

1907.

VICTORIA.

THE LAND ACTS.

REPORT

FOR

THE YEAR ENDED 31ST DECEMBER, 1906.

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

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R E P O R T .

To His Excellency the Honorable Sir John Madden, Knight Grand Cross of the Most Distinguished Order of St. Michael and St. George, Lieutenant Governor of the State of Victoria and its Dependencies, &c., &c., &c.

Department of Lands and Survey,
Melbourne, 18th July, 1907.

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 1906.

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

- | | | |
|---|----------|---|
| <p>I.—Settlement.</p> <p>II.—Sales by auction.</p> <p>III.—Pastoral occupation.</p> | <p>\|</p> | <p>IV.—Mallee.</p> <p>V.—Miscellaneous.</p> |
|---|----------|---|

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

*To the Honorable John Emanuel Mackey, Commissioner of Crown Lands
and Survey.*

Department of Lands and Survey,
Melbourne, 18th July, 1907.

SIR,

I have the honour to submit the following Report of proceedings under the Land Acts during the year 1906:—

I.—SETTLEMENT.

The general methods of alienation of Crown lands in Victoria, from the first sales to the 31st December, 1906, 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.	Selection and Lease.		Certificate Selection.		42nd Section, Act 1865, &c.		
					No.	Area.	No.	Area.	No.	Area.	
	Acres.	Acres.	Acres.	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. 65,683 | 10,464,750		...	...	Section 49. 11,628 | 182,255		11,683,102
„ „ 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. 4,337 | 406,007		Section 49. 119 | 6,544		...	...	567,850
„ „ 1891 ...	...	...	...	...	...	...	...	...	Section 22. 143 | 684		684
Totals ...	...	...	...	6,671,807	...	14,220,610	...	625,959	...	937,715	22,456,091
During year—	<i>Land Act 1898-1901.</i>				<i>Land Act 1898-1901.</i>						
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	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	130,119	143	25,262	229,049
1905 ...	3,267	2,129	...	5,396	727	54,257	417	98,705	108	25,412	183,770
1906 ...	2,060	1,946	...	4,006	946	56,172	300	61,299	123	20,128	141,605
Totals ...	29,124	14,869	...	43,993	5,558	555,151	4,581	982,608	1,219	200,435	1,782,187

Auction 6,715,800 acres
Selection 17,522,478 „
Total 24,238,278 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 1906 :—

TABLE B.

Purchases Completed.	Area Purchased.	Area Leased and afterwards Purchased.	Amount Paid by Lessees as Balance of Purchase money.		
	Acres.	Acres.	£	s.	d.
1,409	270,670	270,670	24,051	17	3

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 1906 :—

TABLE C.

Purchases Completed.	Area Purchased.	Balances of Purchase Money Received.	Survey Fees Allowed.		
	Acres.	£ s. d.	£	s.	d.
23	764	150 14 6	41	1	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. One hundred and nine applications, representing 1,720 acres, were approved during the year, and the sum of £156 6s. 1d. was received.

Division 3, Part I.—Agricultural and Grazing Lands.

Under this Division provision is made for the occupation of Crown lands for the combined purposes of 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.	£
219	95,647	438

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 ...	2	253	12	13	0
49. (Non-residence) ,, 1890 ...	2	68	6	16	0
47. (Residence) ,, 1901 ...	1,069	69,588	3,106	3	0
50. (Non-residence) ,, 1901 ...	73	6,737	306	19	1
54. (Residence) ,, 1901 ...	368	80,052	1,550	1	0
54. (Non-residence) ,, 1901 ...	65	16,415	417	11	8
Total	1,579	173,113	5,400	3	9

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 1906:—

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.		Acres.	£	s.	d.
33	94	191	14,951	9,014	212	17	0	14,649	4,136	10	0

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 1906:—

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.
455	1,295	522	39,139	257,127	4,151	7	10	29,119	8,437	1	2

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. Forty-seven orders, representing in all an area of 9,627 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. Seventy-eight liens, comprising an area of 13,784 acres, wereregistered during the year, representing, as advanced on this kind of security, £8,794 14s. 6d.

