

Queensland.



ANNO QUINQUAGESIMO OCTAVO

VICTORIÆ REGINÆ.

No. 27.

An Act to make Provision for the Purchase of Lands suitable for Immediate Settlement, and for Facilitating the Settlement thereof.

[ASSENTED TO 11TH DECEMBER, 1894.]

BE it enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of Queensland in Parliament assembled, and by the authority of the same, as follows:—

1. This Act may be cited as "*The Agricultural Lands Pur-* Short title.
chase Act of 1894."

Acquisition of Land.

2. The Governor in Council may accept surrenders of land to Land may be
Her Majesty for the purposes of this Act upon the conditions herein- surrendered in
after prescribed. terms of this Act.

3. Any owner of land may offer to surrender to Her Majesty Offer of surrender.
any land at a price to be named in the offer.

4. Any such offer shall be referred to the Land Board for their Land Board to
report upon the following matters, that is to say, report.

- (1) The fair value of the land to the owner ;
- (2) The demand for land in the neighbourhood for agricultural settlement ;
- (3) The suitability of the land offered for agricultural settlement ;
- (4) The permanency of the water supply ;
- (5) The probability of the immediate selection of the land ;
- (6) The absence of a sufficient quantity of Crown lands in the neighbourhood available for agricultural settlement.

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Governor in Council
may purchase.

5. If it appears from the report of the Board in any case that the land offered is suitable, and is likely to be immediately selected, for agricultural settlement, and that there is no sufficient quantity of Crown lands in the neighbourhood available for such settlement, the Secretary for Public Lands, or other Minister who for the time being performs his duties (hereinafter called "the Minister"), with the sanction of the Governor in Council, and subject to the conditions prescribed by this Act, may make a contract for the acquisition of the land by surrender, at the price fixed by the Board as the fair value thereof or at any lesser price.

Limit to liability
incurred.

6. The total liability incurred in the purchase of land under this Act shall not exceed, in any period from the first day of July in any one year to the thirtieth day of June in the following year, the sum of one hundred thousand pounds.

Price may be paid in
debentures.

7. The price of any land acquired under the provisions of this Act may be paid by the issue to the owner of debentures secured upon the Consolidated Revenue Fund of Queensland, bearing interest at a rate not exceeding four pounds per centum per annum, and redeemable twenty-five years after the date thereof.

Securities signed by
the Governor or
Vice-President of the
Executive Council
to be deemed duly
issued.

8. All Debentures purporting to be issued by the Governor, under the authority of this Act, and signed by the Governor or by the Vice-President of the Executive Council, and countersigned by the Colonial Treasurer, shall be deemed to have been duly issued, and the holder thereof shall not be bound to inquire whether such issue was in fact duly authorised.

Interest to be a
primary charge on
revenue.

9. The interest upon any sums borrowed under the authority of this Act shall be a charge upon the Consolidated Revenue Fund, and shall when due be paid by the Colonial Treasurer out of such Fund in priority to all demands thereon, except the charges and expenses of the collection of the Revenue and the interest upon the several sums borrowed under the authority of the Government Loan Acts of 1870, 1872, 1875, 1876, 1877, 1878, 1879, 1881, 1882, 1884, 1884 No. 2, 1889, 1890, 1891, 1893, and 1893 No. 2.

Stamp duty not
payable.

10. No stamp duty shall be chargeable upon or in respect of any contract entered into under this Act.

Sale of Land.

Disposal of land
acquired under this
Act.

11. All land surrendered to Her Majesty under the provisions of this Act shall be deemed to be Crown Lands, and shall be disposed of in accordance with the provisions of this Act.

Reserves.

12. A sufficient part of the land shall be set apart for roads, public reserves, townships, and such other purposes as the Governor in Council thinks necessary.

Price at which land
is to be sold.

13. The remainder of the land shall be proclaimed open to selection as Agricultural Farms, under the provisions of "*The Crown Lands Act of 1884*," and of any Act amending the same. The purchasing price shall be ascertained as follows:—

- (1) A sum equal to one-tenth part of the price actually paid in cash or Debentures for the land shall be added to that price or value, and the total so arrived at shall be the least aggregate purchasing price to be paid by the selectors of the land so proclaimed open to selection;

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- (2) The purchasing price of each Farm shall be fixed by the Governor in Council, but so that the aggregate price of all the Farms into which the land is divided shall not be less than that hereinbefore prescribed :

Provided always that the provisions of the seventy-fourth section of "*The Crown Lands Act of 1884*" shall not apply to any such land.

14. In the case of land subject to the provisions of this Act, selected by conditional selection under Part IV. of the Principal Act, the term of the lease shall be twenty years instead of fifty years as therein provided : Term of lease and application of purchase money in the case of conditional selection.

