

(No. 49.)



1877.

SESSION II.

T A S M A N I A.

LEGISLATIVE COUNCIL.

VALUATION OF PROPERTY:

REPORTS OF THE COMMISSIONERS.

Laid upon the Table by Mr. Crowther, and ordered by the Council to be printed,
May 16, 1877.



Parliamentary Buildings, 30th June, 1876.

SIR,

WE have the honor to report that we have visited the Districts of Spring Bay, Glamorgan, Bothwell, and the Police District of South Longford, and have inspected the properties therein.

We find that the properties are not uniformly valued, as required by the Property Valuation Acts; we have therefore compiled Valuation Rolls for these Districts, which we append hereto.*

The Districts of Spring Bay and Glamorgan, possessing as they do the same distinctive features, may be classed together.

There is a large area in these districts of barren land, extensive rises of light sandy soil covered with heath and fern, hills for the most part stony, with little herbage upon them; there are of course exceptions: some fine properties are to be found at Prosser's Plains, within a few miles of Spring Bay, and near Swanport, but the proportion of inferior land, fit only for supporting a limited number of stock, is very great as compared with the good agricultural land: Glamorgan is generally well watered, numerous small streams running through it.

The greater part of the produce grown in these districts is conveyed to market by water, small trading craft visiting Spring Bay, Swansea, and other shipping places on the coast, about once a fortnight; the roads to the shipping places are, with some exceptions, in fair order, and the farmers have no great distance to cart their produce.

Bothwell must be looked upon as a fine grazing district, possessing extensive downs, well grassed, with large areas of open forest land highly timbered. There are some extensive and high ranges of hills intersecting the district, such as the Quoin Tier, Blue Tier, Den Hill, &c. that are exceptions to the general character of the country, being rough and stony, with little grass upon them.

The portion of the Lake country within the district is like most of that country, alternate marsh and stony ridges, with occasional open flat forest, wet, but producing an abundant growth of rough grass.

South Longford, which adjoins that portion of the Bothwell District extending into the Lake Country, partakes in a great degree of the same features; it comprises within its boundaries the Great Lake, Arthur's Lakes, and others of less extent.

It may be looked upon as an elevated plateau of extensive plains such as Patrick Plains and the large area of plains bounding the Great Lake for miles.

Along its southern boundary, and also partly to the west, these plains are stony, but thickly grassed, bounded by open forests, which extend to the base of the hills; these hills are stony and barren, and may be termed rocky ridges, rising in many parts to high hills, backed in by lofty mountains.

The same character prevails to a certain extent in all the Lake Country; with the exception of the rocky ranges it is well grassed, but the marshes are wet, and from the difficulty of draining them are in many seasons unfit for pasturing sheep, producing that incurable disease the rot.

Owing to their great elevation and consequent cold climate most of the sheep are removed in the winter season to the lower grounds and milder climate; its altitude is its greatest drawback, very few parts of Tasmania are grassed with a thicker coating of grass, but the cold will ever prevent the stock from thriving as they do in the lower country. Drainage has been carried on by many of the landed proprietors, but owing to the great rainfall in these elevated regions it has not been attended with the full success anticipated.

* These Rolls with others will be printed in a separate volume.

The differences in the values of property in each district under the Valuation Rolls, excluding crown lands and those prepared by us, are as under:—

	£	s.	d.
SPRING BAY.—Value of Property as shown by Valuation Roll prepared by us..	7618	0	0
Ditto, as shown by Valuation Roll, 1875	5900	0	0
Increase	£1718	0	0
GLAMORGAN.—Value of Property as shown by Valuation Roll prepared by us...	8189	10	0
Ditto, as shown by Valuation Roll, 1875	5939	0	0
Increase	£2250	10	0
BOTHWELL.—Value of Property as shown by Valuation Roll prepared by us ..	21,852	10	0
Ditto, as shown by Valuation Roll, 1875	18,902	7	0
Increase	£2950	3	0
SOUTH LONGFORD.—Value of Property as shown by Valuation Roll prepared by us	7375	0	0
Ditto, as shown by Valuation Roll, 1876	6351	0	0
Increase	£1024	0	0

