

NEW SOUTH WALES.
COMMONWEALTH OF AUSTRALIA.

TABULATED STATEMENT of the Main Provisions applying to PURCHASES and LEASES of Crown and Acquired Lands in New South Wales, which may be acquired conditionally or leased under the Crown Lands, the Closer Settlement and the Returned Soldiers Settlement Acts.

NOTE.—The expressions "set apart" and "notified" denote "setting apart" and "notification" respectively, in the Government Gazette.

RESIDENTIAL HOLDINGS.

Classes of Holdings.	Qualifying Age—Years.	Area.		Capital Value, Purchase Money or Price.	* Deposit.		Residence Term.	Improvements to be Effected.	Term of Lease.	Yearly and Half-yearly Payments.		Years to complete Purchase.	Transfer, Sale, Exchange.	General.
		Maximum.	Minimum.		Purchase Money or Rent.	Survey Fee.				Purchase Money or Rent.	Survey Fee.			
Conditional Purchase	16 (male), 18 (female)	Eastern Division, 1,280 acres; Central Division, 2,560 acres; May be made up of one or more purchases, and may be exceeded by additional holdings out of areas set apart for the purpose in order to make up a home-maintenance area.	40 acres. (In a Special Area the minimum may be less than 40 acres.)	£1 per acre, unless notified at a higher or lower price. (See column "General.")	For each £1 of purchase money, Stamp duty must also be paid.	One-tenth part or the whole of the fee at option of applicant according to scale.	Five years; must be entered upon within three months after confirmation unless suspension is granted.	Fencing of boundaries or improvements, including fencing, to value of 6s. per acre within 5 years, and 10s. within 5 years after confirmation; but in no case need the value exceed 30 per cent. of the price of the land within 3 years and 50 per cent. within 5 years. Maximum: 3 years, 28s.; 5 years, 54s.	91 or 1s. annually at holder's option for each £ of purchase money, commencing at end of third year. Interest charged, 2½ per cent.	One-tenth part annually, two or more instalments at any time. Interest charged, 4 per cent.	41 or 28	Not transferable until the expiration of 5 years, or until after the issue of the certificate, except in case of mortgage, death, lunacy, or insolvency, sickness, or other adverse circumstances, or to another selector who has not a home-maintenance area, or by way of exchange. Minister's consent required to absolute transfer before or after grant where Original Conditional Purchase applied for on or after 1st February, 1909.	Price may be appraised upon application within 5 years after confirmation or within 4 years from 2nd October, 1931. May be subdivided after issue of certificate. May be converted into a Homestead Farm. Minister may postpone payment of instalments in case of inability to pay.	
Conditional Lease	16 (male), 18 (female)	Three times the area of the Conditional Purchase, but so as not to exceed 1,280 acres for the total holding in the Eastern Division, and 2,560 acres in the Central Division, except that a home-maintenance area may be obtained as in the case of a Conditional Purchase.	40 acres...	do	do	do	Five years; term may be concurrent with that of basal Conditional Purchase.	do	Leases prior to 30th December, 1932, 40 years and may be extended to 60 years, or, in certain cases, to leases in perpetuity. Leases after 30th December, 1932, perpetual, except in certain cases, which, on approval, may be extended to 60 years to leases in perpetuity.	do	do	Transferable with the Conditional Purchase. After issue of certificate on the Conditional Purchase may be transferred separately. Minister's consent required to absolute transfer where Original Conditional Purchase applied for on or after 1st February, 1909.	Price for conversion into Additional Conditional Purchase may be appraised upon application within 5 years after confirmation or within 4 years from 2nd October, 1931. Rent may be appraised upon application within 5 years after confirmation, or within 4 years from 2nd October, 1931. May with basal Conditional Purchase be converted into a Homestead Farm. May be converted, either wholly or in part (minimum 40 acres), into a Conditional Purchase at any time after confirmation. May be subdivided.	
