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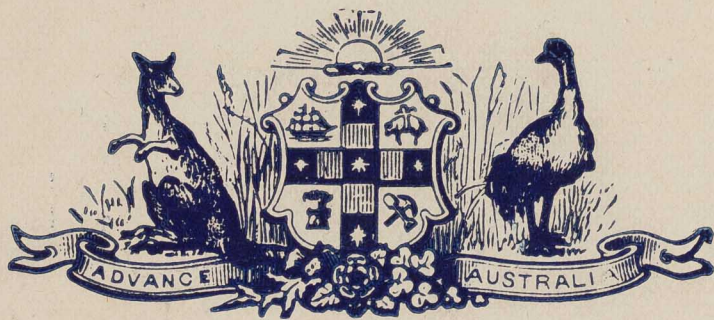
A Short Guide

.. FOR ..

Intending Emigrants

.. TO ..

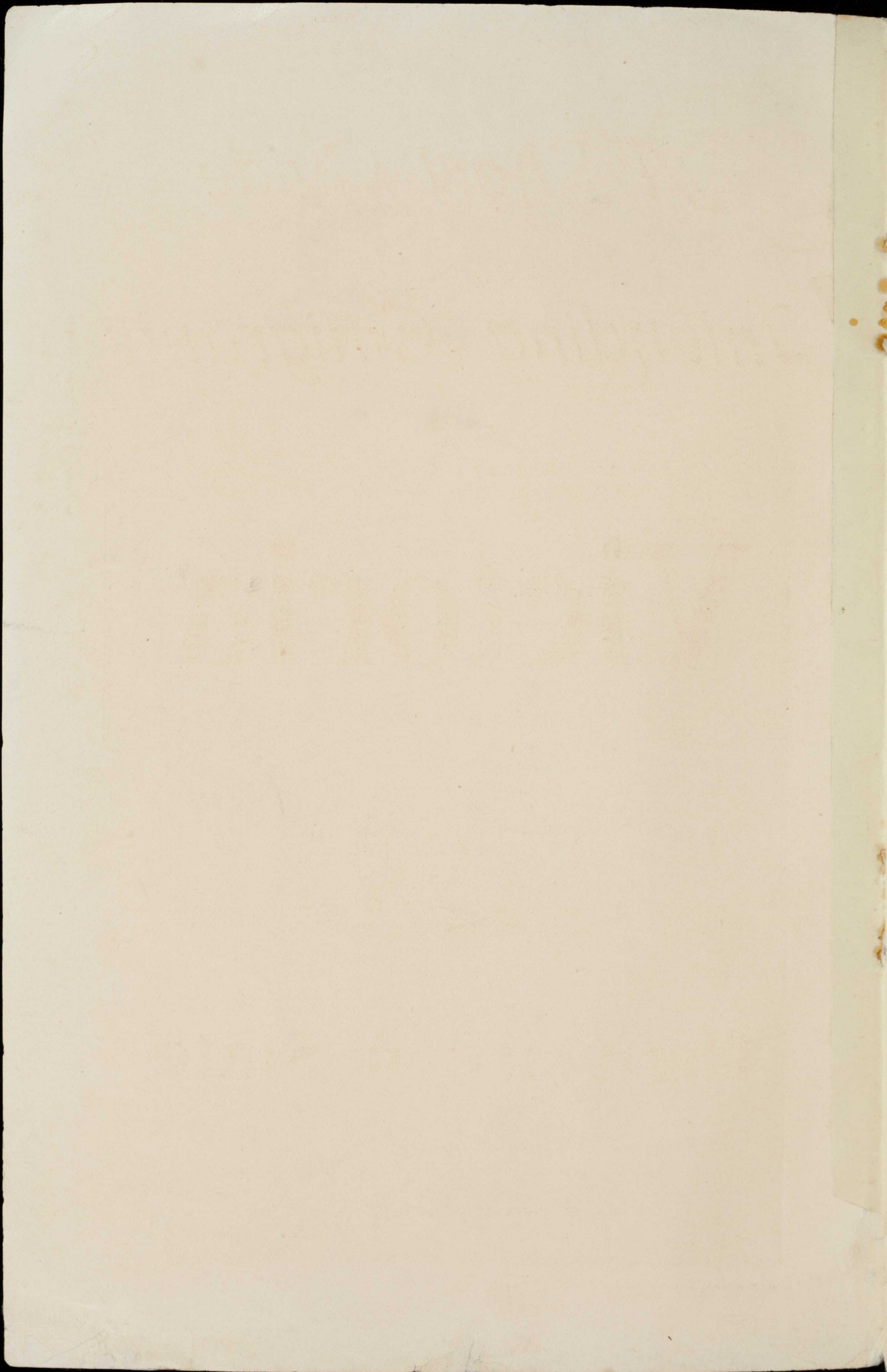
Victoria



The Garden State

.. OF ..

AUSTRALIA.



