

1909.

---

VICTORIA.

---

THE LAND ACTS.

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REPORT

FOR

THE YEAR ENDED 31ST DECEMBER, 1908.

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

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# R E P O R T .

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*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, 24th August, 1909.

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 1908.

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,

H. McKENZIE,

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

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

Department of Lands and Survey,  
Melbourne, 24th August, 1909.

SIR,

I have the honour to submit the following Report of proceedings under the Land Acts during the year 1908:—

### I.—SETTLEMENT.

The general methods of alienation of Crown lands in Victoria, from the first sales to the 31st December, 1908, are shown in the following Table (A):—

TABLE A.

	BY AUCTION.				BY SELECTION.					General Total. Area.	
	Country Lands.	Town Lands.	Suburban Lands.	Totals by Auction, &c.	Selection and Lease.		Certificate Selection.		42nd Section, Act 1863, &c.		
					No.	Area.	No.	Area.	No.		Area.
	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	...	410,660	...	...	...	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	
„ „ 1869 ...	986,175	17,229	32,693	1,036,097	Section 19. 65,653   10,462,369		...	...	Section 49. 11,616   182,114		11,680,580
„ „ 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. 4,302   402,586		Section 49. 118   6,232		...	...	564,117
„ „ 1891 ...	...	...	...	...	...	...	...	...	Section 22. 143   675		675
Totals ...	...	...	...	6,671,807	...	14,214,808	...	625,647	...	937,565	22,440,827
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	532	96,786	198	28,879	211,686
1901 ...	4,080	2,126	...	6,206	1,249	152,262	1,323	297,518	319	50,257	506,243
1902 ...	3,297	2,259	...	5,556	557	70,211	744	166,830	111	17,332	259,929
1903 ...	4,936	1,957	...	6,893	675	83,283	679	122,351	217	33,165	245,692
1904 ...	3,154	1,924	...	5,078	747	59,590	586	139,119	143	25,262	229,049
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
1908 ...	2,805	1,630	...	4,435	824	54,620	355	95,136	123	27,994	182,185
Totals ...	34,705	17,868	...	52,573	7,283	664,850	5,199	1,145,667	1,510	262,757	2,125,847
	Auction	...	...	...	...	...	...	6,724,380 acres			
	Selection	...	...	...	...	...	...	17,851,294 „			
	Total	...	...	...	...	...	...	24,575,674 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 1908:—

TABLE B.

Purchases Completed.	Area Purchased	Area Leased, and afterwards Purchased.	Amount Paid by Lessees as Balance of Purchase money.		
	Acres.	Acres.	£	s.	d.
213	36,240	36,240	3,560	9	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 1908:—

TABLE C.

Purchases Completed.	Area Purchased.	Balances of Purchase Money Received.	Survey Fees Allowed.		
	Acres.	£ s. d.	£	s.	d.
17	388	25 10 0	41	9	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. Fifty-four applications, representing 885 acres, were approved during the year, and the sum of £252 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.	£	s.	d.
178	85,362	528	18	11

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.
47. (Residence) <i>Land Act</i> 1901 ...	961	69,502	3,573	5	8
50. (Non-residence) „ 1901 ...	66	5,929	270	0	8
54. (Residence) „ 1901 ...	441	115,440	2,720	0	0
54. (Non-residence) „ 1901 ...	65	23,012	576	12	6
Total ... ..	1,533	213,883	7,139	18	10

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 1908:—

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.
3	10	287	35,014	1,072	...	35,014	4,685 14 4

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 1908:—

TABLE G.

Grants Gazetted as Approved.	Leases Gazetted as Approved.	Purchase Completed.	Area Purchased.	Area Leased.	Balance of Purchase Money paid by Licensees.	Area Leased and afterwards Purchas-d.	Amount Paid by Lessees as Balance of Purchase Money.
			Acres.	Acres.	£ s. d.	Acres.	£ s. d.
421	882	597	50,151	158,168	3,392 17 4	40,485	13,638 12 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. Five orders, representing in all an area of 664 acres, were registered during the year.

