

1906.

—
VICTORIA.

THE LAND ACTS.

REPORT

FOR

THE YEAR ENDED 31ST DECEMBER, 1905.

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

By Authority :

J. KEMP, ACTING GOVERNMENT PRINTER, MELBOURNE.

No. 16.—[1s.]—5703.

REPORT.

*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, 1st June, 1906.

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 1905.

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

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

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, 1st June, 1906.

SIR,

I have the honour to submit the following Report of proceedings under the Land Acts during the year 1905.

I.—SETTLEMENT.

The general methods of alienation of Crown lands in Victoria, from the first sales to the 31st December, 1905, are shown in the following Table (A):—

TABLE A.

	BY AUCTION.				BY SELECTION.						General Total. Area.
	Country Lands.	Town Lands.	Subur- ban Lands.	Totals by Auction, &c. Acres.	Selection and Lease.		Certificate Selection.		42nd Section, Act 1865, &c.		
					No.	Area.	No.	Area.	No.	Area.	
Under Imperial Acts ...	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
„ <i>Land Act</i> 1860 ...	392,610	1,273	4,979	398,862	...	410,600	...	...	...	...	3,944,237
„ „ 1862 ...	422,610	2,800	31,295	456,705	...	1,363,243	...	59,992	...	...	809,462
„ „ 1865 ...	639,761	6,709	34,137	680,607	5,900	1,499,910	3,078	559,423	...	753,574	1,879,940
„ „ 1869 ...	986,175	17,229	32,693	1,036,097	Section 19. 65,710	10,469,412	...	...	Section 49. 11,638	182,347	11,687,856
„ „ 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. 4,391	412,577	Section 40. 121	6,644	...	...	574,520
„ „ 1891 ...	...	...	...	...	...	...	...	...	Section 22. 142	679	679
Totals ...	...	...	...	6,671,807	...	14,231,842	...	626,059	...	937,802	22,467,510
During year—	<i>Land Act</i> 1898-1901.				<i>Land Act</i> 1898-1901.						
1899 ...	3,353	860	...	4,213	...	...	...	...	Sections 49, 50, 59 and 54. Non-residence.	...	4,213
1900 ...	4,977	1,668	...	6,645	657	79,376	592	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
1905 ...	3,267	2,129	...	5,396	727	54,257	417	98,705	108	25,412	183,770
Totals ...	27,064	12,923	...	39,987	4,612	498,979	4,281	921,309	1,096	180,307	1,640,582

Auction 6,711,794 acres
 Selection 17,396,298 „
 Total 24,108,092 acres.

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 1905 :—

TABLE B.

Purchases Completed.	Area Purchased.	Area Leased and afterwards Purchased.	Amount Paid by Lessees as Balance of Purchase money.	
	Acres.	Acres.	£	s. d.
4,571	866,216	866,216	83,300	9 8

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 1905 :—

TABLE C.

Purchases Completed.	Area Purchased.	Balances of Purchase Money Received.			Survey Fees Allowed.		
	Acres.	£	s.	d.	£	s.	d.
8	393	14	4	5	10	12	6

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-two applications, representing 763 acres, were approved during the year, and the sum of £242 8s. 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 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 Approved.	Area Leased.	Annual Rental.
	Acres.	£
372	179,488	790

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 49 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 (non-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 of 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 of 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 of 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 Approved.	Area Licensed.	Annual Rental.		
			Acres.	£.	s. d.
42. (Residence) <i>Land Act</i> 1890 ...	10	926	46	6	0
49. (Non-residence) „ 1890 ...	1	150	15	0	0
47. (Residence) „ 1901 ...	820	65,743	2,322	6	0
50. (Non-residence) „ 1901 ...	60	6,832	295	18	3
54. (Residence) „ 1901 ...	495	122,773	2,491	3	3
54. (Non-residence) „ 1901 ...	62	20,995	524	12	6
Total	1,448	217,419	5,695	6	0

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 1905:—

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.		
					£	s.	d.		£	s.	d.
100	328	182	12,371	26,476	100	4	6	12,224	3,820	0	3

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 1905:—

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.		£	s.	d.
70	421	110	14,851	83,702	692	15	9	13,069	4,535	2	6

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. Seventy orders, representing in all an area of 15,088 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. Sixty-five liens, comprising an area of 12,052 acres, were registered during the year, representing, as advanced on this kind of security, £6,233 12s. 7d.

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.

