

(No. 65.)



1890.

PARLIAMENT OF TASMANIA.

CROWN LANDS OFFICE:

REPORT OF THE DEPUTY COMMISSIONER OF CROWN
LANDS.

Presented to both Houses of Parliament by His Excellency's Command.



CROWN LANDS OFFICE.

REPORT, 1889-90.

Crown Lands Office, 1st July, 1890.

SIR,

I HAVE the honor to forward you my Report on the work of the Crown Lands Office for the year 1889 and for the first six months of the year 1890. In addition to the routine work connected with the sale and selection of land, which has increased very much in extent, there has been a large amount of correspondence, and the officers of the Department have performed increased duties well and willingly.

Revenue.

The estimated revenue for the year 1889, exclusive of survey fees, was £50,389; the amount actually received was £57,864—being the largest amount received in any year since 1884; the increase being partly due to the announcement of default sales at the end of the year, which had the effect of bringing in instalments that were in arrear. The receipts for the six months of the present year amount to £26,123; and I have no doubt that, at the end of the year, the estimated amount of £56,000 will be obtained. There has been a considerable falling off in the amount received for licences to cut pine, and royalty on the same, due to the reduction of the licence fee and the small demand for the timber.

Progress of Settlement.

The year 1889 and the present year show that there is a great demand for land, selection being larger than any year since 1885. In 1889 the applications for purchase and selection numbered 1783, and up to the end of June in the present year, 1055: taking the twelve months from June, 1889, to June, 1890, they numbered 2078. Deposits were paid in 1889 on 723 lots, containing an aggregate area of 50,566 acres, being an average of nearly 70 acres per lot. In the present year deposits have been paid on 268 lots, containing 20,861 acres, with an average of 78 acres per lot. As in former years, the greatest quantity of land has been taken in the three northern Counties of Wellington, Devon, and Dorset; but there has also been considerable selection in other Counties where good tracts of land have been discovered. At Russell's Falls, in the County of Buckingham, 6643 acres were applied for, and deposits have been paid on 2256 acres. In the vicinity of the North and South George Rivers and St. Columba Falls, in the County of Cornwall, 6000 acres have been applied for, and deposits paid on 1316 acres. On Flinders' Island survey fees were paid on 6826 acres, and deposits on 5812 acres: here there has, without doubt, been *bonâ fide* selection and settlement, as the increased population now demands a regular mail service. On King's Island 1620 acres have been selected, and survey fees paid on 1210 acres.

At the end of February last certain areas in mineral districts which had been withdrawn from selection were thrown open under the provisions of the Waste Lands Act passed last session, which allows credit for seven years, and provides for actual settlement or improvement. Under that Act, up to the end of June, 6910 acres, in 128 lots, have been applied for, 3675 acres of which are situated in the vicinities of Strahan, Zeehan, and the River Henty.

In 1889, 435 town allotments, containing an area of 885 acres, were sold for £14,050, being an average of £15 17s. 6d. per acre. These allotments were for the most part situated in the Towns of Strahan and Zeehan. During the present year there has only been one Land Sale of such lots as were actually applied for; but there is a demand to have more lots put up by auction in Strahan, which will be surveyed and offered before the end of the year.

Pastoral Leases.

The revenue under this head shows an improvement, £5032 having been received in 1889, against £4576 in 1888, and for the present year £2721 have been received. Endeavours have been made to secure prompt payment, and, in addition to the regular demands, special notices have from time to time been sent to defaulters urging payment. In a number of cases replies have been received to the effect that the lessee had determined to give up the land; in others no replies were received. Accordingly, in December last, 116,106 acres were declared forfeited, and offered for leasing by auction; but of this large area only 35,288 acres were taken, at an annual rental of £288. Another sale of forfeited leases is in course of preparation. The Sections in the new Crown Lands Bill proposed will, if passed, be of great service; and the provision for compensation for improvements in cases where leased lands are selected for purchase, and also the right of renewal under certain conditions of expired leases, will no doubt cause large areas now unoccupied to be leased.