Sections 71 and 72 of the *Land Act* 1901 empower 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 and five liens, comprising an area of 22,663 acres, were registered during the year, representing, as advanced on this kind of security, £10,673 17s. 1d.

#### 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.
407	Acres. 7,145	£ s. d. 363 0 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 10 applications under this section were approved for an area of 43 acres, at an annual rental of £3 6s. 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
1908	178	85,362	1,402	184,942	131	28,941	407	7,145

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 1908 :—

TABLE J.

	No.	Extent.
		A cres.
Licences—Section 49, <i>Land Act 1869</i> ... ..	6	78
Section 42, <i>Land Act 1890</i> ... ..	*6	503
Section 42, <i>Land Acts 1890-1898</i> , and Section 47, <i>Land Act 1901</i> ... ..	134	14,526
Section 49, <i>Land Acts 1890-1898</i> , and Section 50, <i>Land Act 1901</i> ... ..	7	440
Section 59, <i>Land Act 1898</i> , and Section 54, <i>Land Act 1901</i> (Residence) ... ..	86	20,304
Section 59, <i>Land Act 1898</i> , and Section 54, <i>Land Act 1901</i> (Non-residence) ... ..	1	507
Section 65, <i>Land Act 1890</i> , and Section 103, <i>Land Act 1901</i> ... ..	*325	6,283
Section 22, <i>Land Act 1891</i> , and Section 106, <i>Land Act 1901</i> ... ..	6	30
Leases—Section 20, <i>Land Acts 1869-1878</i> ... ..	6	491
Section 44, <i>Land Act 1890</i> ... ..	*3	444
Section 44, <i>Land Act 1890-1898</i> , and Section 49, <i>Land Act, 1901</i> ... ..	3	356
Section 85, <i>Land Act 1890</i> , and Section 131, <i>Land Act 1901</i> ... ..	7	1,485
Section 29, <i>Land Act 1898</i> , and Section 35, <i>Land Act 1901</i> ... ..	339	159,907

\* 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, 4,435 acres were sold for £53,956. Interest to the amount of £4,506 10s. 6d. was paid with the instalments of purchase money as they fell due.

The area of country lands sold at auction during 1908 was 2,805 acres, of which about 1,599 acres were improved, and 1,206 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 185a. 2r. 38p. reverted to the Crown, and the instalments of purchase money and survey fees already paid thereon, amounting to £461 6s. 4d., 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
Improved "	...	...	...	1,232	0	37	4,471	13	8
" 6 months ending 31st December—									
Unimproved land	...	...	...	661	1	31	2,035	8	0
Improved "	...	...	...	1,809	0	27	6,167	0	10
1902—6 months ending 30th June—									
Unimproved land	...	...	...	760	0	15	1,843	14	8
Improved "	...	...	...	1,415	3	1	4,825	8	0
" 6 months ending 31st December—									
Unimproved land	...	...	...	283	3	24	980	5	9
Improved "	...	...	...	837	0	9	3,415	14	0
1903—6 months ending 30th June—									
Unimproved land	...	...	...	1,160	3	9	4,160	0	0
Improved "	...	...	...	2,949	3	20	18,572	18	5
" 6 months ending 31st December—									
Unimproved land	...	...	...	431	3	2	1,058	19	4
Improved "	...	...	...	393	3	17	1,710	13	9
1904—6 months ending 30th June—									
Unimproved land	...	...	...	779	0	1	1,558	9	9
Improved "	...	...	...	1,402	1	14	3,081	16	0
" 6 months ending 31st December—									
Unimproved land	...	...	...	235	1	35	639	18	9
Improved "	...	...	...	737	0	0	940	15	3
1905—6 months ending 30th June—									
Unimproved land	...	...	...	878	2	8	5,242	16	9
Improved "	...	...	...	599	0	24	1,508	13	7
" 6 months ending 31st December—									
Unimproved land	...	...	...	816	3	14	3,569	13	0
Improved "	...	...	...	972	2	37	2,194	9	6
1906—6 months ending 30th June—									
Unimproved land	...	...	...	869	0	33	1,816	16	8
Improved "	...	...	...	578	2	21	1,415	15	0
" 6 months ending 31st December—									
Unimproved land	...	...	...	401	1	9	3,303	2	7
Improved "	...	...	...	211	0	26	718	4	10
1907—6 months ending 30th June—									
Unimproved land	...	...	...	1,198	1	39	3,544	1	4
Improved "	...	...	...	895	2	38	10,212	18	1
" 6 months ending 31st December—									
Unimproved land	...	...	...	469	2	9	1,666	10	6
Improved "	...	...	...	212	0	28	763	18	2
1908—6 months ending 30th June—									
Unimproved land	...	...	...	734	0	39	3,728	7	3
Improved "	...	...	...	1,138	1	32	18,164	19	2
" 6 months ending 31st December—									
Unimproved land	...	...	...	472	0	27	1,833	3	2
Improved "	...	...	...	460	1	25	1,861	14	3

