

1905.

VICTORIA.

THE LAND ACTS.

REPORT

FOR

THE YEAR ENDED 31ST DECEMBER, 1904.

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

By Authority:

ROBT. S. BRAIN, GOVERNMENT PRINTER, MELBOURNE.

R E P O R T .

*To His Excellency the Honorable Sir Reginald Arthur James Talbot, Knight
Commander of the Most Honorable Order of the Bath, Governor of the State
of Victoria and its Dependencies, &c., &c., &c.*

Department of Lands and Survey,
Melbourne, 19th October, 1905.

YOUR EXCELLENCY,

I have the honour to submit the annexed Report by the Secretary for Lands of proceedings under the Land Acts during the year 1904.

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. |

Appendix A gives a detailed account of the work done in the Professional Division of the Department.

I have the honour to be,
Your Excellency's most obedient servant,

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

To the Honorable John Murray, Commissioner of Crown Lands and Survey.

Department of Crown Lands and Survey,
Melbourne, 19th October, 1905.

SIR,

I have the honour to submit the following Report of proceedings under the Land Acts during the year 1904.

I.—SETTLEMENT.

The general methods of alienation of Crown lands in Victoria, from the first sales to the 31st December, 1904, 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.			
	Acres.	Acres.	Acres.	Acres.	No.	Area.	No.	Area.	No.	Area.		
Under Imperial Acts ...	...	...	...	3,944,237	...	...	...	...	...	...	...	3,944,237
" Land Act 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. 65,735	10,472,909	...	...	Section 49. 11,657	182,603	...	11,691,609
" " 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. 4,465	421,976	Section 40. 123	7,071	...	...	...	584,346
" " 1891 ...	...	...	...	...	...	...	...	...	Section 22. 145	691	...	691
Totals ...	...	...	...	6,671,807	...	14,244,738	...	626,486	...	938,070	...	22,481,101
During year—	Land Act 1898-1901.				Land Act 1898-1901.							
1899 ...	3,353	860	...	4,213	...	...	...	...	Sections 49, 50, 50 and 54. Non-residence.	...	...	4,213
1900 ...	4,977	1,668	...	6,645	Sections 42 and 47. 657	79,376	Sections 50 and 54. 532	96,786	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
1902 ...	3,297	2,259	...	5,556	557	70,211	744	166,830	111	17,332	...	259,929
1903 ...	4,936	1,957	...	6,893	675	83,283	679	122,351	217	33,165	...	245,692
1904 ...	3,154	1,924	...	5,078	747	59,590	586	139,119	143	25,262	...	229,049
Totals ...	23,797	10,794	...	34,591	3,885	444,722	3,864	822,604	988	154,895	...	1,456,812

Auction	...	...	...	...	...	6,706,398 acres
Selection	...	...	...	...	...	17,231,515 "
Total	...	...	...	...	...	<u>23,937,913 acres.</u>

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

SECTION 20, LAND ACT 1869.

This section, the rights of which are preserved by section 2 of the *Land Act* 1901, 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 1904:—

TABLE B.

Grants Gazetted as Approved.	Leases Gazetted as Approved.	Purchases 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.
			Acres.	Acres.	£ s. d.	Acres.	£ s. d.
<i>nil</i>	<i>nil</i>	3,568	544,572	<i>nil</i>	<i>nil</i>	544,572	58,829 12 7

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

SECTION 31, LAND ACT 1869.

This section, the rights of which are preserved by section 2 of the *Land Act* 1901, 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 C shows the transactions during 1904:—

TABLE C.

Purchases Completed.	Area Purchased.	Balances of Purchase Money Received.	Survey Fees Allowed.
	Acres.	£ s. d.	£ s. d.
31	894	16 7 6	62 14 0

THE LAND ACT 1901.

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. Forty-four applications, representing 749 acres, were approved during the year, and the sum of £243 3s. 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 agriculture and grazing.

Section 35 of the *Land Act* 1901 provides for the issue of grazing area leases for a term of years expiring not later than the 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 1,920 acres of 4th class land.

Table D shows the transactions during the year :—

TABLE D.

Number of Applications.		Area Applied for.	Area Leased.	Annual Rental.
Received.	Approved.			
517	524	Acres. 303,936	Acres. 290,043	£ 1,261

Section 42 of the *Land Act* 1890, the rights of which are preserved by section 2 of the *Land Act* 1901, provided for the issue of licences (residential) for agricultural allotments not exceeding 320 acres in extent.