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 section 103 are shown in Table H:—

TABLE H.

Section 103.		
Number of Applications Approved.	Area Licensed.	Annual Rental.
477	Acres. 8,623	£ s. d. 436 19 0

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 3 applications under this section were approved for an area of 15 acres, at an annual rental of £3.

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

TABLE I.—LAND SELECTED—*continued.*

Year.	Under Section 29, L.A. '98, and Section 35, L.A. '01.		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.
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
1905	372	179,488	1,325	189,442	123	27,977	437	6,952
1906	219	95,647	1,439	149,893	140	23,220	477	8,623

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 1906 :—

TABLE J.

	No.	Extent.
		Acres.
Licences—Section 49, <i>Land Act 1869</i>	10	92
Section 42, <i>Land Act 1890</i>	*30	1,706
Section 49, <i>Land Act 1890</i>	*3	108
Section 42, <i>Land Acts 1890–1898</i> , and Section 47, <i>Land Act 1901</i>	123	13,416
Section 49, <i>Land Acts 1890–1898</i> , and Section 50, <i>Land Act 1901</i>	6	324
Section 59, <i>Land Act 1898</i> , and Section 54, <i>Land Act 1901</i>	77	21,453
Section 65, <i>Land Act 1890</i> , and Section 103, <i>Land Act 1901</i>	*401	7,180
Section 22, <i>Land Act 1891</i> , and Section 106, <i>Land Act 1901</i>	2	10
Leases—Section 20, <i>Land Acts 1869–1878</i>	29	4,789
Section 44, <i>Land Act 1890</i>	*26	5,117
Section 50, <i>Land Act 1890</i>	*1	60
Section 85, <i>Land Act 1890</i> , and Section 131, <i>Land Act 1901</i>	10	2,094
Section 29, <i>Land Act 1898</i> , and Section 35, <i>Land Act 1901</i>	328	166,127

* Includes licences and leases surrendered to enable holders to 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, 4,006 acres were sold for £44,450. Interest to the amount of £3,037 7s. 4d. was paid with the instalments of purchase money as they fell due.

The area of country lands sold at auction during 1906 was 2,060 acres, of which about 790 acres were improved, and 1,270 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 179a. Or. 38p. reverted to the Crown, and the instalments of purchase money and survey fees already paid thereon, amounting to £1,362 2s. 1d., 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
1905—6 months ending 30th June—								
Unimproved land	878	2 8	5,242	16	9	5	19	5
Improved	599	0 24	1,508	13	7	2	10	4
„ 6 months ending 31st December—								
Unimproved land	816	3 14	3,569	13	0	4	7	4
Improved	972	2 37	2,194	9	6	2	5	1
1906—6 months ending 30th June—								
Unimproved land	869	0 33	1,816	16	8	2	2	0
Improved	578	2 21	1,415	15	0	2	9	0
„ 6 months ending 31st December—								
Unimproved land	401	1 9	3,303	2	7	8	4	8
Improved	211	0 26	718	4	10	3	8	0

Table L shows the alienation by auction, during 1906, 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.
1,945 2 27	37,196 2 2	19 2 5	2,060 1 9	7,253 19 1	3 7 0

III.—PASTORAL OCCUPATION.

The sum of £23,258 2s. 5d. was received during the year for grazing licences under section 187 of the *Land Act* 1901, and £47 12s. 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 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	339	216,736
			{ Perpetual leases	104	70,890
Licences issued	...	...	{ Agricultural allotments	272	142,752
			{ Garden, Store, &c.	121	—
Leases and Licences cancelled for non-payment of rent, &c.	...	...	{ Mallee allotments	4	2,680
			{ Perpetual leases	9	4,956
			{ Licences	10	5,651
Leases transferred	...	...	{ Whole allotments	30	18,127
			{ Portions of allotments	52	36,981
			{ Agricultural leases	316	183,280
			{ Perpetual leases	25	11,711
Number of Local Land Boards held	...	...	...	19	—
Cases dealt with	...	...	...	257	—

