

1911.  

---

VICTORIA.

---

THE LAND ACTS.

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REPORT

FOR

THE YEAR ENDED 31ST DECEMBER, 1910.

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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 John Michael Fleetwood Fuller, Baronet, Governor of  
the State of Victoria and its Dependencies, &c., &c., &c.*

Department of Lands and Survey,  
Melbourne, 4th August, 1911.

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 1910.

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,

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, 4th August, 1911.

SIR,

I have the honour to submit the following Report of proceedings under the Land Acts during the year 1910:—

### I.—SETTLEMENT.

The general methods of alienation of Crown lands in Victoria, from the first sales to the 31st December, 1910, 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. Acres.	Selection and Lease.		Certificate Selection.		42nd Section, Act 1865, &c.		
					No.	Area.	No.	Area.	No.	Area.	
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
„ „ 1860 ...	986,175	17,229	32,693	1,036,097	Section 19. 65,526	10,460,989	...	...	Section 49. 11,605	181,914	11,679,000
„ „ 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. 4,287	400,306	...	Section 49. 118	6,232	...	561,837
„ „ 1891 ...	...	...	...	...	...	...	...	...	Section 22. 140	660	660
Totals ...	...	...	...	6,671,807	...	14,211,148	...	625,647	...	937,350	22,445,952
During year—	Land Act 1898-1901.				Land Act 1869-1901.						
1899 ...	3,353	860	...	4,213	...	...	...	...	Sections 49, 50, 59, and 54. Non-residence.	...	4,213
1900 ...	4,977	1,663	...	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 ...	3,151	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	141,606
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
1910 ...	2,469	1,789	...	4,258	749	38,601	341	96,621	189	35,692	175,172
Totals ...	39,903	21,719	...	61,622	8,766	751,498	5,912	1,340,036	1,842	331,472	2,484,628
	Auction	...	...	...	...	...	...	6,733,429 acres			
	Selection	...	...	...	...	...	...	*18,197,151 „			
	Total	...	...	...	...	...	...	24,930,580 acres.			

NOTE.—Forfeitures have been deducted from the area selected.  
\* Exclusive of selection in Mallee Country and Mallee Border.

### 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 1910:—

TABLE B.

Purchases Completed.	Area Purchased.	Area Leased and afterwards Purchased.	Amount Paid by Lessees as Balance of Purchase money.		
	Acres.		Acres.	£	s.
55	11,266	11,266	1,051	12	7

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 1910:—

TABLE C.

Purchases Completed.	Area Purchased.	Balances of Purchase Money Received.			Survey Fees Allowed.		
	Acres.	£	s.	d.	£	s.	d.
6	60	19	10	0	13	5	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. Twenty-nine applications, representing 420 acres, were approved during the year, and the sum of £104 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.
84	36,089	167	15	8

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 ...	1,005	66,392	3,109	13	11
50. (Non-residence) „ 1901 ...	115	9,689	414	13	8
54. (Residence) „ 1901 ...	522	143,939	2,833	9	6
54. (Non-residence) „ 1901 ...	98	28,674	744	5	0
Total ... ..	1,740	248,694	7,102	2	1

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 1910:—

TABLE F.

Licences Gazetted as Approved.	Purchases Completed.	Area Purchased.	Area Leased.	Area Leased and afterwards Purchased.	Amount Paid by Lessees as Balance of Purchase Money.		
		Acres.	Acres.	Acres.	£	s.	d.
3	276	33,464	294	33,464	3,450	8	6

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 1910:—

TABLE G.

Grants Gazetted as Approved.	Licences 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.
			Acres.	Acres.	£	s.	d.
594	1,154	745	57,922	188,130	7,154	15	8
						37,453	9,489 2 5

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. Three orders, representing in all an area of 647 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. Forty-nine liens, comprising an area of 12,354 acres, were registered during the year, representing, as advanced on this kind of security, £6,253 12s.

*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.
	Acres.	£ s. d.
304	4,864	252 3 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 nine applications under this section were approved for an area of 41 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	2,916
1901	3,663	1,642,054	2,654	466,024	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
1910	84	36,089	1,527	210,331	213	38,363	304	4,864

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 1910 :—

TABLE J.

