

1910.

---

VICTORIA.

---

THE LAND ACTS.

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REPORT

FOR

THE YEAR ENDED 31ST DECEMBER, 1909.

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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, 16th August, 1910.

YOUR EXCELLENCY,

I have the honour to submit the annexed Report by the Acting Secretary for Lands of proceedings under the Land Acts during the year 1909.

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 report by the Surveyor-General on the Professional Division of the Department.

I have the honour to be,

Your Excellency's most obedient servant,

W. A. WATT,

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

To the Honorable William Alexander Watt, Acting-Commissioner of Crown Lands and Survey.

Department of Lands and Survey,

Melbourne, 16th August, 1910.

SIR,

I have the honour to submit the following Report of proceedings under the Land Acts during the year 1909:—

### I.—SETTLEMENT.

The general methods of alienation of Crown lands in Victoria, from the first sales to the 31st December, 1909, are shown in the following Table (A):—

TABLE A.

	BY AUCTION.				BY SELECTION.						General Total.	
	Country Lands.	Town Lands.	Suburban Lands.	Totals by Auction, &c.	Selection and Lease.		Certificate Selection.		42nd Section, Act 1865, &c.			Area.
					No.	Area.	No.	Area.	No.	Area.		
	Acres.	Acres.	Acres.	Acres.		Acres.		Acres.		Acres.	Acres.	
Under Imperial Acts ...	...	...	...	3,944,237	...	...	...	...	...	...	3,944,237	
„ Land Act 1860 ...	392,610	1,273	4,979	398,862	...	410,600	...	...	...	...	809,462	
„ „ 1862 ...	422,610	2,800	31,295	456,705	...	1,363,243	...	59,992	...	...	1,879,940	
„ „ 1865 ...	639,761	6,709	34,137	680,607	5,900	1,499,910	3,078	559,423	...	753,574	3,493,514	
„ „ 1869 ...	986,175	17,229	32,693	1,036,097	Section 19. 65,544   10,461,454		...	...	Section 49. 11,611   182,030		11,679,581	
„ „ 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. 4,291   400,868		Section 49. 118   6,232		...	...	562,399	
„ „ 1891 ...	...	...	...	...	...	...	...	...	Section 22. 131   619		619	
Totals ...	...	...	...	6,671,807	...	14,212,175	...	625,647	...	937,425	22,447,054	
During year—	Land Act 1898-1901.				Land Act 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	
1909 ...	2,729	2,062	...	4,791	734	48,047	372	97,748	143	33,023	183,609	
Totals ...	37,434	19,930	...	57,364	8,017	712,897	5,571	1,243,415	1,653	295,780	2,309,456	
	Auction	...	...	...	...	...	6,729,171	acres				
	Selection	...	...	...	...	...	18,027,339	„				
	Total	...	...	...	...	...	24,756,510	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 1909:—

TABLE B.

Purchases Completed.	Area Purchased.	Area Leased and afterwards Purchased.	Amount Paid by Lessees as Balance of Purchase money.		
	Acres.		Acres.	£	s.
137	30,033	30,033	2,576	12	2

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 1909:—

TABLE C.

Purchases Completed.	Area Purchased.	Balances of Purchase Money Received.			Survey Fees Allowed.		
	Acres.	£	s.	d.	£	s.	d.
17	278	14	10	5	27	8	1

## 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. Sixty applications, representing 845 acres, were approved during the year, and the sum of £228 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.
101	47,791	239	15	6

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.		
			Aeres.	£	s. d.
47. (Residence) <i>Land Act</i> 1901 ...	1,040	76,191	3,556	18	0
50. (Non-residence) „ 1901 ...	78	6,888	335	8	4
54. (Residence) „ 1901 ...	510	138,808	2,780	8	0
54. (Non-residence) „ 1901 ...	108	35,292	882	7	2
Total ... ..	1,736	257,179	7,555	1	6

NOTE.—This Table includes selections of enhanced value.