Conditional Purchase Lease	16 (male), 18 (female)	The block as notified, without regard to area. A home-maintenance area may be made up by additional holdings out of adjoining available lands or out of areas set apart for the purpose.	The block as notified, without regard to area.	As notified. (See column "General.")	Half-year's rent as notified at rate of 2½ per cent. of capital value.	do	Five years; must be entered upon within 12 months after confirmation unless extension or suspension is granted; may be deferred for 5 years.	As notified regarding cultivation, preservation of timber, etc.	Leases prior to 30th December, 1932, 50 years and may be extended to 60 years, or, in certain cases, to leases in perpetuity. Leases after 30th December, 1932, perpetual, except in certain cases, which, on approval, may be extended from 50 years to leases in perpetuity.	Rent half-yearly, at the rate of 2½ per cent. of capital value.	do	Minister's consent required to absolute transfer. If applied for since 1st February, 1909, not transferable until the expiration of 5 years, except in case of mortgage, death, or lunacy of selector, sickness, or other adverse circumstances, or to another selector who has not a home-maintenance area, or by way of exchange.	Capital value is as notified. May be appraised on application within 5 years after confirmation or within 4 years from 2nd October, 1931. Rent may be appraised upon application within 5 years after confirmation or within 4 years from 2nd October, 1931. May be converted into a Conditional Purchase or Conditional Purchase and Conditional Lease or Homestead Farm at any time after confirmation. May be subdivided.	
Homestead Selection	16 (male), 18 (female)	The block as notified, not being more than 1,280 acres. A home-maintenance area may be made up by additional holdings out of areas set apart for the purpose.	The block as notified.	do	Half-year's rent as notified at rate of 1½ per cent. of capital value; if residence is by deputy the rate is 3½ per cent. Stamp duty must also be paid.	do	Five years; must be commenced within 3 months after confirmation unless suspension is granted. Deputy may reside before grant; issue under certain conditions.	Dwelling-house, £30, and any special condition notified; or, if residence is by deputy, £40, in which case a condition of tillage is also imposed.	Perpetual	Rent half-yearly, at rate of 1½ per cent. of capital value. After 5 years, or the issue of the grant, at rate of 2½ per cent.; or, if residence by deputy, 3½ per cent., till issue of grant; or as determined by the local land board.	do	do	Not transferable before 5 years, except in case of mortgage, death, or lunacy of selector, or to another selector who has not a home-maintenance area, or by way of exchange. Minister's consent required to absolute transfer before or after grant where Homestead Selection applied for on or after 1st February, 1909.	Capital value is as notified. May be appraised on application within 5 years after confirmation or within 4 years from 2nd October, 1931. Rent may be appraised upon application within 5 years after confirmation or within 4 years from 2nd October, 1931. May be converted into a Conditional Purchase Lease or into Conditional Purchase with or without a Conditional Lease. May be protected against sale for debt. May be converted into a Homestead Farm.
Settlement Lease	16 (male), 18 (female)	The farm as notified, not being more than 10,240 acres if grazing land, or 1,280 acres if agricultural land. A home-maintenance area may be made up by additional holdings out of areas set apart for the purpose.	The farm as notified.	do	Half-year's rent as notified	do	Five years; must be entered upon within 3 months after execution of lease unless suspension is granted.	Fencing of external boundaries within 5 years after execution of lease; destruction of noxious animals, weeds, and scrub, and any special conditions notified.	Forty years, may be extended to leases in perpetuity, in certain cases.	Rent annually, as notified or as determined.	do	Minister's consent required to absolute transfer. If applied for since 1st February, 1909, not transferable until the expiration of 5 years, except in case of mortgage, death, or lunacy of selector, sickness, or other adverse circumstances, or to another selector who has not a home-maintenance area, or by way of exchange.	Rentals as notified or determined. Rent and capital value may be appraised upon application within 5 years after confirmation or within 4 years from 2nd October, 1931. May be subdivided. May be converted into a Conditional Purchase with or without a Conditional Lease within certain restrictions. Not more than 1,280 acres may be converted into Homestead Grant.	
Homestead Farm	16 (male), 18 (female)	The farm as notified. A home-maintenance area may be made up by additional holdings out of areas available for that purpose. Ordinary Crown lands available for Conditional Purchase are also available for Homestead Farms.	do	As notified. (See column "General.")	Half-year's rent as notified at rate of 2½ per cent. of capital value; if capital value not determined at rate of 3½ per acre, unless applicant intends to effect extra improvements in lieu of paying rent during the first 5 years.	do	Five years; must be entered upon within 6 months after confirmation, unless suspension is granted.	As notified	Perpetual	Rent half-yearly at rate 2½ per cent. of capital value or as determined. (See column "General" re improvements in lieu of rent.)	do	do	Not transferable until the expiration of 5 years, except in case of mortgage or sickness or other adverse circumstances, death or lunacy of selector, or to another selector who has not a home-maintenance area, or by way of exchange. Minister's consent required to absolute transfer.	During first 5 years, lessee may, in lieu of rent, expend annually a sum equal to rent in improvements other than those—except boundary fencing—required as a condition of improvement or expenditure on the lease. Capital value is as notified or determined. May be appraised upon application within 5 years after confirmation or approval or within 4 years from 2nd October, 1931. Rent may be appraised on application within 5 years after confirmation or within 4 years from 2nd October, 1931. A Homestead Farm which is a conversion of a Settlement Purchase may be reconverted into a Settlement Purchase, or may be converted into a Conditional Purchase Lease or Conditional Purchase with or without a Conditional Lease. May be converted into a Crown Lease in certain cases.