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 Approved.	Area Licensed.	Number of Applications Approved.	Area Licensed.
437	Acres. 6,952	21	Acres. 3,413

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 4 applications were approved for an area of 20 acres, at an annual rental of £1 15s.

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	5,383	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
1900	1,558	701,504	1,349	193,127	202	29,042	178	2,946
1901	3,663	1,642,054	2,654	466,034	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
1905	372	179,488	1,325	189,442	123	27,977	437	6,952

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 1905 :—

TABLE J.

		No.	Extent.
			Acres.
Licences—	Section 49, <i>Land Act</i> 1869	19	256
	Section 42, <i>Land Act</i> 1890	*51	5,182
	Section 49, <i>Land Act</i> 1890	*2	416
	Section 42, <i>Land Acts</i> 1890–1898, and Section 47, <i>Land Act</i> 1901	91	11,316
	Section 49, <i>Land Acts</i> 1890–1898, and Section 50, <i>Land Act</i> 1901	8	1,129
	Section 59, <i>Land Act</i> 1898 and Section 54, <i>Land Act</i> 1901	78	23,923
	Section 65, <i>Land Act</i> 1890 and Section 103, <i>Land Act</i> 1901	*139	2,566
	Section 22, <i>Land Act</i> 1891 and Section 106, <i>Land Act</i> 1901	3	12
Leases—	Section 20, <i>Land Acts</i> 1869–1878	25	3,497
	Section 44, <i>Land Act</i> 1890	*23	4,217
	Section 50, <i>Land Act</i> 1890	*1	161
	Section 44, <i>Land Acts</i> 1890–1898 and Section 49, <i>Land Act</i> 1901	2	170
	Section 50, <i>Land Acts</i> 1890–1898 and Section 50, <i>Land Act</i> 1901	3	339
	Section 61, <i>Land Act</i> 1898 and Section 56, <i>Land Act</i> 1901	3	1,092
	Section 85, <i>Land Act</i> 1890	2	21
	Section 29, <i>Land Act</i> 1898	274	120,209

* Includes licences and leases surrendered so that holders may obtain concessions allowed by *Land Acts* 1898–1901–1904.

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, 5,396 acres were sold for £35,169 3s. Interest to the amount of £2,379 9s. 6d. was paid with the instalments of purchase money as they fell due.

The area of country lands sold at auction during 1905 was 3,267 acres, of which about 1,572 acres were improved, and 1,695 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 151a. 0r. 12p. reverted to the Crown, and the instalments of purchase money already paid thereon, amounting to £848 18s. 9d., 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	9
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

TABLE K—continued.

Year.				Area Sold.			Amount Realized.			Average per Acre.		
				A.	R.	P.	£	s.	d.	£	s.	d.
1902—6 months ending 30th June—												
				760	0	15	1,843	14	8	2	8	6
				1,415	3	1	4,825	8	0	3	8	1
" 6 months ending 31st December—												
				283	3	24	980	5	9	3	9	0
				837	0	9	3,415	14	0	4	1	7
1903—6 months ending 30th June—												
				1,160	3	9	4,160	0	0	3	11	8
				2,949	3	20	18,572	18	5	6	6	0
" 6 months ending 31st December—												
				431	3	2	1,058	19	4	2	9	0
				393	3	17	1,710	13	9	4	6	10
1904—6 months ending 30th June—												
				779	0	1	1,558	9	9	2	0	0
				1,402	1	14	3,081	16	0	2	3	11
" 6 months ending 31st December—												
				235	1	35	639	18	9	2	10	3
				737	0	0	940	15	3	1	5	6
1905—6 months ending 30th June—												
				878	2	8	5,242	16	9	5	19	5
				599	0	24	1,508	13	7	2	10	4
" 6 months ending 31st December—												
				816	3	14	3,569	13	0	4	7	4
				972	2	37	2,194	9	6	2	5	1

Table L shows the alienation by auction, during 1905, 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.	£	s.	d.	
2,128	1 39	22,626	10	2	10	12	7	3,267	1	3	
								12,542	12	10	
									3	16	9

III.—PASTORAL OCCUPATION.

The sum of £23,259 12s. 8d. was received during the year for grazing licences under sections 105 and 187 of the *Land Act* 1901, and £50 for pastoral allotment leases under section 21 of the *Land Act* 1901.

