

(No. 89.)



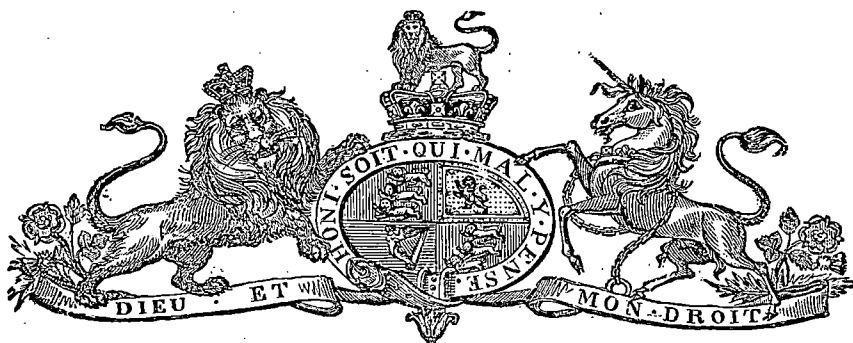
1868.

T A S M A N I A.

W A S T E L A N D S.

REPORT FROM THE SELECT COMMITTEE.

Brought up by the Colonial Treasurer, and ordered by the House of Assembly to
be printed, September 10, 1868.



*SELECT COMMITTEE appointed on the 4th August to consider and report upon
the WASTE LANDS.*

MEMBERS OF THE COMMITTEE.

MR. CHAPMAN, *Chairman.*

MR. GLEADOW.
MR. BALFE.
MR. J. MEREDITH.
MR. SWAN.

MR. DAVIES.
MR. BUTLER.
MR. J. R. SCOTT.
MR. DODERY.

DAYS OF MEETING.

August 11, 12, 14, 18, 21, and 26 ; September 1, 2, 3, 4, 8, 9, and 10.

WITNESS EXAMINED.

MR. SURVEYOR-GENERAL CALDER.

R E P O R T.

Your Committee beg further to report on the matters remitted to their consideration.

It will be remembered by the House that your Committee is composed of the same Members as were appointed last Session to consider the Bill to further amend *The Waste Lands Act, 1863* ; and they regret that, for want of more reliable information as to the extent and quality of the Crown Lands at the disposal of Parliament, they are still unable to agree upon any definite scheme beyond that recommended for the consideration of the House by their Progress Report for the disposal of Agricultural Waste Lands.

The Committee are still of opinion that the Land Revenue might be greatly increased if the Crown lands adapted for Pastoral purposes in certain localities were let for terms of 10, 14, or 21 years certain ; but do not deem it prudent to recommend the adoption of such a system, for the reasons set forth in the Report of the Select Committee of last Session, until the nature and quality of such lands have been ascertained by actual inspection,—and therefore recommend that a Commissioner be forthwith appointed for that purpose, and that he be afforded such assistance from the Survey Department or otherwise as may be deemed necessary.

Your Committee fear that a large amount of rent has been lost to the revenue for want of a more stringent regulation for the carrying out of Section 4 of 28 Victoria, No. 3 ; and would recommend that three months' notice should be given to all tenants and former tenants of Pastoral lands who have not paid their respective rents as they became due, that unless their rents were paid at the expiration of such notice the lands would be advertised to let,—and that in default the same be so advertised and re-let.

THOS. D. CHAPMAN, *Chairman.*

Committee Room, 10th September, 1868.

MINUTES OF THE PROCEEDINGS OF THE SELECT COMMITTEE ON WASTE LANDS. No. 5.

MEMBERS.

MR. GLEADOW.
MR. BALFE.
MR. JOHN MEREDITH.
MR. DAVIES.
MR. JAMES R. SCOTT.

MR. SWAN.
MR. BUTLER.
MR. DODERY.
MR. CHAPMAN.

TUESDAY, 11 AUGUST, 1868.

The Committee met at 11 o'clock.

Present—Mr. Chapman, Mr. James R. Scott, Mr. Balfe, Mr. Dodery, Mr. Davies, Mr. Swan, Mr. Butler.

Mr. Chapman was elected Chairman.

The Chairman laid on the Table copy of Paper, No. 30. Quantities and Description of Crown Lands in Thirteen Survey Districts; also the following Returns:—

Areas and estimated value of Crown Lands in Tasmania.

Land Fund Cash Account, 1867.

Revenue derived from Crown Lands for 14 Years ending 31st December, 1866.

The Committee adjourned at 12:45 until to-morrow, at 11 o'clock.

WEDNESDAY, 12 AUGUST, 1868.

The Committee (adjourned from yesterday) met at 11 o'clock.

Present—Mr. Chapman (Chairman), Mr. Davies, Mr. Gleadow, Mr. Swan, Mr. Dodery, Mr. Scott, Mr. Butler.

The Chairman laid on the Table copies of the Act of last Session to amend the Waste Lands Act.

The Committee adjourned until Friday, at 11 o'clock.

FRIDAY, 14 AUGUST, 1868.

The Committee met at 11:15.

Present—Mr. Chapman, Mr. Balfe, Mr. Gleadow, Mr. J. R. Scott, Mr. John Meredith, Mr. Swan, Mr. Davies, Mr. Butler.

The Clerk was instructed to summon the Surveyor-General as a witness, and to inform him that the Committee would require him to explain the Regulations and practice in letting and re-letting Crown Lands, and also to report upon Mr. Laffer's duties and status in the Department.

The Committee adjourned until Tuesday next, at 11 o'clock.

TUESDAY, 18 AUGUST, 1868.

The Committee met at 11 o'clock.

Present—Mr. Chapman, Mr. Gleadow, Mr. Balfe, Mr. Dodery, Mr. Swan, Mr. Scott, Mr. J. Meredith, Mr. Davies, Mr. Butler.

The Clerk read Clauses 41 to 49 of the Waste Lands Act, 27 Vict. No. 22.

Mr. Calder, Surveyor-General, was called in and examined.

FRIDAY, 21 AUGUST, 1868.

The Committee met at 11:30.

Present—Mr. Chapman, Mr. Gleadow, Mr. J. R. Scott, Mr. Dodery, Mr. Swan.

The Clerk read the Surveyor-General's letters of 18th and 19th instants.

The Chairman laid upon the Table the Return of Lands sold since the passing of the Waste Lands Act.

The Clerk read Mr. Calder's letter of this day's date, and his Memo. of the practice in letting land.

The Clerk was instructed to put the following questions to Mr. Calder :—

Do you think the Revenue would be increased if the Rent of Crown Land was doubled? And to call his attention to the Report of the Select Committee of last Session with respect to the classification and valuation of lands, and ask him to favour the Committee with his opinion as to the necessity or the desirability of such classification before legislation in reference to the future disposal of land, with any suggestions as to the best and most economical mode of obtaining such information.

The Committee adjourned to Wednesday, at 11 o'clock.

WEDNESDAY, 26 AUGUST, 1868.

The Committee met at 11.

Present—Mr. Chapman, Mr. Dodery, Mr. Gleadow, Mr. Butler, Mr. J. R. Scott, Mr. Balfe, Mr. Davies, Mr. Swan.

Mr. Calder, Surveyor-General, was called in and examined as a witness.

Resolved, That the Surveyor-General be requested to furnish the following Returns :—

A Return showing the Lots of Pastoral Crown Land sold during the years 1863, 1864, 1865, 1866, 1867, and 1868; such Return to show the name of the County in which the land was situated, the name of the purchaser, the area of each lot, the price per acre, and the gross amount realised for each lot.

A Return of Lands offered at 5s. an acre, since offered at 10s. an acre but not yet sold.

A Return of Lands sold at 10s. an acre, which had been previously offered at 5s. an acre.

And also, that he be requested to lay before the Committee the Regulations in force prior to 1847 under which lands were leased by Public Auction.

The Committee adjourned to Friday, 28th instant, at 11 o'clock.

FRIDAY, 28 AUGUST, 1868.

No Meeting.

TUESDAY, 1 SEPTEMBER, 1868.

The Committee met at 11 o'clock.

Present—Mr. Chapman, Mr. Gleadow, Mr. J. R. Scott, Mr. Swan, Mr. Dodery, Mr. John Meredith, Mr. Davies, Mr. Balfe.

The Chairman (Mr. Chapman) took the Chair.

The Committee proceeded to discuss the settlement of Agricultural Lands.

Mr. Dodery handed in a Memo. suggesting alterations in the terms of purchase, which was read.

Mr. J. R. Scott handed in a Memo.

Resolved, That the above Memoranda be printed.

Also the Return furnished by the Surveyor-General.

The Committee adjourned until 11 o'clock to-morrow.

WEDNESDAY, 2 SEPTEMBER, 1868.

The Committee met at 11.30.

Present—Mr. Chapman, Mr. Gleadow, Mr. J. R. Scott, Mr. Swan, Mr. Balfe, Mr. John Meredith, Mr. Dodery, Mr. Butler, Mr. Davies.

The Chairman (Mr. Chapman) took the Chair.

The Committee resumed the discussion upon Agricultural Lands.

The Committee adjourned till to-morrow, at 11.

THURSDAY, 3 SEPTEMBER, 1868.

The Committee met at 11 o'clock.

Present—Mr. Chapman, Mr. Gleadow, Mr. Dodery, Mr. J. R. Scott, Mr. Swan, Mr. John Meredith, Mr. Balfe.

The Chairman (Mr. Chapman) took the Chair.

The Committee proceeded to the discussion of Agricultural Lands.

Memo. by Mr. Balfe read.

Proposal by Mr. Chapman laid on the Table.

Resolved, That Mr. Balfe's Memo. be returned to him for further consideration, as he makes no provision for roads.

Resolved, That any scheme adopted for the settlement of Agricultural Lands shall contain provision for the construction of roads, and that a sum of Ten Shillings per acre out of the purchase money shall be set aside for such purpose; and that no expenditure of such funds shall take place in any one locality until one thousand acres are taken up contiguously. The provisions of Sections 6 and 7 of Waste Lands Act, 1867, having reference to raising money for roads, to be introduced here.

Resolved, That the scheme laid upon the Table by Mr. Chapman be applied to lots not exceeding one hundred acres.

The Committee adjourned until to-morrow, at 11 o'clock.

FRIDAY, 4 SEPTEMBER, 1868.

The Committee met at 11 o'clock.

Present—Mr. Chapman, Mr. Scott, Mr. Gleadow, Mr. Swan, Mr. Balfe, Mr. John Meredith, Mr. Davies.

Mr. Balfe handed in his Memo. and explained that the provision for roads had been overlooked by the Committee.

Resolved, That one half the purchase money of Agricultural Lands, exclusive of the premium for credit, be reserved for roads. That the Reserve for expenditure on roads shall not apply to any land sold within one mile of any of the roads or tramways constructed or to be constructed under the Public Works Act.

Resolved, That in the Bill amending the Waste Lands Act provision shall be made giving present purchasers of lots of not more than 100 acres of Agricultural Lands the benefit of the extended terms of credit.

The Committee adjourned to Tuesday, at 11.

TUESDAY, 8 SEPTEMBER, 1868.

Present—Mr. Chapman, Mr. Balfe, Mr. Davies, Mr. Gleadow, Mr. John Meredith.

Minutes of last Committee read.

