

(No. 1.)



1877.

SESSION IV.

T A S M A N I A.

LEGISLATIVE COUNCIL.

VALUATION OF PROPERTY:

**REPORT OF COMMISSIONERS FOR RICHMOND, CLARENCE,
AND SORELL.**

Laid upon the Table by Mr. Moore, and ordered by the Council to be printed,
September 25, 1877.



Hobart Town, 16th December, 1875.

SIR,

WE have the honor to report that we have inspected the properties in the Districts of Richmond, Clarence, and Sorell, and have prepared a Valuation Roll for each District, in accordance with 34 Vict. No. 9, Clause 2.

These three Districts possess many features in common,—a small proportion of good agricultural land in comparison to the large tracts of inferior soil, fit only for grazing a limited number of store stock.

The District of Clarence is not very extensive. It has some good land within it; and, owing to its proximity to town, much of the available land is cultivated. In some localities, notwithstanding the length of time it has been under the plough, good crops are still produced.

The land about Muddy Plains is of a most inferior description. With the exception of a few farms, it is valueless for agriculture; and the stock it supports must be few in number.

The same may be said of South Arm,—an extent of sandy barren country, unavailable for any purpose. There is some cultivation carried on; but it is limited in extent, and not likely to be increased.

There are some fine properties near Richmond, both for agriculture and grazing; and the Jerusalem valley, although of limited extent, contains within its boundaries some land of superior quality; but the land in the backwoods is of a very inferior description,—steep stony hills, thickly timbered and poorly grassed.

The roads generally are very bad,—after rain next to impassable. The Main Line Railway running through this District must be of great advantage; but the roads leading to the stations will require a large amount of labour expended upon them before the agriculturist will be much benefited.

The adjoining District of Sorell has, like Richmond, some superior properties within its boundaries. The land adjoining the Township of Sorell is of the richest description, fit for agriculture or grazing, but more extensively used for the latter purpose,—the Causeway bringing it near market; although a large quantity of grain is grown in many parts.

The area of this District is very extensive, and has consequently a large proportion of barren land within its boundaries. Forestier's Peninsula is for the most part composed of steep wooded hills, poorly grassed, supporting a few store sheep.

There is a large range of hills near Bream Creek, called the Ragged Tier, of good soil, which is principally occupied by small proprietors, who cultivate rather extensively.

The road from these lots and Bream Creek to Dunally, a distance of from 9 to 10 miles, where the produce is shipped to market, is very bad. In one part the teams have to travel over a corduroy road laid (in the water) across a small bay of boggy sand. The labour of transporting the produce over so bad a road, even for so short a distance, must tend to prevent the extension of agriculture.

We have the honor to be,

Sir,

Your obedient Servants,

G. A. KEMP,
FRANCIS BUTLER, } Commissioners.

The Honorable the Colonial Secretary.

| | SORELL. | CLARENCE. | RICHMOND. |
|--|-------------|-----------|------------|
| | £ s. d. | £ s. d. | £ s. d. |
| Total value of the Properties as shown by this Roll..... | 12,855 10 0 | 8971 10 0 | 15,898 0 0 |
| Total value as per revised Assessment Roll for 1875..... | 11,676 0 0 | 8082 0 0 | 13,198 3 0 |
| Showing an increase of | 1179 10 0 | 889 10 0 | 2699 17 0 |