

(No. 161.)



1861.

T A S M A N I A.

PROGRESS · REPORT

FROM THE SELECT COMMITTEE ON THE WORKING OF "THE
WASTE LANDS ACT."

Brought up by Mr. Sharland, and ordered by the House to be printed, 31 January,
1862.



REPORT of the SELECT COMMITTEE appointed on the 22nd August, 1861, to enquire and report upon the working of the present WASTE LANDS ACT, with a view to ascertain how far it has been successful in accomplishing the objects for which it was chiefly framed.

MEMBERS.

MR. ALLISON.
MR. SHARLAND.
MR. DOWLING.
MR. FIELD.
MR. ROOKE.

MR. BALFE.
MR. DAVIES (*Mover.*)
MR. ARCHER,
MR. DODERY,
MR. JOHN MEREDITH, } *Added 21st Jan., 1862.*

DAYS OF MEETING.

- No. 1.—29 August, 1861. *Present*—Mr. Davies, Mr. Sharland, Mr. Dowling, Mr. Rooke, Mr. Balfe, Mr. Field, and Mr. Allison.
No. 2.—4 September, 1861. *Present*—Mr. Davies, Mr. Allison, Mr. Rooke, and Mr. Balfe.
No. 3.—11 September, 1861. *Present*—Mr. Davies, Mr. Rooke, Mr. Balfe, Mr. Allison, and Mr. Field.
No. 4.—17 September, 1861. *Present*—Mr. Allison, Mr. Davies, and Mr. Field.
No. 5.—26 September, 1861. *Present*—Mr. Davies, Mr. Balfe, Mr. Dowling, Mr. Rooke, and Mr. Field.
No. 6.—3 October, 1861. *Present*—Mr. Davies, Mr. Dowling, Mr. Sharland, Mr. Balfe, and Mr. Rooke.
No. 7.—10 October, 1861. *Present*—Mr. Sharland, Mr. Allison, and Mr. Balfe.
No. 8.—11 October, 1861. *Present*—Mr. Davies, Mr. Sharland, Mr. Balfe, and Mr. Rooke.
No. 9.—16 October, 1861. *Present*—Mr. Sharland, Mr. Rooke, and Mr. Balfe.
No. 10.—22 January, 1862. *Present*—Mr. Balfe, Mr. Sharland, Mr. Rooke, Mr. Archer, Mr. Dodery, and Mr. John Meredith.
No. 11.—29 January, 1862. *Present*—Mr. Sharland, Mr. Archer, Mr. Rooke, and Mr. John Meredith.
No. 12.—30 January, 1862. *Present*—Mr. Sharland, Mr. Meredith, Mr. Archer, Mr. Balfe, Mr. Allison, and Mr. Rooke.
No. 13.—31 January, 1862. *Present*—Mr. Sharland, Mr. Archer, Mr. Meredith, and Mr. Rooke.

WITNESSES EXAMINED.

1. The Honorable CAPTAIN LANGDON, M.L.C.
2. The SURVEYOR-GENERAL.
3. SIR RICHARD DRY, Knight.

4. EDWARD ABBOTT, Esquire, M.H.A.
5. JOHN MEREDITH, Esquire, M.H.A.
6. The Honorable W. ARCHER, Esquire, M.H.A.

R E P O R T.

Your Committee have not arrived at any Resolutions on this subject; and, owing to the late period of the Session, and the difficulty in getting a full Committee to assemble to discuss the Minutes and voluminous Evidence, are reluctantly compelled to submit the Minutes as they are; the importance of which, it is trusted, will ensure their being printed, so that the subject may be again brought forward at an early period of the next Session.

W. S. SHARLAND, *Chairman.*

Committee Room, 31st January, 1862.

MINUTES OF EVIDENCE.

WEDNESDAY, 4 SEPTEMBER, 1861.

The SURVEYOR-GENERAL called in and examined.

1. Can you furnish this Committee with a Return showing the number of Acres sold under the present "Waste Lands Act" since it came into operation; distinguishing Pastoral, Agricultural, and Town Lands, with the amounts of money that have been paid for each, respectively, with the amounts still due, distinguishing the Lands sold for cash and those sold under the credit system? Yes.

2. Can you furnish this Committee with a Return showing the quantities of the above Land sold by Auction, by Private Contract, and by selection; distinguishing the amounts sold in each year and the sums of money received under those Regulations during the same period? Yes.

3. Can you furnish this Committee with a Return of the quantity of Land surveyed ready for Sale by Auction, by Private Contract, or by selection; distinguishing between Agricultural, Pastoral, and Town Lands? Yes.

4. Can you furnish this Committee with a Return of the number of Applicants for Pastoral, Agricultural, or Town Lands; showing the number of Persons whose Applications have not been complied with? I can only do so approximately.

5. Can you furnish this Committee with a Return of the number of Persons holding Agricultural Lands under the Private Selections Clause, or who have purchased by Auction, with the number of Defaulters; distinguishing the Northern and Southern side of the Island? Yes.

6. Can you furnish this Committee with a Return of the Total Quantity of Land under Lease in each year, the Amounts of Rent received, the quantity of Leased Lands given up, and quantity of New Land applied for in each year, and number of Applications for Leases of Crown Lands, if any, that have not been granted? Yes.

7. Can you furnish a Return of the Names of all Persons who have purchased, by Auction or otherwise, Agricultural or Pastoral Lands; distinguishing between such Lands since the passing "The Waste Lands Act," with the Area of Lands purchased by each person, the Amount received, and what Sums are still due? Yes.

Can you furnish a Return of the number of Acres held under the Pre-emptive Right Regulations subsequent to the operation of the present "Waste Lands Act," the Amounts to be paid thereon, and when such Amounts are payable? Yes.

Mr. Calder retired.

No. 2.

MEMO.

1. I think that it would be most desirable that Officers in the Army and Navy and late East Indian Company's Service should be encouraged to settle in this Colony under the old scale of Regulations (Colonial Office, 15th August, 1854) viz.; allowed a Remission Order in the purchase of Land as follows:—

	£
Field Officers of 25 years service and upwards	300
Ditto, of 20 ditto	250
Ditto, of 15 ditto	200
Captains of 20 ditto	200
Ditto, of 15 ditto	150
Subalterns of 20 ditto	150
Ditto, of 7 ditto or less	100

subject to the restriction of a residence of ten years in the Colony. In India I hear that there are no less than 1200 to 1500 Officers who will shortly retire from the service, and it would be most desirable to encourage this class of officers to settle in this Colony, as they can both at New Zealand and Queensland. A section of "The Waste Lands Act," as follows, would meet the requirements of the case:—

"Officers, on full or half-pay, of Her Majesty's Sea and Land Forces and the late Honorable East Indian Company's Service shall be allowed a remission on the purchase of land, according to their relative rank and length of service, under such Regulations as the Governor in Council shall approve; provided the said Regulations, made under the authority of this Act, shall be published in *The Hobart Town Gazette*, and a copy laid on the Table of

each House of the Legislature within fourteen days after the Meeting of the Parliament, if made in the recess, or, should the Regulation be made when the Parliament is sitting, then, in such case, they shall be forthwith laid on the Table of each House of Parliament."

2. I am in favour of Land Orders to Immigrants on a similar scale to those now in force in Queensland, viz., adults arriving from England or Europe to receive, on landing, an Order to the amount of £18; and after having resided in the Colony continuously for two years, a further Order to the amount of £12. Two children over the age of 4 years and under 14 years are to be reckoned as one adult, and the parents will receive the Order. These Orders should be given to parties paying the passage of Immigrants, instead of the present system of expending money and getting the Colony embarrassed with debt.