Bill as drafted by Attorney-General laid upon the Table by Colonial Treasurer.

Resolved, That the Committee proceed to discuss the Bill clause by clause.

Clause 1 read and discussed. Approved.

Clause 2 read and discussed.

Amended by expunging the word "contiguously" and inserting instead the words "in lots adjoining or within a short distance of each other."

Clause as amended approved.

Clause 3 read and discussed.

Amended by insertion of the words "one half of the purchase money of the land so sold as aforesaid, exclusive of any addition made thereto for credit or interest," and striking out the words "Ten Shillings per acre of such area."

Also insert the words "chargeable on the Land Fund" after Debentures in line 4.

Clause as amended approved.

Clause 4 read and discussed.

Amended by inserting the words "sold under the authority of this Act not hereinbefore appropriated for the making of roads," and striking out the words "in any such area."

Clause as amended approved.

Clause 2 again amended as follows: strike out the words in the Proviso "mentioned in," and adding the words "constructed under the provisions of."

Proviso as amended approved.

Clause 5 read and discussed. Struck out.

Clauses 6 and 7 agreed to.

Schedule agreed to.

Resolved, That the Chairman bring up a Progress Report, with Bill.

Adjourned to to-morrow, at 11 o'clock.

The Clerk was directed to request the Surveyor-General to furnish a Return of the number of Purchasers of Crown Lands under the 18th and 19th Sections of the Waste Lands Act, showing the number of persons holding lots not exceeding 100 acres, number holding lots exceeding 100 acres and not exceeding 200 acres, number exceeding 200 acres and not exceeding 320. Total area held by each class, and number of selectors in each class.

WEDNESDAY, 9 SEPTEMBER, 1868.

Committee met at 11-20.

Present—Mr. Chapman, Mr. John Meredith, Mr. Gleadow, Mr. J. R. Scott.

The Committee proceeded to discuss the Pastoral Lands.

The Committee are of opinion that the Land Revenue might be greatly increased if the Crown Lands adapted for Pastoral purposes in certain localities were let for terms of 10, 14, or 21 years certain; but do not deem it prudent to recommend the adoption of such a system, for the reasons set forth in the Report of the Select Committee of last Session to consider the Bill to further amend the Waste Land Act, 1863, until the nature and quality of such lands have been ascertained by actual inspection, and therefore recommend that a Commissioner be forthwith appointed for that purpose, and that he be afforded such assistance from the Survey Department or otherwise as may be deemed necessary.

The Committee adjourned *sine die*.

THURSDAY, 10 SEPTEMBER, 1868.

The Committee met at 6 o'clock P.M.

Present—Mr. Chapman, Mr. Gleadow, Mr. Scott, Mr. Meredith.

The Report was read by the Clerk and adopted.

EVIDENCE.

TUESDAY, 21 AUGUST, 1868.

MR. CALDER, *Surveyor-General*, called in and examined.

The Regulations for letting waste lands are founded upon the Clauses 41 to 49 of 27 Vict. No. 22. I hand in a copy of such Regulations (marked A). The quiet enjoyment Clauses under the Pre-emptive Right Regulations of 1851 have been extended from 10 to 20 years, conditional upon 5 years' residence. There is a considerable quantity of land held under these regulations which will be released in 1871. In some instances these regulations resulted in the settlement and improvement of land, but I can't say to what extent. I do not think it resulted in settlement to any great extent. It may have had the effect in some cases of preventing settlement where large blocks were tied up. There was no land tied up in the heavily timbered districts except the lots selected for purchase.

Lands that are not occupied under the Pre-emptive Right Regulations are let under the Act 27 Vict. No. 22; and one month's notice is given to lessees to pay their rent. If the rent is not paid, we get from the Treasury a list of defaulters: the notice to pay is then repeated sometimes two or three times. We do not advertise lands the rent of which has not been paid. There was a regulation requiring them to be advertised up to 1864; but since the passing of the Waste Lands Act, under which a former lessee has the right to resume, it was useless to advertise. We cannot let the land thus relinquished until the former lessee has refused to take it again. I believe there are tracts of land occupied by former lessees without authority, but not to the extent generally supposed. A defaulting lessee has the option of taking the land again, and we are required to give him three months' time in which to pay the rent.

In 1863 the rental derived from Crown lands was £13,907,—in 1865 it had declined to £9304. I attribute this falling off principally to the alteration in the law by *The Waste Lands Act* of 1864.

I am of opinion that in some parts of the Colony land might be let with fixity of tenure with advantage. I do not think there is any considerable portion of land that could be let in blocks of 2500 to 5000 acres at 6d. an acre under the present regulations. Some of the land about the Lake Districts might be profitably let on long leases.

Mr. Laffer collects the timber licences in the South. He is frequently employed on other duties.

Mr. Calder was requested to furnish the Committee with answers to the following Questions :—

Do you consider this a favourable time, when fluke is making ravages, to revise existing regulations relating to the sale and rental of lands ?

Would you recommend the amendment of that part of the Waste Lands Act of 1864 which requires notice to be given to the prior occupant before offering the land to the public, and the substitution of some other regulations in lieu thereof ? And if so, what ?

Do you think if the land were put up for rental in larger blocks it would let more advantageously ?

Do you think in flukey districts a fixity of tenure would induce the Lessees to drain and make other improvements ?

And to furnish the following Returns :—

Land held under the quiet enjoyment Clause of Pre-emptive Right Regulations falling in for sale in 1872-73-74.

Return of land sold since passing of the Waste Lands Act of 1858 to 30th June, 1868 ; distinguishing Agricultural, Pastoral, and Town lands, and showing number of acres sold, amount realized, and average price in each year.

Mr. Calder withdrew.

The Committee adjourned to Friday at 11.

FRIDAY, 21 AUGUST, 1868.

MR. CALDER, *Surveyor-General, called in.*

In my letter I recommended that Clause 4 of 28 Vict. No. 3, should be repealed. I should say a Regulation of the Governor in Council might meet the case ; but if the Act is amended during the present Session, I should recommend the expulsion of the Clause.

Mr. Calder withdrew.

WEDNESDAY, 26 AUGUST, 1868.

MR. CALDER, *Surveyor-General, called in.*

All the land which was sold at 5s. an acre had previously been offered at £1, (with the exception of one lot that was originally put up at 10s. the acre) and at 10s. an acre, and was sold at 5s. only when purchasers could not be found at the other price. The character of land so sold was generally inferior in quality or in situation. There is a quantity of land now on hand which was offered at 5s. an acre, and is now offered at 10s. an acre. Since the change in the law of the upset price from 5s. to 10s. very little formerly offered at 5s. has been sold at 10s. an acre.

Some of the old lots of leased land let at more than 20s.,—the average was 30s. a hundred acres.

There is nothing in the present law or regulations under which the land leased at 20s. per 100 acres will increase in rental. Some lands, for which we could not get £1 per 100 acres, were let at 10s., as that is the minimum, and we could not get more.

I think 20s. per 100 acres is a fair average rental for crown lands. I think 10s. per 100 acres a fair rental for the inferior lands. 20s. per 100 acres is about 2½d. per acre. If the rent was raised to 6d. an acre, I think you would lose by the experiment. I cannot explain why there is such a disproportion in the rent and upset purchase price. The land at 20s. per 100 acres is about 100 years purchase ; at 10s. per 100 acres it is 200 years purchase.

The system of letting lands by auction was in vogue before I had charge of the Department, and I am told was an utter failure. I think corruption in the tender system could be guarded against. The objection to the auction system I am told was this : persons interested would attend the auction-room, and if there was no opposition, would walk away again, and continue to occupy the land for nothing. It was before 1843 lands were leased by auction.

Mr. Calder withdrew.

RETURN of the Lots of Pastoral Crown Land sold during the Years 1863, 1864, 1865, 1866, 1867, and 1868; showing the Name of the County in which situated, the Name of Purchaser, the Area, the Gross Amount realized, and the Price per Acre for each Lot.