	No.	Extent.
		Acrea.
Licences—Section 49, <i>Land Act</i> 1869 ... ..	6	116
Section 42, <i>Land Acts</i> 1890-1898, and Section 47, <i>Land Act</i> 1901 ... ..	252	27,235
Section 49, <i>Land Acts</i> 1890-1898, and Section 50, <i>Land Act</i> 1901 ... ..	19	1,220
Section 59, <i>Land Act</i> 1898, and Section 54, <i>Land Act</i> 1901 (Residence) ... ..	179	46,991
Section 59, <i>Land Act</i> 1898, and Section 54, <i>Land Act</i> 1901 (Non-residence) ... ..	5	1,451
Section 65, <i>Land Act</i> 1890, and Section 103, <i>Land Act</i> 1901 ... ..	*399	7,237
Leases—Section 20, <i>Land Acts</i> 1869-1878 ... ..	18	465
Section 44, <i>Land Act</i> 1890 ... ..	4	562
Section 44, <i>Land Act</i> 1890-1898, and Section 49, <i>Land Act</i> , 1901 ... ..	4	576
Section 61, <i>Land Act</i> 1898, and Section 56, <i>Land Act</i> 1901 (Residence) ... ..	2	327
Section 85, <i>Land Act</i> 1890, and Section 131, <i>Land Act</i> 1901 ... ..	1	29
Section 29, <i>Land Act</i> 1898, and Section 35, <i>Land Act</i> 1901 ... ..	239	116,268
Section 80, <i>Land Act</i> 1898, and Sections 63-130, <i>Land Acts</i> 1901-1904 ... ..	9	2,756

\* 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, 4,258 acres were sold for £61,506. Interest to the amount of £4,196 19s. 6d. was paid with the instalments of purchase money as they fell due.

The area of country lands sold at auction during 1910 was 2,469 acres, of which about 1,455 acres were improved, and 1,014 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 71a. 2r. reverted to the Crown, and the instalments of purchase money and survey fees already paid thereon, amounting to £295 6s. 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
1910—6 months ending 30th June—									
Unimproved land	695	1	24	3,926	11	5	5	12	11
Improved	1,116	2	16	6,692	0	7	5	19	10
" 6 months ending 31st December—									
Unimproved land	318	2	12	1,172	7	2	3	13	7
Improved	338	0	35	3,520	15	5	10	8	2

Table L shows the alienation by auction, during 1910, 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.
1,783 2 7	46,194 10 3	25 16 7	2,468 3 7	15,311 14 7	6 4 0

## III.—PASTORAL OCCUPATION.

The sum of £24,191 5s. 8d. 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 above area, 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 in Acres.
Leases issued ... ..	{	
	Agricultural leases ...	285
	Perpetual leases ...	24
	Conditional Purchase leases	162
Licences issued ... ..	{	
	Agricultural allotments ...	509
	Garden, Store, &c. ...	214
Licences cancelled for non-payment of rent, &c. ... ..	{	
	Mallee allotments ...	11
	Agricultural leases ...	584
	Perpetual leases ...	46
Number of Local Land Boards held ... ..	{	
	... ..	28
„ cases dealt with... ..	{	
	... ..	4,347

On 1st January, 1911, the areas available and held under lease and licence were as follow:—

	No.	Area in Acres.
Available under section 187, <i>Land Act</i> 1901 ... ..	—	911,741
Available as agricultural allotments ... ..	—	230,205
Areas held under section 187, <i>Land Act</i> 1901 ... ..	184	5,273,592
Mallee allotments held under lease ... ..	623	637,083
Irrigation allotments held under conditional purchase lease	256	9,527
Agricultural allotments held under {		
	Agricultural leases... ..	4,341
	Perpetual leases ... ..	714
	Licences ... ..	1,187
		2,763,564
		610,693
		730,388