On 1st January, 1907, the areas available and held under lease and licence were as follow:—

			No.	Acres.
Available for application	...	{ Blocks ... { Available under section 187, Land Act 1901, annual grazing licence, allotments	17	2,056,791
		{ Agricultural allotments	66	447,976
Blocks held under grazing licence	...	...	231	194,812
Mallee allotments held under lease	...	...	55	4,286,524
		...	2,469	1,731,217
Agricultural allotments held...	...	{ Agricultural leases	2,490	1,673,149
		{ Perpetual leases	704	501,013
		{ Licences	470	275,311

The revenue derived was as follows:—

						£	s.	d.
Rents on blocks	...	...	...	...	...	537	17	0
Rents on allotments	...	...	...	...	...	5,457	5	0
Rents on perpetual leases	...	...	...	...	...	2,415	13	4
Rents on agricultural allotments	...	...	...	...	...	26,280	9	4
Rents on grazing licences	...	...	...	...	...	2,324	0	11
Valuation of improvements and cost of resumption	...	...	...	...	...	2,190	8	2
Interest on valuation of improvements and cost of resumption	...	...	...	...	...	344	16	11
Penalties and Fines	...	...	...	...	...	671	13	6
Fencing rates	...	...	...	...	...	27	14	11
Vermin rates	...	...	...	...	...	284	15	0
Fees—						£	s.	d.
Application	...	...	...	...	...	52	5	0
Lease	...	...	...	...	...	450	0	0
Transfer	...	...	...	...	...	100	0	0
Mortgage	...	...	...	...	...	57	0	0
Licence	...	...	...	...	...	285	0	0
						944	5	0
						£41,478	19	1

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 1906:—

Purchases Completed.	Area Purchased.	Balance of Purchase Money Paid.	Total Amount of Purchase Money.
	Acres.	£ s. d.	£ s. d.
6	1,771	625 17 6	998 15 0

V.—MISCELLANEOUS.

SECTION 130, LAND ACT 1901.

Under section 130 of the *Land Act* 1901, 19 leases were issued for 1,061 acres of swamp or reclaimed land at an annual rental of £407 19s. 1d.

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 78 applications under this section were granted for an area of 184 acres.

SECTION 147, LAND ACT 1901 (as amended by Section 16 *Land Act* 1904 and Section 9 *Land Act* 1905).

BEE FARMS.

During the year 76 applications were granted for an area of 120 acres.

SECTION 149, LAND ACT 1901.—COMMONS.

Commons were diminished by proclamation to the extent of 1,777 acres.

Five (5) 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 1906 for non-improvement by lessees under the *Land Acts* of 1862 and 1865, and interest on rents in arrear, was £4,005 6s. 10d.

SECTION 184, LAND ACT 1901.

In this section provision is made for the alienation of portions of land not exceeding 20 acres in extent at a price determined by appraisalment. During the year 1,154 acres were sold in this manner, realizing £3,808 15s.

SECTION 193, LAND ACT 1901.—PUBLIC HEARINGS.

During the year 1906, 366 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 5,813 subjects (including applications for mallee lands), were dealt with.

Thirty-one 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 1906:—

TABLE M.

Purchases Completed.	Area Purchased.			Balance of Purchase Money Paid.			Total Amount of Purchase Money.		
	A.	R.	P.	£	s.	d.	£	s.	d.
95	2,727	0	0	5,413	0	7	7,032	0	0

CROWN GRANTS AND LEASES.

Four thousand six hundred and sixty-two Crown grants and 2,921 leases were prepared and passed from the head office during 1906.

FEES AND CERTIFICATES.

The sum of £14,014 7s. 7d. 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 1906:—

TABLE N.