3. I think it would be very desirable to encourage the settlement of the pastoral country outside the boundaries of the settled Districts, by granting to graziers and others a fixed tenure for a period, in order to the production of meat. I would propose a very low rent, and a fixity of tenure for 10 or 14 years, for this purpose. The Colony of Queensland has thriven under this system, and its advancement has taken place in a most astonishing manner. Pastoral country is there obtainable under a 14 years' lease. The runs are classed into 25 square miles, and the rent is 10s. per square mile the first year. After that period the run is appraised and the rent is not to exceed £50 nor less than £25, and the last period not less than £30 nor more than £70. The run to be stocked within the first year, and one fourth of its defined capabilities, which are defined as 100 sheep or 20 head of cattle per square mile.

4. The boon of settlement or Remission Order to Officers might also be advantageously applied to Soldiers and Sailors, as they are allowed in Queensland, and I believe at New Zealand, encouragement to settle in those Colonies by land being given to them.

5. There is a matter affecting the settlement of the Waste Lands of the Colony that is most important to every class in the community. I allude to the high scale of charges in taking up grants, whether purchased or title derived under the original locatee. A grant is issuable at Queensland at the moderate cost of £1; here, in different cases, it is nearly prohibitory. Mr Allison produced a case this Session bearing on this point; and on reference to Votes and Proceedings, page 90, vol. 1, I asked a question of the Minister of Lands whether the Government contemplated reducing their charges, and I cited a case:—

	£	s.	d.
Advertising	0	14	9
Report	1	1	0
Grant Deed	2	12	6
Survey	3	0	0
Quit-rent	32	10	0
Redemption	25	0	0
Fine	7	10	0
	<u>£72</u>	<u>8</u>	<u>3</u>

The Secretary replied, that he was inclined to believe the items were incorrectly stated, but the Government had no intention of making an alteration in them.

At Victoria the Ministry contemplate, in order to encourage agriculture, to give a fixity of tenure to leaseholders. There can be no question that the Colony that offers the greatest advantages to immigrants will reap the benefit of their coming. I consider our "Waste Lands Act" faulty for the reasons I have pointed out; and am of opinion that if they were amended an impetus would be given to Immigration which would be far better in a pecuniary view for this Colony. "The Waste Lands Act" was thought to have been liberal when passed, but how few persons of capital have taken advantage of their provisions and settled in the Colony? At present, in my opinion, they are not as liberal as those in New Zealand or the adjoining Colonies.

EDWARD ABBOTT.

Library, House of Assembly, 17 September, 1861.

THURSDAY, 26 SEPTEMBER, 1861.

Captain LANGDON, M.L.C., attended the Committee.

[In answer to Questions.]

I AM a landholder in the Hamilton District, and I carry on Agricultural and Pastoral pursuits on a moderate scale. I am a large employer of agricultural labour. I know generally the provisions of "The Waste Lands Act." They are not calculated to encourage the introduction of Immigrants and the settling of the Lands of the Colony. I have introduced many agricultural labourers to the Colony, many of them with wives and families, and they have remained with me during the period for which they were engaged;

and having saved money, they have expressed themselves anxious to purchase small blocks of Land in the District where they have resided. I have here a list of 45 persons who have left the Bothwell District for Port Albert, all of whom were anxious to purchase Land here, and would have remained in the Colony if they could have secured small sections of 80 or 100 acres. I know of another family of ten who had saved money, and would have purchased land, but are now going to Port Albert. Many other families who came out with me, I have reason to believe, will all leave at the expiration of the three years for which they were engaged, unless facilities for buying land are given to them. I think Returns should be called for of all Agricultural Lands unsold, and that they should be surveyed into Sections of 80 acres, neither more nor less; and if blocks were surveyed in this way I would suggest, that every other lot should be open for selection by Immigrants who could show that they had imported capital into the Colony; and they should be allowed to rent the intervening lots for five years at an annual rent of 3*d.* per acre under certain conditions, and then purchase at the rate at which lands are sold now. I have always found the Immigrants which I have introduced were saving people and took care of their money. If Crown Land were put up for sale in my District my rich neighbours or myself would immediately step in and buy it, to keep them out. There are 3000 acres which I know in my District at present under lease. There is a great jealousy among the larger proprietors of having small proprietors amongst them; but I think this is a fallacy. The large proprietors are the great obstacle to the settlement of small farmers. I have spoken to my neighbours, and find the opinion general. One of these wishing to buy land would stand no chance with us, for we would give a large price for the land to keep them out. I would, therefore, propose to give them a preference under the new regulations.

By Mr. Balfe.—To what cause do you attribute the opposition of large proprietors to the settlement of small farmers in your District? I think it originated when the agricultural servants were of a different class. We have a better class now than formerly.

Do you find the same objection existing to Emigrants as existed to the old hands? The same objection exists at present, and I will give the Committee a proof:—A small quantity of land (20 acres) is advertised for sale on the 4th October next, adjoining my property, and that of another large proprietor. It also adjoins a small settler who occupies 60 acres. I had a proposition made to me yesterday to join this gentleman in bidding to any extent to keep that small settler from buying these 20 acres.

What is the character of that small settler? A free man, always free, of respectable character, with a wife and family.

Would the purchase of the 20 acres by others inconvenience him? In all probability it will force him to sell his 60 acre farm.

Do you conceive that the large proprietors would consider it a benefit to have him ousted from his farm? Yes; it is very clear that it is so.

Do you know of any other instances? I don't recollect any other instance in my District. I know it is the general feeling of the large proprietors to keep out the small ones.

You would, therefore, propose to remove the obstructions to that feeling by allowing to the small capitalist the power of selection? Yes, and in their own District in particular.

Were the forty-five persons whom you mentioned as leaving the Colony men of good character? Of the best; most of them having been introduced by myself. They had capital to go on a farm at the time they left.

Would it not meet your views if such leased lands as you described were left open to selection under the 19th Clause by Emigrants? Yes.

Would you recommend that the Government should be applied to to withdraw the 3000 acres you have mentioned from sale at present? Yes; I should, strongly. I believe industrious men would at once settle there, and the Government would benefit by the greater consumption of dutiable articles. I know many who would at once avail themselves of it.

Has there been much land sold under the Act in your District? I cannot say. I don't recollect much.

Is a preference given to men with families or single men, in your District? To married men.

There is a great difficulty in servants becoming proprietors at present? No chance at present.

By Mr. Field.—Would not the selection of 80 acres out of a 500 acre lot reduce the value of the 420 remaining? If the selection of every other lot was allowed, I believe the value would be increased.

By Mr. Sharland.—What capital would be required from an Immigrant? £100 at least.

Are you not aware that landed proprietors allow their old servants, industrious men, to hold land and to cultivate it? I am aware that they do so; but it is confined to servants of good character.

Do you know Pogson's Estate on the Ouse? Have not many of the small farmers on that estate been brought up for felony? Yes, I believe, such has been the case; but I believe most of them had been prisoners.

Supposing your plan to be carried out, how would the Government be able to discriminate as to character? Very great care should be taken. The great object would be to keep families in the Colony.

Suppose several 80 acre lots were taken out of that area, would the remainder be equally good for leasing, or would let for the same as now? I believe the half of the land is good bottom land and the rest of the 3000 acres good sheep land, and I don't think it would affect the rent. It might possibly do so from fear of the flockmasters of robbery by small farmers of bad character.

By Mr. Davies.—In the event of your suggestions being carried out, would thirty or forty persons take up the 3000 acres in your District? I cannot say.

By Mr. Rooke.—There is no land in your District for selection? None, but the 3000 acres, that I know of.

If the block of 1500 acres were broken up, would the larger landed proprietors outbid the smaller? Yes, they would go to any price, even for 3000 acres.

What would good agricultural land be worth in your District? About £3 an acre.

Are there any agricultural families in your District? Yes; the gentlemen who let lands would be better able to inform you than I can. The generality of Immigrants wish to have land of their own.

Could not a man afford to give £5 an acre under the present regulations? He could not.

Would a man with 80 acres be able to live on his land without seeking further employment? Yes; I think they would. The land in our District is not good wheat land, but the best oats in the world grow there. The cost of cartage to town is about a shilling a bushel.