Section 47 of the *Land Act* 1901 provides for the issue of licences (residential) for agricultural allotments for 200 acres of 1st class land, or 320 acres of 2nd class land.

Section 50 of the *Land Act* 1901 provides for the issue of licences (non-residential) for agricultural allotments for 200 acres of 1st class land, or 320 acres of 2nd class land.

Section 54 of the *Land Act* 1901 provides for the issue of licences (residential and non-residential) for grazing allotments for 640 acres of 3rd class land, or 960 acres of 4th class land.

Table E shows the transactions under these sections during the year :—

TABLE E.

Section.	Number of Applications Received.	Area Applied for.	Number of Applications Approved.	Area Licensed.	Annual Rental.	
					£.	s. d.
42. (Residence) <i>Land Act</i> 1890 ...	<i>nil</i>	Acres. <i>nil</i>	15	Acres. 1,394	69	14 0
47. (Residence) „ 1901 ...	1,762	197,020	794	69,187	2,568	9 0
50. (Non-residence) „ 1901 ...	58	7,606	93	8,741	362	12 9
54. (Residence) „ 1901 ...	616	151,038	646	156,344	3,078	18 9
54. (Non-residence) „ 1901 ...	59	20,562	63	17,926	448	3 0
Total ...	2,495	376,226	1,611	253,592	6,527	17 6

NOTE.—This Table includes selections of enhanced value.

Section 44 of the *Land Act* 1890, the rights of which are preserved by section 2 of the *Land Act* 1901, enables licensees under Division 3, Part I., of the *Land Act* 1890 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 1904 :—

TABLE F.

Grants Gazetted as Approved.	Leases Gazetted as Approved.	Purchases 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.
			Acres.	Acres.	£ s. d.	Acres.	£ s. d.
84	345	172	12,127	26,780	14 0 0	12,107	4,544 3 6

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

Table G gives particulars of a like nature under sections 49, 50, and 56 of the *Land Act* 1901 during 1904:—

TABLE G.

Grants Gazetted as Approved.	Leases Gazetted as Approved.	Purchases 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.		
					£	s.	d.		Acres.	£	s.	d.
17	460	98	Acres. 14,683	Acres. 102,590	367	15	0	Acres. 13,976	4,623	13	1

Under section 70 a lessee of an agricultural or grazing allotment of land under the *Land Acts* 1884, 1890, and 1901, or of an allotment under Part II. of *The Land Act* 1869 or any Act amending such Part, can give an "order" for the delivery of the Crown grant to any person who has made an advance of money on the security of a lease, the mortgage being transferred from the lease to the Crown grant. Fifty-eight orders, representing in all an area of 12,670 acres, were registered during the year.

Section 71 empowers licensees under Part II. of *The Land Act* 1869, and licensees of agricultural or grazing allotments under the *Land Acts* 1884, 1890, and 1901 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. Forty-three liens, comprising an area of 9,200 acres, were registered during the year, representing, as advanced on this kind of security, £3,440 8s. 9d.

Division 4, Part I.—Auriferous Lands.

This Division provides for the occupation of Crown lands classed "Auriferous." Under section 103, 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 105, licences may be issued for grazing purposes only up to 1,000 acres.

In the *Land Act* 1904 provision is made whereby licensees under section 103 of the *Land Act* 1901 can apply to surrender their licences with a view to obtain agricultural or grazing allotment licences in lieu thereof.

The transactions during the year under sections 103 and 105 are shown in Table H:—

TABLE H.

Section 103.			Section 105.		
Number of Applications.		Area Licensed.	Number of Applications.		Area Licensed.
Received.	Approved.		Received.	Approved.	
873	689	Acres. 12,587	42	228	Acres. 26,289

WORKED-OUT AURIFEROUS LANDS.

By the 106th section of the *Land Act* 1901 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 8 applications under this section were received, and 18 applications were approved for an area of 88 acres, at an annual rental of £6 14s.

PROGRESS OF SELECTION.

Table I 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 and corresponding sections of the *Land Act* 1901 :—

TABLE I.—LAND SELECTED.

Year.	Under Section 32.		Under Sections 42, 47, 54, and 59.		Under Sections 49, 50, 54, and 59. Non-Residence.		Under Sections 65 and 103.	
	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	5,883	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	803	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, and Section 35, L.A. '01.							
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
1902	1,173	507,403	1,459	281,569	118	18,115	245	4,584
1903	905	574,482	1,544	251,441	217	33,165	492	7,420
1904	524	290,043	1,455	226,925	156	26,667	689	12,587

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

LICENCES AND LEASES SURRENDERED, REVOKED, OR DECLARED EXPIRED.