IV.—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	...	...	...	543	366,454
			{ Agricultural leases	...	...
			{ Perpetual leases	...	20
Licences issued	...	...	...	25	16,155
			{ Agricultural allotments	...	...
			{ Garden, Store, &c.	...	109
Leases cancelled for non-payment of rent, &c.	...	...	...	3	2,111
			{ Mallee allotments	...	...
			{ Perpetual leases	...	6
			{ Whole allotments	...	27
Leases transferred	...	...	...	90	15,139
			{ Portions of allotments	...	...
			{ Agricultural leases	...	34
			{ Perpetual leases	...	2
			{ Perpetual leases	...	78
Applications received	...	...	...	194	...
			{ Licences	...	...
Applications granted	...	...	...	31	...
			{ Perpetual leases	...	...
			{ Licences	...	59
Applications refused	...	...	...	47	...
			{ Perpetual leases	...	...
			{ Licences	...	135
Applications abandoned	...	...	...	4	...
			{ Perpetual leases	...	...
			{ Licences	...	2
Number of Local Land Boards held	...	...	...	21	...
Cases dealt with	...	...	...	360	...

On 1st January, 1906, the areas available and held under lease and licence were as follow:—

	No.	Acres.	
Available for application ...	Blocks ...	27	3,266,661
	Allotments ...	61	444,678
	Agricultural allotments	304	313,674
Blocks held under grazing licence ...	45	3,190,932	
Mallee allotments held under lease ...	2,421	1,934,246	
Agricultural allotments held ...	Agricultural leases ...	2,032	1,456,413
	Perpetual leases ...	609	431,214
	Licences ...	208	133,568

The revenue derived was as follows:—

	£	s.	d.
Rents on blocks ...	984	18	11
Rents on allotments ...	5,187	1	9
Rents on perpetual leases ...	1,914	19	9
Rents on agricultural allotments ...	19,966	2	9
Rents on grazing licences ...	1,560	6	3
Valuation of improvements and cost of resumption ...	763	6	1
Interest on valuation of improvements and cost of resumption ...	205	1	1
Fencing rates ...	21	6	9
Vermin rates ...	399	17	3
Fees—			
Application ...	63	0	0
Lease ...	575	0	0
Transfer ...	130	0	0
Mortgage ...	79	0	0
Licence ...	31	0	0
	878	0	0
	£31,881	0	7

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 1905:—

Purchases Completed.	Area Purchased.	Balance of Purchase Money Paid.	Total Amount of Purchase Money.
	Acres.	£ s. d.	£ s. d.
9	2,156	872 15 0	1,085 10 0

V.—MISCELLANEOUS.

Under sections 63 and 130 of the *Land Act* 1901, 68 perpetual leases were issued during the year for an area of 12,614 acres which comprise part of the land known as "Lake Buloke Allotments," at an annual rental of £806 2s. 3d.; and under section 130 of the *Land Act* 1901, 36 leases were issued for 3,128 acres of swamp or reclaimed land at an annual rental of £850 11s. 10d.

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 81 applications under this section were granted for an area of 191 acres.

SECTION 149, LAND ACT 1901.—COMMONS.

Commons were diminished by proclamation to the extent of 5,180 acres. Seven (7) commons which were found to be no longer required were abolished.

SECTION 164, LAND ACT 1901.—PENALTIES.

The amount of penalties, at the rate of Five shillings per acre, received during 1905 for non-improvement by lessees under the Land Acts of 1862 and 1865, and interest on rents in arrear, was £4,794 16s.

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 1,220 acres were sold in this manner, realizing the amount of £3,994 19s.

SECTION 193, LAND ACT 1901.—PUBLIC HEARINGS.

During the year 1905, 395 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 6,798 subjects (including applications for mallee lands), were dealt with.

Forty-three 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 1905:—

TABLE M.

Purchases Completed.	Area Purchased.			Balance of Purchase Money Paid.			Total Amount of Purchase Money.		
	A.	R.	P.	£	s.	d.	£	s.	d.
58	1,447	3	21	2,254	11	5	2,956	0	0

CROWN GRANTS AND LEASES.

Six thousand and sixty-five Crown grants and 1,987 leases were prepared and passed from the head office during 1905.

FEES AND CERTIFICATES.

The sum of £14,802 17s. 3d. 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 1905:—

TABLE N.