Table L shows the alienation by auction, during 1908, 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.
1,630 1 10	28,368 3 1	17 8 0	2,805 1 3	25,588 3 10	9 2 5

### III.—PASTORAL OCCUPATION.

The sum of £27,775 2s. 9d. 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 ...	606	369,601
		Perpetual leases ...	92	59,528
Licences issued ... ..	{	Agricultural allotments ...	38	25,136
		Garden, Store, &c. ...	127	—
Leases and Licences cancelled for non-payment of rent, &c. ... ..	{	Mallee allotments ...	2	1,264
		Perpetual leases ...	6	4,301
		Licences ...	5	2,920
Leases transferred ... ..	{	Mallee allotments ...	49	30,121
		Portions of Mallee allotments ...	4	1,645
		Agricultural leases ...	517	364,108
Number of Local Land Boards held ...	{	Perpetual leases ...	30	6,967
		Licences ...	25	—
Cases dealt with ... ..			1,370	—

On 1st January, 1909, the areas available and held under lease and licence were as follow:—

	No.	Acres.		
Available for application under section 187, <i>Land Act</i> 1901 ...	...	2,353,570		
Agricultural allotments ... ..	278	239,104		
Areas held under grazing licence ... ..	54	4,255,390		
Mallee allotments held under lease ... ..	1,403	962,675		
Agricultural allotments held ...	{	Agricultural leases ...	3,595	2,356,360
		Perpetual leases ...	750	627,459
		Licences ...	602	372,235

The revenue derived was as follows:—

	£	s.	d.
Rents on Mallee allotments ... ..	4,831	8	2
Rents on perpetual leases ... ..	1,374	17	7
Rents on agricultural allotments ... ..	35,642	8	5
Rents on grazing licences ... ..	2,204	8	10
Valuation of improvements and cost of resumption ... ..	4,705	3	3
Interest on valuation of improvements and cost of resumption ... ..	976	18	7
Penalties and Fines ... ..	974	8	4
Vermin rates ... ..	142	12	7
Fees—	£	s.	d.
Application ... ..	313	5	0
Lease ... ..	670	0	0
Transfer ... ..	53	0	0
Mortgage ... ..	158	0	0
Licence ... ..	45	0	0
	1,239	5	0
	£52,091	10	9

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 1908:—

Purchases Completed.	Area Purchased.	Balance of Purchase Money Paid.	Total Amount of Purchase Money.
	Acres.	£ s. d.	£ s. d.
19	4,220	1,329 3 3	2,291 15 0

## V.—MISCELLANEOUS.

## SECTION 130, LAND ACT 1901.

Under section 130 of the *Land Act* 1901, 52 leases were issued for 4,286 acres of swamp or reclaimed land at an annual rental of £1,218 5s. 6d.

