

(No. 95.)



1889.

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PARLIAMENT OF TASMANIA.

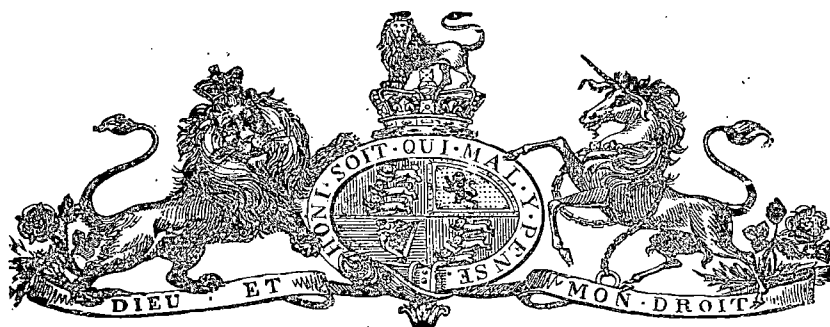
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CROWN LANDS OFFICE:

REPORT OF THE DEPUTY COMMISSIONER OF CROWN  
LANDS FOR THE YEAR ENDING JUNE 30, 1889.

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



## CROWN LANDS OFFICE.

### ANNUAL REPORT, 1889.

*Crown Lands Office, 20th July, 1889.*

SIR,

IN forwarding you a short Report upon the work of the Crown Lands Office during the past twelve months, I desire to point out that since the death of the late Deputy Surveyor-General, Mr. C. P. Sprent, in June, 1887, I have endeavoured, with a limited staff, to keep the work of the Department going; and though apparently that work has gone on successfully, no one is more sensible than myself that much had necessarily to be left undone that should have been done, and it has only been by the co-operation of certain officers, and the sacrifice of much of their and my own private time, that the office has not suffered so much as might have been expected by the loss of an officer of such ability and with such experience as Mr. Sprent possessed.

I have to thank you for having, in the early part of this year, conferred upon me the status of Deputy Commissioner of Crown Lands, and must also express my satisfaction with the appointment of Mr. E. A. Counsel to control the professional staff of the Department, an arrangement by which I am relieved of much anxiety, and which allows me more time for the performance of duties connected with the administration of the Waste Lands Acts. I must record my great regret at the resignation of Mr. Edward Ellis, who, as Charting Draftsman, gave me such valuable assistance during the past 18 months, and who carried out the clerical duties connected with the office of Conservator of Forests since the retirement of Mr. Perrin in June, 1888.

#### *Revenue.*

The estimated revenue for the year ending 30th June, 1888, was stated as £52,495; the amount actually received was £51,823. A change having again been made in the financial year, an estimate was prepared of anticipated receipts for the six months ending 31st December, 1888, amounting to £26,590, but the actual receipts were £33,024; and during the first six months of the present year £25,644 has been received, making a total of £59,268 for the twelve months ending 30th June, 1889, being an increase of £7445 as compared with the preceding year. The estimated revenue for the current year has been stated by me at £50,389, and I have no doubt that this will be exceeded, as deposits may be expected on the lands selected at Flinders' Island and at Russell's Falls, the surveys of which are now being made.

#### *Progress of Settlement.*

The demand for land still continues, the number of applications received during 1888 having been 1524, showing a slight increase on the preceding year; 760 applications have been received up to the end of June in the present year. In August, 1888, King and Flinders' Islands were thrown open for selection, and a number of applications were received, but, so far, only three applicants, for a total area of 390 acres, have paid survey fees on the former island. On Flinders' 95 applicants have paid survey fees, representing an area of 5770 acres.

The fine country in the valley of the Russell's Falls River, which was favourably reported upon by Mr. Frodsham, District Surveyor, six years ago, has at last attracted notice, and 60 applications have been received for a total area of 11,240 acres, on all of which survey fees have been paid.