Area.	Name of Purchaser.	Gross Amount realized.*	Price per Acre.	Remarks	Area.	Name of Purchaser.	Gross Amount realized.*	Price per Acre.	Remarks
A. R. P.		£ s. d.	s. d.		A. R. P.		£ s. d.	s. d.	
1863.					PEMBROKE.				
BUCKINGHAM.					396 3 0	J. E. Wall	213 0 0	10 8½	Cash
285 0 0	W. A. Bethune	154 0 0	10 9½	Cash	774 0 0	T. Cruttenden	484 16 0	12 6½	Credit
CORNWALL.					526 2 0	Joseph Hayton	672 14 5	25 6½	ditto
487 0 0	John B. Bomford	601 4 0	24 8½	Credit	559 0 0	E. Newett	351 12 0	12 7	ditto
500 1 21	ditto	616 16 0	24 8½	ditto	615 0 0	ditto	385 4 0	12 6½	ditto
201 1 0	John Trethewie	180 0 0	17 10½	Cash	506 0 0	J. Rollings	320 8 0	12 7½	ditto
200 0 0	ditto	110 0 0	11 0	ditto	542 0 0	Askin Morrison	180 0 0	6 7½	Cash
200 2 0	Alfred Collett Bartley	132 0 0	13 8	Credit	642 0 0	ditto	210 0 0	6 6½	ditto
199 1 0	ditto	204 0 0	20 6	ditto	640 0 0	Askin Morrison	174 0 0	5 5½	Cash
202 0 35	ditto	204 0 0	20 2½	ditto	1180 0 0	Abraham Morey	732 0 0	12 4½	Credit
217 2 0	ditto	216 0 0	19 10½	ditto	650 0 0	M. Vicary	410 8 0	12 7½	ditto
141 1 0	ditto	120 0 0	17 0½	ditto	205 0 0	William Hodgson	136 16 0	13 4	ditto
402 2 0	Alexander M'Kenzie	258 0 0	12 10½	ditto	163 0 0	ditto	109 4 0	13 4½	ditto
CUMBERLAND.					493 0 0	Charles Hazell	312 0 0	13 0½	ditto
506 0 0	E. Nicholas	267 0 0	10 6	Cash	510 0 0	ditto	322 16 0	12 7½	ditto
1008 0 0	John Maddock	624 0 0	12 4½	ditto	574 1 0	J. Steel	362 8 0	12 2	ditto
582 0 0	ditto	363 0 0	12 5½	ditto	465 0 0	W. Walker	156 0 0	6 9	ditto
471 2 0	John J. Butler	582 0 0	24 8½	Credit	1280 0 0	John Clark	408 0 0	6 2½	ditto
637 0 0	Henric Nicholas	332 0 0	10 5	Cash	640 0 0	ditto	400 16 0	12 6½	ditto
667 0 0	F. & W. Synnott	350 0 0	10 6½	ditto	307 0 0	ditto	106 16 0	6 11½	ditto
664 0 0	George Nicholas	405 0 0	12 2½	ditto	320 2 0	ditto	112 16 0	7 0½	ditto
842 0 0	Thomas Bellinger	238 0 0	5 5	ditto	665 0 0	H. J. Vicary	219 12 0	6 5½	ditto
760 0 0	Thomas Axford	207 0 0	5 5½	ditto	680 0 0	John Castles	224 8 0	6 7	ditto
335 0 0	Philip T. Smith	98 0 0	5 10½	ditto	773 0 0	ditto	253 4 0	6 6½	ditto
715 0 0	ditto	196 0 0	5 5½	ditto	666 0 0	ditto	220 16 0	6 7½	ditto
910 0 0	Benjamin Jones	566 8 0	12 5½	Credit	711 0 0	ditto	234 0 0	6 6½	ditto
344 0 0	James Hann	156 0 0	9 0½	ditto	874 0 0	Thos. Cruttenden	544 16 0	12 5½	ditto
551 0 0	R. T. Allwright	182 8 0	6 7½	ditto	166 2 0	ditto	62 8 0	7 5½	ditto
690 0 0	Robert Jones, senior	228 0 0	6 7½	ditto	490 0 0	D. Simpson	164 8 0	6 4	ditto
DEVON.					490 0 0	T. Cruttenden	164 8 0	6 4	ditto
1198 0 0	A. Thomson	742 16 0	12 4½	ditto	496 0 0	C. A. Cox	184 8 5	7 5½	ditto
GLAMORGAN.					492 0 0	T. Cruttenden	212 8 0	8 7½	ditto
440 0 0	John P. King	234 0 0	10 7½	Cash	269 0 0	William Hodgson	94 16 0	7 0½	ditto
491 0 0	ditto	465 0 0	18 11½	ditto	190 3 0	ditto	69 12 0	7 3½	ditto
217 0 0	ditto	260 0 0	23 11½	ditto	507 0 0	Geo. W. Chaffey	169 4 0	6 8	ditto
169 0 0	ditto	94 0 0	11 1½	ditto	SOMERSET.				
872 0 0	John Amos	543 12 0	12 5½	Credit	629 0 0	Bassett Dickson	393 12 0	12 6	ditto
539 0 0	E. C. Shaw	339 12 0	12 9½	ditto	1264 2 0	Robert Jones	782 8 0	12 4½	ditto
470 0 0	ditto	298 16 0	12 8½	ditto	WESTMORLAND.				
565 0 0	John Meredith	694 16 0	21 0½	ditto	1280 0 0	Chas. Headlam	409 4 0	6 4½	ditto
434 0 0	E. C. Shaw	277 4 0	12 9	ditto	53390 0 3		29787 16 10		
LINCOLN.					1864.				
392 2 27	T. Johnson	252 0 0	12 10½	ditto	BUCKINGHAM.				
778 0 0	Robert Jones	720 0 0	18 6	ditto	200 0 0	Bassett Dickson	76 16 0	7 8	Credit
794 0 0	ditto	496 16 0	12 6	ditto	960 0 0	W. A. Bethune	308 8 0	6 5	ditto
847 0 0	ditto	528 0 0	12 5½	ditto	1265 2 0	Walter A. Bethune	480 0 0	7 6½	Credit
533 0 0	ditto	336 0 0	12 7½	ditto	1002 0 0	ditto	349 4 5	6 11½	ditto
747 0 0	ditto	468 0 0	12 6½	ditto	1254 0 0	ditto	450 0 0	7 2	ditto
607 2 0	ditto	385 4 0	11 0½	ditto	1006 1 0	ditto	326 8 0	6 5½	ditto
994 0 0	Thos. Triffitt	616 16 0	12 4½	ditto	381 0 0	John Clarke	474 0 0	24 10½	ditto
772 0 0	J. F. Walker	252 0 0	6 6½	ditto	CORNWALL.				
508 0 0	ditto	160 4 0	6 8	ditto	402 0 0	A. M'Kenzie	258 0 0	12 7	ditto
860 0 0	ditto	278 8 0	6 5½	ditto	332 3 38	John Story, Junior	216 0 0	13 0	ditto
560 0 0	ditto	184 16 0	6 7½	ditto	192 1 12	John Youl	202 0 0	21 0	Cash
MONMOUTH.					849 2 0	Robert Cowie	274 16 0	6 5½	Credit
305 0 0	Alfred Palmer	241 0 0	12 6½	Cash	360 0 0	ditto	136 16 0	7 0	ditto
350 2 0	John Bisdee	276 6 0	15 9	ditto	204 0 0	Charles Alford	103 4 0	7 7	ditto
618 0 0	John Jones	323 0 0	10 4½	ditto	340 0 0	M. Ralston	220 16 0	12 11½	ditto
386 2 0	Mary Hadden	124 0 0	6 5	ditto					
369 0 0	James Weeding	237 12 0	12 10½	Credit					
767 0 0	J. Bisdee	480 0 0	12 6½	ditto					
688 0 0	ditto	433 4 0	12 7½	ditto					
215 3 0	J. Wright	142 16 0	13 2½	ditto					
550 0 0	ditto	346 16 0	12 7½	ditto					

* Including Grant Deed Fee, Survey Fee, and, where sold on Credit, Premium for Credit.

Area.	Name of Purchaser.	Gross Amount realised.	Price per Acre.	Remarks	Area.	Name of Purchaser.	Gross Amount realised.	Price per Acre.	Remarks
A. R. P.		£ s. d.	s. d.		A. R. P.		£ s. d.	s. d.	
CUMBERLAND.									
796 0 0	Thomas Axford	415 0 0	10 5	Cash	850 0 0	W. Hall	276 0 0	6 5½	Credit
556 2 0	ditto	153 0 0	5 5½	ditto	475 0 0	John Rudd	159 12 0	7 8½	ditto
1175 0 0	T. J. Harrison	728 8 0	12 4½	Credit	522 0 0	J. C. Mace	330 0 0	12 7½	ditto
615 0 0	Benjamin Jones	385 4 0	12 6½	ditto	480 0 0	ditto	304 16 0	12 8½	ditto
644 2 0	Bassett Dickson	406 16 0	12 7	ditto	475 0 0	ditto	302 8 0	12 8½	ditto
1167 0 0	ditto	724 16 0	12 4	ditto	565 0 0	ditto	356 8 0	12 7½	ditto
500 0 0	J. F. Triffitt	166 16 0	6 8	ditto	625 0 0	Daniel Simpson	204 0 0	6 6½	ditto
687 0 0	F. and W. Synnot	189 0 0	5 6	Cash	457 0 0	Robert Castles	153 12 0	6 8½	ditto
1206 0 0	Bassett Dickson	747 12 0	12 4½	Credit	492 0 0	John Radford	312 0 0	12 8½	ditto
826 0 0	ditto	516 0 0	12 6	ditto	352 0 0	Abraham Morey	122 8 0	6 11½	ditto
955 0 0	H. Nicholas	307 4 0	6 5	ditto	692 0 0	Francis Cotton	228 0 0	6 7	ditto
657 0 0	Robt. Quayle Kermod	217 4 0	6 7½	ditto	460 0 0	Askin Morrison	154 16 0	6 9	ditto
784 0 0	H. Nicholas	255 12 0	5 9	ditto	798 3 0	R. H. A. Napper	261 12 0	6 6	ditto
900 0 0	ditto	290 8 0	6 5½	ditto	523 0 0	J. Gatehouse	174 0 0	6 7½	ditto
499 2 0	T. L. Gellibrand	166 16 0	6 8	ditto	455 2 0	Joseph Hayton, Sen.	138 8 0	6 0½	Cash
1135 0 0	Robert Jones	705 12 0	12 5	ditto	294 3 11	Ralph Dodge	86 0 0	5 11	ditto
632 0 0	Edward Nicholas	396 0 0	12 6½	ditto	309 0 0	Francis Cotton	106 16 0	6 10½	Credit
1113 0 0	ditto	357 12 0	6 5	ditto	PEMBROKE.				
DEVON.					496 0 0	Francis Cotton	165 12 0	6 8	Credit
733 0 0	James Bennett	204 0 0	5 8	Cash	537 0 0	ditto	177 12 0	6 7½	ditto
708 0 0	ditto	198 0 0	5 7	ditto	530 0 0	ditto	176 8 0	6 7½	ditto
225 3 0	W. J. and T. W. Field	84 0 0	7 5½	Credit	386 2 0	ditto	133 4 0	6 10½	ditto
476 0 0	ditto	306 0 0	12 10½	ditto	398 0 0	ditto	136 16 0	6 10½	ditto
212 2 0	ditto	80 8 0	7 6½	ditto	904 0 0	John Clark	291 12 0	6 5½	ditto
GLAMORGAN.					693 2 0	ditto	894 0 0	25 9½	ditto
491 0 0	Samuel Horton	137 0 0	5 6	Cash	570 0 0	James Hayton	197 11 7	6 9	ditto
635 3 6	C. Englebert	398 8 0	12 6½	Credit	512 0 0	ditto	170 8 0	6 7½	ditto
458 0 0	W. E. Baynton & R. Henwood	156 0 0	6 8½	ditto	493 0 0	ditto	164 8 0	6 5½	ditto
507 0 0	A. Amos	169 4 0	6 8	ditto	650 0 0	John Clark	414 0 0	12 8½	ditto
775 0 0	Henry Lyne	253 4 0	6 6½	ditto	SOMERSET.				
465 0 0	ditto	156 0 0	6 6½	ditto	300 1 0	John Jones	162 0 0	10 9½	Cash
594 0 0	Philip T. Smith	195 12 0	6 7	ditto	468 0 0	Edward Bisdee	414 0 0	17 8½	Credit
504 0 0	ditto	168 0 0	6 8	ditto	369 0 0	ditto	162 0 0	8 9½	ditto
558 0 0	ditto	184 16 0	6 7½	ditto	974 0 0	R. Q. Kermod	604 16 0	12 5	ditto
757 0 0	ditto	247 4 0	6 6½	ditto	524 2 0	ditto	331 4 0	12 7½	ditto
153 0 0	John Radford	57 12 0	7 6½	ditto	955 0 0	ditto	597 12 0	12 6	ditto
545 0 0	E. Allen	198 0 0	7 3	ditto	964 0 0	ditto	600 0 0	12 5½	ditto
695 0 0	Philip T. Smith	229 4 0	6 7	ditto	1133 0 0	ditto	704 8 0	12 5½	ditto
571 2 29	ditto	188 8 0	6 7	ditto	WESTMORLAND.				
827 0 0	ditto	268 16 0	6 6	ditto	640 0 0	Thomas Jillett	208 16 0	6 6½	ditto
872 0 0	George Keach	282 0 0	6 5½	ditto	640 0 0	ditto	208 16 0	6 6½	ditto
513 0 0	ditto	170 8 0	6 7½	ditto	515 0 0	ditto	171 12 0	6 8	ditto
800 0 0	Philip T. Smith	260 8 0	6 6	ditto	833 2 0	E. Johnson	271 4 0	6 6	ditto
496 0 0	A. Harrison	165 12 0	6 8	ditto	297 0 0	John Jones	80 0 0	5 9½	Cash
360 0 0	ditto	178 16 0	9 11	ditto	335 0 0	ditto	98 0 0	5 10	ditto
760 0 0	A. Davidson	720 0 0	18 11½	ditto	649 3 0	John Field	415 4 0	12 9½	Credit
505 0 0	Geo. Keach	696 0 0	27 6½	ditto	1135 3 0	ditto	370 16 0	6 6½	ditto
711 3 0	John Amos	234 0 0	6 6½	ditto	1865.				
649 2 34	James Amos	216 0 0	6 8	ditto	BUCKINGHAM.				
635 0 0	ditto	207 12 0	6 6½	ditto	470 0 0	B. Dickson & M. Fenton	298 16 0	12 8½	Credit
567 0 0	John Amos	190 16 0	6 8½	ditto	215 0 0	James Clarke	142 16 0	13 4½	ditto
LINCOLN.					CORNWALL.				
1168 0 0	Geo. Stokell	374 8 0	6 5	ditto	204 2 0	Alfred Collett Bartley	74 8 0	6 11	ditto
498 0 0	H. Nicholas	166 16 0	6 8½	ditto	456 0 0	Francis Groom	153 12 0	6 8½	ditto
MONMOUTH.					327 2 0	F. W. Stieglitz	164 8 0	10 0½	ditto
369 0 0	Samuel Page	127 4 0	6 10½	ditto	1048 2 0	John A. Youl	282 0 0	5 4½	ditto
380 0 0	ditto	256 16 0	13 9½	ditto	CUMBERLAND.				
420 0 0	Bassett Dickson	142 16 0	6 9½	ditto	932 0 0	Duncan M'Ra	390 0 0	8 5½	Cash
350 0 0	E. Goodwin	226 16 0	12 11½	ditto	810 0 0	W. A. B. Gellibrand	266 8 0	6 6½	Credit
640 0 0	James Spence	174 0 0	5 5½	Cash	996 2 0	ditto	319 4 0	6 5½	ditto
636 0 0	Francis Flexmore	173 0 0	5 5½	ditto	748 0 0	ditto	244 16 0	6 6½	ditto
330 0 0	George Stokell	97 0 0	5 10½	Cash	752 0 0	Edward Bisdee	471 12 0	12 9½	ditto
368 0 0	John Jones	106 0 0	5 3	ditto	580 0 0	ditto	364 16 0	12 7	ditto
200 0 0	T. G. Gregson	132 0 0	13 2½	Credit	640 0 0	F. and W. Synnot	654 0 0	20 5½	Cash
262 0 0	ditto	92 8 0	7 0½	ditto	930 0 0	John J. Butler	300 0 0	6 6	Credit
421 0 17	Bassett Dickson	228 0 0	10 6	ditto	632 0 0	ditto	206 8 0	6 4	ditto
953 0 0	J. Weeding	306 0 0	6 5	ditto	508 0 0	ditto	169 4 0	6 3½	ditto
754 0 6	F. E. Moore	472 16 0	12 6½	ditto	430 2 0	ditto	146 8 0	6 9	ditto
169 0 26	ditto	114 0 0	17 9	ditto	487 0 0	ditto	163 4 0	7 1½	ditto
1064 0 0	James Weeding	1420 16 0	26 8½	ditto	1069 0 0	George Eyles	344 8 0	6 0½	ditto
726 0 0	John Page	238 16 0	6 5½	ditto	569 0 0	ditto	187 4 0	6 7	ditto
PEMBROKE.									
682 0 0	Abraham Morey	185 0 0	5 5	Cash					
197 0 0	ditto	60 0 0	6 1	ditto					
1002 0 0	ditto	271 0 0	5 4½	ditto					
507 0 0	ditto	141 0 0	5 6½	ditto					
536 0 0	Geo. H. Gatehouse	177 12 0	6 7½	Credit					
775 0 0	R. Castles	253 4 0	6 6	ditto					
613 0 0	Abraham Morey	201 12 0	6 6½	ditto					