We have the honor to be,

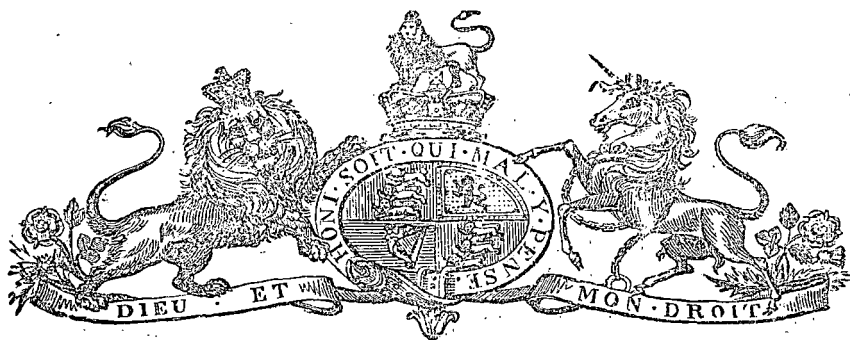
Sir,

Your most obedient Servants,

G. A. KEMP.

FANCIS BUTLER.

The Honorable the Colonial Secretary.



Hobart Town, 17th April, 1877.

SIR,

WE have the honor to inform you that we have completed our inspection of the properties in the districts of Hobart, Kingborough, and Franklin, and have prepared Valuation Rolls for the same, which we append hereto.*

The district of Hobart may be looked upon (except in the extreme outskirts) as suburbs of the city, principally composed of streets of detached houses of various sizes, with gardens, orchards, and large substantial residences of wealthy proprietors or tenants, with pleasure-grounds and orchards surrounding them, their proximity to the city considerably increasing their value.

The properties about Sandy Bay and the suburbs on that side of the city cannot be surpassed for beauty of situation, fertility of soil, and productiveness of the orchards and market gardens; the main road is equal to any in the Colony, and the cross roads, with the exception of Proctor's Road, extend for so short a distance that little inconvenience is felt from their bad condition.

The lands in the extreme limits of the district, in the valleys between the spurs running down from Mount Wellington, are of inferior quality; the hilly portions almost valueless, stony, without grass or trees of any value except for the supply of firewood to the city. Their chief value consists of the buildings and small gardens surrounding them; the land where level and under grass or crop is, from its position, of considerable value.

The districts of Kingborough and Franklin are, over a great portion of their extent, of similar character.

There are a few good properties in the vicinity of Kingston, well cleared and covered with a luxuriant crop of English grasses; but the hills, as usual, are of a poor description, covered with timber, and producing but a scanty herbage for the support of stock. After leaving Kingston the hills approach nearer to the Derwent, and the land becomes poorer; indeed, from Kingston to the confines of the district beyond Three Hut Point, with little exception, the land is of the same inferior character—a large extent of barren worthless land, with here and there a spot cleared, with home-stead, orchard, and raspberry garden, and a few small paddocks.

There are three saw-mills in the district, one of which is at a standstill, either from the low price of the sawn timber or the expense of working the mill; of the other two, one is a large and complete mill, doing a very extensive trade, employing many hands, and shipping the sawn timber direct to the neighbouring colonies.

The district of Franklin is a very extensive one, extending from within 18 miles of Hobart Town to Recherche Bay, beyond the southern extremity of D'Entrecasteaux's Channel.

The Huon River (a stream only second to the Derwent) flows through part of this district. The flat land on its banks is of very limited extent (the hills in many places rising direct from the water's edge), and is planted in orchards or laid down in English grasses. There are small patches of cultivation of limited extent, the principal supplies of flour and meat being obtained from Hobart Town.

Taking the district altogether it may be described in few words, the same character pervading it nearly all through its extent, hill rising upon hill covered with forest. Where the land is good the timber is heavy, with thick scrub; level open grassy plains are not to be found within its boundaries.

The narrow valleys of good soil, with small streams running through them, are occupied by small cultivators. Orchards, beds of raspberries and black currants, with occasional patches of potatoes, are, exclusive of the timber, the principal, if not the only, means of support of the greater part of the inhabitants.

* These Rolls with others will be printed in a separate volume.

The saw-mills, of which there are many from the Huon, near Victoria, to Southport, employ a large number of hands when in full work. There is also a considerable trade in split stuff, such as palings and post and rails; but the badness of the roads from the interior to the different shipping places is a serious drawback here, as elsewhere in the Colony.

This inconvenience is, however, considerably lessened by the number of safe shipping places and the consequent shortness of the bad roads.