## 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 184 applications under this section were granted for an area of 511 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 44 applications were granted for an area of 74 acres.

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

During the year 32 applications were granted in respect of an area of 47,774 acres.

## SECTION 154, LAND ACT 1901.—COMMONS.

Commons were diminished by proclamation to the extent of 215 acres.

Six (6) 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 £2,283 17s. 8d.

## 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 appraisal. During the year 1,556 acres were sold in this manner, realizing £4,798 10s.

## SECTION 193, LAND ACT 1901.—PUBLIC HEARINGS.

During the year 1908, 316 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 5,990 subjects (including applications for mallee lands), were dealt with.

Nineteen 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 1908:—

TABLE M.

Purchases Completed.	Area Purchased.			Balance of Purchase Money Paid.			Total Amount of Purchase Money.		
	A.	R.	P.	£	s.	d.	£	s.	d.
68	1,643	0	0	2,846	16	10	3,456	7	0

## CROWN GRANTS AND LEASES.

Three thousand one hundred and ninety Crown grants and 2,501 leases were prepared and passed from the head office during 1908.

## FEES AND CERTIFICATES.

The sum of £13,440 11s. 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 1908:—

TABLE N.

<i>Temporary Occupation.</i>				£	s.	d.	£	s.	d.
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	...	...	...	43,181	6	0			
Rents under sections 45 and 47, <i>Land Act</i> 1869, Divisions 6, 7, and 8, of Part I., Land Acts 1890–1901, permits under sections 5 and 20 of the <i>Settlement on Lands Act</i> 1893	...	...	...	41,127	4	3			
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	...	...	...				84,308	10	3
<i>Alienated in Fee simple by Auction and Deferred Payments, also Rents received towards Alienation.</i>									
	A.	R.	P.						
By auction—Town land	...	...	1,630	1	10		*49,732	0	9
„ Country land	...	...	2,805	1	3				
Sundry payments on account of purchase in fee simple	...	...	...	5,544	7	10			
Rents under sections 42 and 49, Land Acts 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	...	...	...	122,600	9	8			
Rents and balances of purchase money under section 20, <i>Land Act</i> 1869, section 11, <i>Land Act</i> 1878, section 44, Land Acts 1890–1898, section 61, <i>Land Act</i> 1898, and sections 49 and 56, <i>Land Act</i> 1901	...	...	...						
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	...	...	...				177,876	18	3
Penalties under section 164, <i>Land Act</i> 1901, and interest	...	...	...	2,283	17	8			
Fees for grants, leases, licences, surveys, &c.	...	...	...	13,440	11	3			
Sale of plans and sundries	...	...	...	3,293	10	7			
							19,017	19	6
Total Revenue	...	...	...				281,203	8	0

\* This item includes interest £4,506 10s. 6d., and instalments on account of some sales prior to 1908.

## VERMIN DESTRUCTION.

The following is the expenditure under this head for the year ended 31st December, 1908:—

	£	s.	d.
Subsidy paid shire councils, &c., for destruction of dogs and foxes	...	...	1,126 10 0
Wages of men working Crown lands, material, &c.	...	...	7,861 6 0
Salaries of inspectors and allowances to police rabbit inspectors	...	...	7,991 17 10
Total	...	...	16,979 13 10

I have the honour to be, Sir,

Your obedient servant,

J. W. SKENE,

Secretary for Lands.

## APPENDIX A.

Surveyor-General's Office,  
Melbourne, 22nd July, 1909.

The Honorable Hugh McKenzie, M.P.,  
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, 1908.

There were no important changes in the Professional Staff during the year.

## DISTRICT SURVEYORS.

As in the previous year, there were five District Surveyors supervising the work in their respective districts. A great deal of their time was devoted to the classification and valuation of land, and after the new Forest Act came into operation arrangements were made for a District Surveyor in each district in association with a Forest Officer to undertake the joint inspection provided for in the Act.

