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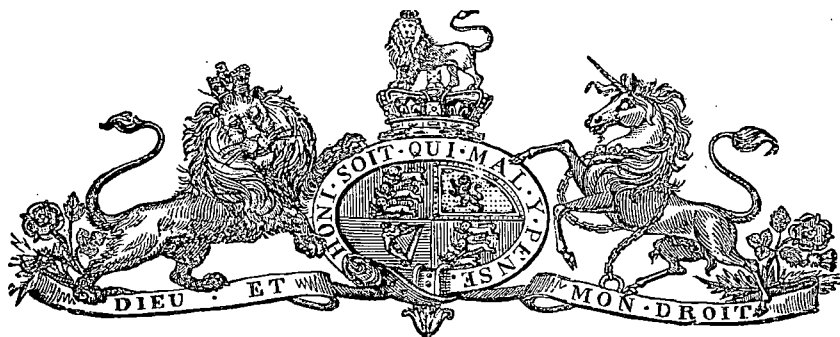
1862.

T A S M A N I A.

W A S T E L A N D S A C T.

A D D I T I O N A L R E P L I E S.

Presented by Mr. Davies, and ordered by the House to be printed,
14 October, 1862.



ANSWERS to Questions of the SELECT COMMITTEE of the HOUSE OF ASSEMBLY
on "The Waste Lands Act."

1. It would be a very great convenience to the Purchaser, and would secure payment for a large number of blocks of Land which will otherwise, I fear, be forfeited.

2. I think the period allowed under Clauses 25 and 26 of *The Waste Lands Act* might be extended one-third, with advantage both to the Colony and to the Purchasers; and that the deposit might also be given up. The longer term would operate as an inducement to carry out substantial improvements, and would enable Purchasers to make sufficient money out of the Land to pay for it without crippling their resources. If forfeited at any time, the Colony would be no loser, on account of the increased value of the Land. I would also suggest that a sliding scale of payment should be adopted, which would increase the Purchaser's instalments as he became more able to pay. For example,—

Sale price	£100	
One-fifth added for Credit	20	
	—	£120
First 4 years, at £5 a year	£20	
Next 4 years, at £10 a year	40	
Last 4 years, at £15 a year	60	
	—	£120

3. I am unable to answer this question.

4. I cannot tell.

5. Yes, without a shadow of doubt. The cost of carriage over a bad road is equivalent to the payment of a ruinous rent. In my opinion, no agricultural Crown Land should be sold until it has been made accessible by a good road,—which, in the case of heavily-timbered rich land, ought, where practicable, to be a tramway.

6. I should imagine so; but cannot speak positively on the subject.

7. I should think that great difficulty would be experienced in paying for Land purchased under the Preëmptive Right Regulations, as well as under the 19th Clause of *The Waste Lands Act*, on account of the comparatively low price of farm produce, and the bad crops which have prevailed during the last two or three years; and I should not be surprised if the cases of forfeiture were numerous in this neighbourhood.

8. The want of cheap means of conveyance of produce to markets and seaports must always tend to prevent the success, and therefore the extension, of cultivation; and consequently the purchase of agricultural Land. The only practical means of removing the difficulty is the affording of such assistance, by Parliament and the Government, as would stimulate the Settlers to attempt, and enable them to achieve, the formation of good roads. The construction of such a tramway or railway as would be sufficient for the traffic between Launceston and Deloraine, and between the country to the west of Deloraine and the Ports of the Mersey, ought to meet with

cordial encouragement from the Government—not with indifference or distrust; because such works would tend to restore agriculture to a healthy condition in this part of the Island, and would thus promote the solid welfare of the community.

9. The suggestions which I would venture to offer to the Committee are these:—

1. That the moneys derived from the sale of Crown Land should be devoted, as their primary object, to the formation of good roads throughout the Country. Nothing should be allowed to interfere with the carrying out of this principle, for upon that depends chiefly the prosperity of the Colony. There is as rich land in many of the backwoods of the Island as any that has been cultivated, but it is practically worthless, merely because it is inaccessible.
2. The conditions of payment should be made as little burdensome as possible,—and, in the case of Agricultural Land, should be such as would operate as a bonus for its improvement.
3. I would confine the sale of Crown Land as much as is practicable, and entirely in the case of Agricultural Land in all newly settled Districts, to one locality at a time; so that one Main Road, one School, one Court House, one Mill, and one Port might be available for the largest possible number of settlers. What is sometimes called the “Cockatoo System” of settlement, the dispersion of a few settlers over a large area, is the most expensive and the most unsatisfactory in every point of view.
4. As regards Pastoral Land rented from the Crown, I would give a renewed lease of “quiet enjoyment” for 5 years to all persons who would be willing to pay an increased rent for their lots, to the extent of double the present rent. These terms would, I think, be readily acceded to, and thus a large addition would accrue to the Territorial Revenue without any sacrifice of public convenience or public property, while no Land would be “locked up” that is likely to be required for sale during the period mentioned.
5. I think it is the duty of the Government, as it is unquestionably the interest of the people, to afford every facility for the profitable occupation of the Crown Lands which have been sold, not only because they would thus advance the welfare of the community, but because also they would add immensely to the value of the public estate.

10. I am not able to answer this question.

In conclusion, I may remark that the Committee ought probably to remember, in connection with my replies to their questions, that I am, to a certain extent, an interested party, having secured the préemptive right to a block of Land, and renting several thousand acres from the Crown.

W. ARCHER.

Cheshunt, 23rd September, 1862.