Area.	Name of Purchaser.	Gross Amount realised.	Price per Acre.	Remarks
A. R. P.		£ s. d.	s. d.	
DEVON.				
157 0 0	John Plummer	62 8 0	7 11½	Credit
225 0 0	John Wing	84 0 0	7 5½	ditto
1255 0 0	George Collins	406 16 0	6 5¼	ditto
1254 0 0	B. Dean	480 0 0	7 7¼	ditto
481 0 0	John Porter	372 0 0	15 6	ditto
230 0 0	ditto	180 0 0	15 8	ditto
607 0 0	Richard Symmons	202 16 0	6 8	ditto
1060 0 0	John Millar	290 0 0	5 5¼	Cash
1145 0 0	ditto	311 0 0	5 4¼	ditto
1231 3 9	ditto	399 12 0	6 6	Credit
832 0 0	ditto	229 0 0	5 7¼	Cash
1270 0 0	C. W. Allen	410 8 0	6 5	Credit
1250 0 0	John Symmons	405 12 0	6 7	ditto

DORSET.

640 0 0	T. G. Williams	212 8 0	6 7	ditto
633 0 0	ditto	211 4 0	6 7	ditto

GLAMORGAN

548 3 0	John Lyne	181 4 0	6 3	ditto
416 0 0	ditto	118 0 0	5 1	Cash
342 0 0	ditto	100 0 0	5 11	ditto
619 0 0	ditto	169 0 0	5 5	ditto
327 0 0	E. Hume	96 0 0	5 10½	Cash
548 0 0	ditto	181 4 0	6 7¼	Credit
513 0 0	John Amos	170 8 0	6 7¼	ditto
667 0 0	Henry Lyne	220 16 0	6 7¼	ditto
520 0 0	George Keach	172 16 0	6 7¼	ditto
365 3 0	John Meredith	127 4 0	6 10	ditto
636 0 0	ditto	398 8 0	12 6¼	ditto
343 0 0	E. C. Shaw	223 4 0	13 0¼	ditto
472 1 0	F. Cotton	158 8 0	6 8	ditto
536 3 0	T. Parramore	148 0 0	5 6	Cash
603 3 0	ditto	165 0 0	5 5	ditto
415 0 0	ditto	118 0 0	5 8	ditto
627 2 0	ditto	171 0 0	5 5	ditto
410 0 0	ditto	117 0 0	5 8¼	ditto
697 0 0	ditto	195 0 0	5 7	ditto
445 0 0	ditto	125 0 0	5 7	ditto
501 2 0	ditto	139 0 0	5 6	ditto
461 0 0	Joseph Butler	154 16 0	6 8½	Credit
380 0 0	J. Nicholson	244 16 0	12 10½	ditto
535 0 0	Thomas Parramore	148 0 0	5 6¼	Cash
395 0 0	ditto	113 0 0	5 8½	ditto

LINCOLN.

320 0 0	T. W. & J. Field	114 0 0	7 1½	Credit
---------	------------------	---------	------	--------

MONMOUTH.

737 0 0	William Boys	241 4 0	6 6½	ditto
708 0 0	ditto	232 16 0	6 6½	ditto
545 3 0	Charles Cockerill	181 4 0	5 8½	ditto
339 0 0	C. H. & F. Butler	118 16 0	6 0	ditto
585 0 0	C. Butler	160 0 0	5 5½	Cash

PEMBROKE.

394 0 0	William Murray	230 0 0	11 8	ditto
709 2 0	ditto	365 0 0	10 3¼	ditto
723 0 0	ditto	205 0 0	5 8	ditto
609 0 0	ditto	319 0 0	10 5½	ditto
521 0 0	ditto	274 0 0	10 6	ditto
382 0 0	William Searle	246 0 0	10 3	Credit
501 0 0	ditto	316 16 0	12 2¼	ditto
600 0 0	ditto	196 16 0	6 6½	ditto
560 0 0	John Cruttenden	184 16 0	6 7	ditto
503 2 0	John Castles	168 0 0	6 8	ditto
634 0 0	John Clark	397 4 0	12 6¼	ditto
793 0 0	Askin Morrison	414 0 0	10 5¼	Cash
426 3 0	Thos. Wedge	145 4 0	6 9½	Credit
639 0 0	ditto	208 16 0	6 6¼	ditto
509 0 0	William Hyatt	169 4 0	6 7¼	ditto
786 0 0	Ralph Dodge	214 0 0	5 5¼	Cash
485 0 0	J. C. Turvey	162 0 0	6 8	Credit

SOMERSET.

483 0 0	W. Harrison	162 0 0	6 8½	ditto
402 0 0	John Jones	115 0 0	5 8½	Cash
630 0 0	Israel A. Allison	630 0 0	20 0	ditto
475 0 0	Thos. Brown	159 12 0	6 8½	Credit

Area.	Name of Purchaser.	Gross Amount realised.	Price per Acre.	Remarks
A. R. P.		£ s. d.	s. d.	
422 0 0	Thomas Brown	144 0 0	6 11	Credit
502 0 0	John Jones	140 0 0	5 6¾	Cash
1007 0 0	Samuel Page	326 8 0	6 5¾	Credit
1200 3 0	ditto	384 0 0	6 4¼	ditto
500 0 0	ditto	166 16 0	6 8	ditto
460 0 0	Askin Morrison	129 0 0	5 7¼	Cash
1170 0 0	Robert Q. Kermode	375 12 0	6 5	Credit
1180 0 0	ditto	378 0 0	6 4¾	ditto
855 0 0	Robert Gatenby	534 0 0	12 5¾	ditto

WESTMORLAND.

1090 0 0	John Jones	293 0 0	5 4½	Cash
1229 0 0	Philip T. Smith	391 4 0	6 4¾	Credit
340 0 0	B. Sullivan	122 8 0	7 2¼	ditto
700 0 0	Edwd. Smith	235 4 0	6 8½	ditto
718 2 0	Geo. Dean.	241 4 0	6 8½	ditto

WELLINGTON.

373 0 0	John Dowling	244 16 0	13 1½	ditto
64142 3 0		24192 0 0		

1866.

CORNWALL.

640 0 0	B. Egan	208 16 0	6 6¼	Credit
684 1 34	Geo. Robotham	225 12 0	6 1	ditto
412 0 0	Geo. Robotham	140 8 0	6 10	Credit
982 0 0	James Grant, jun.	315 12 0	6 5	ditto
998 0 11	J. A. Youl	267 0 0	5 4	Cash
560 0 0	Wm. Kirkwood	184 16 0	6 7	Credit
400 2 0	A. M'Kenzie	136 16 0	6 9	ditto
385 0 0	ditto	132 0 0	6 10	ditto

CUMBERLAND.

1212 0 0	W. J. T. Clark	387 12 0	6 4¾	ditto
637 0 0	A. H. Bisdee	399 12 0	12 6½	ditto
820 0 0	R. Harrax	266 8 0	6 5¼	ditto

DEVON.

1062 0 0	Richd. Symmons	348 0 0	6 6½	ditto
1016 0 0	ditto	334 16 0	6 7	ditto
994 0 0	ditto	324 0 0	6 6	ditto
1018 0 0	ditto	334 16 0	6 6½	ditto
404 0 0	John Cubit	556 16 0	24 0	ditto

GLAMORGAN.

578 0 0	John Meredith	190 16 0	6 7	ditto
516 1 24	ditto	171 12 0	6 7¼	ditto
545 0 0	A. O'Connor	150 0 0	5 6	Cash
560 0 0	C. Englebert	184 16 0	6 7	Credit
534 3 0	John Meredith	180 0 0	6 8¼	ditto
958 0 0	ditto	308 8 0	6 5¼	ditto
502 0 0	ditto	180 0 0	7 2	ditto
662 0 0	ditto	225 12 0	6 9¾	ditto
388 2 0	ditto	148 16 0	7 7¼	ditto
626 0 0	ditto	205 4 0	6 6¼	ditto
946 3 13	ditto	304 16 0	6 5¼	ditto
329 0 0	ditto	226 16 0	13 9¼	ditto
518 0 0	Wm. Lyne	144 0 0	5 6½	Cash
460 2 0	ditto	129 0 0	5 7	ditto
270 2 0	ditto	80 0 0	5 10¾	ditto

MONMOUTH.