The following Table shows the number of licences and leases, under the sections specified, surrendered, revoked, or declared expired during 1904 :—

TABLE J.

	No.	Extent.	
		Acres.	
Licences—Section 49, <i>Land Act</i> 1869	...	7	88
Section 42, <i>Land Act</i> 1890	...	*74	6,963
Section 49, <i>Land Act</i> 1890	...	*2	241
Section 42, <i>Land Act</i> 1898	...	60	11,864
Section 49, <i>Land Acts</i> 1890-1898	...	12	1,506
Section 59, <i>Land Act</i> 1898	...	66	18,203
Section 65, <i>Land Act</i> 1890	...	304	5,418
Section 67, <i>Land Act</i> 1890	...	54	12,519
Section 22, <i>Land Act</i> 1891	...	3	14
Leases—Section 20, <i>Land Acts</i> 1869-1878	...	22	3,917
Section 44, <i>Land Act</i> 1890	...	*36	6,730
Section 50, <i>Land Act</i> 1890	...	*2	340
Section 85, <i>Land Act</i> 1890	...	2	60
Section 29, <i>Land Act</i> 1898	174	80,757

* Includes licences and leases surrendered so that holders may obtain concessions allowed by *Land Acts* 1898-1901.

II.—SALES OF CROWN LANDS BY AUCTION.

The principle of deferred payments introduced in Part V. of *The Land Act* 1884, has been continued and extended by the provisions of Division 5, Part I., of the *Land Act* 1901, 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, 5,078 acres were sold for £37,092. Interest to the amount of £1,783 17s. 2d. was paid with the instalments of purchase money as they fell due.

The area of country lands sold at auction during 1904 was 3,154 acres, of which about 2,139 acres were improved, and 1,015 acres unimproved.

In consequence of several 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 56a. 3r. 22p. reverted to the Crown, and the instalments of purchase money already paid thereon, amounting to £815 5s., were forfeited.

Table K shows the proceeds of sales by auction of country lands during each year from 1901. Similar particulars for each year from the commencement of *The Land Act* 1869 to the year 1891 inclusive will be found in the departmental Report for that year, and for the several subsequent years to 1900 inclusive in the departmental Report for 1903 :—

TABLE K.

Year.	Area Sold.			Amount Realized.			Average per Acre.		
	A.	R.	P.	£	s.	d.	£	s.	d.
1901—6 months ending 30th June—									
Unimproved land	376	1	11	1,465	16	9	3	18	0
Improved "	1,232	0	37	4,471	13	8	3	12	6
" 6 months ending 31st December—									
Unimproved land	661	1	31	2,035	8	0	3	1	6
Improved "	1,809	0	27	6,167	0	10	3	7	9
1902—6 months ending 30th June—									
Unimproved land	760	0	15	1,843	14	8	2	8	6
Improved "	1,415	3	1	4,825	8	0	3	8	1
" 6 months ending 31st December—									
Unimproved land	283	3	24	980	5	9	3	9	0
Improved "	837	0	9	3,415	14	0	4	1	7
1903—6 months ending 30th June									
Unimproved land	1,160	3	9	4,160	0	0	3	11	8
Improved "	2,949	3	20	18,572	18	5	6	6	0
" 6 months ending 31st December									
Unimproved land	431	3	2	1,058	19	4	2	9	0
Improved "	393	3	17	1,710	13	9	4	6	10
1904—6 months ending 30th June—									
Unimproved land	779	0	1	1,558	9	9	2	0	0
Improved "	1,402	1	14	3,081	16	0	2	3	11
" 6 months ending 31st December—									
Unimproved land	235	1	35	639	18	9	2	10	3
Improved "	737	0	0	940	15	3	1	5	6

Table L shows the alienation by auction, during 1904, of town and country lands, and the amounts derived therefrom :—

TABLE L.

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.
1,924 1 3	30,875 17 11	16 0 10	3,154 0 0	6,216 0 0	1 19 4

III.—PASTORAL OCCUPATION.

GRAZING LICENCES.

The sum of £24,623 4s. 8d. was received during the year for grazing licences, under sections 105 and 187 of the *Land Act* 1901.

MALLEE.