Miscellaneous.

As pointed out in previous reports, matters connected with Road Trusts occupy much time, and a Consolidated Roads Act is much needed. The same may be said of the Acts referring to Town Boards. The Recreation Grounds Act also requires amendment. At present the Trustees for each proclaimed District can only take charge of one recreation ground. This defect in the Act has prevented the Reserve known as Garden Crescent, in the City of Hobart, which the Municipal Corporation were willing to surrender, being placed under the control of the Trustees of the South Hobart Recreation Ground District.

I must express my pleasure that the suggestion made in my last Report with respect to the working of the Rabbit Destruction Act has been acted upon, and its administration dealt with by the Chief Inspector of Sheep under the Honorable the Chief Secretary, an arrangement that appears satisfactory.

The provisions made by your predecessor in the year 1887 for the destruction of native tigers apparently work well, claims to the amount of £104 having been paid during the year 1889.

Appended are tables showing Statistics of the Crown Lands Department since the year 1881.

I have the honor to be,

Sir,

Your obedient Servant,

ALBERT REID,
Deputy Commissioner of Crown Lands.

The Honorable the Minister of Lands and Works.

SELECTION UNDER 24TH SECTION.

RETURN showing the Number of Lots sold in each County for the Years 1882 to 1889 inclusive, and the first Six Months of 1890.

| County. | 1882. | 1883. | 1884. | 1885. | 1886. | 1887. | 1888. | 1889. | 1890. 6 Months. |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| Buckingham | 41 | 84 | 116 | 97 | 79 | 65 | 56 | 70 | 58 |
| Cornwall | 20 | 27 | 42 | 39 | 34 | 35 | 36 | 44 | 11 |
| Cumberland | 5 | 17 | 30 | 20 | 24 | 32 | 23 | 18 | 3 |
| Devon | 74 | 90 | 218 | 145 | 147 | 181 | 123 | 150 | 56 |
| Dorset | 84 | 75 | 122 | 80 | 64 | 150 | 102 | 148 | 41 |
| Flinders | ... | ... | ... | ... | ... | ... | ... | 41 | 14 |
| Franklin | ... | ... | ... | ... | ... | ... | ... | 2 | ... |
| Glamorgan | 5 | 4 | 19 | 8 | 7 | 6 | 3 | 11 | 7 |
| Kent | 22 | 29 | 29 | 46 | 36 | 13 | 28 | 33 | 20 |
| Lincoln | ... | ... | 1 | ... | 2 | 12 | 2 | 3 | 2 |
| Monmouth | 26 | 40 | 25 | 28 | 23 | 19 | 15 | 27 | 7 |
| Montagu | ... | ... | ... | ... | ... | ... | ... | 5 | ... |
| Pembroke | 28 | 37 | 88 | 70 | 76 | 24 | 27 | 53 | 14 |
| Russell | ... | ... | ... | ... | ... | ... | 6 | ... | ... |
| Somerset | 3 | 8 | 1 | 5 | 6 | 6 | 5 | 9 | ... |
| Wellington | 9 | 16 | 33 | 53 | 90 | 69 | 47 | 101 | 32 |
| Westmorland | 18 | 27 | 51 | 40 | 38 | 19 | 10 | 8 | 3 |
| TOTALS..... | 335 | 454 | 775 | 631 | 626 | 631 | 483 | 723 | 268 |

STATISTICS—CROWN LANDS BRANCH—

From 1882 to 1889 inclusive, and the first Six Months of 1890.