351 0 0	C. H. and F. Butler	122 8 0	6 11½	Credit
560 0 0	ditto	184 16 0	6 7	ditto
521 0 0	Chas. Degraives	172 16 0	6 7¼	ditto
402 0 0	ditto	138 0 0	6 0¼	ditto
500 0 0	A. Griffiths	166 16 0	6 8	Credit
607 0 0	John Bisdee	223 4 0	7 4	ditto
555 0 0	F. Flexmore	300 0 0	10 9½	ditto
499 3 0	J. Spence	139 0 0	5 0	Cash

Area.	Name of Purchaser.	Gross Amount realised.	Price per Acre.	Remarks
A. R. P.		£ s. d.	s. d.	
PEMBROKE.				
637 0 0	E. H. Luttrell	207 12 0	6 2½	Credit
369 0 0	J. C. Mace	127 4 0	6 10½	ditto
359 0 0	ditto	124 16 0	6 11¼	ditto
530 0 0	J. Walker, jun.	176 8 0	6 7½	ditto
482 3 0	Askin Morrison	135 0 0	5 0¾	Cash
380 0 0	ditto	109 0 0	5 5½	ditto
SOMERSET.				
324 0 0	John Jones	95 0 0	5 10¼	ditto
495 0 0	Arthur O'Connor	165 12 0	6 8	Credit
482 1 0	ditto	162 0 0	6 8½	ditto
318 0 0	Samuel Page	200 0 0	12 6½	Cash
428 2 0	ditto	575 0 0	21 0	ditto
174 0 0	ditto	141 0 0	16 2¼	ditto
408 0 0	ditto	116 0 0	5 5½	ditto
1068 0 0	Arthur O'Connor	344 8 0	6 5½	Credit
726 0 0	ditto	238 16 0	6 6¾	ditto
618 0 0	ditto	202 16 0	6 6¾	ditto
641 1 0	ditto	212 8 0	6 7½	ditto
WESTMORLAND.				
322 0 0	James Dalton	117 12 0	7 3¼	ditto
500 0 0	Wm. Gunn	600 0 0	24 0	ditto
596 0 0	Arthur O'Connor	195 12 0	6 6¾	ditto
498 2 21	ditto	166 16 0	6 8½	ditto
559 0 0	Thos. & Geo. Pitt	184 16 0	6 7¼	ditto
600 0 0	ditto	196 16 0	6 6¾	ditto
498 0 0	Askin Morrison	139 0 0	5 6¾	ditto
36,690 2 23		13,773 8 0		

1867.**CUMBERLAND.**

974 0 0 | H. M. Howells | 505 0 0 | 10 4½ | Cash

DEVON.

488 0 0 | Lawrence Counsel | 585 12 0 | 24 0 | Credit
1268 0 | C. W. Allen | 410 8 0 | 6 5½ | Credit

GLAMORGAN.

546 0 0 | John Mitchell | 344 8 0 | 7 1½ | ditto
480 0 0 | A. J. Harrison | 160 16 0 | 6 8½ | ditto
638 0 0 | D. Taylor | 208 16 0 | 6 6½ | ditto

Surveyor-General's Office,
31st August, 1868.

Area.	Name of Purchaser.	Gross Amount realised.	Price per Acre.	Remarks
A. R. P.		£ s. d.	s. d.	
LINCOLN.				
1050 0 0	H. Nicholas	283 0 0	5 5	Cash
MONMOUTH.				
810 0 0	Isaac Bisdee	506 8 0	12 6	Credit
875 0 0	ditto	546 0 0	12 5½	ditto
798 0 0	ditto	499 4 0	12 6	ditto
456 2 0	William Brodribb	128 0 0	5 8	Cash
432 0 0	ditto	122 0 0	5 7½	ditto
PEMBROKE.				
342 0 0	J. Rollings	222 0 0	12 11½	Credit
511 1 28	ditto	170 8 0	6 8	ditto
SOMERSET.				
1108 0 0	Robt. Quayle Kermode	574 0 0	10 4½	Cash
814 0 0	ditto	424 0 0	10 5	ditto
WESTMORLAND.				
586 2 0	T. and G. Pitt	193 4 0	6 7	Credit
500 0 0	George W. Keach	168 0 0	6 8½	ditto
910 0 0	ditto	294 0 0	6 5½	ditto
13,587 3 28		6345 4 0		

1868.**CUMBERLAND.**

420 0 0 | F. Synnot | 434 0 0 | 20 8 | Cash
500 0 0 | William St. Paul Gel- | 600 0 0 | 24 0 | Credit
librand

MONMOUTH.

266 2 0 | J. & W. Robertson | 215 0 0 | 16 2 | Cash
300 0 0 | J. P. Sherwin | 194 8 0 | 12 11½ | Credit

PEMBROKE.

365 0 0 | John C. Mace | 235 4 0 | 12 10½ | ditto
1851 2 0 | 1678 12 0

J. E. CALDER.

RETURN of all LANDS which have been offered for Sale at FIVE SHILLINGS an Acre, have since been offered at TEN SHILLINGS an Acre, and are not sold.

No. of Lot.	Area.			Upset Price.	No. of Lot.	Area.			Upset Price.
	A.	R.	P.	£		A.	R.	P.	£
BUCKINGHAM.					1426	609	0	0	319
1245	149	3	26	84	745	378	0	0	203
2464	50	2	34	31	746	470	0	0	249
2465	43	0	0	27	3532	732	0	0	383
3000	55	0	0	38	3533	985	0	0	510
3003	49	1	0	31	3534	404	3	0	217
2817	50	1	0	31	3535	433	1	0	230
3004	97	0	0	58	3781	515	0	0	271
837	20	0	0	15	3784	373	1	27	200
3058	100	0	0	60	3786	189	2	0	105
2227	60	0	0	40	3788	563	0	0	235
2772	51	2	0	32	3525	545	0	0	286
3047	49	2	0	31	1853	1015	0	0	528
548	13	0	15	12	1854	546	0	30	286
2774	48	3	0	31	1855	491	0	0	260
659	54	0	0	35	1027	502	0	0	265
660	58	0	0	37	1028	492	0	0	260
661	58	0	0	37	1029	490	0	0	259
1248	100	0	0	58	1030	400	0	0	214
864	320	0	0	172	1031	408	0	0	218
2229	975	0	0	504	3355	395	2	0	211
2858	946	0	0	490	KENT.				
GLAMORGAN.					1164	99	3	0	60
874	50	2	0	31	2485	101	0	0	61
1416	40	0	0	25	1945	100	1	0	60
1566	60	1	0	39	3178	100	0	0	60
2499	105	1	0	60	897	50	0	0	31
3353	115	0	14	67	898	50	0	0	31
3354	69	2	25	43	2487	50	0	0	31
3356	108	0	36	63	2557	10	3	0	12
3357	149	0	0	84	2558	10	1	25	12
3358	60	0	15	38	2486	200	0	0	112
3359	57	1	0	47	MONMOUTH.				
3360	50	1	0	30	3555	8	0	39	9
3451	455	0	0	241	3556	15	1	39	13
1363	509	0	0	269	3557	21	2	26	16
619	619	0	0	323	3558	14	2	0	14
890	407	0	0	217	3561	55	3	14	36
891	456	0	0	242	1877	25	2	0	18
1421	780	0	0	407	2709	60	3	0	38
1998	1014	0	0	527	2714	95	2	0	55
3622	439	0	0	233	3076	52	2	0	31
3623	494	0	0	261	1103	125	0	0	72
1852	500	0	0	264	671	418	0	0	223
2000	816	2	0	426	2717	1270	0	0	655
1429	750	0	0	392	2710	250	0	0	137
1430	559	0	0	293	1480	437	0	0	233
1178	220	0	0	121	2723	482	0	0	255
1179	212	0	22	117	2568	534	1	0	281
1552	343	2	0	186	2569	459	0	0	243
1553	364	2	0	196	2572	320	0	0	170
1554	414	0	0	221	2718	358	0	0	192
1555	554	0	18	291	2729	330	0	0	179
1556	503	0	0	266	1929	612	0	0	320
1557	300	2	37	164	1930	440	1	0	234
1558	463	0	0	246	1931	1200	0	0	620
1559	465	0	0	247	3079	231	0	0	127
1560	365	0	0	196	3083	154	0	0	87
1561	430	0	0	229	3084	189	0	0	105
					2255	374	0	0	201
					3549	248	1	0	136

No. of Lot.	Area.			Upset Price.	No. of Lot.	Area.			Upset Price.
	A.	R.	P.	£		A.	R.	P.	£
PEMBROKE.					2494	984	0	0	509
2526	34	2	27	23	2495	632	0	0	330
2532	35	0	0	23	2496	560	0	0	294
3625	199	1	0	109	2497	1109	3	0	575
2894	35	1	0	26	2498	1112	0	0	576
1169	48	3	0	29	2516	1192	0	0	616
2272	155	0	0	88	2517	1168	0	0	604
2277	61	3	14	39	2518	1025	0	0	533
3140	107	1	0	62	1436	973	0	0	504
1658	451	0	0	240	1438	668	0	0	351
2735	570	0	0	299	2663	320	0	0	175
3568	458	0	0	243	2664	320	0	0	175
3740	378	0	0	203	2665	320	0	0	175
3741	431	1	34	230	2034	985	0	0	509
2276	228	2	13	126	2035	734	0	0	384
2278	527	0	0	277	2703	723	0	0	379
					1431	684	0	0	359
SOMERSET.					WESTMORLAND.				
3096	51	0	0	33	946	804	0	0	804
3097	60	1	12	39	947	336	0	0	176
3098	59	3	0	39	1286	756	0	0	395
3099	59	1	27	38	1288	1083	0	0	562
3091	460	0	0	244	1395	612	0	0	320
3095	351	0	0	190	3489	1020	0	0	530
3632	492	2	0	261	3580	484	2	27	254
3152	883	0	0	459	3581	520	1	10	273
					3633	682	0	0	358
CUMBERLAND.					3634	678	0	0	356
1485	513	0	0	271	3584	1020	0	0	530
2021	962	0	0	498	3585	1063	0	0	552
2022	640	0	0	334	3588	321	2	0	175
3441	375	2	0	202	2172	199	2	18	112
3442	942	0	0	496	2177	460	0	0	224
1481	800	0	0	417	2178	500	1	0	264
2030	975	0	0	504	2449	160	0	0	92
2033	784	0	0	406	2450	160	0	0	92
1254	1164	0	0	602	2796	88	0	0	54
1446	826	0	0	430	2797	96	0	0	58
3443	728	0	0	380	2798	155	0	0	91
1626	923	0	0	479	2799	151	0	0	88
1628	488	0	0	264	2800	110	0	0	66
2689	610	0	0	318	2801	93	2	0	57
2690	394	0	0	210	2802	76	0	0	48
2027	547	0	0	287					
2027A	506	0	0	267	CORNWALL.				
2028	510	0	0	269	2119	82	3	0	49
1599	503	0	0	265	2121	26	1	0	18
3447	783	0	0	408	588	80	0	0	48
3448	503	1	0	266	589	80	0	0	48
3449	975	0	0	504	590	80	0	0	48
1629	305	0	0	164	591	80	0	0	48
1910	980	0	0	507	807	78	0	0	47
1911	1080	2	0	561	808	77	0	0	46
1912	881	0	0	458	809	76	0	0	46
1913	656	0	0	445	713	48	1	0	30
1914	1110	0	0	575	714	48	2	0	30
2025	657	0	0	345	715	50	0	0	30
2026	506	2	0	268	717	50	0	0	30
1486	507	0	0	268	718	50	0	0	30
1487	470	0	0	249	988	100	3	0	59
1603	972	0	0	506	989	95	3	0	55
					996	81	2	0	49
LINCOLN.					997	82	0	0	50
2491	1204	0	0	622	2117	530	0	0	279
2492	1248	3	0	644	2122	343	0	0	185
2493	1000	0	0	520	2125	371	3	0	200
					2126	485	0	0	257

[illegible]

J. E. CALDER, *Surveyor-General.*
28th August, 1868.

PUBLIC NOTICE.