By Mr. Dowling.—Do you think it probable that other causes than personal objections to the small settler may have operated to induce the landholder you speak of to desire the purchase of the 20 acres referred to? I know of none. I intend to purchase it myself.

Do I not understand you to say, that such lands as you describe might advantageously be laid out in sections, and with necessary roads in each District of the Colony, to be reserved for purchase without auction? I do.

You do not approve of allowing similar selections before survey? Not before survey.

Are you of opinion, that if you gave the small capitalist facilities for purchasing a freehold of (say) 80 acres, without going to auction, the class of persons you have spoken of would be generally retained in the Colony? I do, certainly.

Would you make the price 20s. or otherwise? I think this should be left to the consideration of Parliament. I think the intervening Section would sell for more than before.

If the present credit system were associated with your plan of selection after survey, could not the purchaser pay a larger price? I think it would be an inducement to a man, if he knew he could get the adjoining land at (say) £1 an acre.

You have referred to some Landowners having encouraged respectable servants to occupy sections of land on their Estates. In these cases, has it been as proprietors or tenants? I have instanced some as tenants, not proprietors. There is certainly an objection that their servants should become small proprietors on their land.

Have you known any instances of such persons being allowed by their masters to purchase land? Yes, certainly.

Is it not the case, that British agricultural laborers generally have a strong desire to become proprietors? No; I think not.

Do you believe then that the large proprietors have objections against even their old servants becoming small proprietors? No, not small resident proprietors under the Land Regulations. The price should be left to the decision of Parliament. £1 is enough, and I should recommend that amount. I do not think the present Regulations hold out any inducement at all to small proprietors.

By Mr. Sharland.—Is the land at Abyssinia equal to the Hamilton Township Land? Very superior.

Have not Hamilton Township Allotments been recently sold at about £2 an acre. Yes, without competition. I don't know the purchasers.

THURSDAY, 3 OCTOBER, 1861.

The SURVEYOR-GENERAL examined.

1. Would you permit selections to purchase leased lands? I do not think it would be fair to Lessee to give people an indiscriminate right to pick from their lands. I would advise them to select in their sons' names.

2. Are not all the Public Lands which have ever been leased closed against selection under the 19th clause of "The Waste Lands Act"? All that were under lease on 1st December, 1857, and subsequently, are not open to private selection, but may be put up to auction.

3. Have you supplied all the Returns called for by this Committee? Return of the number of persons holding Agricultural Lands under the Private Selection Clause or who have purchased by Auction; with the number of Defaulters, distinguishing the Northern and Southern sides of the Island, is the only Return not completed.

4. Will you allow a man to select several 50 acre lots upon a river, thus shutting out all the back lands, and depriving them of water? He can only select one lot unless they join.

5. Has it not been the practice to make selections on rivers, thus shutting out back lands? It may have been the case; but I do not think it has the effect of shutting out the back lands.

6. Are sufficient precautions taken in the Survey Office to prevent selections being made by which back lands may be shut out from water frontage? Every precaution.

7. Do you think that giving away alternate Grants of from 80 to 100 acres upon certain improvements, in the Agricultural Districts on both sides of the Island, would have the effect of attracting population to the Colony? No, I do not think it would.

8. Do you think that, in the event of alternate Grants being given as indicated above, and that they were taken up, the reserved Grants would be considerably enhanced in value, from what they otherwise would be in the event of land being indiscriminately put up to auction? Occupation must always increase the value of adjoining lands, if *bonâ fide* occupants.

9. Are you acquainted with the Township of Rochford? I am not.

10. Is the whole of that township disposed of? I cannot at this moment say.

11. Could you furnish the Committee with a tracing of the township, as well as the names of the purchasers of the different allotments, with the price paid for each allotment? I can.

12. In some parts of the country, at present, land would be given to any person applying to the extent of 640 acres? Yes; in the unsettled waste lands Districts, upon certain conditions of improvements, &c.

13. Have any applications of that nature been made? Two or three only.

14. Is that circumstance well known in the country, and the country well known, and good roads? It is. A fair road, sufficient for a cart. Land good within 30 miles of Hamilton.

15. May persons take a less quantity than 640 acres? Yes; 640 acres is the maximum.

16. Has it not been contemplated to place Emigrants there? I believe it has by some of the merchants.

17. Are there not some German Immigrants who have received occupation of land near New Norfolk? I do not believe so.

FRIDAY 11 OCTOBER, 1861.

The SURVEYOR-GENERAL examined.

1. Do you think that sales of Crown Land is indicative of settlement? I do.

2. What analogy is there between an Emigrant going to Canada and one coming here? As I know nothing of Canada, I am not prepared to say.

3. Although the alienation of public lands sold in Tasmania is more in proportion to the population than in the other Colonies, how do you account for the fact that there is a less area in cultivation per head, that that area is much less now than it was twenty years since, and that the number of cattle and sheep has not increased for many years? I think that conclusion is arrived at from the statistics, and, as the statements in the statistics are mere guess-work, cannot be relied upon.

4. Are these Returns made up yearly, from 1858 to 1861? From January to January up to 1861, and from then to 10th September, 1861.

5. Do you think giving away small lots of land likely to induce Immigration? I do not, if given away conditionally

6. Do you not think that persons requiring land will not prefer purchasing from the crown or individuals to taking it upon certain conditions? I do.

7. Do you not think that if roads were opened up it would induce persons to take land? Most decidedly.

The Surveyor-general then retired.

EDWARD ABBOTT, *Esq., M.H.A., called in and examined.*

1. You are a Member of this Parliament? I am.

2. Will you favour this Committee with your views upon the necessity of recommending to Parliament some regulations with respect to giving free grants to retired Military and Naval Officers? Mr. Abbott requested that, in answer to this question, he might be permitted to read some notes and extracts upon the subject; whereupon he read the adjoined notes* by himself, with the extracts from the Queensland Waste Lands Regulations, and the *Guardian* newspaper, here written.

EXTRACT from Guardian.

That part of your legislation which is, perhaps, of paramount importance to the community at large, by whom the proprietorship and occupation of freehold properties upon favourable terms is so urgently demanded, will also be regarded with satisfaction by those who are interested in promoting a stream of Emigration from England. The liberal grants of land to Immigrants arriving here without cost to our Treasury; the facilities afforded to small capitalists of extending their operations during the first and most arduous years of their enterprise, by leasing at a nominal rent the land adjacent to that which they may have purchased; the increased opportunities of settlement, by a depasture, on the agricultural reserves from the system of auction, whereby intending purchasers were often delayed or impeded in the attainment of their object; and the strong inducements offered for the cultivation of cotton, to which this soil and climate are so eminently adapted: these combined advantages will, I doubt not, prove sufficiently attractive to draw to our shores that Immigration which we so much need, as the best instrument for the development of the rich and varied resources of this favoured Colony.

Moreover, by your extension to retired soldiers and seamen of good character privileges in the acquisition of land similar to those allowed by the Queen's Regulations to Officers of Her Majesty's Army and Navy, I am of opinion that a valuable addition will shortly be made to the population and strength of Queensland; while an honorable retreat will be provided among you for a class of men which deserves well of the Empire.

EXTRACT from "The Waste Lands Act," in Queensland, page 59.

These then are the provisions of the Land Sales Act which chiefly affect new comers; and upon careful perusal it will be found that no mean advantages are offered. Take, for instance, the case of an Immigrant arriving in the Colony with a wife and four children, all over the age of four and under fourteen, supposing him to have paid for the passages of himself and family, he will receive Land Orders to the amount of £72 immediately after setting foot upon our shores; and if he and they should remain two years he will be entitled to a further amount of £48, representing altogether the value of 120 acres of land. If he should be an individual who is desirous of settling down on the agricultural reserves, he would be at once able to choose his farm and pay for it with the Orders, so that the Colony, in point of fact, offers a free grant to all who come here at their own cost. These Orders are however not only negotiable in this way, but they may be tendered in payment at any Government Land Sale for any class of lots the holder may think fit to purchase.