Crown Lease	16 (male), 18 (female)	The lease as notified. A home-maintenance area may be made up by additional holdings out of areas available for that purpose. Ordinary Crown lands available for Conditional Purchase are also available for Crown Leases.	The lease as notified.	do	Half-year's rent as notified at rate of 1½ per cent. of capital value; if capital value not determined, at rate of 5s. per acre.	do	do	do	Leases prior to 30th December, 1932, 45 years, and may be extended, in certain cases, to leases in perpetuity. Leases after 30th December, 1932, perpetual, except in certain cases, which, on approval, may be extended from 45 years to leases in perpetuity.	Rent half-yearly at rate 1½ per cent. of capital value or as determined. (Annual rent not to be less than £1.) (See column "General" re remission of rent during first year.)	do	do	do	Rent payable for first year after confirmation will be remitted if lessee, in addition to improvements required as condition of lease, except boundary fencing, expends a sum equal to rent for year in improvements of a permanent fixed and substantial character. Capital value is as notified or determined. May be appraised upon application within 5 years after confirmation or approval or within 4 years from 2nd October, 1931. Rent may be appraised upon application within 5 years after confirmation or within 4 years from 2nd October, 1931. May be protected against sale for debt. May be converted into a Conditional Purchase with or without a Conditional Lease within certain restrictions.
Suburban Holding	16 (male), 18 (female)	The holding as notified. The holder of a suburban holding or suburban holding purchase (whether grant has issued or not) who is in residence on the holding may obtain an additional holding out of areas set apart for the purpose.	The holding as notified.	As notified. (See column "General.")	Half-year's rent as notified at rate of 2½ per cent. of capital value.	do	do	do	Perpetual	Rent half-yearly, at rate of 2½ per cent. of capital value or as determined. (Annual rent not to be less than 5s.)	do	do	Transferable at any time subject to Minister's consent to absolute transfer.	Capital value is as notified. May be appraised upon application within 5 years from confirmation or approval or within 4 years from 2nd October, 1931. Rent may be appraised upon application within 5 years after confirmation or approval or within 4 years from 2nd October, 1931. May be protected against sale for debt. May be purchased under certain conditions. May be subdivided.
Residential Lease	16 (male), 18 (female)	Twenty acres. May be exceeded in certain cases with the concurrence of the Secretary for Mines.	No minimum	Determined by Land Board upon application to purchase made after 5 years of lease.	£1, with provisional rent of 1s. per acre.	do	For the full term of lease; must be entered upon within 3 months after notification of lease.	Buildings for residence and fencing within 12 months after confirmation, and any other conditions notified.	As notified, not exceeding 28 years.	Rent annually, as appraised by Land Board.	do	do	Transferable at any time.	Lessee must hold a miner's right during currency of lease. May be made freehold, with approval after 5 years, at the price determined by the Local Land Board. Minister may at any time direct that the rent shall be reappraised.
Settlement Purchase	16 (male), 21 (female)	The farm as notified or as acquired under the Promotion Section of the Closer Settlement Acts. Adjoining undivided land in the same Area may, in certain circumstances, be added with the consent of the Minister.	The farm as notified, or as fixed upon acquisition under the Promotion Section of the Closer Settlement Act.	As notified, or as fixed upon acquisition under the Promotion Section of the Closer Settlement Act.	5 per cent. of capital value, unless otherwise notified.	Included in capital value.	Five years; must be entered upon within 6 months, or with permission may be deferred for 5 years.	Improvements equal to 10 per cent. of capital value within 2 years, and a further 10 per cent. within 5 years after date of commencement of purchase. Existing improvements to the amount of their value held to fulfil this condition.	Unless otherwise notified, 5½ per cent. annually of capital value, on the 1st December, in each year, or within 3 months thereafter. Interest charged, 4 per cent., included in instalment.	Nil	32	Cannot be transferred before or after issue of grant without the consent of the Minister except by way of mortgage or release of mortgage. Transferable only to person qualified to apply, except in case of mortgage or devolution under a will or intestacy.	Capital value may be appraised upon application within 4 years from 2nd October, 1931, if the title to the holding commenced prior to that date. Payment of instalments may be postponed in case of inability to pay if sufficient security is provided by settlers' private improvements and previous payments made. May be subdivided.	
