

LEGISLATIVE ASSEMBLY.

LAND ACTS FURTHER AMENDMENT BILL.

(As sent to the Legislative Council.)

EXPLANATORY MEMORANDUM.

The principal features of this Bill may be summarized as follows :—

PART I.

The substitution of Selection Purchase Allotments for Agricultural Allotments and Grazing Allotments, and the issue of Selection Purchase Leases for twenty or forty years instead of Agricultural Allotment Licences or Grazing Allotment Licences for six years and subsequent Leases for fourteen or thirty-four years. The conditions of Selection Purchase Leases will be similar during the first six years of the term to those embodied in Agricultural Allotment Licences or Grazing Allotment Licences.

The limitation of occupation of Selection Purchase Allotments to persons who are not respectively beneficial owners of lands the unimproved value of which, together with the unimproved value of the land included in an allotment, will exceed £2,500. (Clause 10.)

PART II.

The insertion in licences dated on or after 1st January, 1909, in respect of Agricultural Allotments and Leases of Selection Purchase Allotments in the Mallee country or Mallee border of conditions with a view to secure *bonâ fide* occupation and permanent settlement of Mallee lands and the insertion of conditions with a like object in every lease and Crown Grant thereof. (Clause 34.)

The proclamation as a "Special Settlement Area" of unalienated Crown lands in connexion with which expenditure has been incurred by the Crown and the subdivision of the area into allotments not exceeding, as a rule, 200 acres each according to the quality of the soil and the situation of the land. (Clauses 35-39.) Every lease and Crown Grant of land in a Special Settlement Area will contain (*inter alia*) conditions to the effect that the land shall be at all times maintained and used for the purpose of agriculture and residence.

PART III.

The issue of a lease of a Village Community Allotment save only by virtue of any permit in force is prohibited, and discretionary power is given to the Minister to accept substantial and permanent improvements on the land to the total value of £2

per acre in lieu of compliance with the cultivation condition when the land is not suitable for the purpose, and the Board of Land and Works is at liberty to waive compliance with the covenant as to residence where, in its opinion, the allotment is unfit or unsuitable for habitation, and residence on any land (outside the "Village Community" land) not more than five miles distant from the allotment is sufficient compliance with the residence condition.

PART IV.

Provision is made to waive compliance with residence condition in case of insanity, ill-health, or prolonged drought. (Clause 49.)

Power to the Board to permit the suspension of payment of licence-fees, rents, or instalments to an amount equivalent to not more than 60 per cent. of the value of the improvements on the land. (Clause 57.)

The right of a transferee of part of a Grazing Area to select such part even although a previous holder of the Grazing Area may have exercised his right of selection. (Clause 59.)

The conversion of perpetual leases of swamp or reclaimed lands into Conditional Purchase Leases. (Clause 60.)

The power of the Governor in Council to close certain unused roads on Crown lands (Clause 63) ; and to set apart portions of roads for tree planting (Clause 64).

The protection from interference of any Crown land in the Mallee country or Mallee border which is set out for the purposes of roads or windbreaks. (Clause 65.)

PART V.

The surrender by a married woman of part of her Grazing Area or Mallee Allotment to her husband or any of her children over eighteen years of age and the surrender by a widow of part of her Grazing Area or Mallee Allotment to any of her children of a like age. (Clauses 67 and 78.)

The issue of leases under Section 142 of the *Land Act* 1901 for Rifle Ranges, or for purposes of amusement and recreation (Clauses 72-73.)

Amendment of Section 17 of the *Unused Roads and Water Frontages Act* 1903, with a view to admit of the alienation in fee simple, at any time, of a road or water frontage other than a permanent reservation. (Clause 85.)