Mr. Abbott then retired.

WEDNESDAY, 16 OCTOBER, 1861.

SIR RICHARD DRY.

1. What is your opinion of allowing selections of small lots for purchase under Section 19? I think that selections are often made with a view to lessening the value of the surrounding land to others than the purchasers of the small lots.

2. Do you think that such selections should be confined to particular districts? I do not think such selections should be permitted at all.

3. Do you think such selections are calculated to promote settlement? Not in a greater degree than if the lots were marked off as it was intended to sell them.

4. Is it your opinion that it would be desirable to mark off small lots for sale? Yes, it is.

5. Would it be desirable to mark off small lots in remote parts of the country? I think so, clearly.

6. Would you propose to put up such lands at a fixed price, or sell upon the credit system? I can hardly give evidence on that point. I believe the present credit system has worked well.

* Marked No. 2.

7. Is it your belief, that granting small lots to Immigrants without purchase would induce them to come here? Yes; I think Immigration would be promoted by such grants, but it would not be desirable that the Immigrants should be put upon the land as paupers.

8. Do you object to selections before survey? I think it injurious to the Public Estate, as a small allotment may be so selected as to cut off the water from a tract of a thousand or more acres.

9. Do you object to selections altogether? No; but I think lots of land should be so marked off for sale as to be beneficial to the Public Estate.

10. Do you think it would tend to the sale of Crown Lands if roads were made into them previous to the sale? Decidedly. Lands sold now at and under £1 per acre would then fetch from £5 to £6.

11. Do you know of lands in your own district the value of which would be increased by having roads made into them? Yes; I believe there is in my district a large quantity of first rate-land, agricultural principally, that would be greatly improved by the formation of roads.

12. From the general character of the land on the North West Coast, do you think it would be advantageous for roads to be opened up? Most advantageous. I believe the value of the land would be so much increased, as much more as would pay for the construction of the roads.

13. Do you recommend a grant in aid of roads after land has been sold by the Government? I think it would be most desirable, judiciously laid out, and most advantageous to the Public Estate.

14. To Immigrants who have paid their passage would you recommend a grant in aid? I think it would not be desirable to put them upon the land as paupers, but believe it would answer if they had a small fund to commence with.

15. What is your view with regard to making roads through land? I think it most desirable that land should be marked off in the blocks in which it is intended to be sold, and that roads should be marked out in the first instance. In many cases the roads would become boundaries.

16. Do you know of any cases in which Immigrants have, after a term of service, become settlers? Yes, several. In most cases they have become tenants; but I know of some instances of Immigrant servants becoming small freeholders.

17. Are there not many settlers in the Westbury District who have been servants? I believe there are many. I could mention some who have been in my service four or five years, and who have accumulated a little money with that object in view, and I believe there are many now accumulating with the same object.

18. Do you think the system of alienating the Crown Lands before making them accessible by roads is not one highly injurious to the interests of the Colony? Most decidedly.

Sir Richard Dry then retired.

MR. JOHN MEREDITH, *called in and examined.*

Mr. Meredith states, as his opinion, that security of tenure should be given of leased lands for 7 or 14 years, and that rents should be paid *quarterly* in advance, instead of yearly, as under the present system,—which, in reality, is paying fifteen months in advance, for a lessee is obliged to pay a quarter before the year commences, thus actually paying fifteen months in advance; also, that if leased lands are thrown open to selection for purchase in small lots, that Crown Lands now rented will be to a great extent thrown up and become almost valueless. To my certain knowledge, blocks of about 80 acres have, under the sanction of the Surveyor-General, been surveyed for sale; these lots being situated on the banks of rivers, embracing the whole of the land in the vicinity adapted to agricultural purposes, and thus rendering the Crown Lands at the back of these lots utterly valueless. These lots too, in many cases, occupy the only spots where roads can be made, and so effectually shut out the back lots from the water. In many cases these lots are singly incapable of supporting any one honestly,—that is to say—so that a fair profit may be made out of them, they being too far removed from a market. I should therefore recommend that all applications for surveys of land should be accompanied by survey fees; and, that any Surveyor marking off land upon his own responsibility should not be paid for such survey until the land shall have been sold. In fact, I think no Surveyor should be allowed to survey land except with distinct instructions from the head of his Department. I think it would be advisable to mark out roads under the supervision of the Road Trust prior to land being put up to auction, and that a certain per-centage on all purchase-money above 20s. per acre should be set aside as a fund to be appropriated to the making and keeping in repair of the roads in the district in which the land has been sold.

Mr. Meredith then retired.

WEDNESDAY, 22 JANUARY, 1862.

Hon. W. ARCHER, M.H.A., called in and examined.

I describe on this map a block of land on the River Forth, Township of Leith, adjoining one of the best shipping places on the river.

Application had been made for permission to erect a store on a portion of the Esplanade near the said block, which application was refused by the Surveyor-General.

There were eight lots of one acre each which were ordered to be advertised for sale at the upset price of £3 per acre, on 6th August, 1861, and they were sold as follows:—

	£	s.	d.
Lot 1	8	0	0
2	6	10	0
3	6	0	0
4	6	0	0
5	23	0	0
6	9	0	0
7	6	0	0
8	8	0	0

The whole section had been reserved from sale up to that date; the sections on each side having been sold or offered for sale some years previously, to the best of my belief.

THURSDAY, 30 JANUARY, 1862.

The SURVEYOR-GENERAL called in and examined.

1. By whom are lands not applied for recommended for sale? Very frequently by the Surveyors. They have a general order to recommend to me any lands they believe fit for sale, and upon this recommendation I frequently act.

2. Do you usually act upon these recommendations? As a rule I generally do.

3. Are you guided by the recommendations of Surveyors with reference to the value of Township and Suburban Lots? No: by Government Regulations.

4. By what means do you select the Town and Suburban Lots to which certain prices shall be fixed? They were fixed before I become Surveyor-General, with the exception of about three cases. In some instances when land has not been sold I have lowered the upset price.

5. At whose recommendation was the upset price of the lots in Section E in the Township of Leith fixed? By the Surveyor-General, as all Township Lands are. (I may add that the lots in Leith, referred to in the question, were marked off by the Sappers under Captain Hawkins, in 1854, Mr. Dooly not having then joined the department.)

At whose suggestion were Lots 745 and 746 in the County Glamorgan surveyed, the value placed upon them per acre, by whom the value was fixed, and whether the survey fees have been paid?—Also in Pembroke Lots 1583, 1582, 1581, 1579, 1584, 1590, 1170?—Also the number of lots and area in the Carlton Scrub, with the value placed upon them, and if the survey fees upon all the above lots have been paid? Lots 745 and 746 were put up by the order of Mr. Surveyor-General Sprent, who also affixed the upset; the survey fees are paid to the Surveyor. Lots 1583 to 1170.—These lots were ordered for survey by myself, acting on the instructions of the Government to prepare for sale those lands the leases of which had expired. The upset prices have been based on the recommendation of the Surveyor who marked them off (as required by the Act), backed by my own opinion, founded on acquaintance with them. The lots in the Carlton scrub, of which plans have been received, are five, of 274 acres in all. A few more lots have been cut up there of which no plan has yet been received. They were ordered for survey on account of their fronting on a road laid out to open up the Crown Lands. Fees paid Surveyor as far as the work is done.

6. Have not Surveyors generally the discretion of proceeding with surveys of land which they have recommended for sale in such quantities as to the lots as they may deem best? They have an order to cut up the land to the best advantage under the general regulations of the Department.

7. Do not Surveyors recommend the price at which Pastoral Lands should be put up? They do not recommend, but they give me the description of the land and the value. Surveyors have a general order to survey no land which they judge to be of less value than 10s. per acre; if they do, the amount paid for such survey is deducted from any future account.