| | 1882. | 1883. | 1884. | 1885. | 1886. | 1887. | 1888. | 1889. | 1890. 6 Months. |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------------------|
| | £ | £ | £ | £ | £ | £ | £ | £ | £ |
| Receipts from all sources | 52,338 | 52,423 | 59,679 | 57,231 | 52,503 | 53,604 | 56,883 | 57,864 | 26,123 |
| Receipts from Deposits and Instalments, 24th Section | 21,422 | 24,975 | 33,743 | 31,614 | 30,620 | 31,346 | 35,382 | 38,196 | 17,248 |
| Receipts from other sales | 21,828 | 17,675 | 16,805 | 17,373 | 14,582 | 16,080 | 13,848 | 10,970 | 5063 |
| Rent of Crown land for pastoral purposes | 7996 | 8781 | 8002 | 7115 | 5812 | 5018 | 4576 | 5032 | 2721 |
| Fees for Timber Licences, Grant Deeds, Diagrams, &c. | 1092 | 992 | 1129 | 1129 | 1489 | 1160 | 3077 | 3666 | 1091 |
| | Acres. | Acres. | Acres. | Acres. | Acres. | Acres. | Acres. | Acres. | Acres. |
| Area of Country Lands sold ... | 26,274 | 36,796 | 68,284 | 52,862 | 50,609 | 55,046 | 35,671 | 50,566 | 20,861 |
| Area selected under Immigration Act | 357 | 1297 | 5849 | 6052 | 3664 | 3912 | 1227 | 1109 | 71 |
| Number of applications for selection and purchase | 1075 | 1610 | 1748 | 1942 | 1734 | 1514 | 1524 | 1783 | 1055 |
| Number of Grant Deeds issued | 377 | 402 | 602 | 610 | 554 | 549 | 573 | 553 | 270 |

RETURN showing Area of Country Lots of Crown Lands sold during the Years 1882 to 1889 inclusive, and the first Six Months of 1890.