The revenue derived was as follows:—

	£	s.	d.
Rents on Mallee allotments ... ..	1,439	0	0
Rents on perpetual leases ... ..	4,245	0	0
Rents on agricultural allotments ... ..	55,139	0	0
Rents under section 187, <i>Land Act</i> 1901 ... ..	2,724	0	0
Valuation of improvements and cost of resumption ... ..	3,751	18	6
Interest on improvements and cost of resumption ... ..	1,054	9	4
Penalties and Fines ... ..	1,567	14	6
Vermin rates ... ..		21	10
Fees—	£	s.	d.
Application ... ..	1,085	0	0
Licence ... ..	525	0	0
Lease ... ..	490	0	0
Mortgage ... ..	120	0	0
Transfer ... ..	50	0	0
		2,270	0
Total ... ..	£72,212	13	2

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 1910:—

Purchases Completed.	Area Purchased.	Balance of Purchase Money Paid.
	Acres.	£ s. d.
41	13,734	5,107 18 0

## V.—MISCELLANEOUS.

## SECTION 130, LAND ACT 1901.

Under section 130 of the *Land Act* 1901, 24 leases were issued for 1,232 acres of swamp or reclaimed land at an annual rental of £313 16s. 2d.

## 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 124 applications under this section were granted for an area of 285 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 27 applications were granted for an area of 49 acres.

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

During the year eight applications were granted in respect of an area of 11,976 acres.

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

Commons were diminished by proclamation to the extent of 16,370 acres. Eight 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 1910 for non-improvement by lessees under the *Land Acts* of 1862 and 1865, and interest on rents in arrear, was £2,091 12s. 11d.

## 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 1,328 acres were ordered to be sold in this manner, the total purchase money being £6,739.

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

During the year 1910, 397 sittings of Local Land Boards were held, at which applications for land and other business, comprising in all 8,931 subjects (including applications for mallee lands), were dealt with.

Thirty-eight 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 1910:—

TABLE M.

Purchases Completed.	Area Purchased.			Balance of Purchase Money Paid.		
	A.	R.	P.	£	s.	d.
77	2,144	0	0	3,057	0	10

## CROWN GRANTS AND LEASES.

Two thousand seven hundred and eighty-three Crown grants and 1,829 leases were prepared and passed from the head office during 1910.

## FEES AND CERTIFICATES.

The sum of £16,805 13s. 10d. 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 1910:—

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 ...	38,414	1	7			
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 ...	31,043	19	0			
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 ...						
				69,458	0	7
<i>Alienated in Fee simple by Auction and Deferred Payments, also Rents received towards Alienation.</i> A. R. P.						
By auction—Town land ... .. 1,788 2 7	*56,800	16	9			
„ Country land ... .. 2,468 3 7						
Sundry payments on account of purchase in fee simple ...	5,772	3	5			
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 ...	112,544	12	6			
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 ...						
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 ...						
				175,117	12	8
Penalties under section 164, <i>Land Act</i> 1901, and interest ...	2,091	12	11			
Fees for grants, leases, licences, surveys, &c. ...	16,805	13	10			
Sale of plans and sundries ... ..	3,453	3	4			
				22,350	10	1
Total Revenue ... ..				266,926	3	4

\* This item includes interest £4,196 19s. 6d., and instalments on account of some sales prior to 1910.

## VERMIN DESTRUCTION.

The following is the expenditure under this head for the year ended 31st December, 1910:—

	£	s.	d.
Subsidy paid shire councils, &c., for destruction of dogs and foxes ... ..	699	16	7
Wages of men working Crown lands, material, &c. ...	10,898	5	11
Salaries of inspectors ... ..	10,981	8	0
Total ... ..	22,479	10	6

I have the honour to be, Sir,

Your obedient servant,

J. W. SKENE,

Secretary for Lands.

## APPENDIX A.

Department of Lands and Survey,  
Melbourne, 1st July, 1911.

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 this Department for the year ending 31st December, 1910.