8. Is the Inspector required to report on the value of the land? He has not received instructions to that effect, but has sometimes done so on his own responsibility.

9. Who decides whether land should be sold in Agricultural or Pastoral lots? The Surveyor-General, upon the report of the Surveyor.

10. Are lots not applied for when put up at auction generally sold? No lands are sold below the upset price; nor do lands generally bring much more, though there are not a few instances where two, three, four, and even more pounds per acre have been obtained for country lands. The average price of this class of lands obtained during the past four years has been £1 2s. 3d. per acre, though a good deal has been offered at a reduced upset.

11. Has default in the payment for purchased land usually occurred in the case of land in remote localities? Locality has not much influenced default.

12. Do you find that the mere marking of a track adds to the value of the land? Without the reservation of a road, land would not be so available for sale; but a mere Surveyor's line through a scrubby country is not available even as a bridle-path.

13. Can you give any idea of the amount paid for marking out a Surveyor's line through a scrubby country? For the first mile, £6 5s.; for any additional distance, 1s. 3d. per chain.

14. Are you aware in what manner Mr. Kentish's Track from the River Mersey to the Leven was marked out? The first 10½ miles were marked by myself, thoroughly well, about the year 1862, and that portion was afterwards very imperfectly cleared by Mr. Kentish and his men. Some portions did not want clearing, being open forest land. About half of the remaining 24 miles was simply cleared by Mr. Kentish, that is to say, the scrub cut down for from about 10 to 20 feet in width; it was further marked with small mile-boards nailed to the trees.

15. Can you tell the cost of marking that line? Mr. Kentish took a long time. I believe the whole line from Deloraine to Emu Bay cost upwards of £1000.

16. What was the nature of the work done by Mr. Boyes with regard to this 34 miles? The re-establishment of the track was the object. The work was to re-mark a portion and to mark a new line over the greater portion of the remainder of the 34 miles which was not distinguishable.

17. Was Mr. Boyes furnished with Mr. Kentish's plan of the track? I cannot say.

18. Was Mr. Boyes considered a competent Surveyor to undertake this duty? He was; I taught him that part of the business myself.

19. Upon whose recommendation were townships marked off? Upon the recommendation of Surveyors, and in one instance, at least, upon that of a settler who thought it desirable.

20. Is it left to the discretion of the Surveyor to lay out the townships to the best advantage? He would be directed to make it out in the manner best suited to the locality.

21. How was Mr. Boyes paid? 20s. a day.

22. Do you wish to make any further remark respecting the survey by Mr. Boyes? No Surveyor could have done the work in much less time than he did, to have done it properly. The Huon Track cost about £14 or £15 per mile, part of which was done at 12s. 6d. per diem, exclusive of the men and rations.

23. Does what is called marking out the line of road include the previous examination of the country to ascertain where the line should pass? It does; and it is the most difficult part of the work, but the mere operation of chaining the line is comparatively insignificant. There is a vast amount of time expended in the preliminary examination of the country.

24. Are you aware that Mr. Boyes expended much time in this way? He must have done so.

25. In the word chaining do you include the professional surveying? Yes.

26. Is the Surveyor-General entitled to have lines of road marked through leased lots without the intervention of Road Trustees? He is.

Mr. Calder then retired.

FRIDAY 31 JANUARY, 1862.

The SURVEYOR-GENERAL called in and examined.

By Chairman.—Are you aware of any jobbing in Crown Lands amongst the Surveyors? I am not aware of any case, and I do not believe it exists. Of 46 persons connected with the Survey Department, 8 have purchased Crown Land to the extent of 2027 acres since the year 1851; and many of these lands were selections under the pre-emptive right.

Survey Office, 7th October, 1861.

SIR,

IN conformity with the instructions of the Hon. the Chairman and Members of the Waste Lands Committee, I beg to submit a copy of a paper from which I read at their last meeting (3rd instant) on the Alienation of the Waste Lands of Tasmania during the past year, compared with that of the Canadas for the same season, and of New South Wales and Victoria of the year preceding.

The Chairman and Members will recollect that I stated at the time of reading the paper referred to, that I had not completed copying the same into the note book I read from, whereon an instruction was given me to do so against the next meeting of the Honorable Committee, which has been done accordingly, and is now respectfully presented.

I have the honor to be,
Sir,

Your very obedient Servant,

J. E. CALDER.

The Honorable the Chairman
of the Waste Lands Committee.

THE following Notice of the Alienation of Crown Lands in the CANADAS is taken from the Times Newspaper of the 13th of April, 1861.

CANADAS.

CROWN LANDS OF CANADA.—The sales of Crown Lands in Lower Canada during 1860 amounted to 290,026 acres, being more than double the amount sold in 1859. The Free Grants on the Colonization Roads amounted to 19,421 acres, being an increase of 1,429. But we have still an almost inexhaustible supply of lands for intending purchasers, there being no less than 5,397,191 acres surveyed, and as yet not granted, and a great deal more that the Surveyors have not yet visited. Of what are called Clergy Lands, there were 44,543 acres sold in 1860, or more than three times as much as in 1859. In Upper Canada, there were sold in 1860, 126,413 of Crown Lands; 26,300 were located as Free Grants; of Clergy Lands, 62,522 acres were sold, and about 10,000 acres of School Lands. There are still for sale,—1,853,121 acres of surveyed Crown Lands, 198,974 of Clergy Lands, and School Lands, 76,000 acres.—*Canadian News*.

Population of the Canadas.

The population of Upper Canada has increased 40, and Lower Canada about 30 per cent.; the relative numbers will be about 1,350,000, and 1,150,000, making a difference of about 200,000.—*Home News*, 27th May, 1861.

See also *M'Culloch's Dictionary*, page 343, edition of 1859 for confirmation of above.

ABSTRACT of Statements contained in the foregoing Paragraphs concerning the Population, and the Alienation of Lands in the CANADAS in 1860.

LOWER CANADA.

Population of Lower Canada.....	1,350,000.
Crown Lands sold, 290,026 acres.	
Clergy, ditto..... 44,545 ..	
Total lands sold in 1860	394,571, being at the rate of 245 acres per 1,000 persons.

UPPER CANADA.

Population of Upper Canada	1,150,000
Crown Lands sold, 126,413 acres.	
Clergy, ditto..... 62,522 ..	
School, ditto..... 10,000 ..	
	198,935, being at the rate of 173 acres per 1,000 persons.

FREE GRANTS.

Lower Canada....	19,421 acres.
Upper Canada...	26,300 ..
	45,721

Total Lands sold and granted in both Provinces, in 1860:—

Lands sold.....	533,506 acres.
Ditto granted .	45,721 ..

579,227, being at the rate of 232 acres per 1,000 persons.

NOTE.—The proportion that the Free Grants bear to the purchased lands is as 1 to 11½ acres nearly, which does not speak very highly of the favor in which the system of giving away lands is held in the Canadas. In Tasmania, where land can also be had for nothing, the demand for it on these terms is almost nil, two Free Grants only, of respectively 400 and 200 acres having been made since the passing of "The Waste Lands Act;" the quantity thus granted standing in the proportion of 1 to 463 of purchased lands.

STATEMENT of the Population and Alienation of the Waste Lands of TASMANIA in 1860.

Population (taking the Census of April, 1861)) 89,802.

Crown Lands sold, 88,188 acres,* being at the rate of 994 per 1000 persons.

NOTE.—The foregoing statements show that, taking population for population, the progress of settlement has been 4·28 times greater in Tasmania than in the Canadas.

I have found it impossible to compare our present rate of settlement with that of either New South Wales or Victoria, having failed to obtain the Statistics of those Colonies for 1860.† But I may observe that, in New South Wales in 1859, settlement advanced only at the rate of 402 acres per 1000 persons; and in Victoria, for the same year, at the rate of 867 acres per 1000, their population being respectively 336,572 and 530,262, and their Land Sales 135,167 and 459,081 acres.