In the immediate vicinity of Victoria (with the exception of some extensive orchards and paddocks of English grass on the banks of the Huon and Mountain rivers) the land is of the poorest description; high hills covered with timber, with scanty herbage for either sheep or cattle. The Huon being navigable for small craft for about a mile above the bridge, most of the produce and all the timber is conveyed to market by that channel.

There are some good patches of land between Victoria and Port Cygnet, but with the exception of one property they are very limited in extent. Like all the rest of the district the land is hilly; where small flats are found the land is wet and boggy, covered with a stunted growth of scrub and occasionally button-grass.

Around Port Cygnet there is some good land, confined, as usual, to the narrow gullies and the tops of the hills. There are some extensive clearings in the vicinity of Glazier's Bay, where a little wheat and oats is grown.

The Agnes Rivulet waters a small and fertile valley close to Port Cygnet. All this valley is occupied by small farmers, and cottages with orchards, raspberry beds, and small fields of potatoes abound through its extent. A good slab road runs through the centre of this valley.

The township of Lovett (Port Cygnet) is small; but there appears to be a good trade carried on in small fruit and split stuff. There is a jam manufactory newly erected, and a small saw-mill in the township.

The land between Port Cygnet and Garden Island Creek is of the poorest description, with the exception of a few small blocks in the narrow valleys through which the Nichols' and Gardner's Rivulets run, and in the vicinity of Deep Bay.

The land from Victoria to Franklin is very hilly, with the exception of a very narrow strip near the river principally laid out in orchards.

There are a few small farms high up in the hills; but with the exception of small gardens and orchards there is little clearing, the road thence to the main road being very steep, stony, and in bad order.

The township of Franklin is a long straggling assemblage of buildings, some of them of a good and substantial character. Bordering the Huon there is very little flat land, the hills rising almost from the water's edge. The land is good; but a large portion of it once cleared is again becoming covered with scrub. Very little cultivation is carried on, fruit, potatoes, and timber being the principal produce. The lands around are well watered, streams running in all the gullies, which occasionally extend back some distance into the hills.

From Franklin to Honeywood the land is of the same character, hills rising close to the water's edge. At Castle Forbes and Honeywood the valleys are more extensive, but still very limited in area. Orchards and gardens of small fruit surround the numerous huts and cottages.

There are two small saw-mills at Honeywood, but the trade is confined, and the distance from which the timber has to be obtained must be a serious drawback.

The bridle road from Honeywood to Port Esperance is through a poor, hilly, and barren country, in many places difficult to pass along in consequence of the fallen timber. Approaching Port Esperance through the valley of the Dover Rivulet, the road is of greater width and has been improved, passing through a number of small holdings with neat cottages, surrounded with small orchards and gardens.

There is one saw-mill on the road at Surges Bay and several in the vicinity of Port Esperance. A large trade is carried on by them, and employment given to a large number of hands.

The bridle road from Port Esperance to Southport, in some parts hardly passable from the timber which has fallen across and the numerous boggy spots, passes through a poor and barren country.

At Southport and the vicinity are two saw-mills, that at the Narrows being the largest and most extensive we have visited; in full work and employing many hands.

The land around Southport is very bad, of little value except for the timber upon it, affording a supply to the saw-mills which form almost the entire support of the inhabitants of this and the Port Esperance portions of the district.

	£	s.	d.
The total value of the properties in the district of Hobart, as shown by the Roll forwarded herewith, is	23,348	0	0
The total value as shown by the Assessment Roll, 1876, excluding crown lands, &c., is	20,955	0	0
Increase.....	£2393	0	0
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The total value of the properties in the district of Kingborough, as shown by the Roll forwarded herewith, is.....	7328	10	0
The total value as shown by the Assessment Roll, 1876, less the value of crown lands, is	6186	15	0
Increase.....	£1141	15	0
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The total value of the properties in the district of Franklin, as shown by the Roll forwarded herewith, is	14,212	0	0
The total value as shown by the Assessment Roll, 1876, excluding the value of crown lands, is.....	9066	19	0
Increase.....	£5145	1	0
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The large increase shown in the value of the properties in the district of Franklin arises principally from two causes, viz., the saw-mill properties having been valued on the Roll for 1876 exclusive of their machinery, and little value having been affixed to orchards.

We have the honor to be,

Sir,

Your obedient Servants,

G. A. KEMP, } *Property Valuation*
FRANCIS BUTLER, } *Commissioners.*

The Honorable the Colonial Secretary.