Provided always that if the prescribed conditions of improvement and occupation are duly fulfilled, all sums of money which have been paid as rent in respect of the holding shall be credited to the lessee in part payment of the purchasing price and interest thereon.

15. The annual rent to be paid under this Act by the lessee of any agricultural farm, whether by conditional or unconditional selection, shall be at the rate of seven pounds twelve shillings and tenpence for every hundred pounds of the purchasing price. Annual rent.

Such rent includes the interest upon the portion of the purchase money which for the time being remains unpaid, together with an instalment of the purchase money as set forth in the Schedule to this Act. Rent includes interest.

16. The amount to be paid by a lessee upon acquiring the fee-simple of a Farm before the expiration of the term of the lease shall be a sum equal to the amount then remaining unpaid in respect of the principal of the purchase money, calculated in accordance with the rates specified in the Schedule to this Act. Amount to be paid for accelerated purchase.

Payment of Debentures and Interest.

17. When Debentures have been given in payment of the price of land acquired under the provisions of this Act, all moneys received for rent, survey fees, or purchase money, in respect of land selected under this Act, and forming part of any parcel of land so acquired, shall be paid into the Consolidated Revenue Fund, and shall be placed to the credit of a Special Trust Fund by a name descriptive of the purchase, and shall be applied in the first place in defraying the cost of the survey of the land, and in the second place in payment of the interest upon the Debentures issued in respect of such purchase, or upon any Inscribed Stock into which the Debentures have been converted under "*The Queensland Stock Inscription Act of 1883*," and the surplus shall be accumulated to form a fund for redeeming the Debentures or Stock at maturity. Appropriation of receipts.

Improvements on Land Acquired.

18. Notwithstanding anything hereinbefore contained, if there are upon any land acquired under the provisions of this Act any improvements, the Governor in Council, on the recommendation of the Land Board, may sell such improvements with or without the land on which they stand, or any adjacent land which may advantageously be used with it, to any person for such price, and upon such terms, and may require the payment to be secured by such security, as he thinks fit. Improvements may be sold on special terms.

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The value of any such improvements, and of the land sold with them, shall not be taken into consideration in estimating the aggregate purchasing price of the remainder of the land as prescribed by the thirteenth section of this Act.

The purchase money upon any such sale, and any interest received in respect thereof, shall be disposed of in the same manner as rent and purchase money of the land as hereinbefore provided.

Report to be presented to Parliament.

19. Within thirty days after the meeting of Parliament in each year a report shall be presented to both Houses of Parliament showing—

- (a) The locality and area of each block of land purchased under this Act, the name of the person or company from whom it was acquired, the price paid for the same, and the valuation for taxation purposes as shown by the books of the Local Authorities;
- (b) The report of the Board on each transaction, and the condition and settlement of all land acquired under this Act.

Section 22 of 58 Vic. No. 25 not to apply.

20. Section twenty-two of “*The Crown Lands Act of 1894*” shall not apply to lands surrendered to Her Majesty under the provisions of this Act.

Application of “*The Crown Lands Acts, 1834 to 1894.*”

21. Except as herein otherwise provided, the provisions of “*The Crown Lands Acts, 1834 to 1894.*” relating to the sale of lands by selection, shall apply to the sale of land acquired under this Act.

THE SCHEDULE.

TABLE showing the PROPORTION of PRINCIPAL and INTEREST in each ANNUAL INSTALMENT of £7 12s. 10d. in respect of £100.

Year of Payment.	Principal.			Interest.			Total Payment.		
	£	s.	d.	£	s.	d.	£	s.	d.
1	7	12	10	7	12	10
2	3	0	6	4	12	4	7	12	10
3	3	3	6	4	9	4	7	12	10
4	3	6	9	4	6	1	7	12	10
5	3	10	1	4	2	9	7	12	10
6	3	13	6	3	19	4	7	12	10
7	3	17	3	3	15	7	7	12	10
8	4	1	1	3	11	9	7	12	10
9	4	5	1	3	7	9	7	12	10
10	4	9	4	3	3	6	7	12	10
11	4	13	10	2	19	0	7	12	10
12	4	18	7	2	14	3	7	12	10
13	5	3	5	2	9	5	7	12	10
14	5	8	7	2	4	3	7	12	10
15	5	14	0	1	18	10	7	12	10
16	5	19	9	1	13	1	7	12	10
17	6	5	9	1	7	1	7	12	10
18	6	12	0	1	0	10	7	12	10
19	6	18	7	0	14	3	7	12	10
20	7	5	7	0	7	3	7	12	10
	£100	0	0	£52	16	8			