The proposed railway from Strahan to Zeehan has caused all the lots surveyed for sale in those towns to be sold at high prices.

The number of new selections on which deposits were paid in 1888 were 483, representing an area of 35,671 acres, and during the present year 293, with an area of 22,407 acres.

*Pastoral Leases.*

As mentioned in former years, the revenue under this head is decreasing; the lessee having no fixed tenure, the portions of his run suited for agriculture being selected for purchase, he determines to throw up the remainder. A Crown lessee has no inducement to improve his land. If he drains and fences, a selector can step in and secure the land with improvements, and the tenant has no claim for compensation under the 79th Section of "The Waste Lands Act" unless the whole of the lot should be selected. This evil should be remedied in the proposed new Act which is to be introduced. No doubt large areas are being run over for which the Crown receives no benefit, and I would suggest that the Conservator of Forests, as chief Crown Lands Bailiff, should, as soon as practicable, travel through each district and report on this matter.

*Miscellaneous.*

Much time is occupied in attending to matters connected with Road Trusts. In many cases mistakes are made in carrying out the annual elections, and it would be well if a new Roads Act could be passed plainly defining the course of procedure, as at present two Acts have to be read together. Trouble is also experienced in the same way with the Town Boards, the Acts regulating them having to be read in connection with the Roads Acts.

The working of the Rabbit Act requires a great deal of attention; and it appears to me that this and similar Acts might be better administered under the Chief Inspector of Sheep. At present that officer, under the Chief Secretary, deals with the Scab Act, the Treasurer controls the Codlin Moth Act and the Fruit Districts, while Rabbit Boards and the destruction of native tigers are dealt with by the Minister of Lands.

The closing of reserved roads, no longer required in consequence of the construction of better routes by the Public Works Department, is a most frequent occurrence, and scarcely a week passes without it being necessary to have a Proclamation by the Governor in Council published in the *Gazette* in order that the land may be disposed of under the 14th Section of the Act. This is a matter that might be more simply dealt with than at present, and should be considered in the new Lands Act.

Statistics of the Crown Lands Office since the year 1882 are appended.

I have the honor to be,  
Sir,

Your obedient Servant,

ALBERT REID,  
*Deputy Commissioner of Crown Lands.*

*The Hon. the Minister of Lands and Works.*

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SELECTION UNDER 24<sup>TH</sup> SECTION.

*RETURN showing the Number of Lots sold, in each County for the Years 1882 to 1888 inclusive, and the first Six Months of 1889.*

<i>County.</i>	<b>1882.</b>	<b>1883.</b>	<b>1884.</b>	<b>1885.</b>	<b>1886.</b>	<b>1887.</b>	<b>1888.</b>	<b>1889. 6 Months.</b>
Buckingham .....	41	84	116	97	79	65	56	17
Cornwall .....	20	27	42	39	34	35	36	24
Cumberland .....	5	17	30	20	24	32	23	16
Devon .....	74	90	218	145	147	181	123	71
Dorset .....	84	75	122	80	64	150	102	46
Franklin .....	...	...	...	...	...	...	...	2
Glamorgan .....	5	4	19	8	7	6	3	5
Kent .....	22	29	29	46	36	13	28	21
Lincoln .....	...	...	1	...	2	12	2	...
Monmouth .....	26	40	25	28	23	19	15	17
Montagu .....	...	...	...	...	...	...	...	5
Pembroke .....	28	37	88	70	76	24	27	18
Russell .....	...	...	...	...	...	...	6	...
Somerset .....	3	8	1	5	6	6	5	4
Wellington .....	9	16	33	53	90	69	47	45
Westmorland .....	18	27	51	40	38	19	10	2
<b>TOTALS .....</b>	<b>335</b>	<b>454</b>	<b>775</b>	<b>631</b>	<b>626</b>	<b>631</b>	<b>483</b>	<b>293</b>