Section 44 of the *Land Act* 1890, the rights of which are preserved by section 2 of the *Land Act* 1901, enables licensees under Division 3, Part I., of the *Land Act* 1890 to acquire, on expiration of the term of their licences, the fee-simple of their licensed holdings either by paying the balance of purchase money in one sum or by deferred payments under lease. The following Table shows the transactions during 1909:—

TABLE F.

Grants Gazetted as Approved.	Leases Gazetted as Approved.	Purchases Completed.	Area Purchased.	Area Leased.	Balance of Purchase Money paid by Licensees.			Area Leased and afterwards Purchased.	Amount Paid by Lessees as Balance of Purchase Money.		
					£	s.	d.		£	s.	d.
1	8	318	37,561	1,206	...		37,561	4,525	8	7	

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, 51, and 56 of the *Land Act* 1901 during 1909:—

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 Purchased.	Amount Paid by Lessees as Balance of Purchase Money.		
					£	s.	d.		£	s.	d.
493	1,079	689	63,332	182,502	6,321	11	3	44,865	13,468	3	6

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. Twelve orders, representing in all an area of 2,735 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. Seventy-five liens, comprising an area of 18,952 acres, were registered during the year, representing, as advanced on this kind of security, £9,264 0s. 8d.

*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.
318	Acres. 5,478	£ s. d. 280 10 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 8 applications under this section were approved for an area of 38 acres, at an annual rental of £3 14s. 6d.

PROGRESS OF SELECTION.

Table I. shows the progress of selection under section 65 of *The Land Act* 1890, and sections 29, 42, and 59 of the *Land Act* 1898 and corresponding sections of the *Land Act* 1901. Similar particulars of selection under sections 32, 42, 49, and 65 of the *Land Acts* 1884–1890, from the year 1886 to the year 1898 inclusive, will be found in the Departmental Report for 1908:—

TABLE I.—LAND SELECTED.

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.
1899	41	13,591	616	66,998	14	924	116	1,987
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
1909	101	47,791	1,550	214,999	186	42,180	318	5,478

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 1909 :—

TABLE J.

	No.	Extent.
		Acres.
Licences—Section 49, <i>Land Act</i> 1869 ... ..	5	84
Section 42, <i>Land Act</i> 1890 ... ..	4	507
Section 42, <i>Land Acts</i> 1890–1898, and Section 47, <i>Land Act</i> 1901 ... ..	296	26,178
Section 49, <i>Land Acts</i> 1890–1898, and Section 50, <i>Land Act</i> 1901 ... ..	9	982
Section 59, <i>Land Act</i> 1898, and Section 54, <i>Land Act</i> 1901 (Residence) ... ..	136	40,625
Section 59, <i>Land Act</i> 1898, and Section 54, <i>Land Act</i> 1901 (Non-residence) ... ..	32	7,796
Section 65, <i>Land Act</i> 1890, and Section 103, <i>Land Act</i> 1901 ... ..	*419	7,522
Section 22, <i>Land Act</i> 1891, and Section 106, <i>Land Act</i> 1901 ... ..	20	94
Leases—Section 20, <i>Land Acts</i> 1869–1878 ... ..	109	915
Section 44, <i>Land Act</i> 1890 ... ..	7	1,211
Section 44, <i>Land Act</i> 1890–1898, and Section 49, <i>Land Act</i> , 1901 ... ..	10	1,966
Section 50, <i>Land Acts</i> 1890–1898, and Section 51, <i>Land Act</i> 1901 ... ..	2	379
Section 61, <i>Land Act</i> 1898, and Section 56, <i>Land Act</i> 1901 (Residence) ... ..	2	435
Section 85, <i>Land Act</i> 1890, and Section 131, <i>Land Act</i> 1901 ... ..	2	66
Section 29, <i>Land Act</i> 1898, and Section 35, <i>Land Act</i> 1901 ... ..	308	144,418
Section 80, <i>Land Act</i> 1898, and Sections 63–130, <i>Land Acts</i> 1901–1904 ... ..	6	1,252
Section 21, <i>Land Act</i> 1901 ... ..	1	12,060

\* Includes licences surrendered to enable holders to obtain concessions allowed by *Land Acts*.