POPULATION Statistics of TASMANIA for 1857, 1858, 1859, 1860, (and up to the date of the last Census; viz., April, 1861.)

Census of 1861 (April 7th) excluding Military	-	-	-	-	-	89,802
Ditto 1857 (March 31st) ditto	-	-	-	-	-	80,892
Increase in four years	-	-	-	-	-	8,910

the increase being about one-ninth on the Census of 1857.

Births in four years, 1857 to 1860	-	-	-	-	-	12,866
Deaths in same period	-	-	-	-	-	6,139
						6,727

The following figures give a comparative view of the settlement of several principal Colonies, ranged not according to importance, but to rate of progress :—

Tasmania	994	acres per 1,000 persons.
Victoria	867	„ „ „
Queensland †	783	„ „ „
New South Wales	313	„ „ „
Canada	232	„ „ „

ARRIVALS AND DEPARTURES.

ARRIVALS.

	Males.	Females.	Children.	TOTALS.
1857	3,694	1,653	716	6,063
1858	2,335	1,229	439	4,003
1859	1,794	916	265	2,975
1860	1,679	1,141	612	3,432
	9,502	4,939	2,032	Grand Total ... 16,473

DEPARTURES.

	Males.	Females.	Children.	TOTALS.
1857	3,165	1,512	554	5,231
1858	2,691	1,254	551	4,496
1859	1,760	783	378	2,921
1860	1,828	807	379	3,014
Total	9,444	4,356	1,862	Grand Total ... 15,662

Excess of arrivals in four years	-	-	-	-	-	811
Ditto of births ditto	-	-	-	-	-	6,727
Unaccounted for	-	-	-	-	-	1,372
Increase in four years	-	-	-	-	-	8,910

It is a noteworthy fact, that while the population of the whole Island has increased rather more than one-ninth since 1857, that of the Capital and the adjoining Districts of Queenborough and Glenorchy have undergone no such expansion, the Census of 1861 shewing only the small excess of a seventy-sixth over that of 1857, the increase being 319 on 24,452. This diminution is not to be accounted for by any unusual paucity of births§, for they exceeded the deaths by 1408 in the four years so often referred to in this paper, the same being nearly one-seventeenth of the three districts above named.

Population March, 1857	-	-	-	-	-	24,454
Ditto April, 1861	-	-	-	-	-	24,773
Increase	-	-	-	-	-	319

* This area contains 3,670 acres of the Pre-emptive right land sold during the year, which, being heretofore paid for as leased land only, goes to the account of the year.

† I have this day, 7th October, 1861, received the New South Wales Statistics for 1860, which show that a considerable declension of settlement is taking place there. The population of New South Wales is now 348,546, while the Waste Lands Sales for the year amounted only to 109,216 acres, thus giving the very moderate area of 313 acres to every 1000 persons, or not nearly a third of that of Tasmania.

‡ I have this day, 10th October, 1861, got the Queensland Statistics, from which I learn that the present population is 30,115, and the total lands sold, in 1860, were 23,588 acres, being at the rate of 783 acres per 1,000 persons.

§ It is not possible to dissociate these three districts, as their births and deaths are still lumped in the Registrar's returns. They are given as under, between the dates of each Census :—

1857	1,098	births	606	deaths	increase of births	492
1858	963	„	650	„	„	313
1859	959	„	579	„	„	380
1860	910	„	687	„	„	223

The large increase of deaths in 1860 is ascribable to influenza.

Had these districts, however, increased at the same rate as the rest of Tasmania, namely one-ninth, instead of one seventy-sixth there should be $(2,717-319)=2,398$ more persons in them than they are found to contain, and which must be regarded as the real amount of diminution.

It is impossible to account for the loss of increase, except on the ground that it has dispersed itself through the rural districts, which few will regret who reflect on the unnatural size that Hobart Town has attained, which still numbers more than one-fifth of the entire population of Tasmania. This dispersion of the natural and other increase of the above-named districts will be regarded by most people as a real accession of strength to the Country, not the less valuable from its effect in reducing the capital to dimensions suitable to the country.

It scarcely seems likely that our population will increase much more rapidly than that it is doing at present, so long as there remain any considerable bodies of convicts in the Colony who, when emancipated, probably swell our yearly departures in no inconsiderable degree. This, it may be said, is an assumption rather than a fact; and it must be indeed owned that there are no existing data from whence such a conclusion may be derived, at least they are not to be had in the quarter where I applied for them, namely at the Immigration Office, nor could I gain them from the Comptroller-General, who I also applied to, although he had no doubt that the emigration of this class was very considerable. The assumption, however, appears to receive some confirmation from the rapid declension of Customs Revenues during the past four years, to which it is well known that this class of persons were liberal contributors, and who, had they not departed hence in numbers would doubtless have swelled its receipts greatly over what they now are. These receipts, whatever else they prove or disprove, appear to me to disclose one or two very important facts, either that the habits of our people are improving or (what is far more likely) that a large section of our community is being rapidly supplanted by a steadier and more provident class, and *ergo*, that the universal complaint of our Immigrants quitting Tasmania almost as soon as they land is not true to anything like the extent that is believed.

Having thus referred to the diminished consumption of ardent spirits by our population, it will not be out of place to shew the extent of that decrease, from which the Honorable Committee will gather the gratifying fact, that while our population has increased one-ninth, the demand for spirits has declined by a fifth, which facts shew a real improvement equal to a declension of one-third.

The following figures, taken from Official Statistics, shew the decrease :—

									Gallons.
In 1857, there were entered for Home Consumption	-	-	-	-	-	-	-	-	141,092
In 1858, ditto ditto	-	-	-	-	-	-	-	-	128,106
In 1859, ditto ditto	-	-	-	-	-	-	-	-	122,089
In 1860, ditto ditto	-	-	-	-	-	-	-	-	112,205

Had the consumption kept pace with the increase of inhabitants since 1857, the quantities required for 1860 would have been 157,113 gallons instead of 112,205, which really supplied the demands of the year; shewing, it is presumed, an improved condition of habits equal to a falling off of 44,908 gallons.

On the Southern side of the Island, where the settlement of the Country by small farmers meets with so little favor, a belief prevails that occupation is not going on at any thing like the rate that the Statistics of Land Alienation shew; but this is a very great mistake, as a visit to the Northern Counties (where far less prejudice against small agriculturalists exists), will prove to any one who may have the opportunity of examining them. In the Districts in question, new homesteads are daily forming, and the universal scrub is progressively disappearing before the advances of settlement.

The following extract from a letter written by a Surveyor employed in a Northern County will prove, better than any general statement can, the fallacy of a belief which is far too prevalent in the South.

"In the leader of *The Hobart Town Mercury*, of the 24th instant, (viz., August 1861), I have read with astonishment the following paragraph :—

"We have alienated annually an enormous quantity of land, under the extremely liberal provisions of our Land system; but we have neither enlarged the area of our *bonâ fide* settlement nor increased the number of acres of land under cultivation."

"As you may wish to contradict such a statement, I take the liberty of informing you that nearly the whole of the lands applied for in my District under the 19th Section of "The Waste Lands Act" have been taken up by the working class and small tenantry,—both classes having the advantages of years of Colonial experience are likely to succeed. I must state, that two-thirds of the lands so applied for have been already settled on, and a great quantity brought into cultivation."

The same remarks apply to all the Northern Districts. Mr. Dooley's in particular."

The truth of the above statement will be confirmed by all conversant with the Northern Counties, where the Crown Lands are very generally settled on as soon as sold.

I remain, Sir,

Your very obedient Servant,

J. E. CALDER.

* In the Surveyor's District, 17,467 acres have been sold under the 19th Section, and 12,011 by Auction.

Survey Office, 16th October, 1861.

SIR,

I HAVE the honor, in accordance with the Orders of the Waste Lands Committee, to submit a copy of the Regulations of the Emigration Commissioners of 1851, and a nominal list of the persons who emigrated to Tasmania under the same.