Returned Soldiers' Special Holding.	No age limit, but applicant must be a returned soldier and hold a Q.C. as prescribed.	The holding as notified under the R.S.S. Act	The holding as notified.	As notified	Nil	One-tenth part or the whole of the fee at option of applicant, according to scale.	Five years; must be commenced within 6 months from date of confirmation. Remission or suspension may be obtained on certain conditions.	The land shall be kept free from rabbits and other noxious animals and plants. Any notified conditions must be fulfilled.	Usually perpetual	Rent as notified, payable half-yearly.	One-tenth part annually, two or more instalments at any time. Interest charged, 4 per cent.	Minister's consent required to absolute transfer. During first 5 years transfer only permitted in case of sickness, financial difficulty, or other adverse circumstances.	Capital value is as notified or determined. May be appraised on application within 4 years from 2nd October, 1931. May be purchased, with the approval of the Minister, at value to be determined by the Local Land Board, by payments extending over 15 years, including interest at 2½ per cent.	
Soldiers' Group Purchase	do	do	do	do	Nil	Included in capital value.	Five years from date of confirmation, but this term is reduced by the period of bona fide residence performed prior to confirmation.	The external boundaries must be fenced within 3 years, and the land must be kept free from noxious animals and weeds. Existing improvements must be kept in good repair.	do	Annual instalments at the rate of 5 per cent. of the capital value (unless different rate is notified), including interest at 4 per cent. per annum.	Included in capital value.	About 42 years.	do	Capital value may be appraised upon application within 12 months after confirmation or if the holding was confirmed prior to 2nd October, 1931, within 4 years from that date.

NON-RESIDENTIAL HOLDINGS.

Classes of Holdings.	Qualifying Age—Years.	Area.		Purchase Money or Price.	* Deposit.		Residence Term.	Improvements to be Effected.	Term of Lease.	Yearly and Half-yearly Payments.		Years to complete Purchase.	Transfer or Sale.	General.
		Maximum.	Minimum.		Purchase Money or Rent.	Survey Fee.				Purchase Money or Rent.	Survey Fee.			
Conditional Purchase	21	320 acres	40 acres...	Double that payable for the same land as a Residential Purchase.	2s. for each £ of purchase money. Stamp duty must also be paid.	One-tenth part or the whole of the fee at option of applicant, according to scale.	Fencing of boundaries within 12 months after confirmation, and other improvements to value of £1 per acre within 5 years after confirmation. Fencing may be dispensed with upon approval, subject to other improvements being effected to value of £1 10s. per acre within 5 years after confirmation.	do	91 or 1s. annually at purchaser's option for each £ of purchase money, commencing at end of 3rd year. Interest charged, 2½ per cent.	One-tenth part annually, two or more instalments at any time. Interest charged, 4 per cent.	28	Cannot be transferred until conditions fulfilled and certificate issued, earlier transfer only in case of death, lunacy, or insolvency, sickness, or other adverse circumstances. Minister's consent required to absolute transfer where Conditional Purchase applied for on or after 1st February, 1909.	Price may be appraised upon application within 5 years from confirmation or within 5 years from 2nd October, 1931. May be converted into a Residential Conditional Purchase. May be converted into a Homestead Farm.	
Special Conditional Purchase Lease.	16 (male), 18 (female)	320 acres	No minimum	As appraised by the Land Board after survey. (See also column "General.")	6d. per acre	do	Improvements to value of £1 per acre, or any lesser value, not being less than 10s. per acre, if the Minister so determines, to be effected within 3 years after confirmation.	Leases prior to 30th December, 1932, 20 years, and may be extended, in certain cases, to leases in perpetuity. Leases after 30th December, 1932, perpetual, except in certain cases, which, on approval, may be extended in perpetuity.	Rent half-yearly at the rate of 2½ per cent. of the capital value.	do	do	Cannot be transferred until conditions fulfilled and certificate issued, earlier transfer only in case of death, lunacy, or insolvency, sickness, or other adverse circumstances. Minister's consent required to absolute transfer.	Capital value is as determined. May be appraised upon application within 5 years after confirmation or within 4 years from 2nd October, 1931. May be subdivided. May be converted into a Conditional Purchase or Conditional Purchase and Conditional Lease at any time after confirmation.	