## 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, 4,791 acres were sold for £46,615. Interest to the amount of £3,573 2s. 7d. was paid with the instalments of purchase money as they fell due.

The area of country lands sold at auction during 1909 was 2,729 acres, of which about 836 acres were improved, and 1,893 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 136a. 2r. 9p. reverted to the Crown, and the instalments of purchase money and survey fees already paid thereon, amounting to £513 9s. 6d., 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
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
1908—6 months ending 30th June—									
Unimproved land	734	0	39	3,728	7	3	5	1	6
Improved	1,138	1	32	18,164	19	2	15	19	2
„ 6 months ending 31st December—									
Unimproved land	472	0	27	1,833	3	2	3	17	8
Improved	460	1	25	1,861	14	3	4	0	10
1909—6 months ending 30th June—									
Unimproved land	647	1	18	2,462	2	6	3	16	1
Improved	483	3	25	4,963	0	7	10	5	1
„ 6 months ending 31st December—									
Unimproved land	1,245	3	18	4,782	4	0	3	16	9
Improved	352	0	8	860	5	6	2	8	10

Table L shows the alienation by auction, during 1909, 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.
2,062 0 0	33,546 19 7	16 5 4	2,729 0 29	13,067 12 7	4 15 9

### III.—PASTORAL OCCUPATION.

The sum of £23,269 11s. 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 and the *Murray Settlements Act* 1907, deal 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	459	259,410
			Perpetual leases	75	49,378
			Conditional Purchase leases	94	3,390
Licences issued	...	...	Agricultural allotments	221	123,262
			Garden, Store, &c.	195	—
			Perpetual leases	2	1,278
Leases and Licences cancelled for non-payment of rent, &c.	...	...	Mallee allotment leases	1	617
			Licences	3	1,820
			Mallee allotments	149	88,668
Leases transferred	...	...	Portions of Mallee allotments	52	23,943
			Agricultural leases	524	367,184
			Perpetual leases	27	6,417
Number of Local Land Boards held	...	...	...	35	—
Cases dealt with	...	...	...	5,093	—

On 1st January, 1910, the areas available and held under lease and licence were as follow:—

				No.	Acreage.
Available under section 187, <i>Land Act</i> 1901	...	...	...	...	1,515,855
Available as agricultural allotments	...	...	...	...	240,353
Areas held under section 187, <i>Land Act</i> 1901	...	...	...	172	4,970,042
Mallee allotments held under lease	...	...	...	956	718,249
Irrigation allotments held under conditional purchase lease	...	...	...	94	3,390
Agricultural allotments held under	...	...	Agricultural leases	4,097	2,615,770
			Perpetual leases	775	641,837
			Licences	763	461,297

The revenue derived was as follows:—

				£	s.	d.
Rents on Mallee allotments	...	...	...	2,053	14	0
Rents on perpetual leases	...	...	...	1,853	3	9
Rents on agricultural allotments	...	...	...	46,256	15	3
Rents under section 187, <i>Land Act</i> 1901	...	...	...	2,386	17	11
Valuation of improvements and cost of resumption	...	...	...	2,674	13	7
Interest on valuation of improvements and cost of resumption	...	...	...	589	17	6
Penalties and Fines	...	...	...	1,386	15	6
Vermis rates	...	...	...	52	16	0
Fees—				£	s.	d.
Application	...	...	...	1,270	0	0
Licence	...	...	...	270	0	0
Lease	...	...	...	540	0	0
Mortgage	...	...	...	145	0	0
Transfer	...	...	...	116	0	0
				2,341	0	0
				£59,595	13	6

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 1909:—

Purchases Completed.	Area Purchased.	Balance of Purchase Money Paid.
	Acres.	£ s. d.
23	4,679	1,654 15 0

## V.—MISCELLANEOUS.

## SECTION 130, LAND ACT 1901.

Under section 130 of the *Land Act* 1901, 25 leases were issued for 2,223 acres of swamp or reclaimed land at an annual rental of £300 14s. 10d.