(Copy.)

Survey Office, 5th July, 1832.

NOTICE is hereby given to all persons who are holding Crown Lands on lease by the year, and who have already so held them during twelve months or more, that they will be required to give up possession of the same at the expiration of 3 months from this date.

Notice is likewise given to all persons who are holding Crown Lands on lease by the year, and who have not yet held them for the space of twelve months, that at the expiration of that term they will be required to give up possession of the lands so held, without further notice.

Those persons who may be desirous of renting the Crown Lands which will thus become vacant, will signify their wishes to the Surveyor-General in writing, in order that they may be let by public Auction.

(Signed) G. FRANKLAND, *Surveyor-General.*

(Copy.)

Survey Office, 10th January, 1834.

APPLICATIONS having been made to rent of the Crown the under-mentioned lands, the lease of the same for the term of one year will be offered by the Collector of Internal Revenue at public Auction, to be held in the Court of Requests Rooms, at 12 o'clock on Monday the 10th day of February next.

These lands lying mostly in remote situations, they will be let subject to all risks arising from inaccuracy of description.

RETURN of all Lands which have been sold at Ten Shillings an Acre, having previously been offered at Five Shillings an Acre.

<i>No. of Lot.</i>	<i>Area.</i>	<i>Situation.</i>	<i>Amount sold for.</i>	<i>Date of Sale.</i>
	A. R. P.		£ s. d.	
2755	518 0 0	Parish Nugent.	273 0 0	21 July, 1868.
1524	100 0 0	Piper's River.	60 0 0	27 August, 1868.

J. E. CALDER, *Surveyor-General,*
28th August, 1868.

NOTE.—The first lot was selected by Trustees of William Murray, under the 18th Section of the Waste Lands Act; the other lot was sold yesterday by auction to Mr. Martin Welsh, at Launceston.

J. E. C.

GOULD'S COUNTRY, COUNTY OF DORSET.

THE following Official Report of the Commissioners appointed by the Government to examine and report on the qualities of the soils of that part of Tasmania known as "Gould's Country," in the vicinity of George's Bay, is published for general information.

The subdivision of such lands there as are best adapted for present occupation into lots suitable for Agricultural Farmers will now be immediately proceeded with.

16th April, 1868.

J. E. CALDER.

Campbell Town, 11th April, 1868.

SIR,

IN accordance with your request, the Commissioners appointed for the purpose have visited Gould's New Country, and examined the land along the tracks cut by Mr. Thomas and by the Fingal Board of Works, with the view of ascertaining whether the locality is suitable, in their opinion, for immediate settlement as an Agricultural Area under "The Waste Lands Act, No. 4."

The Commissioners started from George's Bay on the morning of the 27th March, and travelled upon an excellent bush road as far as Mr. Waldron's farm, a distance of 10 miles. They then came upon the George's River, and proceeded along a 16-foot track cut by the Fingal Board of Works. At the end of 1½ miles they reached the River Groom, and crossed into the New Country; the road so far presenting no difficulties whatever.

Proceeding a short distance along this track the Commissioners came upon a second, branching from it at a right angle and running along the Groom. This was examined, and found to be hilly, passing through some good land, then over two inferior stony rises, and terminating in a tea-tree marsh. On returning to the main track, land is soon found of a very high class, quite equal to the most favourable reports previously made upon it; but as this track goes along the hill side it leads occasionally over a light gravelly soil of an inferior character, but such as would be serviceable if embraced in blocks comprising some of the richer land of the flats.

At 2 miles 28 chains from the River Groom they reached the end of the Board of Works' Track, and went on to the camp 1½ miles on Mr. Thomas's Northern Track.

On the same afternoon the Eastern Track was examined. It is 2 miles in length, commencing with a very steep ascent over the first hill. The soil is not particularly good. The second hill is also steep and stony, but the land improves on the eastern side; there are then a succession of short steep hills and wet gullies to the end of the track, the soil of fair quality, but difficult of access.

On 20th March started for the Plains: the travelling was very tedious from the boggy nature of some of the creeks. For a mile the ground was level and of splendid quality, then for three miles the land is almost all good but hilly, and in some places stony, after which the ascent to first plain becomes steeper, and the land of a less desirable character. The plain itself is of small extent, stony, and scantily grassed: the elevation being considerable, all vegetation assumes a dwarfish character.

From the plain the track descends rapidly, passing through a myrtle forest, then into rich ground through several steep-sided creeks, soil approaching chocolate, but very stony in some places. The myrtles here are of great size, and the soil continues good right on to Plain No. 2.

The plain is 2 miles in length with an average breadth of about half a mile, very sparsely grassed, covered with heath, moss, and small flowering plants, intersected with numerous creeks, and in many places boggy; the soil, nevertheless, seems to be of good quality in some places which were examined, and the neighbouring hills are covered with a luxuriant growth of timber to their summits; groves of silver wattle, myrtle, and lightwood cover the slopes which run into the plain in every direction and create an effect so strikingly beautiful as to baffle description. On the northern side the timber is mostly white gum, with underwood of prickly shrubs and some tea-tree.

Before this plain can be made available for agriculture an outlet must be discovered either round the northern side of the Blue Tier or down the valley of the Groom: no road for produce could be constructed anywhere near the present track.

The vegetation differs very slightly throughout the whole of this country: large tree ferns abound everywhere even on the rocky hill tops, and there is an undergrowth in the valleys of the water fern and cat-head fern, while on the hills these latter are displaced by another variety bearing some resemblance to the water fern but of a much darker shade, with greater breadth and strength of leaf.

The Northern Track, starting from the end of the Board of Works Track, proceeds for five miles over a country of varied character. For 1½ miles the land is good, level, and easy to clear, when a steep hill is ascended stony and gravelly to end of 2nd mile; the soil then improves, but in a short distance becomes poorer again; and as the hills are steep and in many places rocky, the Commissioners do not consider that there is much land immediately adjoining the latter portion of this track which is likely to be required for present use.

Near the top of the hill known as the Northern Sister an exploration track of Mr. Thomas's was crossed, which leads into a rich valley where land was applied for in 1862, on the recommendation of Mr. Gould, but abandoned for want of a road. After descending the hill some good land is met with opening out on the Marshes, and from that quarter also it is probable that New England will ultimately be penetrated.

The Ringarooma Track also commences at the termination of the Fingal Board of Works Track, and proceeds in a westerly direction entirely through New England, over the Dividing Range, through the Dorset Flat, and ends on the eastern bank of the Ringarooma River, a distance of 20 miles.

In the first five miles of this track there is land of good quality, but after reaching the ranges the difficulties arising from the steep and rocky nature of the country are so great that it is highly improbable that any quantity will be taken up for some time.

After crossing the Dividing Range the land is inferior for some distance, but when the Dorset Flat is reached the land is level and of the highest quality, well watered, and easy to clear, the only drawback to its immediate settlement being the difficulty of getting the produce to market: this difficulty, however, might be overcome if Mr. Thomas is correct in his anticipations of the ease with which a road could be constructed up the valley of the George's River, and this question can be easily tested.

The Commissioners stayed on the night of arrival at the newly-erected house of Mr. Fry, where they were most hospitably entertained, and food provided for the famished horses.

The land in the vicinity of Mr. Fry's selection is of such a quality that it cannot be described in too favourable terms; and, in the case of Mr. Fry, it is much to be regretted that the fruits of so much intelligent industry should be rendered comparatively valueless by the absence of a road to a port of shipment.

The Southern Track, starting from the same point as the Northern, ascends a very steep hill for 15 chains, the soil good and deep to the top: on the southern side of the hill the soil is still better to the end of the mile which terminates at the river.

The "Groom" here runs a fine rapid stream over a sand-like gravelly bed, with occasional boulders; it appears never to overflow its banks: the land is level on each side, of first-class quality, and admirably suited for agricultural purposes.

The Commissioners, after careful investigation, are of opinion that much of this country is eminently suited for occupation by an industrious agricultural population; and they are unanimous in the conviction that they have seen no land in any part of the Colony which combines in the same degree the advantages of good soil and climate, with facility for clearing, and accessibility to water carriage.

The Commissioners would recommend that the land in the vicinity of Chappel's selection be the first marked out for settlement, as the difficulty of constructing roads would not be so formidable as if a spot more in the centre of the country were chosen.

They also consider that it would be unwise to allow the land to be freely selected, as the population would become scattered, and the expense of making roads to the locations much increased: they therefore recommend that, when an area is fixed upon, all the good land should be taken before another block is marked off.

From the fact that all the tracks are in straight lines from point to point, not following the good ground but simply crossing it, the Commissioners can form no reliable opinion as to the proportion the available land bears to that which from physical difficulties could not at present be profitably occupied: they recommend, therefore, that the Government should direct that Tracks be cut into the valleys of the Rivers Groom and Ransom, where much of the richest land is probably situated.

They also beg to recommend that an Exploration Track be cut up the valley of the George's River, for the purpose of ascertaining whether a direct and practicable road to the land at the Dorset could be constructed on that line.

In conclusion, the Commissioners have only to state that they consider the general description of the soil and vegetation as given by Mr. Thomas to be substantially correct, and that they entirely concur with the observations of Messrs. Groom and Ransom.

And they have the honor to be,

Sir,

Your obedient Servants,

J. LAFFER.

JAMES GIBSON.

JOHN SWAN.

The Hon. THOS. D. CHAPMAN, Esq., Colonial Treasurer, Hobart Town.

NOTE.—It has been determined to designate the tract of land described above "Gould's Country" instead of "New England" and "Gould's New Country," by both which latter names it has heretofore been known.—J.E.C.

MEMORANDUM of the Surveyor-General for the Information of the Waste Lands Committee.

Survey Office, 24th August, 1868.

MEMORANDUM.

In reply to the questions put to me on the 18th instant by the Honorable Chairman and Members of the Waste Lands Committee, and embodied in their letter of next day, I beg to trouble them with the following remarks.

Having already replied to their second enquiry, I will take the other three, not in the order in which they stand, but will reply to the first and fourth together, and to the third separately.