<i>Temporary Occupation.</i>						£	s.	d.	£	s.	d.
Pastoral occupation and grazing licences (including fencing rate, £84 13s. 6d.)	...	...	...	...	...	23,394	6	2	86,257	16	2
Rents under section 29, <i>Land Act</i> 1898, and section 35, <i>Land Act</i> 1901	...	...	...	...	...	19,709	19	1			
Rents under section 103, <i>Land Act</i> 1901	...	...	...	...	...	5,816	0	6			
Rents under sections 45 and 47, <i>Land Act</i> 1869, Division 8 of Part I., <i>Land Acts</i> 1890–1901	...	...	...	...	...	33,718	11	7			
Perpetual Leases, section 80, <i>Land Act</i> 1898, and section 63 <i>Land Act</i> 1901	...	...	...	...	...	3,618	18	10			
<i>Alienated in Fee simple by Auction and Deferred Payments, also Rents received towards Alienation.</i>											
				A.	R. P.						
By auction—Town land	...	...	...	2,128	1 39}	*35,087	8	8			
" Country land	...	...	...	3,267	1 3}						
Sundry payments on account of purchase in fee simple	...	...	...	...	...	5,277	19	7			
By purchase under section 31, <i>Land Act</i> 1869	...	...	...	...	...	14	4	5			
" " " 18, <i>Land Acts</i> 1890–1901	...	...	...	...	...	242	8	6			

* This item includes interest, £2,379 9s. 6d., and instalments on account of some sales prior to 1897.

TABLE N—continued.

<i>Alienated in Fee simple by Auction and Deferred Payments, also Rents received towards Alienation—continued.</i>		£	s.	d.	£	s.	d.
Rents under section 49, <i>Land Act</i> 1869	... ..	453	18	1			
„ 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	... ..	40,582	19	9			
„ section 49, <i>Land Acts</i> 1890–1898	... ..	3,361	17	5			
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	... ..	173,074	2	9			
Rents under sections 5–10 and 20–24, <i>Settlement on Lands Act</i> 1893, and sections 318–322, 332–335, 344, 345, and 346, <i>Land Act</i> 1901	... ..	11,573	5	1			
					269,668	4	3
Penalties under section 164, <i>Land Act</i> 1901, and interest	... ..	4,794	16	0			
Fees for grants, leases, licences, surveys, &c.	... ..	14,802	17	3			
Sale of plans and sundries	... ..	3,708	19	6			
					23,306	12	9
Total Revenue	... ..				379,232	13	2

VERMIN DESTRUCTION.

The following is the expenditure under this head for the year ended 31st December, 1905:—

	£	s.	d.
Subsidy paid shire councils, &c., for destruction of dogs and foxes	1,093	4	7
Wages of men working Crown lands, material, &c.	9,058	9	9
Salaries of inspectors and allowances to police rabbit inspectors	6,989	16	9
Total	17,141	11	1

I have the honour to be, Sir,

Your obedient servant,

J. W. SKENE,

Secretary for Lands.

APPENDIX A.

Surveyor-General's Office, Melbourne, 1st June, 1906.

The Honorable John Murray,
Commissioner of Crown Lands and Survey.

SIR,

I have the honour to submit my report on the Professional Division of the Department for the year ending December, 1905.

SURVEY.

The number of Surveyors employed during the year was forty-four. These, with the exception of five salaried officers, were contract surveyors holding assigned districts, and paid for the work performed—chiefly selection surveys—under the scale of fees prescribed by the Regulations.

As usual, the staff surveyors (five) were engaged on special work, comprising the selection and survey of road routes in rangy country, re-surveys and re-alignment of streets City of Ballarat, topographical work in the mallee country, and the subdivision of estates acquired by purchase.

CLOSER SETTLEMENT SURVEYS.

The Closer Settlement Act became operative during the year, and several estates were purchased in quick succession. Staff surveyors undertook the preliminary work for the preparation of the designs, and were assisted, where necessary, in the actual subdivisions by the contract surveyors.

These surveys involve very close investigation of all the variations of soil and values, as the success of the settlers on an estate depends to a very great extent on the laying out of the allotments, and on the equitable distribution of the total cost.

One estate—"Wyuna"—containing 23,016 acres, has been dealt with as an irrigation settlement, and the subdivision was dependent upon a complete system of channels, so laid out as to provide for the irrigation of a portion of every allotment, thus rendering the survey a difficult and lengthy operation.

In the endeavour to make the estates available as quickly as possible after the completion of the purchases, in order to meet the demand for land, all the subdivisions were made with the utmost expedition, and the work of the surveyors employed was consequently very arduous.

The total amount paid for the estates surveyed and made available—area 49,056 acres—was £286,379, and 293 holdings were provided. The estates surveyed were:—Springvale, Memsie, Overnewton and Arundel, Richmond Vale, and Wyuna.

