

1908.
—
VICTORIA.

THE LAND ACTS.

R E P O R T

FOR

THE YEAR ENDED 31ST DECEMBER, 1907.

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

By Authority:
J. KEMP, GOVERNMENT PRINTER, MELBOURNE.

R E P O R T .

To His Excellency Sir Thomas David Gibson-Carmichael, Baronet, Governor of the State of Victoria and its Dependencies, &c., &c., &c.

Department of Lands and Survey,
Melbourne, 30th September, 1908.

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 1907.

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. 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, 30th September, 1908.

SIR,

I have the honour to submit the following Report of proceedings under the Land Acts during the year 1907:—

I.—SETTLEMENT.

The general methods of alienation of Crown lands in Victoria, from the first sales to the 31st December, 1907, 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.
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. 65,658 10,462,806		...	...	Section 49. 11,622 182,192		11,681,095
" " 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. 4,311 403,533		Section 49. 119 6,544		...	...	565,376
" " 1891 ...	...	...	...	...	...	...	...	...	Section 22. 139 662		662
Totals ...	...	...	...	6,671,807	...	14,216,192	...	625,959	...	937,630	22,451,588
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	582	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
1906 ...	2,060	1,946	...	4,006	946	56,172	300	61,299	123	20,128	141,605
1907 ...	2,776	1,369	...	4,145	901	55,079	263	67,923	168	34,328	161,475
Totals ...	31,900	16,238	...	48,138	6,459	610,230	4,844	1,050,531	1,387	234,763	1,943,662
	Auction	...	...	...	...	...	...	6,719,945	acres		
	Selection	...	...	...	...	...	...	17,675,305	"		
	Total	...	...	...	...	...	...	24,395,250	acres.		

NOTE.—Forfeitures have 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 1907 :—

TABLE B.

Purchases Completed.	Area Purchased	Area Leased and afterwards Purchased.	Amount Paid by Lessees as Balance of Purchase money.		
	Acres.	Acres.	£	s.	d.
466	92,396	92,396	10,107	19	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 1907 :—

TABLE C.

Purchases Completed.	Area Purchased.	Balances of Purchase Money Received.	Survey Fees Allowed.		
	Acres.	£ s. d.	£	s.	d.
8	229	8 13 0	16	12	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. Eighty applications, representing 1,231 acres, were approved during the year, and the sum of £214 14s. 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.	£
96	28,323	155

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 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 ...	1	76	3	16 0
47. (Residence) " 1901 ...	977	63,981	2,872	8 10
50. (Non-residence) " 1901 ...	92	10,334	452	6 4
54. (Residence) " 1901 ...	343	87,808	1,887	8 0
54. (Non-residence) " 1901 ...	105	29,033	750	10 0
Total	1,518	191,232	5,966	9 2

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 1907:—

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.
5	30	268	30,569	3,478	7 14 0	30,558	4,831 7 9

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 1907:—

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.
			Acres.	Acres.	£ s. d.	Acres.	£ s. d.
367	1,059	513	42,664	198,330	5,815 18 10	27,562	9,103 5 0

Under section 70 of the *Land Act* 1901 a lessee of an agricultural or grazing allotment can give an "order" for the delivery of the Crown grant to any person who has made an advance of money on the security of a lease, the mortgage being transferred from the lease to the Crown grant. Twenty-two orders, representing in all an area of 3,849 acres, were registered during the year.

Section 71 of the *Land Act* 1901 empowers licensees of agricultural or grazing allotments to register liens in the Crown Lands Office upon the security of the

permanent improvements effected on their holdings up to half the value of such improvements. One hundred liens, comprising an area of 22,631 acres, were registered during the year, representing, as advanced on this kind of security, £10,395 1s. 4d.

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.
517	Acres. 9,290	£ s. d. 469 16 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 9 applications under this section were approved for an area of 42 acres, at an annual rental of £3 15s. 6d.