The *Land Act* 1901, Part II., as amended by *Land Act* 1904, deals, *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:—

				No.	Area.
					Acres.
Leases issued	...	...	{ Agricultural leases ...	896	561,396
			{ Perpetual leases ...	11	7,821
Licences issued	...	...	{ Agricultural allotments ...	31	23,116
			{ Garden, Store, &c. ...	105	—
Leases cancelled for non-payment of rent, &c.	...	...	{ Mallee allotments ...	2	1,965
			{ Perpetual leases ...	28	19,880
			{ Whole allotments ...	159	110,518
Leases transferred	...	...	{ Portions of allotments ...	88	43,671
			{ Agricultural leases ...	69	55,718
			{ Perpetual leases ...	15	10,650
Applications received	...	...	{ Perpetual leases ...	100	
			{ Licences ...	250	
Applications granted	...	...	{ Perpetual leases ...	47	
			{ Licences ...	113	
Applications refused	...	...	{ Perpetual leases ...	53	
			{ Licences ...	137	
Applications abandoned	...	...	{ Perpetual leases ...	5	
			{ Licences ...	1	
Number of Local Land Boards held	...	...	...	17	
Cases dealt with	...	...	...	575	

On 1st January, 1905, the areas available and held under lease were as follow:—

				No.	Acres.
Available for application	...	{ Blocks ...	{ Available under section 187, Land Act 1901, annual grazing licence.	36	3,538,994
		{ Allotments		57	439,568
		{ Agricultural allotments		394	338,840
Blocks held under grazing licence	...	...	...	36	2,918,599
Mallee allotments held under lease	...	...	...	2,831	2,274,317
Agricultural allotments held ...	...	{ Agricultural leases	...	1,489	1,089,959
		{ Perpetual leases	...	597	417,146
		{ Licences	...	196	125,413

The revenue derived was as follows:—

				£	s.	d.
Rents on blocks	...	...	...	984	18	11
Rents on allotments	...	...	...	4,008	14	5
Rents on agricultural allotments	...	...	...	14,910	19	4
Rents on grazing licences, &c.	...	...	...	583	7	10
Valuation of improvements on allotments	...	...	...	499	4	9
Interest on valuation of improvements	...	...	...	151	10	10
Fencing rates	...	...	...	12	11	10
Fees—				£	s.	d.
Application	...	...	...	87	10	0
Lease	...	...	...	900	0	0
Transfer	...	...	...	250	0	0
Mortgage	...	...	...	130	0	0
Licence	...	...	...	50	0	0
				1,427	10	0
				£22,581	15	0

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	...	...	...	352	5	3
North-Eastern Vermin Board	...	...	...	492	18	0
North-Western	„	„	...	—	—	—
Eastern	„	„	...	316	8	0
Western	„	„	...	345	15	5
Middle	„	„	...	465	8	8
Warracknabeal	„	„	...	548	11	6
				2,521	6	10

Section 222, *Land Act* 1901, enables any licensee at the expiration of licence or on obtaining a lease to demand and obtain a Crown grant at any time upon payment of the difference between the amount of rent actually paid and the balance due according to classification of land. The following table shows the transactions during the year 1904:—

Purchases Completed.	Area Purchased.	Balance of Purchase Money Paid.	Total Amount of Purchase Money.
	Acres.	£ s. d.	£ s. d.
5	1,375	553 13 7	611 0 0

IV.—MISCELLANEOUS.

SECTION 63, LAND ACT 1901.

Under this section perpetual leases may be issued for any Crown lands, including 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.

One application was made during the year, for an area of 80 acres, and three leases were issued for an area of 652 acres at an annual rental of £8 4s. 5d.

SECTION 146, LAND ACT 1901.

Under this section provision is made whereby a licensee under section 145 of the *Land Act* 1901 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 89 applications under this section were granted for an area of 186 acres.

SECTION 184, LAND ACT 1901.

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 appraisalment. During the year 1,078 acres were sold in this manner, realizing the amount of £3,151 13s. 10d.

SECTION 149, LAND ACT 1901.—COMMONS.

Commons were diminished by proclamation to the extent of 56,800 acres.

Nine (9) commons which were found to be no longer required were abolished.

Additional commonage to the extent of 6,428 acres was proclaimed during the year.

SECTION 164, LAND ACT 1901.—PENALTIES.

The amount of penalties, at the rate of Five shillings per acre, received during 1904 for non-improvement by lessees under the *Land Acts* of 1862 and 1865, and interest on rents in arrear, was £2,405 9s. 11d.

SECTION 193, LAND ACT 1901.—PUBLIC HEARINGS.