<i>Temporary Occupation.</i>	£	s.	d.	£	s.	d.
Pastoral occupation and grazing licences... ..	23,305	14	5			
Rents under section 29, <i>Land Act</i> 1898, and section 35, <i>Land Act</i> 1901	17,904	9	9			
Rents under section 103, <i>Land Act</i> 1901	5,238	12	11			
Rents under sections 45 and 47, <i>Land Act</i> 1869, Divisions 6, 7, and 8, of Part I., <i>Land Acts</i> 1890–1901, and permits under sections 5 and 20 of the <i>Settlement on Lands Act</i> 1893	34,426	9	5			
Perpetual Leases, section 80, <i>Land Act</i> 1898, and section 63, <i>Land Act</i> 1901	3,757	4	10			
						84,632 11 4
<i>Alienated in Fee simple by Auction and Deferred Payments, also Rents received towards Alienation.</i>						
				A.	R.	P.
By auction—Town land	1,945	2	27			
„ Country land	2,060	1	9			
Sundry payments on account of purchase in fee simple	4,528	14	2			
By purchase under section 31, <i>Land Act</i> 1869	150	14	6			
„ „ „ 18, <i>Land Acts</i> 1890–1901	156	6	1			
Rents under section 49, <i>Land Act</i> 1869	299	8	6			
„ sections 42 and 49, <i>Land Acts</i> 1890–1898, and section 59, <i>Land Act</i> 1898, sections 47, 50, and 54, <i>Land Act</i> 1901, section 22, <i>Land Act</i> 1891, and section 106, <i>Land Act</i> 1901	33,445	19	3			
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	84,996	2	7			
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	12,838	0	0			
						180,236 0 8
Penalties under section 164, <i>Land Act</i> 1901, and interest	4,005	6	10			
Fees for grants, leases, licences, surveys, &c.	14,014	7	7			
Sale of plans and sundries	3,428	12	1			
						21,448 6 6
Total Revenue						286,316 18 6

* This item includes interest £3037 7s. 4d., 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, 1906:—

	£	s.	d.
Subsidy paid shire councils, &c., for destruction of dogs and foxes	1,240	2	6
Wages of men working Crown lands, material, &c.	9,089	9	11
Salaries of inspectors and allowances to police rabbit inspectors	7,001	4	2
Total	17,330	16	7

I have the honour to be, Sir,

Your obedient servant,

J. W. SKENE,

Secretary for Lands.

APPENDIX A.

Surveyor-General's Office,
Melbourne, 18th July, 1907.

The Honorable J. E. Mackey,
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 31st December, 1906.

For a portion of the year the Surveyor-General was engaged as a member of the Lands Purchase and Management Board.

DISTRICT SURVEYORS.

The four District Surveyors in charge of districts, and stationed at Melbourne, Bendigo, Bairnsdale, and Ararat were, as in the previous year, obliged to devote much of their time to the work of land classification and valuation, which has been rendered necessary by the more recent land legislation.

STAFF SURVEYORS.

The Salaried Surveyors (five) were occupied on work of a special character, such as the grading and laying out of roads in the rangy country, re-surveys, topographical surveys along the Murray frontage, and Closer Settlement subdivisions.

The opening-up of our rangy country, by means of well-graded roads, is of great importance; but, owing to vested interests, it is very difficult to secure many much-needed outlets. In the selection surveys of later years the grading of the roads is aimed at as a preliminary, but it may be many years before they will be made available for traffic by side-cutting and forming, and in the meantime track rights through the holdings are retained.

There were no changes in the staff during the year.

CONTRACT SURVEYS.

The work of selection surveys under the Land Acts was carried out as formerly by the Contract Surveyors holding assigned districts, payment generally being made by fees collected under prescribed scales from the applicants, and about 40 surveyors were employed—in some districts the work being very limited.

CLOSER SETTLEMENT SUBDIVISIONS.

The subdivision of the estates acquired under the Closer Settlement Acts was effected, and two Staff Surveyors were continuously engaged on this work. As far as possible the preliminary work and the projection of the subdivisions were done by the salaried surveyors, the contract surveyors being then employed to assist in the expeditious completion of the surveys.