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
1907	96	28,323	1,321	151,865	197	39,367	517	9,290

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 1907 :—

TABLE J.

	No.	Extent.
		Acre.
Licences—Section 49, <i>Land Act 1869</i>	7	74
Section 42, <i>Land Act 1890</i>	*17	994
Section 42, <i>Land Acts 1890–1898</i> , and Section 47, <i>Land Act 1901</i>	76	8,902
Section 49, <i>Land Acts 1890–1898</i> , and Section 50, <i>Land Act 1901</i>	16	1,283
Section 59, <i>Land Act 1898</i> , and Section 54, <i>Land Act 1901</i> (Residence)	80	19,885
Section 59, <i>Land Act 1898</i> , and Section 54, <i>Land Act 1901</i> (Non-residence)	13	3,756
Section 65, <i>Land Act 1890</i> , and Section 103, <i>Land Act 1901</i>	*283	5,197
Section 22, <i>Land Act 1891</i> , and Section 106, <i>Land Act 1901</i>	13	64
Leases—Section 20, <i>Land Acts 1869–1878</i>	25	1,944
Section 44, <i>Land Act 1890</i>	*10	1,556
Section 85, <i>Land Act 1890</i> , and Section 131, <i>Land Act 1901</i>	5	635
Section 29, <i>Land Act 1898</i> , and Section 35, <i>Land Act 1901</i>	336	145,340

* 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, 4,145 acres were sold for £38,547. Interest to the amount of £3,778 18s. 6d. was paid with the instalments of purchase money as they fell due.

The area of country lands sold at auction during 1907 was 2,776 acres, of which about 1,108 acres were improved, and 1,668 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 119a. 1r. 28p. reverted to the Crown, and the instalments of purchase money and survey fees already paid thereon, amounting to £309 10s. 7d., 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	689	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
1907—6 months ending 30th June—									
Unimproved land	1,198	1	39	3,544	1	4	2	19	2
Improved " "	895	2	38	10,212	18	1	11	8	0
" 6 months ending 31st December—									
Unimproved land	469	2	9	1,666	10	6	3	11	0
Improved " "	212	0	28	763	18	2	3	12	0

Table L shows the alienation by auction, during 1907, 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.
1,369 1 30	22,360 2 10	16 6 8	2,775 3 34	16,187 8 1	5 16 7

III.—PASTORAL OCCUPATION.

The sum of £25,700 8s. 10d. was received during the year for licences under section 187 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 ...	523	313,410
				120	106,270
Licences issued ... ..	...	...	Agricultural allotments ...	164	113,852
				133	—
Leases and Licences cancelled for non-payment of rent, &c. ... ..	...	...	Mallee allotments ...	14	18,656
				7	3,047
				5	2,605
				234	143,886
Leases transferred ... ..	...	...	Portions of allotments ...	65	31,215
				398	238,876
				22	12,749
Number of Local Land Boards held ...	...	...	...	30	—
Cases dealt with ... ..	...	...	...	1,120	—

On 1st January, 1908, the areas available and held under lease and licence were as follow:—

			No.	Acres.
Available for application ...	Blocks ...	Available under section 187, <i>Land Act</i> 1901, annual grazing licence.	15	1,667,200
			71	456,512
			140	148,609
Blocks held under grazing licence ... ..	...	...	57	4,676,115
Mallee allotments held under lease ... ..	...	...	1,889	1,240,814
Agricultural allotments held ...	Agricultural leases ...	...	2,929	1,986,759
			717	604,236
			629	386,557