During the year 1904, 356 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 6,173 subjects (including applications for mallee lands), were dealt with.

Seventeen cases were publicly heard by the Minister during the year.

SECTIONS 344, 345, AND 346, LAND ACT 1901.

Any holder of a Conditional Purchase Lease under sections 344, 345, and 346 of the *Land Act* 1901 can acquire the fee-simple of the land after the expiration of six years from the issue of the lease, provided all the covenants and conditions thereof are complied with. Table M shows the transactions during 1904:—

TABLE M.

Purchases Completed.	Area Purchased.	Balance of Purchase Money Paid.	Total Amount of Purchase Money.
	A. R. P.	£ s. d.	£ s. d.
39	1,211 3 18	1,883 12 2	2,290 13 0

CROWN GRANTS AND LEASES.

Four thousand eight hundred and five Crown grants and 2,404 leases were prepared and passed from the head office during 1904.

FEES AND CERTIFICATES.

The sum of £16,466 13s. 4d. was received during the year for certificates and transfers under the *Land Act* 1901, and for miscellaneous fees, including those payable for grants, leases, and survey charges.

REVENUE.

Table N shows in detail the revenue contributed by the Department to the Treasury during 1904:—

TABLE N.

<i>Temporary Occupation.</i>		£	s. d.	£	s. d.
Pastoral occupation and grazing licences (including fencing rate, £117 6s. 9d.)	...	24,740	11 5		
Rents under section 29, <i>Land Act</i> 1898, and section 35, <i>Land Act</i> 1901	...	19,607	1 8		
Rents under section 103, <i>Land Act</i> 1901	...	4,925	13 0		
Rents under sections 45 and 47, <i>Land Act</i> 1869, Division 8 of Part I., <i>Land Acts</i> 1890-1901	...	30,862	17 10		
Perpetual Leases, section 80, <i>Land Act</i> 1898, and section 63 <i>Land Act</i> 1901	...	3,202	16 4		
				83,339	0 3
<i>Alienated in Fee simple by Auction and Deferred Payments, also Rents received towards Alienation.</i>					
	A. R. P.				
By auction—Town land	...	1,924	1 3	*36,101	9 11
" Country land	...	3,154	0 0		
Sundry payments on account of purchase in fee simple	...	4,442	1 9		
By purchase under section 31, <i>Land Act</i> 1869	...	16	7 6		
" " " 18, <i>Land Acts</i> 1890-1901	...	243	3 0		
Rents under section 49, <i>Land Act</i> 1869	...	365	16 11		
" section 42, <i>Land Acts</i> 1890-1898, and section 59, <i>Land Act</i> 1898, sections 47 and 54, <i>Land Act</i> 1901, section 22, <i>Land Act</i> 1891, and section 106, <i>Land Act</i> 1901	...	36,892	0 5		
" section 49, <i>Land Acts</i> 1890-1898	...	1,203	2 0		
Rents and balances of purchase money under section 20, <i>Land Act</i> 1869, section 11, <i>Land Act</i> 1878, section 44, <i>Land Acts</i> 1890-1898, section 61, <i>Land Act</i> 1898, and sections 49 and 56, <i>Land Act</i> 1901	...	178,169	16 0		
Rents under sections 5-10 and 20-24, <i>Settlement on Lands Act</i> 1893, and sections 318-322 and 332-335, <i>Land Act</i> 1901	...	12,706	3 8		
				270,140	1 2
Penalties under section 164, <i>Land Act</i> 1901, and interest	...	2,405	9 11		
Fees for grants, leases, licences, surveys, &c.	...	16,466	13 4		
Sale of plans and sundries	...	5,996	17 5		
				24,869	0 8
Total Revenue	...			378,348	2 1

* This item includes interest, £1,783 17s. 2d., and instalments on account of some sales prior to 1897.

VERMIN DESTRUCTION.

The following is the expenditure under this head for the year ended 31st December, 1904:—

Subsidy paid shire councils, &c., for destruction of dogs and foxes	...	£1,900	0 10
Wages of men working Crown lands, material, &c.	...	8,205	11 2
Salaries of inspectors and allowances to police rabbit inspectors	...	6,009	15 0
Total	...	£16,115	7 0

I have the honour to be, Sir,

Your obedient servant,

J. W. SKENE,

Secretary for Lands.

APPENDIX A.

SIR,—

I have the honour to submit my report on the Professional Division for the year ended 31st December, 1904.