## SECTION 146, LAND ACT 1901.

Under this section provision is made whereby a licensee under section 145 of the *Land Act* 1901 of a site for a butter factory or creamery, or a site for a residence, garden, inn, store, smithy, or similar building not within the boundaries of any city, may apply for the exclusive right to purchase such site after having been in possession for a period of five years and erected buildings or made other improvements, credit being given for the amount of rent paid during the period of possession.

During the year 184 applications under this section were granted for an area of 450 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 26 applications were granted for an area of 39 acres.

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

During the year 10 applications were granted in respect of an area of 14,262 acres.

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

Commons were diminished by proclamation to the extent of 3,014 acres.

Four (4) 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 1909 for non-improvement by lessees under the *Land Acts* of 1862 and 1865, and interest on rents in arrear, was £2,268 8s. 7d.

## 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 1,793 acres were ordered to be sold in this manner, the total purchase money being £5,376 0s. 0d.

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

During the year 1909, 342 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 6,919 subjects (including applications for mallee lands), were dealt with.

Forty-four 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 1909:—

TABLE M.

Purchases Completed.	Area Purchased.			Balance of Purchase Money Paid.		
	A.	R.	P.	£	s.	d.
66	1,810	0	0	2,872	5	11

## CROWN GRANTS AND LEASES.

Three thousand two hundred and seven Crown grants and 1,869 leases were prepared and passed from the head office during 1909.

## FEES AND CERTIFICATES.

The sum of £14,963 2s. 7d. was received during the year for certificates and transfers under the Land Acts, 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 1909:—

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 ...				37,684	14	8						
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 section 318 <i>Land Act</i> 1901 ...				26,347	0	4						
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 ...												
							64,031	15	0			
<i>Alienated in Fee simple by Auction and Deferred Payments, also Rents received towards Alienation.</i>												
			A.	R.	P.							
By auction—Town land ...			2,062	0	0½	*46,695	0	0				
„ Country land ...			2,729	0	29½							
Sundry payments on account of purchase in fee simple ...						4,670	13	1				
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, 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 ...						120,381	8	5				
Rents and balances of purchase money 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 ...												
							171,747	1	6			
Penalties under section 164, <i>Land Act</i> 1901, and interest ...						2,268	8	7				
Fees for grants, leases, licences, surveys, &c. ...						14,963	2	7				
Sale of plans and sundries ...						2,956	19	0				
							20,188	10	2			
<b>Total Revenue</b> ...										255,967	6	8

\* This item includes interest £3,573 2s. 7d., and instalments on account of some sales prior to 1903.

## VERMIN DESTRUCTION.

The following is the expenditure under this head for the year ended 31st December, 1909:—

	£	s.	d.
Subsidy paid shire councils, &c., for destruction of dogs and foxes ...	1,159	15	1
Wages of men working Crown lands, material, &c. ...	10,844	2	6
Salaries of inspectors and allowances to police rabbit inspectors ...	10,056	17	3
<b>Total</b> ...	<b>22,060</b>	<b>14</b>	<b>10</b>

I have the honour to be, Sir,

Your obedient servant,

JNO. MACGIBBON,  
Acting Secretary for Lands.

## APPENDIX A.

Surveyor-General's Office,  
Melbourne, 4th July, 1910.

The Honorable W. A. Watt, M.P.,  
Acting Commissioner of Crown Lands and Survey.

SIR,

I have the honour to furnish the following Report on the Professional Division of the Department for the year ending 31st December, 1909.