In addition, two properties, acquired for "Workmen's Homes," comprising 63 acres, were divided into 96 allotments.

DISTRICT SURVEYORS.

The work of the district surveyors (four)—Melbourne, Bendigo, Ararat, and Bairnsdale—consists very largely of land classification and valuation, this being the result of the more recent land legislation, and, in addition, comprises the inspection of areas for settlement, conducting Local Land Boards when required, and direction of surveys. It is not possible for these officers to give the attention to the work of field supervision which I desire, as the other necessary duties occupy so much of the time.

There were no changes in the survey staff during the year.

The following statement of expenditure shows, under various headings, the value of the work executed :—

Summary of Expenditure on Surveys.

(Including cost of the work of Staff Surveyors.)

	£	s.	d.
Subdivision of land for sale	1,524	8	7
Main road surveys	1,864	10	1
Feature surveys	480	14	4
Check surveys and connexion lines	404	17	9
Re-surveys for sale, selection, &c.	408	1	10
Selection surveys (Departmental)	1,079	6	6
Balances of fees (selection surveys, to be repaid in instalments by applicants)	793	18	3
Miscellaneous surveys	1,054	6	2
Mallee subdivisions	89	0	2
Marking reserves and sites for public purposes ...	179	6	9
	<hr/>		
	£7,878	10	5
Selection and other surveys (fees collected from applicants)	11,031	3	2
	<hr/>		
	£18,909	13	7
	<hr/>		
	£	s.	d.
Amount collected and deposited in Trust Fund Account	11,437	14	6
Payments to authorised surveyors, refunds to applicants, and transfers to revenue, amounted to ...	12,876	10	6

OFFICE STAFF.

During the year the appointments of nineteen draughtsmen were confirmed. These officers had been engaged for three years previous to confirmation.

Computing and Adjusting Branch.

The following is a summary of the work performed :—

Registered plans (comprising subdivisions, re-surveys, road surveys, applications for sale, &c.). These were examined with field notes, computations and areas checked	614
Plans of new selection surveys examined, &c.	1,337
Certified plans prepared (leases and grants)	4,526
Certificates of adjustment prepared	100
Large plans of closer settlement surveys examined with field notes, computations and areas checked—293 allotments, containing 49,056 acres	6

The staff consisted of one officer-in-charge and fourteen draughtsmen.

Mr. McHutchison continued as acting officer-in-charge.

Draughting Branch.

Plans compiled, full scale	45
Plans revised and posted for re-issue	100
Record plans and large tracings	149
Special plans for surveyors	15
Miscellaneous tracings, chartings, &c.	1,150
Plans prepared for certificate of Board of Land and Works ...	43
Titles Office certificates prepared	72
Technical descriptions	580
Diagrams on Crown grants, leases, &c.	7,887

And a variety of miscellaneous work.

Lithographic Branch.

The work in this branch comprised the printing of the usual variety of departmental maps, compiled plans (full and half scale), county maps, township plans, plans of closer settlement estates, classification maps, special plans for other Departments and for Commonwealth to the number of 69,785, also office requisites, circulars, schedules, &c.

Engraving.

Geodetic sheets G, O, and K (north) were revised, and sheet I (north) in part. Additions have been made to plates of Victoria, 8 and 16 mile scales. One engraver engaged.

Photography.

The photographic work consisted of the preparation of photo-transfers for departmental maps and for other Departments to the number of 421. One photographer and one assistant were employed.

Plan Mounting.

One plan moulder was engaged in repairing office records in use and miscellaneous work.

In addition there were mounted maps and plans 2,020

The total staff of the draughting and lithographic branches, printers, photographers, engraver, and plan moulder numbered 34.

Miscellaneous.

A considerable amount of work was undertaken for other Departments. Cost as under :—

	£	s.	d.
Commonwealth—Electoral maps and descriptions	128	0	0
Commonwealth—Military maps	5	10	0
Chief Secretary—Electoral and other maps	80	0	0
Agricultural and Forests—Printing and technical descriptions	56	0	0
Mines and Water Supply—Printing special plans	11	15	0
Public Works—Printing drawings	18	10	0
Titles Office—Forms	7	15	0
	<hr/>		
	£307	10	0
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Fees received for certificates of adjustment	£137	0	0
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Amount received from the sale of plans	£298	19	6
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I have the honor to be, Sir,
Your obedient servant,

J. M. REED,
Surveyor-General.