## STAFF SURVEYORS.

The progress of settlement has caused a greater demand for the opening up of the more remote areas of Crown land, and the Staff Surveyors have been engaged on the necessary topographical surveys—road location—and the preparation of designs for subdivision.

The important work of regrading roads in the Beech Forest and in South Gippsland occupied two surveyors practically the whole year; and such work as this is certainly one of the most effective aids to settlement.

In the Mallee country a complete system of levels was obtained fixing the water level in all the wells and bores over a large extent of country in the north-western portion of the State. The boring operations in the district lying east of the railway terminus of Pinnaroo, in South Australia, proved the possibility of obtaining a sufficient water supply for a large area of Crown land, the subdivision of which was entered upon. The favorable seasons experienced in the Mallee country and the development of railway projects directed attention to this class of land, and a large scheme of settlement on the area extending from Ouyen, on the Mildura railway line, to the western boundary of the State was commenced.

Applications were invited to fill three additional Staff Surveyors' positions, but without success.

## PUPIL DRAUGHTSMEN AND SURVEYORS.

Four pupils were selected for a four years' course of training. The first two years are to be devoted to office work—computing and drawing—and the following two years to field training under a Staff Surveyor. On the completion of the four years a term of two months will be devoted to the necessary study of astronomy at the Melbourne Observatory. These students are required to enter into a bond to remain in the service of the Department for two years additional—if their services be required—and under this system well-trained surveyors will be available for the work of the Department.

## CONTRACT SURVEYS.

The selection surveys were, as formerly, undertaken almost exclusively by the Contract Surveyors, numbering about 40. Much difficulty was experienced in getting these surveys carried out satisfactorily, owing to the work being so fragmentary and involving excessive travelling.

Some adjustments of survey fees were made, without imposing added charges on the selectors.

## CLOSER SETTLEMENT SURVEYS.

The following estates were subdivided into suitable allotments during the year :—

	Acres.	Allotments.
Hogan's .. .. .	442	9
Balure .. .. .	183	10
Wein Wein Gurk .. .. .	3,013	13
Inverary .. .. .	1,260	24
Spring's .. .. .	398	8
Heart .. .. .	3,796	47
<b>Total .. .. .</b>	<b>9,092</b>	<b>111</b>

A classification of expenditure on surveys is made in the following schedule :—

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

	£	s.	d.
Subdivision of land for sale .. .. .	951	6	6
Main road surveys .. .. .	3,382	17	6
Feature surveys .. .. .	797	13	7
Check surveys and connexion lines .. .. .	184	6	2
Re-surveys for sale, selection, &c. .. .. .	189	17	8
Selection surveys (departmental) .. .. .	724	4	1
Balance of fees (selection surveys, to be repaid in instalments by applicants) .. .. .	475	19	9
Mallee subdivisions .. .. .	1,113	9	7
Marking sites and reserves for public purposes .. .. .	207	13	7
Miscellaneous surveys .. .. .	800	15	8
	<b>£8,828</b>	<b>4</b>	<b>1</b>
Selection and other surveys (fees collected from applicants) .. .. .	10,048	14	2
	<b>£18,876</b>	<b>18</b>	<b>3</b>
Amount collected and deposited in Trust Fund Account .. .. .	£10,491	14	9
Payments to authorized surveyors, refunds to applicants, and transfers to revenue .. .. .	£17,368	4	9

## OFFICE STAFF.

*Computing and Adjusting Branch.*

The work performed in this branch is shown in the following summary :—

Plans of subdivisions, of road surveys, of land for sale, and miscellaneous surveys. Examined and checked .. .. .	700
Selection plans examined .. .. .	1,456
Closer settlement subdivisions examined (397 allotments, 50,397 acres)	40
Certificates of adjustment prepared .. .. .	162
Certified plans for leases and grants .. .. .	2,418

The staff consisted of the officer-in-charge and nine draughtsmen, including two pupils.