The revenue derived was as follows:—

						£	s.	d.
Rents on blocks ... ..	...	...	...	...	...	70	13	8
Rents on allotments ... ..	...	...	...	...	...	6,613	18	9
Rents on perpetual leases ... ..	...	...	...	...	...	2,232	18	5
Rents on agricultural allotments ... ..	...	...	...	...	...	31,609	18	9
Rents on grazing licences ... ..	...	...	...	...	...	2,348	8	7
Valuation of improvements and cost of resumption ... ..	...	...	...	...	...	8,357	0	6
Interest on valuation of improvements and cost of resumption ... ..	...	...	...	...	...	1,714	14	8
Penalties and Fines ... ..	...	...	...	...	...	781	18	2
Vermin rates ... ..	...	...	...	...	...	267	16	1
Fees—						£	s.	d.
Application ... ..	...	...	...	...	...	231	10	0
Lease ... ..	...	...	...	...	...	650	0	0
Transfer ... ..	...	...	...	...	...	85	0	0
Mortgage ... ..	...	...	...	...	...	67	0	0
Licence ... ..	...	...	...	...	...	160	0	0
						1,193 10 0		
						£55,190 17 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 1907:—

Purchases Completed.	Area Purchased.	Balance of Purchase Money Paid.	Total Amount of Purchase Money.
	Acres.	£ s. d.	£ s. d.
8	2,419	876 10 0	1,016 10 0

V.—MISCELLANEOUS.

SECTION 130, LAND ACT 1901.

Under section 130 of the *Land Act* 1901, 31 leases were issued for 5,060 acres of swamp or reclaimed land at an annual rental of £364.

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 143 applications under this section were granted for an area of 332 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 66 applications were granted for an area of 113 acres.

SECTION 14, LAND ACT, 1905.—BEE RANGE AREAS.

During the year 41 applications were granted in respect of an area of 49,882 acres.

SECTION 149, LAND ACT 1901.—COMMONS.

Commons were diminished by proclamation to the extent of 1,130 acres.

Nine (9) 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 1907 for non-improvement by lessees under the *Land Acts* of 1862 and 1865, and interest on rents in arrear, was £3,158 15s. 6d.

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 appraisement. During the year 1,151 acres were sold in this manner, realizing £4,479 17s.

SECTION 193, LAND ACT 1901.—PUBLIC HEARINGS.

During the year 1907, 323 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 7,448 subjects (including applications for mallee lands), were dealt with.

Twenty 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 1907:—

TABLE M.

Purchases Completed.	Area Purchased.			Balance of Purchase Money Paid.			Total Amount of Purchase Money.		
	A.	R.	P.	£	s.	d.	£	s.	d.
112	2,637	0	0	4,495	6	9	6,284	15	0

CROWN GRANTS AND LEASES.

Three thousand three hundred and forty-one Crown grants and 2,116 leases were prepared and passed from the head office during 1907.

FEES AND CERTIFICATES.

The sum of £11,655 1s. 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 1907:—

TABLE N.

	£	s.	d.	£	s.	d.
<i>Temporary Occupation:</i>						
Rents under sections 16 and 29, <i>Land Act</i> 1898, sections 21 and 35, <i>Land Act</i> 1901, and section 187, <i>Land Act</i> 1901 ...	43,841	7	6			
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, permits under sections 5 and 20 of the <i>Settlement on Lands Act</i> 1893 ...	52,810	6	6			
Perpetual Leases, section 80, <i>Land Act</i> 1898, and section 63, <i>Land Act</i> 1901, and Licences section 103, <i>Land Act</i> 1901 ...						
<i>Alienated in Fee simple by Auction and Deferred Payments, also Rents received towards Alienation.</i>					96,651	14 0
By auction—Town land ...	1,369	1	30	*44,349	1	9
„ Country land ...	2,775	3	34			
Sundry payments on account of purchase in fee simple ...		4,259	19 11			
Rents under 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 ...						
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 ...	122,805	10	6			
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 ...						
Penalties under section 164, <i>Land Act</i> 1901, and interest ...	3,158	15	6			
Fees for grants, leases, licences, surveys, &c. ...	11,655	1	7			
Sale of plans and sundries ...	3,585	13	7			
					18,399	10 8
Total Revenue ...					286,465	16 10

* This item includes interest £3,778 18s. 61., 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, 1907:—

	£	s.	d.
Subsidy paid shire councils, &c., for destruction of dogs and foxes ...	1,159	19	5
Wages of men working Crown lands, material, &c. ...	8,932	6	5
Salaries of inspectors and allowances to police rabbit inspectors ...	7,347	5	0
Total ...	17,439	10	10

I have the honour to be, Sir,

Your obedient servant,

J. W. SKENE,

Secretary for Lands.