| County. | 1882. | | | 1883. | | | 1884. | | | 1885. | | | 1886. | | | 1887. | | | 1888. | | | 1889. | | | 1890. 6 Months. | | |
|-------------------|--------|-----|-----|--------|-----|-----|--------|-----|-----|--------|-----|-----|--------|-----|-----|--------|-----|-----|--------|-----|-----|--------|----|----|--------------------|-----|-----|
| | A. | R. | P. | A. | R. | P. | A. | R. | P. | A. | R. | P. | A. | R. | P. | A. | R. | P. | A. | R. | P. | A. | R. | P. | A. | R. | P. |
| Buckingham | 1693 | 2 | 0 | 3497 | 2 | 0 | 5056 | 1 | 16 | 4684 | 3 | 9 | 3494 | 3 | 37 | 2931 | 3 | 36 | 2500 | 1 | 11 | 3051 | 1 | 26 | 2998 | 3 | 0 |
| Cornwall | 1741 | 2 | 0 | 2336 | 3 | 0 | 2359 | 3 | 16 | 1717 | 0 | 23 | 2132 | 3 | 8 | 2171 | 2 | 29 | 1379 | 1 | 11 | 3007 | 2 | 28 | 686 | 1 | 16 |
| Cumberland | 2236 | 0 | 0 | 2231 | 3 | 0 | 5210 | 0 | 1 | 3318 | 1 | 3 | 2719 | 1 | 38 | 2680 | 3 | 35 | 2295 | 1 | 12 | 745 | 3 | 19 | 290 | 0 | 14 |
| Devon | 5763 | 2 | 32 | 7246 | 3 | 0 | 18,307 | 3 | 18 | 12,281 | 1 | 3 | 10,134 | 0 | 9 | 17,897 | 0 | 30 | 9937 | 2 | 1 | 11,566 | 2 | 3 | 4413 | 2 | 5 |
| Dorset | 6430 | 3 | 32 | 5689 | 3 | 16 | 11,827 | 0 | 0 | 8332 | 1 | 9 | 4676 | 1 | 33 | 10,719 | 1 | 28 | 8238 | 3 | 7 | 9794 | 0 | 37 | 3285 | 2 | 5 |
| Flinders | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | 3743 | 3 | 2 | 2068 | 3 | 36 |
| Franklin | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | 57 | 2 | 0 | ... | ... | ... |
| Glamorgan | 240 | 3 | 10 | 1224 | 0 | 0 | 3415 | 2 | 9 | 1195 | 3 | 32 | 1806 | 2 | 22 | 297 | 0 | 14 | 387 | 1 | 0 | 743 | 1 | 1 | 309 | 1 | 28 |
| Kent | 2271 | 2 | 0 | 1732 | 3 | 0 | 2634 | 3 | 4 | 3117 | 3 | 33 | 2818 | 2 | 20 | 794 | 0 | 26 | 1392 | 3 | 9 | 2121 | 1 | 9 | 1172 | 0 | 27 |
| Lincoln | ... | ... | ... | ... | ... | ... | 392 | 2 | 27 | ... | ... | ... | 622 | 0 | 0 | 2957 | 0 | 13 | 114 | 3 | 1 | 340 | 2 | 12 | 49 | 1 | 1 |
| Monmouth | 873 | 0 | 5 | 3022 | 2 | 27 | 1545 | 3 | 3 | 1727 | 2 | 17 | 1279 | 1 | 0 | 1071 | 3 | 12 | 946 | 0 | 7 | 1166 | 2 | 10 | 201 | 3 | 7 |
| Montagu | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | 148 | 0 | 23 | ... | ... | ... |
| Pembroke | 1770 | 3 | 0 | 2984 | 1 | 0 | 8194 | 0 | 29 | 6003 | 2 | 3 | 6664 | 0 | 13 | 1884 | 0 | 1 | 2524 | 2 | 16 | 3441 | 1 | 24 | 868 | 3 | 9 |
| Russell | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | 165 | 3 | 14 | ... | ... | ... |
| Somerset | 958 | 3 | 0 | 2098 | 1 | 0 | 150 | 2 | 13 | 1408 | 1 | 7 | 654 | 3 | 21 | 1067 | 0 | 4 | 451 | 2 | 36 | 1287 | 2 | 24 | ... | ... | ... |
| Wellington | 941 | 2 | 0 | 1171 | 3 | 0 | 2769 | 0 | 18 | 4586 | 0 | 27 | 10,315 | 0 | 0 | 9164 | 0 | 34 | 4792 | 0 | 5 | 5695 | 2 | 20 | 4343 | 3 | 10 |
| Westmorland | 1354 | 0 | 0 | 3470 | 1 | 0 | 6720 | 3 | 39 | 4488 | 3 | 0 | 3291 | 2 | 33 | 1409 | 3 | 8 | 544 | 3 | 12 | 655 | 0 | 13 | 172 | 3 | 16 |
| TOTAL | 26,275 | 3 | 39 | 36,706 | 2 | 3 | 68,584 | 2 | 33 | 52,862 | 0 | 6 | 50,609 | 3 | 34 | 55,046 | 1 | 30 | 35,671 | 0 | 22 | 50,566 | 2 | 9 | 20,861 | 1 | 14 |

RETURN of Town and Suburban Lots sold during the Years 1882 to 1889 inclusive, and the first Six Months of 1890.

| Year. | No. of Lots. | Area. | Amount sold for. |
|-----------------------|--------------|-----------|------------------|
| | | A. R. P. | £ s. d. |
| 1882 | 308 | 893 0 6½ | 8677 16 8 |
| 1883 | 173 | 839 1 13 | 4400 15 2 |
| 1884 | 291 | 1031 3 16 | 5908 19 3 |
| 1885 | 224 | 1058 0 17 | 4907 2 3 |
| 1886 | 79 | 394 0 27½ | 5221 12 7 |
| 1887 | 100 | 478 3 4½ | 3119 13 0 |
| 1888 | 192 | 705 3 30 | 5793 13 4 |
| 1889 | 435 | 885 1 0½ | 14,050 11 4 |
| 1890 (6 months) | 33 | 188 1 18½ | 1891 1 8 |

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