*Draughting Branch.*

The compilation work, posting old compilations for re-issue, preparing record plans, certificates, &c., was carried on as usual.

Parish and township plans compiled, full scale .. .. .	35
Parish and township plans revised and posted for re-issue .. .. .	209
Record plans and tracings (large) .. .. .	133
Special plans of new surveys—drawn from field notes .. .. .	41
Miscellaneous tracings, chartings, &c. .. .. .	1,320
Certified plans for seal of Board of Land and Works .. .. .	38
Certificates for Office of Titles .. .. .	183
Reservations—technical descriptions prepared .. .. .	840
Diagrams on Crown grants and leases .. .. .	3,402

In addition to this there was a large amount of miscellaneous work required for the general purposes of the office.

*Lithographic Branch.*

All the printing required by the Department in the form of departmental maps, plans for Closer Settlement purposes, plans of townships, &c., together with those for other Departments and for the Commonwealth, was undertaken by this branch.

Engraving work.—One engraver was occupied on the revision of the 16-mile map of Victoria, and on the preparation of the geodetic sheet M (south).

Photographic work.—Five hundred and eighty transfers of compiled plans, departmental maps, drawings for other Departments, &c., were prepared.

The total staff—compilation, lithographic, and printing, with one engraver and one plan moulder—numbered 42, including two pupils.

For other Departments and the Commonwealth a considerable amount of work was executed, value as under :—

	£	s.	d.
Commonwealth—Electoral maps and technical descriptions..	174	0	0
Commonwealth—Military and other maps .. ..	37	0	0
Chief Secretary's Department—Maps, &c. .. ..	43	0	0
Treasurer's Department—Harbor maps, &c. .. ..	32	5	0
Public Works Department—Copying drawings, &c. ..	37	0	0
Public Instruction—Maps .. ..	25	0	0
Forest Department—Maps, plans, and forms .. ..	60	0	0
Mines and Water Supply—Plans and transfers .. ..	80	13	0
State Rivers and Water Supply Commission—Copying Plans	36	17	6
Other Departments .. ..	6	10	0
	<u>532</u>	<u>5</u>	<u>6</u>
Amount received on Certificates of Adjustment .. ..	£627	0	0
Amount received from sale of plans .. ..	£503	11	0

*Development of Tourists' Resorts.*

The distribution during the year 1908 of the vote for the purpose of opening up tourists' resorts, &c., was made under the direction of the Minister of Lands

Further improvements of the Buchan Caves were carried out, and during the year 1,100 visitors were admitted, showing how much these caves are appreciated by the public.

A large number of roads and tracks were cleared and formed or otherwise improved to provide effective access to various places of resort, as under :—

Werribee Gorge, Bacchus Marsh.  
 Mt. Baw Baw.  
 Mt. Dandenong and district.  
 Upper Ferntree Gully, Monbulk district.  
 Marysville district.  
 Alexandra District—Rubricon Falls, &c.  
 Grampians, Hall's Gap.  
 Macedon and Woodend district.  
 Trentham Falls. (Land purchase.)  
 Port Campbell.  
 Lorne.  
 Torquay.  
 Point Lonsdale.  
 Sorrento.  
 Inverloch.  
 Foster.  
 Toora district.  
 Prospect Reserve, Merriman's Creek.  
 Lake Tyers.

Nearly the whole of these works were carried out under the direction of the Shire Councils, involving an expenditure of £4,539.

The very large and important work of forming the coach road on to Mount Buffalo was undertaken by the Public Works Department. By means of this highway Mount Buffalo is now easily accessible to visitors and will become one of the show places of Australia. Tracks have been cleared and finger posts erected on the plateau, rendering it possible for tourists to travel in safety without guides.

The interest in our own places of attraction has been stimulated by the improvements effected, and the holiday season afforded very decided evidence of the good result following the efforts to develop the tourists' resorts of the State.

I have the honour to be, Sir,

Your obedient servant,

J. M. REED,  
Surveyor-General