The most active field of settlement during the year has been in the Mallee country. Continuing the work of the year 1909 in the area traversed by the line from Ouyen to Cow Plains, now under construction, the surveys were pushed on in advance of the line. Five surveyors were employed in this locality—a staff surveyor doing the preliminary work necessary for the projection of the subdivisions and the location of roads, and the contract surveyors following with the block surveys. This arrangement was found to work satisfactorily, and secured harmony in road location, proper selection of crossings over the railway line, protection of water catchments, and important timbered areas. The success of the boring at the western end has proved a great attraction to settlers, the assurance of a water supply and of early railway communication proving two very attractive features. Good progress was made by the settlers in clearing and preparing land for cropping. During the Ministerial visit in April, 1910, a company of men, women, and children, representing the population of the western section of the new settlement (not then twelve months in existence) assembled at the site of the township, to which the name of Murrayville was given. On the occasion of this visit, the importance of extending the proposed railway to make its terminus at Murrayville instead of at Cow Plains, as authorized by Parliament, was fully realized, and, on subsequent reference to the Standing Committee on Railways, it was approved and ultimately authorized by Parliament. By this means all the country to the west of Murrayville will be served either from that terminus or from Pinnaroo, near the South Australian border. It is fully expected that a very substantial wheat return will follow next harvest, and provide a fair amount of freight for the new line.

Four hundred and eighty-seven allotments were surveyed, representing a total area of 275,000 acres.

#### CLOSER SETTLEMENT SURVEYS.

The active immigration policy adopted during the year resulted in the purchase of a much larger extent of land for Closer Settlement than formerly, and, much of this being irrigable, necessitated the location of channels before the block subdivisions could be undertaken. A very large amount of work was performed by the staff and contract surveyors engaged on these surveys. Advantage is always taken in dealing with Closer Settlement estates to carefully regrade roads where necessary.

The following summary shows the land surveyed :—

	Allotments.	Acres
Oaklands ... ..	12	8,135
Hurstwood ... ..	14	6,452
Eumeralla ... ..	36	10,034
Cohuna ... ..	78	5,900
Swan Hill ... ..	51	3,591
Cornelia Creek (part) ... ..	55	4,750
Konong Wootong ... ..	74	10,181
Allandale ... ..	7	1,108
Werribee ... ..	51	10,768
Doogalook ... ..	18	4,640
Shepparton ... ..	113	3,218
Meadowbank ... ..	5	313
<b>Total</b> ... ..	<b>514</b>	<b>69,090</b>

#### SURVEY STAFF.

No change occurred in the staff of district surveyors during the year. As in the previous year, forest inspection work occupied much of their time, this being a requirement of the Forest Act. They also performed the duties of land classification and valuation, with general work of inspection and supervision of the survey work in the respective districts.

## STAFF SURVEYORS.

Three staff surveyors were occupied on Closer Settlement subdivisions. One undertook the pioneering Mallee work involving a survey of 550 miles of lines. Road surveys and regrading in the counties of Polwarth and Buln Buln were carried on by two surveyors, and one operated within the Melbourne district.

Mr. Goodwin, after several years of valuable service, resigned in order to take up a Federal appointment, and Mr. W. H. Brown was appointed as a staff surveyor.

## PUPIL DRAUGHTSMEN AND SURVEYORS.

Four of the pupils completed their third year of training, while three finished their second year's course, and three others were admitted to the first year of pupilage.

At the end of four years a short term of two months is devoted to practical astronomical work at the Melbourne Observatory, and the surveyors thus trained within the Department should be well qualified for future responsible work.

## CONTRACT SURVEYS.

Following the old established system contract surveyors to the number of from 32 to 35 effected selection and other surveys distributed throughout the State, and owing to this work being unremunerative in some districts because of areas for survey being so far apart, and of the excessive travelling necessitated, it was found very difficult to retain the services of some of the surveyors. This trouble is becoming more acute every year, and as it has not been considered advisable to increase the survey charges to be met by the selector, it will probably be necessary in certain districts to have the work done by salaried officers.