To the first and fourth, Whether I consider the present a favourable time, when Fluke is making ravages, to revise existing regulations relating to the sale and rental of lands? and, Whether in fluky Districts a fixity of tenure would induce lessees to drain and make other improvements? I beg to state that I think the present a very proper time to revise our terms of letting, and also of sale, in the Districts in question, as very large tracts of land, from which we formerly derived a goodly rental, have been actually abandoned on account of the spread of the Fluke disease; and as I believe fluky runs are profitably worked in Victoria (as I informed the Executive in my letter of the 20th ultimo), I do not think we should give up all hopes of bringing about the re-occupation of these pastures without an effort in this direction, which I quite believe may be achieved at least progressively, if not rapidly, if we please to make the effort in a liberal and encouraging manner.

I am not called upon to assign any reasons for the opinions that I have offered to the Committee, but I shall claim permission to do so; and as they are offered solely with the view of assisting the Committee, I trust that I shall be pardoned in introducing them into this Memorandum.

If we want to bring about the re-occupation and re-stocking of our abandoned fluky pastures, I submit that our terms should be such as will be likely to commend themselves to the flockowners of the Colony, who, having already suffered in pocket most seriously from their former occupation of the same, can hardly be expected to listen very favourably to the proposal that they should retake and reclaim them unless we are prepared to offer such beneficial conditions as may, to some considerable extent at least, prove a counterbalance to the outlay they must necessarily make to fit these lands for re-occupation.

To ensure this re-occupation, as well as the improvement of the lands I am writing about, by draining, fencing, and timber killing, it appears to me that long leases with fixity of tenure and easy terms of payment should be offered—say for twenty-one years—with preferential right to first lessees or their representatives for another seven years or longer at such increased rental as the circumstances of the time may justify, provided the land be not required for sale at the end of the first term.

Keeping in view the large outlay required to drain, fence, &c. to prepare the ground for re-stocking, I think the rental should be nominal for the first three or four years, and the lowest rent that is presently asked for the remainder of the 21 years,—namely, 10s. per 100 acres—be charged.

Should the Government require to sell any run or portion thereof when the twenty-one years are up, the same should be notified to the lessee a few months beforehand; and with the view of enabling him to secure his own improvements, if he pleases, he should have a preferential right to purchase so much of the land as may have been required for sale at whatever may be the upset price of the time, and on the usual conditions then in force.

In the event of the lessee failing to avail himself of his right thus to purchase, the Government should retain the power of sending the land or any portion of it to auction, or of treating it otherwise, if necessary, according to such regulations and usages as may be in force at the time of the transaction.

The lands foregoingly referred to, to which I think this mode of treatment might apply, lie principally on the elevated plateau known as the Lake Districts, and about the East and North-east Coasts, and are illustrated by plans attached having explanatory references.

To the third question, of whether I think if the land were put up for rental in larger blocks it would let more advantageously? I beg to state that I think in Districts where there are large areas of contiguous unoccupied Crown land the minimum size of lots might be advantageously increased from 500 to 2000 or 3000 acres, which would prevent a practice, sometimes adopted by lessees, of

taking a number of small lots and then gradually relinquishing some of them which from their position would be of no service to another, and which the lessee ever after has the use of for nothing.

In places, however, where the extent of Crown land is limited, and interspersed with private properties, the minimum area should be retained as at present fixed, to enable each of the adjoining proprietors to share in the occupation of the waste lands contiguous to their properties.

J. E. CALDER.

The Honorable Chairman Waste Lands Committee.

Survey Office, 24th August, 1868.

In reply to the questions put to me on the 21st instant by the Honorable Chairman and Members of the Waste Lands Committee, and embodied in their letter of the same date, I beg to trouble them with the following remarks.

To the first enquiry, Whether I think the revenue would be increased if the rents of the Crown Lands were doubled? I beg to state that I think it a very dangerous experiment to make. Large areas of those lands that are already held on rental from the Crown are not of a superior quality, and as such would, I fear, be thrown up to an extent that would not be compensated by the increased rent that might reach us from such as are of better sort.

I respectfully ask permission to state, that we should not lose sight of the fact that sheep farming is not wholly without its drawbacks, and that its costs and casualties are no trifles.

Besides rental, there are such things to be paid for as shepherding, fencing, erecting sheds, huts, and yards, dressing, shearing, packing, carting, freight, warehousing, sale charges, brokerage, &c., which diminish in no small degree the flockowner's incomings; and if to these are added losses by thieves, dogs, and vermin, and other agencies always in operation in a wild, rough, mountainous country, besides fluke ravages, it will be seen that his revenues cannot be so great as they were when labour was less costly and disease less prevalent than now. Indeed, if I am rightly informed, sheep farming is as much depressed in other colonies as it is here.*

Coupling, therefore, the decline of the flockowners' revenue with the fact that the Waste Lands of the Crown (the pastoral, I mean,) are not a little under their control, and that in the matter of deriving revenue from them we are very greatly in their hands, I confess that I do not view the proposition of arbitrarily doubling rentals just now with much favour.

If, however, the Committee desire to raise a larger rental revenue than at present out of the pastoral lands, I believe it might be achieved by reverting to the old system of putting them up to tender. But whether this could be done with lands under lease is a question for the consideration of the Committee. By tender, I believe we should get the highest price our lands are capable of yielding, that is, if it be fair to judge of future prospects by past experiences, as all lands that were thus treated in long past times, I am told, produced an average rental of 30s. the 100 acres.

I also believe that fixity of tenure would have the effect of increasing the rental revenue; but this system if made general would, I believe, greatly diminish the revenue that is derived from sales, and close larger districts against the spread of settlement that are well suited for it, and where it has made very considerable advances in recent years. The Committee will be the best judges as to the good policy of this measure.

To the Committee's second question, Whether I think it desirable to classify and value the Waste Lands of the Crown before legislation? and to the command that I should state what I believe would be the most economical mode of acquiring the information necessary for this purpose, I beg to say that classification may be made either by survey or valuation; and if it be intended to apply them to existing runs, the task, if made by valuation, would not be very difficult, though I should think it would be both time-consuming and costly. While on the subject of valuing existing runs, I would take leave to submit to the consideration of the Committee whether we can avail ourselves of this valuation either to raise or lower rents during present leases.

* A gentleman who has been settled in Tasmania for forty years—Mr. F. Cotton, of Kelvedon, East Coast—has just returned from a visit to the three Colonies of New South Wales, South Australia, and Victoria, thus writes to me (17th instant) privately:—"In South Australia, what with low prices of wool, low prices of stock sold, and high rates of wages and heavy expenses, the flockmasters are quite down. Persons who bought stations many years ago have already succumbed, and many more must succumb. In some places in South Australia the price per head for watering sheep is beyond belief. In Queensland and New South Wales there are similar complaints of stations,—that they pay expenses, but do not afford means to pay interest of the liens on them. One gentleman in South Australia told me that he was a partner in a fine run where they kept 75,000 sheep, and after paying expenses the balance was £1400, barely enough to pay their way to next shearing."

If a general survey is to be made of the Waste Lands of each District, the chain, &c. must be used to determine what the Commissioners deem first, second, and third-class land of both pastoral and agricultural lands, which would run up the cost to something large, and I am not of opinion that this style of operations would be quite satisfactory. The good lands are very generally met by the second class, and the second class by the inferior so gradually, and all three are mostly so interwoven and interlaced, that unless a very liberal sum indeed be allowed the information we shall get will only be general.

J. E. CALDER.

The Honorable Chairman Waste Lands Committee.

CAUSES of the Decline of the Government Rental Revenue.

I WILL premise by stating that in 1853 the Rental Revenue was at its highest, being then £29,569. It is now £8206, the difference which marks its decline being £21,363. In the years 1851, 1852, 1853, and 1854 large quantities of land were leased under the Regulations of 1851, which in the pastoral districts gave power to any one purchasing 640 acres or less to tie up 10 times more for 10 years certain, paying a rental of 50s. the 100 acres on the selected portion, and 20s. per 100 acres on the rest,—10 per cent. being added to the last after 5 years. The quantity of this selected land was about 290,000 acres, of which 149,494 have been really sold, and all the rest (less 2422 acres) have been abandoned; so that 287,000 acres or more that formerly paid 50s. the 100 acres pay it no longer. Here then is a loss of £7189 or thereabouts. Of the above quantity thus abandoned the mass was in the heavily wooded districts, which was taken only for its timber, and was thrown up when stripped of it, or when the demand for it abated. By Auction and Private Sale about 430,000 acres were sold, which paid rent of 24s. or 25s. the 100 acres, but which ceased on sale. Here was a second loss to the Rental Revenue of about £5000 more, or £12,189 altogether, leaving only £9174 of the entire decline to be accounted for. To bad Legislation some of this decline may, I think, be fairly imputed, though to what extent can never be known. The operation of the 34th clause of the Waste Lands Act of 1858, No. 33; and the 41st of the Act of 1863, No. 22, (which are identical) tended in some degree to an apparent but unreal abandonment of land, by unwisely reducing the rental from 20s. to 10s. (if the land were unoccupied for one year), which may have been availed of; and in any case where this has been done, there must have been an entire loss of one year's rent on any lot thus treated, and 50 per cent. on the original rental in all after years: but I have an idea that no very great loss has occurred through this, but whatever it may have been, it was increased by the Legislation of 1864, as explained in my letter of the 19th. Bad Legislation may have done its part to reducing the decline from the sum last stated to £7000; the greater part of which latter sum may be fairly set down against Fluke and *bonâ fide* surrender without imputing to improper practices anything more than they deserve. That considerable tracts of very rough land of the Crown are run over without being paid for, is doubtless true; but it is of a description from which rent could not be expected, namely, such as would not support a sheep on 7, 8, or more acres, which I hold to be not worth fencing in,—and no one can be expected to pay rent for land like this, which, inferior as it is, he cannot have the exclusive use of.

J. E. CALDER,

20th August, 1868.

The Honorable Chairman Waste Land Committee.

RETURN showing the Amounts received for Rents of Crown Lands from 1841 to 1867, each Year included.

Years.	Rental.			Remarks.
	£	s.	d.	
1841.....	513	10	0	Land let once a year by Auction, £1 per 100 acres being the lowest upset price.
1842.....	658	14	0	
1843.....	991	0	8	
1844.....	3359	2	4	
1845.....	4553	15	10	Lands let to first applicant at fixed price of £1 per 100 acres.
1846.....	5549	17	8	
1847.....	14,279	0	0	
1848.....	17,511	11	3	
1849.....	16,714	6	5	Pre-emptive Right Regulations. Land let with power to purchase, and with quiet enjoyment.
1850.....	18,283	11	10	
1851.....	21,405	15	10	
1852.....	23,543	18	3	
1853.....	29,569	18	1	Pre-emptive Right Regulations abrogated, Lands let to first applicant as under Regulations of 1847.
1854.....	29,152	4	3	
1855.....	27,583	9	10	
1856.....	25,478	5	1	
1857.....	25,474	7	3	First Waste Lands Act passed. Lands leased at £1 per 100 acres, but may be leased at 10s. per 100 acres. See Section 34.
1858.....	23,854	0	7	
1859.....	22,307	3	6	
1860.....	21,131	5	3	
1861.....	19,026	16	6	Waste Lands Act 1863 passed. Ditto amended as regards leasing, and in all new lettings of lands thrown up; old lessees to be preferred, if not in default more than one year.
1862.....	15,327	5	6	
1863.....	13,907	5	3	
1864.....	12,180	7	0	
1865.....	9604	7	7	
1866.....	9303	10	0	
1867.....	8206	3	3	

A RETURN of Lands held under the Quiet Enjoyment Clauses of the Pre-emptive Right Regulations falling in for Sale in the Years 1872, 1873, and 1874.

