

# Western Australia



## CROWN LANDS OPEN FOR SELECTION

Hundreds of thousands of acres of land suitable for agriculture and fruit-growing are offered under the exceedingly liberal Land Regulations of Western Australia, which lands are rendered easy of access by the construction of Roads, which enable the selector to transport his produce where the highest prices may be obtained.

**FREE HOMESTEAD FARMS.**—Every male person over the age of 18 years, the head of a family, not being the owner of more than 100 acres of land within the Colony, may, upon the payment of a fee of £1, and the Title-Deed to the land may be obtained on the following conditions: the selector shall reside on the land, and within two years from the date of his holding, or in preparing two acres of orchard or vineyard. Within five years from the date shall fence in at least one-fourth and clear and crop one-eighth of his holding, and within six years the whole of the block, and at least one-fourth must be cleared and cropped within the same date.

**CONDITIONAL PURCHASES.**—From 100 to 1,000 acres of land may be selected. Purchase at 6d. per acre per annum, extending over a period of 20 years, with or without improvements. One-tenth of the land must be fenced within two years, and the whole within five years, and within that time the full purchase money must be expended upon the land in prescribed improvements and exterior fencing. If the land be taken up under the non-residential clause, double the amount required by the Land Act in lieu of residence.

**ORCHARD AND GARDEN BLOCKS.**—Small blocks of land suitable for Orchard and Garden purposes may be selected on the following terms:—The price of the land is not less than £1 per acre, 10% being payable at the time of application, and the balance within three years from the date of the approval of the application by equal half-yearly instalments. The minimum area allowed is 5 acres and the maximum 50. The land must be fenced within three years, and the whole of the block must be planted with Vines or Fruit Trees or cultivated as a Vegetable Garden within the same period. On the completion of the aforesaid conditions the Title-Deed may issue.

**DIRECT PURCHASE.**—From 100 to 1,000 acres inside of an agricultural area, and from outside of an area may be selected at 10s. per acre, payable within twelve months. Ten per cent of the purchase money must be paid on application and balance in four equal quarterly instalments. The selector must reside on the land within three years, and within seven years expend on the land in prescribed improvements and exterior fencing, an amount equal to 5s. per acre, when the Title-Deed may issue.

**CONDITIONAL PURCHASE GRAZING LANDS.**—From 1,000 to 3,000 acres of land, and from 1,000 to 5,000 acres of Third Class Land, may be selected as a Grazing Lease. The price of the land is 8d. per acre and of Third Class Land 6d. per acre, payable half-yearly at the rate of 2d. per acre respectively. The lessee must pay one-half the cost of survey in 10 half-yearly instalments, the first instalment being paid with his application. Within six months from the date of the commencement of his lease he must take possession of the land, and reside upon it during at least six months of the first year and nine months of the next four years. Residence may, however, be performed by the lessee's agent or servant. Within three months from the commencement of his lease the lessee shall fence at least one-tenth of the area contained therein, and within five years from the same date shall fence in the whole of the land, and within 15 years shall expend upon the land in prescribed improvements in addition to the exterior fencing, an amount equal to the full purchase money. On the fulfilment of the aforesaid conditions the Title-Deed to the land may issue.

Along the railway line between Perth and Albany there are several surveyed Agricultural areas laid out, which are suitable for agriculture and fruit-growing. There are besides thousands of acres of First Class Land available for selection, a large portion of which was formerly held by the W. A. Land Company, but has now been acquired by the Government.

Along the Eastern Railway, within easy distance of Perth, there is a fair amount of land open for selection for Garden and Orchard Lots. Continuing along the same line towards the Coolgardie Goldfields, after Northam is passed, there are large areas of Forest land, the cost of clearing which is very small, and the land is well adapted for growing Fruit and Cereals.

On the South Western Railway line, which runs from Perth to Bunbury and thence to Bridgetown, large areas are open for free selection, as well as several areas which have been surveyed into lots. Most of these are especially suited for mixed farming.

**GOVERNMENT LAND AGENTS,** whose duty it is to give information and to receive applications, may require relative to land selection, are stationed at Albany, Kingoonya, Bunbury and Vasse. From these various agents intending selectors may obtain copies of the regulations, containing descriptions of the land offered for selection, and the conditions on which the land may be selected. Any other information they may require may be obtained by writing to the Department of Lands, Perth, or by asking information respecting the same from the nearest Government Agent in Perth.