Advantage was taken in every case of the opportunity to review the location of the roads, and, wherever necessary, action taken to effect deviations.

Where arrangements can be made with the vendors of estates, the surveys are proceeded with before possession is given, and thus the occupation by the settlers is facilitated.

During the year the following estates were dealt with:—Restdown, Strathkellar, Bona Vista, Lara, Dura, Werribee (feature survey only), Tandarra, and Numurkah, representing a total area of 69,009 acres, and 237 farm allotments.

For Workmen's Homes, one property of 18 acres was divided into 44 allotments.

The expenditure on surveys is set forth in the following statement:—

	£	s.	d.
Subdivision of land for sale	1,614	12	0
Main road surveys	1,729	11	11
Feature surveys	706	13	7
Check surveys and connexion lines	118	9	3
Re-surveys for sale, selection, &c.	138	7	7
Selection surveys (departmental)	346	12	0
Balances of fees (selection surveys, to be repaid in instalments by applicants)	476	5	0
Miscellaneous surveys	528	12	11
Mallee subdivisions	98	19	10
Marking sites for public purposes	255	18	10
	<hr/>		
	£6,014	2	11
Selection and other surveys (fees collected from applicants)	9,826	15	11
	<hr/>		
	£15,840	18	10
Amount collected and deposited in Trust Fund Account	<hr/>		
	£14,068	10	4
Payments to authorized surveyors, refunds to applicants, and transfers to revenue, amounted to ...	<hr/>		
	£12,354	14	8
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OFFICE STAFF.

Computing and Adjusting Branch.

The work undertaken by this Branch is summarized as under:—

Registered plans (comprising subdivisions, re-surveys, road surveys, applications for sale, &c.). Examined with notes and mathematically checked	583
Plans of new selection surveys examined (394,936 acres)	1,472
Certified plans prepared—leases (578,782 acres)	3,937
Certificates of adjustments prepared	167
Closer settlement plans examined (246 allotments, 32,781 acres)	15

The staff comprised one officer-in-charge, and thirteen draughtsmen.

DRAUGHTING BRANCH.

Parish and township plans compiled, full scale	39
Parish and township plans revised and posted for re-issue	75
Record plans and large tracings	142
Special plans of new surveys from field notes	18
Various tracings, chartings, &c.	830
Plans for certificate of Board of Land and Works	22
Titles Office certificates prepared	113
Technical descriptions for reservations, &c.	520
Diagrams on Crown grants, leases, &c.	7,932

And miscellaneous work required for office purposes.

LITHOGRAPHIC BRANCH.

In the printing of compiled plans (full and half-scale), county maps, township plans, various departmental maps, plans of Closer Settlement estates, special plant for the different Departments and for the Commonwealth Government, this branch was fully occupied—65,500 plans being supplied, and, in addition, circulars, schedule forms, and other office requisites.

Engraving.

One engraver was employed on the revision of sheet I (north) of Geodetic plans and sheet M (north) in part.

Photography.

Photographic transfers of the various departmental maps and those for other Departments were prepared to the number of 409, one photographer and assistant being engaged thereon.

One plan moulder was also employed.

The total staff of the draughting and lithographic branches, with printers, &c., numbered 34.

For other Departments and the Commonwealth a considerable amount of work was undertaken :—

	£	s.	d.
Commonwealth—Electoral maps and descriptions ...	68	0	0
Commonwealth—Military maps	14	15	0
Mines and Water Supply Department—Photo-transfers and plans	65	0	0
Public Works Department—Copying drawings ...	74	0	0
Titles Office—Forms, &c.	9	0	0
Agricultural Department	10	0	0
	<hr/>		
	£240	15	0
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Fees received for certificates of adjustment	£493	0	0
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Amount received from sale of plans	£427	0	0
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I have the honour to be, Sir,

Your obedient servant,

J. M. REED,

Surveyor-General.