APPENDIX A.

Surveyor-General's Office,
Melbourne, 27th July, 1908.

The Honorable J. E. Mackey, M.P.,
Commissioner of Crown Lands and Survey.

SIR,

I have the honour to submit the following Report on the Professional Division of the Department for the year ending 31st December, 1907.

On the retirement of Mr. T. F. Cumming from the Lands Purchase Board the Surveyor-General was appointed to the vacant position.

Mr. F. Mott, Staff Surveyor, was appointed District Surveyor in charge of the North-Eastern division, and Mr. D'A. T. Harvie was engaged as a Staff Surveyor.

DISTRICT SURVEYORS.

The boundaries of the Districts were modified in order to meet the necessities of the work, and the five officers were stationed at Melbourne, Bendigo, Bairnsdale, Ararat, and Benalla respectively.

The work of land classification and valuation is undertaken chiefly by the District Surveyors, and this has occupied a great portion of their time.

STAFF SURVEYORS.

There were six Staff Surveyors engaged on the special work which is usually undertaken by salaried officers, viz.—feature surveys in the range country, on the Murray frontage and in the Mallee district, including levelling in connexion with irrigation settlement proposals; road grading and location in mountain country; surveys for closer settlement, and of small holdings under the Small Holdings Act.

The old system of laying out selections without making effective road provision, and relying for road deviations and excisions on a resumption condition operative only during the six years of the licence period, has resulted in numerous and costly land resumptions for roads being rendered imperative to meet the needs of settlers.

To assist the Shire Councils, the Departmental Surveyors have been employed on many of the necessary surveys for this purpose.

In the later selection surveys special attention has been given to the selection of road routes, so that, as far as possible, deviations at a later period will be avoided.

CONTRACT SURVEYS.

Contract Surveyors have continued to carry out the surveys of selections made under the Land Acts, about forty surveyors being engaged on the work.

The scattered nature of the work is rendering it very difficult to have surveys effected at ordinary rates of payment, and in many of the districts the travelling involved is out of all proportion to the amount paid for the surveys.

CLOSER SETTLEMENT SURVEYS.

The following estates were subdivided during the year :—

	Acres.	Allotments.
Keayang	1,494	12
Werneth	6,450	21
Colbinabbin	19,164	86
Pirron Yallock	1,058	16
Exford	8,054	54
Allambee	5,023	32
Staughton Vale	9,830	50
Phoenix (Workmen's homes)	23	47
Total	51,096	318

In all cases the road provision receives special attention in order that the new settlers may have the best facilities for traffic.

The purchase of the Allambee Estate afforded an opportunity for the opening of an important road into and along the valley of the Tarwin River, which will benefit not only the settlers on the Estate, but be of great service as a distinct thoroughfare.

The improvement of a very considerable extent of country, which for years has been but little developed on account of the difficulty of access, will by this road scheme be greatly facilitated.

SMALL HOLDINGS SURVEYS.

Eleven properties, comprising 2,802 acres, were subdivided into 262 allotments for the purpose of settlement under the provisions of the Small Holdings Act.

Under the various headings the expenditure on surveys is set forth in the following statement :—

SUMMARY OF EXPENDITURE ON SURVEYS (INCLUDING THE COST OF STAFF SURVEYORS' WORK.)

