

WESTERN AUSTRALIA.



Conditions on which Land may be obtained from the Crown.

FREE HOMESTEAD FARMS.—Certain well chosen areas in the South-Western Division of the Colony are set apart by Government within which Free Farms may be selected, up to 160 acres, by anyone over 18 years of age not already holding over 100 acres of land in the Colony. The conditions are:—The selector shall pay £1 2s. posit. on application and reside on the block, and make it his usual home during at least six months in each year for the first five years, and shall within two years either erect a habitable house to the value of not less than £30; or, in lieu thereof, expend an equal amount in clearing and cropping a portion of his holding; or he may, in lieu thereof, properly prepare and plant two acres of orchard or vineyard. And further, within five years from the date of possession, the selector must fence in at least one-fourth of his holding, and clear and crop one-eighth; and within seven years of same date must clear and crop one-fourth of his holding, and fence the whole of it; and upon the due completion of such improvements shall obtain the Crown grant.

HOMESTEAD LEASES OR GRAZING FARMS.—Within the South-Western Division, and also if within 40 miles of a railway in the Eucla and Eastern Divisions, areas of the second and third class lands of the Colony are being classed, proclaimed, and set apart for selection on the following conditions, viz.:—In respect of second class lands, any person over 18 years may select not less than 1,000 acres or more than 3,000 acres; and for third class lands, not less than 1,000 or more than 5,000 acres, to be held on the following terms and conditions:—He shall, for second class land, pay rent for 80 years, at the rate of 2d. per acre per annum for first 15 years, and 9d. per acre per annum for next 15 years; and for third class lands, 1d. per acre for 15 years, and 2d. for next 15 years. He shall, by himself or an agent, or servant, reside on the holding during nine months in each year for the first five years, and shall execute the following improvements, viz.:—During first two years fence one-half of his holding, and during following two years fence the whole of it, and, in addition to the fencing, expend during the first 15 years of his lease, in statutory improvements, an amount equal to 6s. 8d. per acre in respect of second class lands, and 4s. 2d. per acre per annum for third class lands. Such improvements may consist of either subdivision fences, clearing, cultivating, grubbing, draining, ringbarking, tanks, dams, wells, and any other work which will improve the productiveness of the land. Upon completion of payments and improvements a Crown grant shall issue.

CONDITIONAL PURCHASES.—The conditions of settlement and tenure for first class lands, in South-Western Division, are as follows:—

Any person over 18 years of age may take up from 100 to 1,000 acres for 6d. per acre per annum for 20 years; during the first five years he must reside upon the land for at least six months in each year—within two years he must fence in one-tenth, and within five years the whole of the land, and within ten years he must, in addition, expend on the land an amount equal to 10s. per acre in *bona-fide* improvements; or if he does not reside on the land an amount equal to 20s. an acre must be spent on improvements;

Or he may take up a vineyard and orchard lot of from 5 to 20 acres, by paying £1 per acre cash, and during first three years the land must be fenced, and at least one-tenth planted with vines and fruit trees or as a vegetable garden;

Or he may purchase (if not within a declared agricultural area) from 100 up to 5,000 acres, or within an agricultural area from 100 to 1,000 acres, paying 10s. per acre cash, and within three years shall fence it in, and within seven years expend to the amount of 6s. per acre in prescribed improvements.

PASTORAL LEASES.—Land in the Kimberley, North-West, Gascoyne, and Eucla Divisions may be leased in blocks of not less than 20,000 acres, for 10s. per thousand per annum; or in the Eastern Division for 2s. 6d. per thousand acres per annum. In the South-Western Division a minimum area of 3,000 acres is allowed, the rent being £1 per thousand acres; but in this division no security of tenure is given as against free selection, except that purchasers have to pay the pastoral lessee the fair value of any improvements made by such lessee.

The term of all pastoral leases expires on 31st December, 1907.

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