SURVEY BRANCH.

During the year from 40 to 50 survey parties, including those of the Staff Surveyors, were engaged on the work of the Department, the general selection work being, as in former years, intrusted to the Surveyors holding assigned districts, and paid for at schedule rates.

The Staff Surveyors were employed on work of a special character—such as extensive topographical work in the distant Mallee area, selection of main roads in difficult rangy country, Walhalla, Beech Forest, and Fumina districts, re-surveys, &c.

As much of the country operated on was remote and rangy, or in a very dry district, the work was carried on under difficult conditions.

Five Staff Surveyors were engaged throughout the year.

As formerly, the four District Surveyors stationed at Melbourne, Bendigo, Ararat, and Bairnsdale respectively were compelled to devote a very large proportion of their time to the work of classifying and valuing land, conducting some of the Local Land Boards, and inspecting areas with a view to making them available for settlement; and the time devoted to active field supervision was thereby greatly curtailed.

No changes in the salaried Survey Staff occurred.

The following statement of expenditure shows under various headings the work undertaken:—

SUMMARY OF EXPENDITURE ON SURVEYS.

(Including the cost of the Staff Surveyors' work.)

	£	s.	d.
Subdivision of land for sale	987	12	5
Main road surveys	2,547	15	0
Feature surveys	860	9	9
Check surveys and connexion lines	354	6	2
Re-surveys for sale, selection, &c.	720	12	4
Selection surveys—Departmental	452	19	4
Balances of fees (selection surveys, to be repaid in instalments by applicants)	1,438	13	0
Miscellaneous surveys	355	19	0
Mallee subdivisions	341	19	8
Marking reserves and sites for public purposes, &c.	250	3	1
	8,310	9	9
Selection and other surveys—(fees collected from applicants)	19,870	0	1
	28,180	9	10
Amount received as instalments on grazing area surveys, and collected with first rents on previously surveyed allotments	2,522	6	0
Amount collected and deposited in Trust Fund Account	18,362	0	6
Payments to Authorized Surveyors, refunds to applicants, and transfers to revenue amounted to	22,566	13	3

COMPUTING AND ADJUSTING BRANCH.

In this branch the returns show a considerable increase in the work performed.

Plans of new surveys examined with field notes and computations checked 595

Some of these comprised large areas, with a total number of allotments of 298, and aggregate area of 108,000 acres.

Plans of selection surveys similarly dealt with 2,705

Certified plans for leases and grants 4,211

Certificates of adjustment 150

The Staff consisted of one officer in charge (Mr. McHutchison, acting) and 14 draughtsmen.

DRAUGHTING BRANCH.

A great variety of work had to be undertaken in this branch, and the number of compilations of parish plans was, therefore, limited.

The following statement shows the work executed:—

Plans compiled, full scale	27
Plans revised and posted for re-issue	49
Record plans and large tracings	74
Special plans for Surveyors, &c.	19
Miscellaneous tracings, chartings, &c.	740
Plans for certificate of Board of Land and Works	47
Titles Office certificates	110
Technical descriptions (exclusive of electoral)	456
Diagrams on Crown grants, &c.	8,708
Together with varied small miscellaneous work.	

LITHOGRAPHIC BRANCH.

A very large amount of lithographic work was completed.

This consisted of the printing of various maps for departmental purposes, compiled plans (full and half-scale), electoral maps, Federal Capital plans, classification maps to the number of 86,420, together with the usual office requisites—circulars, schedules, &c.

ENGRAVING.

The work consisted of the completion of Geodetic, Sheet S, and revision of Sheets G and Q. Necessary additions were made to the plates of Victoria, 8 mile and 16 mile scales. One engraver was engaged on this work.

PHOTOGRAPHY.

The photographic work—preparation of transfers for departmental maps and for other departments—was carried on by one photographer and one assistant.

Number of transfers prepared, 423.

PLAN MOUNTING.

One plan moulder was employed, and in addition to the work of repairing office records in use, and other miscellaneous work, mounted plans to the number of 1,130.

The total staff of the draughting and lithographic branches, printers, engraver, and plan moulder numbered 33.

The value of the work done for other State Departments was	£468	2	6
For Commonwealth Government and amount collected	258	0	0

		£726	2	6
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Fees received for certificates of adjustment	£258	0	0
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I have the honour to be, Sir,
Your obedient servant,

J. M. REED,
Surveyor-General.

The Hon. John Murray, M.P.,
Commissioner of Crown Lands and Survey.