In the following schedule the survey expenditure is classified:—

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

	£	s.	d.
Main road surveys ... ..	3,417	4	2
Mallee subdivisions ... ..	2,953	18	4
Feature surveys ... ..	1,810	10	9
Subdivision of land for sale ... ..	1,478	15	7
Selection surveys (departmental) ... ..	659	19	10
Balances of fees on selection surveys (to be repaid in instalments by applicants) ... ..	622	15	4
Check surveys and connexion lines ... ..	221	1	3
Re-surveys for sale, selection, &c. ... ..	206	7	5
Reserves and other sites ... ..	148	7	0
Miscellaneous surveys ... ..	607	15	4
	<hr/>		
	12,126	15	0
** Trust Fund Fees collected from applicants for selection surveys ... ..	8,357	2	8
	<hr/>		
	£20,483	17	8
	<hr/>		
Amount collected and deposited in Trust Fund Account	£11,255	4	4
	<hr/>		
Payments made to authorized surveyors, amounts refunded to applicants, and amounts transferred to revenue ... ..	£21,923	4	0
	<hr/>		

## OFFICE STAFF.

*Computing and Adjusting Branch.*

The following return is a summary of the work of this branch:—

Registered plans, Closer Settlement subdivisions, other subdivisional surveys, road surveys, &c. Examined with surveyors' field notes, and computations fully checked ...	685
New selection surveys—similarly examined and checked ...	1,253
Certificates of adjustment prepared ... ..	131
Certified plans prepared for the issue of leases and Crown grants	2,916

The staff in this branch comprised one officer-in-charge, nine draughtsmen, and two pupils.

*Draughting Branch.*

Parish and township plans compiled, full scale	...	...	39
Parish and township plans revised and posted for re-issue	...	...	103
Large record plans and tracings prepared	...	...	210
Special plans of subdivisional surveys prepared from surveyors' field notes	...	...	88
Miscellaneous tracings, chartings, &c.	...	...	1,216
Certificates for Office of Titles	...	...	215
Certified plans prepared for certificate of Board of Land and Works	...	...	25
Reservations—technical descriptions prepared	...	...	513
Diagrams on Crown grants and leases	...	...	5,276

A large amount of varied drawing, charting, and tracing work for office purposes was also executed.

*Lithographic Branch.*

Following the usual practice, plans of lands available for settlement were freely distributed, and this means of circulating information as to Crown lands is working most satisfactorily. As the terms and conditions are printed on the plans, much trouble and correspondence are avoided.

The courtesy of the Railway Department in circulating plans through the Transportation Branch is acknowledged. Nearly 800 plans are circulated throughout the entire railway system, and are posted at the railway stations within three or four days of issue.

Such plans are printed in color, and these, with full and half-scale parish plans, maps of the State, county sheets, township plans, plans of Closer Settlement estates, and others, made an aggregate of over 130,000 copies.

The usual engraving work on which one engraver is engaged consisted of additions to plates of "Map of Victoria" 8 miles scale, and to geodetic sheet plates Q (north sheet), and R (north sheet).

*Photographic work.*—Transfers of all kinds of departmental maps, full-scale compilations, half-scale reductions, and various drawings for the different departments were prepared, the number being 590.

The combined staff engaged on compilation work, lithographic printing, with one engraver and one plan moulder, totalled 42, including 3 pupil draughtsmen.

For other departments and for the Commonwealth work to the value set forth hereunder was undertaken:—

	£	s.	d.
Commonwealth—Military and other maps	...	...	52 5 0
Chief Secretary's Department—Maps, &c.	...	...	56 0 0
Public Works Department—Copying drawings	...	...	74 10 0
Forest Department—Maps, plans and forms	...	...	30 18 0
State Rivers and Water Commission—Copying plans	...	...	52 18 0
Mining Department—Transfers	...	...	13 10 0
Other Departments...	...	...	13 10 0
Closer Settlement Board—Printing plans, circulars	...	...	82 0 0
			<hr/>
			375 11 0
			<hr/>
Amount received for certificates of adjustment	...	...	£370 5 0
			<hr/>
Amount received from sale of maps, plans, &c.	...	...	£727 1 5
			<hr/>

*Buchan Caves.*

Further chambers were discovered in connexion with the Fairy Cave at Buchan, and the development of the caves, both at Buchan and Murrindal, to render them easily accessible to visitors, was continued. The total number of persons admitted during the year was 1,105. This cave country is now recognised as one of the show places of Victoria, and, with improved transport, the Buchan district will become one of our favorite resorts.

I have the honour to be, Sir,

Your obedient Servant,

J. M. REED,

Surveyor-General.