	ACRES.
1872	57,705
1873	82,901
1874	29,980
Total.....	170,586

J. E. CALDER.

Survey Office, 25th August, 1868.

RETURN of Lands sold since the passing of "The Waste Lands Act, 1858," to the 30th June, 1868 distinguishing Agricultural, Pastoral, and Town Lands; and showing the Number of Acres sold, the Amount realised, and the Average Price for each Year.

YEAR.	AGRICULTURAL LANDS.			PASTORAL LANDS.			TOWN LANDS.		
	Area.	Amount sold for.	Average Price per Acre.	Area.	Amount sold for.	Average Price per Acre.	Area.	Amount sold for.	Average Price per Acre.
	A. R. P.	£ s. d.	£ s. d.	A. R. P.	£ s. d.	£ s. d.	A. R. P.	£ s. d.	£ s. d.
1858	19,665 2 8	25,326 19 6	1 5 9	19,801 3 0	23,502 12 0	1 3 8 $\frac{1}{2}$	2179 3 26 $\frac{1}{2}$	18,338 5 2	8 8 3 $\frac{1}{2}$
1859	34,047 2 11	37,874 1 2	1 2 3	37,434 0 24	32,521 16 0	0 17 4 $\frac{1}{2}$	2238 0 19 $\frac{19}{20}$	19,853 18 9	8 17 5
1860	34,220 1 4	40,533 16 0	1 8 11 $\frac{1}{2}$	49,828 3 33	53,018 0 0	1 1 3 $\frac{1}{2}$	1184 1 37 $\frac{1}{20}$	8519 16 0	7 3 10 $\frac{3}{4}$
1861	39,576 3 30	57,147 16 11	1 8 10 $\frac{1}{2}$	61,878 3 22	53,626 11 3	0 17 4	853 1 22	3937 16 0	4 12 3 $\frac{1}{2}$
1862	22,922 1 2	27,439 17 7	1 3 11 $\frac{1}{2}$	14,220 0 19	15,567 15 8	1 1 10 $\frac{1}{4}$	479 0 20 $\frac{5}{8}$	2428 7 0	5 1 4 $\frac{1}{2}$
1863	18,080 2 15 $\frac{1}{2}$	22,055 13 7	1 4 4 $\frac{1}{2}$	53,390 0 3	29,787 16 10	0 11 2	488 2 30 $\frac{11}{20}$	5012 0 2	10 5 4 $\frac{1}{2}$
1864	23,940 2 21	26,309 8 5	1 1 11 $\frac{1}{2}$	81,199 1 13	36,344 11 7	0 8 11 $\frac{1}{2}$	1273 0 14 $\frac{1}{20}$	7546 6 0	5 18 6 $\frac{1}{2}$
1865	26,580 3 37	25,752 15 8	1 19 4 $\frac{1}{2}$	64,142 3 0	24,192 0 0	0 7 6 $\frac{1}{2}$	1390 1 8 $\frac{1}{20}$	7769 16 0	5 11 9 $\frac{1}{2}$
1866	24,667 1 20	21,849 18 6	0 17 8 $\frac{1}{2}$	36,690 2 23	13,773 8 0	0 7 6 $\frac{1}{2}$	922 0 1 $\frac{1}{20}$	3604 8 0	3 18 2
1867	15,966 0 30	17,111 17 7	1 1 5	13,587 3 28	6345 4 0	0 9 4	586 3 37 $\frac{9}{20}$	2369 12 0	4 0 10 $\frac{1}{4}$
1868*	8582 0 3	9511 0 1	1 2 2	1851 2 0	1678 12 0	0 18 1 $\frac{1}{2}$	60 1 38	350 0 0	5 16 8

Surveyor-General's Department, 21st August, 1868.

* To 30 June.

MEMORANDUM submitted by Mr. BALFE.

KEEPING in mind the fact that in the surrounding Colonies the terms offered to induce settlement on the Public Estate are more liberal than any heretofore legalised or now proposed; and also the fact, that the following conditions are about being submitted for Legislative sanction by the Ministry of Victoria;—

1. That selections can be made in any Agricultural area on the condition of paying One Shilling per acre for five years:

2. That the said selection is to become the absolute property of the Settler, on the condition of his occupying it during a further term of five years, and upon payment of his rent of One Shilling per acre for the first five years;—

it appears to me quite useless to propose any term or to impose any conditions less liberal than those of the other Colonies, particularly than those of Victoria.

Victoria is our rival. She can offer better land than we can, and under better terms than we can possibly do. For instance, the right of commonage for the selector's cattle, &c.

Under these circumstances I can see no practical use in proposing conditions upon Settlers based on the payment of £1 per acre, even if the time and conditions of payment are made as liberal as possible.

I respectfully submit to the Committee that it would be our best policy to be as liberal at least as Victoria, and whatever rent or price we fix upon the land should only amount to as much as might be required to make ordinary bush roads.

J. D. BALFE.

3rd September, 1868.

MR. JAMES R. SCOTT'S PROPOSAL.**AGRICULTURAL LANDS.**

<i>Present System.</i>		<i>Proposed.</i>		<i>Difference to the Government by giving Credit or receiving Cash.</i>			
100 Acres.		100 Acres.		<i>Present System.</i>		<i>Proposed.</i>	
Value	£100	Value	£100	Cash.	Credit.	Cash.	Credit.
One-fifth	20	One-fifth	20	£	£ s. d.	£	£ s. d.
	£120		£120	100	120 0 0	100	120 0 0
	£		£				
1st instalment..	24	1st instalment..	12	Interest.			
2nd ditto.....	12	2nd ditto.....	12	48	29 13 8	54	32 8 0
3rd ditto.....	12	3rd ditto.....	12	£148	£149 13 8	£154	£152 8 0
4th ditto.....	12	4th ditto.....	12				
5th ditto.....	12	5th ditto.....	12				
6th ditto.....	12	6th ditto.....	12				
7th ditto.....	12	7th ditto.....	12				
8th ditto.....	12	8th ditto.....	12				
9th ditto.....	12	9th ditto.....	12				
		10th ditto.....	12				
Total....	£120		£120				
Being at the rate of		Being about 2s. 4½d.					
4s. 9½d. per acre		per acre each year.					
the first year, and							
2s. 4½d. the remain-							
der.							

The proposed Scheme to include the same advantages as to Roads now given in the Agricultural Areas; viz.—10s. per acre to be expended when a contiguous area of acres is applied for.

MR. DODERY'S PROPOSAL.

AGRICULTURAL LANDS.

Example of Sale at present on Credit.

	£	s.	d.
80 acres at 20s.	80	0	0
Add 1-5th	16	0	0
	96	0	0
Deposit at sale 1-5th	19	4	0
	£76	16	0
To be paid by 8 instalments of £9 12s. 0d. each	£76	16	0

The purchaser now pays in deposit and two first payments £38 8s. 0d., or nearly half the amount of purchase in the *first two* years.

In order to give the purchaser a fair opportunity of making the most of a small capital by having at his disposal the means most required at commencement of improving and carrying on farming operations, and which is by the present mode absorbed by the Government the first two years as part payment, I propose that the purchaser should be called upon to pay the Survey Fees only upon application: that 1-5th of the amount be added for credit, to be paid as follows:—

Purchase.

	£	s.	d.
80 acres at 20s.	80	0	0
Add 1-5th for credit	16	0	0
	£96	0	0

Payments.

	£	s.	d.
1st year	<i>Nil.</i>		
2nd year	<i>Nil.</i>		
3rd year, 2s. per acre	8	0	0
4th year, 2s. 6d. per acre	10	0	0
5th year, 2s. 6d. per acre	10	0	0
6th year, 3s. per acre	12	0	0
7th year, 3s. 6d. per acre	14	0	0
8th year, 3s. 6d. per acre	14	0	0
9th year, 3s. 6d. per acre	14	0	0
10th year, 3s. 6d. per acre	14	0	0
	£96	0	0

I would propose that on payment of the seventh year's amount a grant under the Lands' Titles Act be issued, which will show upon its face the balance due to the Crown, and would enable the proprietor to sell or procure accommodation if required.

1st September, 1868.

*PROPOSED SCHEME for selling Agricultural Lands in Lots not exceeding 100 Acres,
submitted by the Hon. the COLONIAL TREASURER.*

	£	s.	d.
100 Acres at 20s.	100	0	0
Add $\frac{1}{3}$ for credit	33	6	8
	£133	6	8
Cash at time of purchase	£	s.	d.
First year	3	6	8
Second year	5	0	0
Third year	5	0	0
Fourth year	10	0	0
Fifth year	10	0	0
Sixth year	10	0	0
Seventh year	10	0	0

	£	s.	d.
Eighth year	10	0	0
Ninth year	10	0	0
Tenth year	10	0	0
Eleventh year	10	0	0
Twelfth year.....	10	0	0
Thirteenth year	10	0	0
Fourteenth year	10	0	0
	<u>£133 6 8</u>		

10s. per acre to be reserved and expended in making Roads.

PROPOSALS for consideration by the Select Committee on the Waste Lands of the Colony respecting the leasing of Pastoral Lands, submitted by Mr. DAVIES.

1st. That no Lands be leased in future for Pastoral purposes excepting in blocks of from 3000 to 5000 acres.

2nd. That fixity of tenure for 14 years at least be in all cases secured.

3rd. That in future all Pastoral Lands be let by Public Tender, under such regulations as to method of payment, &c. as the Governor in Council may from time to time approve.

Hobart Town, 2nd September, 1868.

RETURN of the Number of Purchasers of Crown Land on Credit, under the 18th, 19th, and 74th Sections of The Waste Lands Act, of Lots not exceeding 100, 200, and 320 Acres respectively; also the Total Area and Number of Selectors under each Class.

NOT EXCEEDING 100 ACRES.				NOT EXCEEDING 200 ACRES.				NOT EXCEEDING 320 ACRES.			
<i>No. of Purchasers.</i>		<i>Area.</i>		<i>No. of Purchasers.</i>		<i>Area.</i>		<i>No. of Purchasers.</i>		<i>Area.</i>	
18TH SECTION.											
453	A.	R.	P.	94	A.	R.	P.	33	A.	R.	P.
	26,549	3	33		12,464	1	22		9088	1	0
19TH SECTION.											
855	44,132	0	33	107	14,859	0	31	66	18,649	2	30
74TH SECTION.											
27	2363	3	16	15	2751	3	27	9	2346	2	0
Total number of holders of Lots not exceeding 100 acres 1335											
Ditto 200 acres 216				Total area 73,046				A. R. P. 0 2			
Ditto 320 acres 108				Ditto 30,075				2 0			
				Ditto 30,084				1 30			
Grand Total 1659				£133,205				3 32			

J. E. CALDER.

Surveyor-General's Office, 11th September, 1868.