Special Lease	16 (male), 18 (female)	1,920 acres (except for leases below high-water mark or for tramways).	do	do	£3 with application. If auction sale or by tender, 1 year's rent at the rate offered.	do	As notified	As notified, not being more than 28 years.	Rent annually, as notified after approval or determined.	Any balance is payable at such times as directed by the Minister.	do	At any time after lease notified. Minister's consent required to absolute transfer.	May be granted for grazing, agriculture, and almost every business purpose, including residence. Rent may be appraised upon application within 5 years after approval or within 4 years from 2nd October, 1931. Unless barred, may be converted into an Original or Additional Conditional Purchase Lease, or Conditional Purchase, a Conditional Lease, or an Original or Additional Homestead Selection, or Settlement Lease, or a Homestead Farm, or Additional Homestead Farm. Special Leases held for purposes other than those prescribed are not convertible.	
Week-end Lease	21	60 acres	do	do	Half-year's rent as notified at rate of 2½ per cent. of capital value.	do	Substantial improvements, other than fencing, to value of £1 per acre within 5 years after confirmation, and any special conditions notified.	Perpetual	Rent half-yearly at the rate of 2½ per cent. of the capital value. Annual rent not to be less than £1.	One-tenth part annually, two or more instalments at any time. Interest charged, 4 per cent.	do	Transferable only to a person qualified to apply, except in case of devolution under a will or intestacy. May be transferred at any time, but the consideration must not exceed the capital value of the improvements. Minister's consent required to all transfers.	Capital value is as notified. May be purchased with the approval of the Minister at value to be determined by the Local Land Board.	
Improvement Lease	16 (male), 18 (female)	20,480 acres	do	do	£10 with application. If auction sale or tender, the amount offered.	As notified	As notified	As notified, not being more than 28 years. May be extended to 40 years if infested with prickly-pear.	Rent annually, as notified after approval.	As notified after approval	do	At any time after lease notified. Minister's consent required if specified by the conditions attached to the lease.	Limited to land unsuitable for settlement until improved. Not more than a home-maintenance area may be converted into a Homestead Selection during last year of lease. The holder of an Improvement Lease not substantially in excess of a home-maintenance area may be allowed to obtain a Homestead Selection thereof at any time during currency of lease.	
Scrub Lease	16 (male), 18 (female)	No maximum	do	do	£10 with application. If land previously declared scrub land, 1 year's rent and survey fee as notified.	do	do	As notified, not being more than 21 years. May be extended to 28 years. May be extended to 40 years if infested with prickly-pear.	do	do	do	do	Limited to land covered by scrub or noxious undergrowth. Not more than a home-maintenance area may be converted into a Homestead Selection during last year of lease. The holder of a Scrub Lease not substantially in excess of a home-maintenance area may be allowed to obtain a Homestead Selection thereof at any time during currency of lease.	
Inferior Lands Lease	16 (male), 18 (female)	do	do	do	Amount offered with tender bid at auction.	Nil	do	As notified, not being more than 20 years. May be extended to 28 years. May be extended to 40 years if infested with prickly-pear.	do	do	do	do	Limited to land of inferior character, or in an isolated position. Not more than a home-maintenance area may be converted into Homestead Grant during last year of lease.	
Annual Lease	16 (male), 18 (female)	1,920 acres, if offered at auction or by tender. No limit if applied for.	do	do	£1 10s. for each 320 acres or part thereof.	Nil	do	Annual, renewable by payment of rent.	do	Nil	do	At any time after lease notified	Minister may, upon 3 months' notice, increase the rent by not more than 25 per cent. In certain circumstances may be converted into a Lease under Improvement Conditions.	
Snow Lease	16 (male), 18 (female)	10,240 acres. Not more than two leases may be held by one person.	do	do	Amount offered with tender or bid at auction.	As notified	do	Not exceeding 14 years	do	As notified after approval	do	At any time after lease notified. Minister's consent required if specified by the conditions attached to the lease.	Limited to land usually covered by snow for part of year, and situated in the south-eastern part of the State on the highlands. Annual rental of leases subsisting at 30th December, 1933, may be appraised. Application must be made before 2nd October, 1935.	