## STATISTICS—CROWN LANDS BRANCH—

*From 1882 to 1888 inclusive, and the first Six Months of 1889.*

	<b>1882.</b>	<b>1883.</b>	<b>1884.</b>	<b>1885.</b>	<b>1886.</b>	<b>1887.</b>	<b>1888.</b>	<b>1889. 6 Months.</b>
Receipts from all sources.....	£ 52,338	£ 52,423	£ 59,679	£ 57,231	£ 52,503	£ 53,604	£ 46,883	£ 25,644
Receipts from Deposits and Instalments, 24th Section .....	21,422	24,975	33,743	31,614	30,620	31,346	35,382	16,649
Receipts from other sales.....	21,828	17,675	16,805	17,373	14,582	16,080	13,848	4585
Rent of Crown land for pastoral purposes	7996	8781	8002	7115	5812	5018	4576	2107
Fees for Timber Licences, Grant Deeds, Diagrams, &c. ....	1092	992	1129	1129	1489	1160	3077	2303
Area of Country Lands sold .....	Acres. 26,274	Acres. 36,796	Acres. 68,284	Acres. 52,862	Acres. 50,609	Acres. 55,046	Acres. 35,671	Acres. 22,407
Area selected under Immigration Act ...	357	1297	5849	6052	3664	3912	1227	754
Number of applications for selection and purchase .....	1075	1610	1748	1942	1734	1514	1524	760
Number of Grant Deeds issued .....	377	402	602	610	554	549	573	292

*RETURN showing Area of Country Lots of Crown Lands sold during the Years 1882 to 1888 inclusive, and the first Six Months of 1889.*

County.	1882.			1883.			1884.			1885.			1886.			1887.			1888.			1889. 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.
Buckingham .....	1693	2	0	3497	2	0	5056	1	16	4684	3	9	3494	3	37	2931	3	36	2500	1	11	643	2	3
Cornwall.....	1741	2	0	2336	3	0	2359	3	16	1717	0	23	2132	3	8	2171	2	29	1379	1	11	1945	1	16
Cumberland .....	2236	0	0	2231	3	0	5210	0	1	3318	1	3	2719	1	38	2680	3	35	2295	1	12	679	1	12
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	5408	3	35
Dorset.....	6430	3	32	5689	3	16	11,327	0	0	8932	1	9	4676	1	33	10,719	1	28	8238	3	7	4891	0	36
Franklin .....	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Glamorgan .....	240	3	10	1224	0	0	3415	2	9	1195	3	32	1806	2	22	297	0	14	387	1	0	656	1	34
Kent .....	2271	2	0	1732	3	0	2634	3	4	3117	3	33	2818	2	20	794	0	26	1392	3	9	1409	3	21
Lincoln .....	...	...	...	...	...	...	392	2	27	...	...	...	622	0	0	2957	0	13	114	3	1	...	...	...
Monmouth.....	873	0	5	3022	2	27	1545	3	3	1727	2	17	1279	1	0	1071	3	12	946	0	7	...	...	...
Montagu.....	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Pembroke .....	1770	3	0	2984	1	0	8194	0	29	6003	2	3	6664	0	13	1884	0	1	2524	2	16	1126	0	36
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	515	3	28
Wellington.....	941	2	0	1171	3	0	2769	0	18	4586	0	27	10,315	0	0	9164	0	34	4792	0	5	4003	2	1
Westmorland .....	1354	0	0	3470	1	0	6720	3	39	4488	3	0	3291	2	33	1409	3	8	544	3	12	170	1	22
TOTALS .....	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	22,407	2	28

*RETURN of Town and Suburban Lots sold during the Years 1882 to 1888 inclusive, and the first Six Months of 1889.*

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	27¾	5221	12	7
1887.....	100	478	3	4½	3119	13	0
1888.....	192	705	3	30	5793	13	4
1889 (6 months) .....	264	247	3	24	8908	5	4