Owing to the development of settlement in the Mallee country and the complete surveys being effected prior to selection, the total expenditure shows a substantial increase on the previous year. This, however, was met by the fees subsequently collected from the settlers and passed to Revenue.

As this country will be devoted chiefly to wheat growing, the selection of good road routes is of the utmost importance. The prevalence of sand ridges throughout the Mallee area gives rise to great transit difficulty, and by preliminary feature surveys and careful road projection much of this can be avoided. Though more costly, the expense is fully justified, and the work is a distinct aid to settlement.

The success attending the boring operations, and the assurance of railway communication, have rendered a large area available for settlement. About 238 holdings, representing an aggregate area of 152,000 acres, have been surveyed, and the further subdivision is proceeding as fast as circumstances will permit. The speedy development of these holdings by a large proportion of the new occupiers is a pleasing feature of this settlement, which will be largely extended.

## IRRIGATION SETTLEMENTS.

The two settlement areas at White Cliffs and Nyah were laid out with due regard to irrigation conditions, and in conjunction with the former a dry farm area was also subdivided.

White Cliffs.—Homestead Allotments	...	6,273	acres
Dry Farm Allotments	...	50,345	,,
Nyah.—Homestead Allotments	...	1,960	,,

## CLOSER SETTLEMENT.

The following Estates, repurchased for occupation under Closer Settlement conditions, were subdivided into suitable holdings, and in these cases opportunity was taken to effect desirable deviations of roads:—

	Allotments.	Acres.
Cohuna (Irrigation land) ... ..	55	5,111
Mooralla Estate ... ..	28	17,199
Kenilworth Estate ... ..	43	18,440
Maribyrnong Estate ... ..	12	1,077
Total ... ..	—	<u>41,827</u>

## SURVEY STAFF.

No changes of special importance in connexion with the staff occurred during the year. Much of the time of the District Surveyors was again occupied in the work of Forest Inspection, in accordance with the provisions of the Forest Act, which require the joint inspection by Lands and Forest Officers. The valuation and classification of land were also undertaken by them in conjunction with the supervision of the survey work of the five districts.

## STAFF SURVEYORS.

Two of the Staff Surveyors were engaged all the year in the Mallee country. The work of regrading roads in the forest country of South Gippsland and the Beech Forest occupied the full time of two other surveyors. One undertook road and topographical work in East Gippsland ; and one was engaged on varied work in the Melbourne District.

## PUPIL DRAUGHTSMEN AND SURVEYORS.

Four of the pupils who had completed their office terms were placed in field parties under Staff Surveyors, and three additional pupils entered the Department for office training.

The term of four years, two in the office and two in the field, followed by two months' study at the Melbourne Observatory, will render the pupils eligible for the Surveyors' Examination, and on obtaining their Certificates of Qualification they should prove of material service to the Department.

## CONTRACT SURVEYS.

For the greater part of the year thirty to thirty-six Surveyors were engaged in their various districts on Contract Surveys. In many of the districts the work is so scattered and involves so much loss of time in travelling that it is becoming increasingly difficult to have surveys executed without considerable delay, the Surveyors naturally seeking to group their orders as much as possible.

In the following schedule the survey expenditure is classified :—

## SUMMARY OF EXPENDITURE ON SURVEYS (STAFF SURVEYORS' WORK INCLUDED).

Mallee Subdivisions (240,000 acres) ... ..	£3,833	7	11
Main Road surveys ... ..	3,135	18	4
Feature surveys ... ..	1,509	17	4
Subdivision of land for sale... ..	1,454	6	10
Check surveys and connexion lines ... ..	254	4	5
Re-surveys for sale, selection, &c. ... ..	313	8	1
Selection surveys (departmental) ... ..	278	0	2
Balances of fees on selection surveys (to be repaid in instalments by applicants) ... ..	428	6	6
Reserves and other sites ... ..	196	6	1
Miscellaneous surveys ... ..	1,034	13	9
	<hr/>		
	£12,438	9	5
Trust Fund Fees collected from applicants for selection surveys ... ..	6,790	17	4
	<hr/>		
	£19,229	6	9
	<hr/>		
Amount collected and deposited in Trust Fund Account	£13,329	0	11
	<hr/>		
Payments made to authorized surveyors, amounts refunded to applicants, and amounts transferred to revenue ... ..	£18,731	2	4
	<hr/>		

