	78	0 0	Forage allowances, &c. ...	316	11 10
„ Residence ...	2	17 6			
„ Grazing ...	5	15 4			
Royalty—Saw-mill timber ...	243	3 6			
„ Mining timber ...	389	4 3			
„ Fencing timber ...	18	11 8			
„ Firewood and charcoal ...	221	5 8			
„ Beams, piles, &c. ...	19	3 8			
Sale of confiscated timber ...	1	17 0			
	1,008	8 7		1,135	6 1

TOTAL REVENUE FOR YEAR ENDING 31ST DECEMBER, 1901.

	£	s.	d.	£	s.	d.
Saw-mills and tramways—rent	1,578	9	2			
Special timber areas "	207	0	0			
Jinker and faller licences	1,059	17	6			
Saw-mill timber—royalty	1,410	6	4			
				4,255	13	0
Railway sleepers "				2,349	12	1
Mining timber "				2,481	3	1
Firewood "				1,937	12	1
Fencing material "				116	18	8
Beams, piles, &c. "				718	0	5
Wattle-bark "				1,028	5	9
Grazing fees				1,433	7	4
Residence fees				18	5	0
Splitters' licences				375	0	0
Sale of confiscated timber, &c.				192	5	4
				14,906	2	9

NURSERIES AND PLANTATIONS.

Good work is still being done. The stock produced at the nurseries continues to be of a high order of merit, more particularly at Macedon and the subsidiary one at Creswick. *Pinus insignis* is still recommended as probably the very best shade and shelter tree for farmers, orchardists, and others who can afford it the necessary space to grow in. It is not suitable for restricted areas.

TREE DISTRIBUTION FROM MACEDON STATE NURSERY, SEASON 1901.

No. of Applications.	To whom Distributed.	Total No. of Trees allotted.
3	Government Plantations { You Yangs	33,800
	{ Creswick	4,170
	{ Mount Alexander	1,200
445	The general public	22,366
34	Municipal bodies	6,717
148	State schools	5,024
87	Railway stations	3,260
19	Public parks and recreation reserves	2,853
29	Religious bodies	1,702
11	Agricultural and progress associations	1,106
10	Cemeteries	703
5	Hospitals, &c.... ..	338
4	Mechanics' institutes	198
12	Government institutions (other than the above)	1,494
	Total output from Macedon	84,931

No. of applications supplied	807
" " too late	110
" " withdrawn	3
" " not supplied	2
Total	922

In the dry districts 349 applicants were supplied with 18,324 trees, consisting chiefly of sugar gums, yate, tallowwood, and lemon-scented gums, peppers, silky oaks, sheoaks, sterculias, cypress, robinias or pseudacacia, Moreton Bay figs, white mulberry, Canary Island and Aleppo pines.

In the southern and coastal districts 455 applicants were supplied 27,437 trees, mostly made up of *pinus pinaster*, *p. insignis*, *p. laricio*, *p. muricata*, *p. strobus*, *p. ponderosa*, *p. coulterii*, *p. austriaca*, black and white spruce, Japan and Indian cedars, sequoias, eucalypts generally, oaks, ash, catalpa, chestnuts, poplars, sycamores, willows, &c.

Attention is drawn to the success of the wattle plantations established by the Department, and the handsome revenue from time to time derived from them.

The early permanent reservation of forests is still strongly recommended for obvious and previously stated reasons.

A. W. CROOKE,
Officer in Charge.