The Committee will notice that they remained in force for full $3\frac{1}{2}$ years, and though offering land on the most advantageous terms, only 15 persons, or about four per annum, could be induced to accept them.

I remain, Sir,

Your very obedient Servant,

J. E. CALDER.

The Honorable the Chairman of the Waste Lands Committee.

REGULATIONS of EMIGRATION COMMISSIONERS and List of CERTIFICATES granted.

NOTICE TO PERSONS DESIROUS OF PURCHASING LAND IN VAN DIEMEN'S LAND.

HER Majesty's Government, being anxious to encourage the settlement in Van Diemen's Land of small capitalists and persons capable of employing labour, the Colonial Land and Emigration Commissioners have been directed to make known the following arrangements which Her Majesty's Government have sanctioned for that purpose :—

1. The Colonial Land and Emigration Commissioners will be ready to receive deposits from persons desirous of emigrating to, and settling in, Van Diemen's Land, in sums of not less than £200, to be paid to the credit of the Commissioners at the Bank of England, or any of its branches. And the Commissioners will grant, in exchange for such deposit, a Remission Certificate for a sum equal to double the amount of the deposit, which Certificate will be available as so much cash in the purchase of Government Land in the Colony, if presented at the proper office in the Colony within 18 months of its date.

2. Parties making such deposits will further be entitled to free passages (intermediate or steerage) to Hobart Town for themselves, their families, and servants; provided that the whole cost of such passages shall not exceed two-thirds the amount of the deposit. Depositors desirous of being furnished with cabin, instead of intermediate passages, may take advantage of this condition, by paying the difference of expense out of their own funds.

3. Depositors must, at the time of making the deposit, obtain from the Bank of England, or the branch in which the deposit is made, a receipt to be produced to the Commissioners as the voucher of the payment.

4. Depositors, when applying for their Remission Certificates, must, at the time, submit to the Commissioners the name and description of the persons nominated for free passages, otherwise the privilege will be forfeited; and persons so nominated will, nevertheless, be subject to the approval of the Commissioners. Any loss which they may experience by the neglect or default of the Depositor, or his nominees, either to come forward at the proper time for embarkation, or in any other respect, must be borne by the Depositor, and any expense so incurred will be defrayed out of the sum which he may be entitled to have spent in Emigration.

5. The object of the above regulation being to encourage the permanent settlement in Van Diemen's Land of a class of small capitalists, and it being necessary to prevent persons who have no intention of settling there from taking advantage of them, Depositors who shall proceed to Van Diemen's Land under these regulations will not, for the space of two years from making use of their Remission Certificates, receive a Crown Grant for any land purchased by such Certificates, but will, in the meantime, receive a Location Tickets. At the expiration of two years, the Depositor, on shewing to the satisfaction of the Governor that he is a *bonâ fide* resident settler in the Colony, and has so resided continuously since obtaining his Location Ticket, will be entitled to a Crown Grant in exchange for it. If, however, application should not be made for the exchange of the Location Ticket within 12 months from the expiration of the two years for which it is granted, it will be considered to have lapsed, and the land will be open to sale or grant.

6. In the event, however, of the purchase of land which would probably be included in a single grant, partly by means of a Remission Certificate and partly in cash, the Lieutenant-Governor will be authorized, provided the amount paid in cash be not less than half of the nominal value of the Remission Certificate, and provided also he be satisfied of the good faith of the transaction, to issue a grant for the whole at the expiration of one year from the date of purchase.

It will be seen that the above regulations are intended to apply only to persons having capital enough to enter on the cultivation of a tolerably large property. To such parties Van Diemen's Land, from its healthy climate, productive soil, and cheap labor, offers every prospect of success. But persons not possessed of capital, nor accustomed to agricultural or pastoral pursuits, should, for their own sakes, abstain from taking advantage of arrangements which are not designed for them, and for which they are not suited, otherwise they can scarcely fail to meet with disappointment and pecuniary loss.

By Order of the Board,
S. WALCOTT.

RETURN of CERTIFICATES granted by Land and Emigration Commissioners in England for purchasing Land in Tasmania.

NAME.	AMOUNT DEPOSITED.	DATE OF CERTIFICATE.
	£	
John Linnell	300	21st January, 1850.
John Holloway	100	25th March, 1850.
J. D. Balfe	100	21st June, 1850.
W. H. Vernon	100	20th August, 1850.
Henry Weston	200	28th August, 1850.
Charles Oldaker	100	13th September, 1850.
James Castley and Frederick Vaux..	100	— September, 1850.
Ditto ditto	100	27th September, 1850.
David Cocker	100	27th September, 1850.
J. Leonard Campion	200	13th September, 1851.
Henry Hawkesford	200	6th August, 1852.
John Harrison	200	6th August, 1852.
Amos Drew	300	10th November, 1852.
George Whiting	500	19th April, 1853.
James Combes	400	3rd June, 1853.

Survey Office, 16th October, 1861.

SIR,

IN compliance with the commands of the Honorable Members of the Waste Lands Committee, I submit a Nominal Return of the Officers of the Military and Naval Services who have received Remission Orders to enable them to purchase Land with a view of inducing their settlement in Tasmania.

The list contains sixty names, whereof thirty-eight, or very close on two-thirds of the whole, are known not to have settled here, but to have used their Orders for the mere purposes of traffic; and I may add that it is known to this Office that Orders worth £200 have been sold as low as for £90.

Of the remaining twenty-two nothing is known.

I remain, Sir,

Your very obedient Servant,

J. E. CALDER.

The Honorable the Chairman of the Waste Lands Committee.

LIST of Military and Naval Officers who have received REMISSION ORDERS.

<i>Names.</i>	<i>Area. Acres.</i>	<i>Date of Order.</i>	<i>By whom ordered.</i>	<i>Amount of Remission.</i>
Airey, George S.	600	2 June, 1840	Sir John Franklin	£150. Lieut. R.N.
Atkinson, Sir H. E.		10 Dec., 1845	Sir E. Wilmot	£300. Commander R.N.
Ainsworth, Major		18 June, 1851 & 10 Dec., 1853	Sir W. Denison	£600.
Barrow, W. W., Lieutenant	400	29 Jan., 1834	Colonel Arthur	£100.
Bayley, Captain	800	23 July, 1839	Sir John Franklin	£200.
Bigham, H., Lieutenant....		28 Feb., 1841	Ditto	£150.
Bowen, A. F. J.		9 Oct., 1855	Sir H. Young	£400. Lieut. R.N.
Benison, Robert William..		12 Feb., 1856	Ditto	£200. Late Lieut. 99th Regt.
Cotton, Major H. C.		17 Feb., 1843	Sir John Franklin	£300. Retired E.I. Co.'s Service.
Courtenay, George H.		30 Nov., 1847	Sir W. Denison	£100. Sub. 6 Foot half-pay, £100 additional, 20 April, 1849.
Cumberland, R. B.		29 Dec., 1854	Ditto	£400. Surgeon E. I. Co.
Doveton, Lieutenant, F. C.		2 July, 1845	Sir J. E. E. Wilmot	£100. Retired from 51st Regt.
Drew, George.		12 July, 1847	Sir W. Denison	£300. Commander R.N., increased to £600, 7 Sept. 1849
Dawson, Dr. William		10 April, 1851	Ditto	£600. Inspector Gen. Hospitals.
Flexman, J., Lieutenant....	600	26 Feb., 1836	Colonel Arthur	£150.
Forth, Captain F.	320	25 Nov. 1836	Colonel Snodgrass	£150.
Forster, G.B., Lieut. R.N.	800	5 April, 1838	Sir John Franklin	£200.
Fisher, Peter	333	13 April, 1840	Ditto	£200. [April, 1849.
Fox, Samuel		18 July, 1848	Sir W. Denison	£150. Extended to £300, 20
French, John	400	3 March, 1852	Ditto	£400. Capt. 14th Regt. Bengal
Gardiner, Arthur	600	13 Nov. 1839	Sir John Franklin	£150. [Native Infantry.
Hazlewood, James		3 May, 1841	Ditto	£300.
Harrison, George		27 April, 1843	Ditto	£200. Retired Lieut. R.N.
Hampton, J.S., Surgeon R.N.		31 March, 1848	Sir W. Denison	£150. Increased to £300, 3 May,
Kenny, Mr.		15 Feb., 1849	Ditto	£150. Ditto. [1849.
Kay, J. H.		28 March, 1851	Ditto	£500.
Lenon, G. J., Captain		6 Nov., 1837	Sir John Franklin	£200.
Lloyd, John		19 May, 1840	Ditto	£150.
Loughman, J. M.		9 August, 1843	Ditto	£100. Retired Lieut.
Lloyd, Captain Henry		16 Jan., 1845	Sir E. Wilmot	£200.
M'Donald, Charles, Captain		31 May, 1833	Colonel Arthur	£250.
Miller, Captain		31 August, 1835	Ditto	£200.
Montgomerie, John		17 March, 1835	Ditto	£150.
Machonachie, Alexander ..		12 June, 1837	Ditto	£300.
Mahon, Captain, J.		21 Dec., 1838	Sir John Franklin	£200.
M'Kay, James		18 Feb., 1839	Ditto	£200.
Martin, Edward, Captain..		10 June, 1845	Sir E. Wilmot	£150.
M'Kenzie, C. R.		10 Dec., 1849	Sir W. Denison	£200.
Mackay, J. D.		11 July, 1851	Ditto	£400.
M'Gregor, M.		19 July, 1852	Ditto	£400.
Ogilvie, David		28 Sept., 1841	Sir John Franklin	£150.
Oreily, Lieutenant		1 Sept., 1852	Sir W. Denison	£200.
Pegus, Captain		14 July, 1836	Colonel Arthur	£200.
Purslowe, James		15 Dec., 1842	Sir John Franklin	£150.
Russell, F. B.		21 March, 1855	Sir H. E. F. Young	£600.