	£	s.	d.
Subdivision of land for sale	698	4	8
Main road surveys	2,649	11	9
Feature surveys	894	12	7
Check surveys and connexion lines	53	12	7
Re-surveys for sale, selection, &c.	165	17	11
Selection surveys (departmental)	216	0	6
Balances of fees (selection surveys, to be repaid in instalments by applicants)	414	13	4
Miscellaneous surveys	433	14	3
Marking sites for public purposes	93	1	1
	<hr/>		
	£5,619	8	8
Selection and other surveys (fees collected from applicants)	11,134	6	11
	<hr/>		
	£16,753	15	7
	<hr/>		
Amount collected and deposited in Trust Fund Account	£15,764	16	1
	<hr/>		
Payments to authorized surveyors, refunds to applicants, and transfers to revenue amounted to	£13,988	1	7
	<hr/>		

OFFICE STAFF.

Computing and Adjusting Branch.

The following summary sets forth the year's work in this branch :—

Plans of new surveys of large subdivisions, re-surveys, road surveys, land for sale, &c. Examined with field notes, and computations checked	646
Plans of selection surveys examined... ..	1,573
Closer settlement and small holdings (683 allotments, 31,583 acres)	46
Certified plans for leases and grants examined and checked	2,967
Certificates of adjustment prepared	157

The staff employed was the officer-in-charge and eleven draughtsmen.

Draughting Branch.

The usual work of compilation—posting plans for re-issue, preparation of record plans, certificates, &c.—was undertaken.

Parish and township plans compiled, full scale	42
Parish and township plans revised and posted for re-issue	120
Record plans and large tracings	75
Special plans of new surveys from field notes	44
Various tracings, chartings, &c.	933
Board of Land and Works—Certificated plans	26
Certificates for Titles Office	177
Technical descriptions for reservations, &c.	495
Diagrams on Crown grants, leases, &c.	5,383

Together with miscellaneous work required for various office purposes.

Lithographic Branch.

This branch carried out all the printing of the various departmental maps, compiled plans, township plans, plans of Closer Settlement estates, and also a number of special drawings and plans for other Departments and the Commonwealth.

The total number exceeded 80,000; and, in addition, the supplies of circulars, forms, and office requisites were provided.

The engraver was engaged on the revision of the plate of Victoria—16-mile scale—and of sheets M (north) and M (south) of geodetic plans.

The photographic work comprised the preparation of transfers to the number of 406, of compiled plans, departmental maps, drawings for other Departments, &c.

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

The work undertaken for other Departments represented a total value of £264 4s., as under :—

	£	s.	d.
Commonwealth—Electoral maps and descriptions	85	0	0
Commonwealth—Military maps	6	10	0
Mines and Water Supply Department	105	12	0
Public Works Department—Copying drawings	23	17	0
Chief Secretary—Technical descriptions	21	0	0
Agricultural Department—Plans and technical descriptions	15	0	0
Titles office	7	5	0
Total	£264	4	0
The amount received for certificates of adjustment was	£323	0	0
Amount received from sale of plans	£454	7	0

Development of Tourists' Resorts.

During the year a commencement was made with the work of opening up places of interest to tourists, and a special vote having been made available for this purpose, its application was undertaken by this Department.

Some very important works were initiated :—

- (1) The improvement of the Buchan Caves.—The Fairy cave was discovered during the year, and was immediately closed to visitors until effectively protected and rendered accessible. On 1st December the caves were opened to the public, and during the month 261 visitors were admitted. An amount of about £800 was expended on the caves and the road approaches.
- (2) The Baw Baw route.—The clearing and opening of a track from Warburton by the Yarra Falls, and over Mount Baw Baw to Walhalla, was carried out by the Public Works Department, and will furnish a very attractive route for tourists.
- (3) Mount Buffalo-road.—Surveys of this road were begun.

The work of track clearing and road formation to various points of interest near Marysville was intrusted to the Shire Council, and an important road on Mount Macedon was formed by a local committee.

These improvements are to be regarded as the beginning of a very desirable work which, during the current year, will be very much extended.

I have the honour to be, Sir,

Your obedient servant,

J. M. REED,

Surveyor-General.