## OFFICE STAFF.

*Computing and Adjusting Branch.*

The return of the work of this Branch is summarised as under :—

Registered plans of subdivisions, road surveys, Closer Settlement surveys, &c. Examined and checked ... ..	661
Selection surveys—plans examined and checked ... ..	1,031
Certified plans for leases and grants. Plans compared and checked	2,824
Certificates of adjustment prepared ... ..	129

In this Branch the staff consisted of the officer-in-charge, eight draughtsmen, and three pupils.

*Draughting Branch.*

Parish and township plans compiled, full scale	...	...	47
Parish and township plans revised and posted for re-issue	...	...	93
Large record plans and tracings prepared	...	...	100
Special plans of subdivisional surveys prepared from surveyors' notes	...	...	55
Miscellaneous tracings, chartings, &c.	...	...	1,132
Certificates for Office of Titles	...	...	256
Certified plans prepared for Certificate of Board of Land and Works	...	...	36
Reservations—technical descriptions prepared	...	...	470
Diagrams on Crown grants and leases	...	...	5,394

In addition to the above there was the usual large amount of miscellaneous drawing work required for office purposes.

*Lithographic Branch.*

Owing to the system of free distribution of plans of land available for settlement a very large additional amount of work was undertaken.

As these plans are issued a supply of between 700 and 800 copies is folded and forwarded to the Transportation Branch of the Railway Department. By the courtesy of the Department these are circulated over the whole railway system of the State and posted at the railway stations, thus quickly and effectively placing information at the disposal of the public. On these plans full particulars of terms and conditions are printed.

The printing of these plans, with the issues of departmental maps, compilations, plans of Closer Settlement Estates, and of townships, and also the work required for other Departments and the Commonwealth made the record for the year a very heavy one.

The *engraving* work undertaken consisted of the revision of the plate "Map of Victoria" 16 miles scale, and of the Geodetic Sheets M (South sheet), I (North and South sheets), and L (North and South sheets).

*Photographic work.* The transfers prepared during the year comprised those of compiled plans, departmental maps, and a variety of drawings for other Departments.

Total number dealt with, 550.

For the work of compilation, lithographic printing, with the engraver and plan moulder, the staff numbered 42.

The work executed for other Departments and the Commonwealth is indicated by the following values :—

	£	s.	d.
Commonwealth—Military and other maps	...	...	28 12 0
Chief Secretary's Department—Maps, &c.	...	...	33 0 0
Public Works Department—Copying drawings	...	...	9 0 0
Forest Department—Maps, plans and forms	...	...	31 0 0
State Rivers and Water Commission—Copying plans	...	...	102 14 0
Geelong Harbor Trust	...	...	73 5 0
Other Departments...	...	...	13 0 0
			<hr/> 290 11 0 <hr/>
Amount received for Certificates of Adjustment...	...	...	£563 18 2
Amount received from sale of Maps and Plans	...	...	£700 5 7

*Buchan Caves.*

The further development of the Buchan Caves was carried on, and the work of opening up those at Murrindal was completed.

The Fairy and Moon Caves near the township of Buchan, and the Murrindal Caves about eight miles distant provide a varied means of enjoyment for tourists, who to the number of 953 visited them during the year.

As they become more widely known, and the facilities for travelling are further improved, these caves should become increasingly attractive to tourists.

I have the honour to be, Sir,

Your obedient servant,

J. M. REED,  
Surveyor-General.