Name.	Area. Acres.	Date of Order.	By whom ordered.	Amount of Remission.
Reid, Captain	800	19 March, 1853	Sir H. E. F. Young	£400.
Small, Lieutenant		20 Sept., 1833	Colonel Arthur	£150.
Shaw, Major		15 Dec., 1833	Ditto	£300.
Shaw, William, Lieutenant..		14 July, 1836	Ditto	£100.
Seymour, A., Lieutenant ..				£100.
Scott, Captain, R.M.		11 March, 1837	Sir J. Franklin	£200.
Synnot, Captain W.		26 Jan., 1839	Ditto	£200.
Smith, John		11 Dec., 1851	Sir W. Denison	£400. Surgeon, R.N.
Stephenson, Captain		4 August, 1852	Ditto	£400.
Smith, Lieutenant		8 Sept., 1855	Sir H. E. F. Young	£200. Late 99th Regt.
Travers, Lieutenant R.		8 March, 1837	Sir John Franklin	£150.
Tobin, Edwin		26 May, 1837	Ditto	£200.
Wettenhall, Lieutenant		8 June, 1836	Colonel Arthur	£200.
Walch, Major		23 Dec., 1842	Sir John Franklin	£300.
Wellman, Major		16 May, 1843	Ditto	£300.

This List embraces sixty orders, thirty-eight of the recipients of which are known not to have settled on the Land. The remaining twenty-two are doubtful.

RETURN of all LANDS purchased from the Crown by JAMES M. DOOLEY, in the District of Devon; showing the Number of Lots; Area of each Lot; Situation; whether Town or Agricultural Lots; by whom these Lots were applied for to be put up for Sale; the Upset Price of each Lot; by whom the Upset Price was fixed, and upon whose Recommendation; and the Price at which each Lot was sold.

No. of Lots	Area.	Situation.	Town or Agricultural.	By whom applied for.	Upset Price	By whom fixed, and on whose recommendation	Price sold for.	Remarks.
Lots	A. R. P.				£ s. d.		£ s. d.	
1.	0 2 28	Town of Ulverstone	Town	Not applied for.	5 8 0	By the Commissioner of Crown Lands, under the 15th Section of "The Waste Lands Act." (Copy annexed.)	6 0 0	The whole of Mr. Dooley's purchases have been made at Public Auction, although under "The Waste Lands Act" he would have been justified in making private selections under the 19th Section, and also in purchasing under the 18th Section.
1	1 1 2	ditto	ditto		10 2 0		11 10 0	
1	8 0 0	Hamilton, on Forth	ditto		32 0 0		32 0 0	
1	7 0 0	ditto	ditto		17 0 0		17 0 0	
1	7 0 0	ditto	ditto		17 0 0		17 0 0	
1	7 0 0	ditto	ditto		17 0 0		17 0 0	
1	8 0 0	ditto	ditto		19 0 0		25 0 0	
1	7 0 0	ditto	ditto		17 0 0		17 0 0	
1	10 0 0	Town of Latrobe	ditto		23 0 0		30 0 0	
1	10 0 0	ditto	ditto		23 0 0		31 0 0	
1	10 0 0	ditto	ditto		23 0 0		23 0 0	
1	10 0 0	ditto	ditto		23 0 0		23 0 0	
1	158 0 0	Parish of Kentisbury	Agricultural		168 0 0		168 0 0	
1	1 0 0	Town of Ulverstone	Town		6 0 0		8 0 0	
1	64 1 1	Parish of Kentisbury	Agricultural		74 0 0		88 16 0	
1	111 3 0	ditto	ditto		123 0 0		147 12 0	
1	2 0 0	Town of Latrobe	Town		18 0 0		18 0 0	
1	2 0 0	ditto	ditto		18 0 0		18 0 0	
1	2 0 0	ditto	ditto		18 0 0		18 0 0	
1	1 0 0	Town of Torquay	ditto		10 0 0		10 0 0	
1	1 0 0	ditto	ditto		10 0 0		10 0 0	
1	1 0 12½	Town of Ulverstone	ditto		10 10 0		15 0 0	
1	10 0 0	ditto	ditto		23 0 0		23 0 0	
1	6 0 0	ditto	ditto		15 0 0		15 0 0	
1	50 2 11	Parish of Templeton	Agricultural	Jas. Francis	60 0 0		72 0 0	
1	1 0 0	Town of Leith	Town	Not applied for.	6 0 0		6 0 0	
1	1 0 0	ditto	ditto		6 0 0		6 0 0	
1	1 0 0	ditto	ditto		6 0 0		6 0 0	
1	1 0 0	ditto	ditto		6 0 0		8 0 0	
1	34 0 0	Parish of Ashwater	Agricultural	Amos Drew	39 0 0		39 0 0	
1	49 2 30	Parish of Templeton	ditto	T. Thompson	31 0 0		31 0 0	
1	0 2 38	Town of Sheffield	Town	Not applied for.	3 0 0		3 0 0	
1	7 0 7	Parish of Ashwater	Agricultural		13 0 0		13 0 0	
33	592 0 9½				890 0 0		972 18 0	

J. E. CALDER.

Survey Department, 23rd January, 1862.

COPY of 15th Section of WASTE LANDS ACT.

The Commissioner shall from time to time, previously to the publication of such notice, fix the Upset Price of the Lands specified in such notice according to the best estimate he is enabled to form of the fair value of such Lands according to existing circumstances at the time, by examination or by the Report of a Surveyor, including in such Upset Price the cost of Survey and of the Grant Deed ; and the Commissioner may from time to time in any subsequent notice of the intended sale by Auction of any Lands which have been previously offered for sale by Auction, and not sold, fix a lower or higher Upset Price according to circumstances, but so that the Upset Price shall never be fixed lower than the lowest Upset Price fixed by this Act, with the addition of the cost of survey and of the Grant Deed.