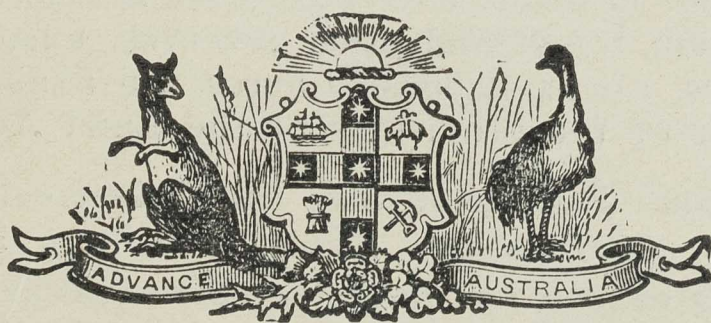
A Short Guide

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Intending Emigrants

.. TO ..

Victoria



The Garden State

.. OF ..

AUSTRALIA.

JANUARY, 1907.

VICTORIA.



The Garden State.

Victoria is at the present time in all probability the most prosperous part of the dominions of King Edward VII., and although the smallest of the five States comprising the mainland of Australia, ranks first in Agricultural Production and Manufactures. Melbourne, its metropolis, is the leading Political, Commercial, Manufacturing, and Financial city of the Commonwealth. It might be said that it is the hub of Australia, and what London is to Great Britain, and the city and State of New York are to the United States of America, so are Melbourne and Victoria to the Commonwealth of Australia.

Room for Many More.

The area of Victoria is 87,884 square miles, or 56,245,760 acres. This is just about equal to the area of England, Wales, and Scotland (88,266 square miles). The mean population of Victoria in 1905 was 1,212,517, which gives only fourteen persons to the square mile, as against 498 persons to the square mile in England, 135 in Scotland, 144 in Ireland, and 99.66 in Europe. It is apparent, therefore, that there is still plenty of room for population. Of the total area of the State, less than 26,000,000 acres are alienated or in process of alienation. Of the balance (a shade over 30,000,000 acres), after allowing for roads and permanent forest and other reserves, unsold land in towns, and pastoral leases, about 12,000,000 acres are available for selection under one or other of the provisions of the Land Act.

Under the Closer Settlement and Small Improved Holdings Acts, an expenditure of £650,000 per annum has been authorised for the purpose of resuming estates, and furthering the settlement of the people on the land, and £200,000 has been set aside by the Government for the improvement of the lands of the Crown.

Victoria and the Immigrant.

VICTORIA desires immigrants, and welcomes to her shores all persons of white race who are prepared to make their homes in the State, and increase the number of her workers, energetic, hardworking, and sober citizens. The class of men most desired is that comprising agriculturists with some capital, though all able-bodied men willing to work on the land are acceptable. In Victoria the farmer with small capital has far better prospects of succeeding than in the old country. Instead of requiring a capital of £10 per acre to go on a rented farm, he will find that with about one-fourth of that capital he can become the owner of the land.

The Freehold of Valuable Farms may be obtained by half-yearly instalments of 3 per cent. (6 per cent. per annum) of the value of the land.

VICTORIA.

FACTS ARE THE

BEST ADVERTISEMENT.

Area	-	-	-	56,000,000 acres.
Population	-	-	-	1,212,500.

PRODUCTION PER HEAD.

Cultivation - £6 7 6

Dairying and
Pastoral - 8 18 9

Mining - 2 15 6

Forests - 0 9 8

Poultry, Rabbits,
and Game - 1 9 0

Manufactures 7 19 4

Total, £27 19 9

There is room for 200,000 more Farms, equally as productive as the 53,000 Farms in Victoria, which produced last year the enormous wealth of over Twenty Millions Sterling, an average of £383 per Farm, as under:—

Cultivation	-	£7,728,000
Dairying and Pastoral	-	10,837,000
Minor Farm Products	-	1,760,000

Total, £20,325,000

The VALUE of the GOLD which has been RAISED in VICTORIA from 1851 to 1905 amounts to **£260,000,000.** Nearly the WHOLE of this immense sum has been USED in DEVELOPING the resources of the State.

To enable settlers to make the utmost use of their capital, instalments, equal in amount to that paid for passage money, will be suspended. This amount can subsequently be paid up in two ways, either in a lump sum, or spread over the term of the lease. Thus, if an immigrant purchases land value £1,000 and he has paid £60 passage money for himself and family, two instalments of £30 each will be suspended, and if when the third instalment falls due it is not convenient to pay the arrears, it will be added to the original cost of his allotment, making it £1,060, and his subsequent instalments will be £31 16s. instead of £30.

Emigrants or any persons desirous of settling in Victoria, are particularly requested to note the provisions of the Closer Settlement Act, the Small Holdings Act, and the Credit Foncier System, set forth in the following paragraphs. Special provision has been made for intending settlers from Great Britain and other countries by setting aside a portion of each estate purchased for their exclusive occupation. No unsatisfactory ballot is held, as the settlers' applications are approved in England by the Minister's representative before they leave for Victoria.

Friends and relatives, taking advantage of the family or group system of settlement, may form a little community amongst themselves, and while holding their land separately, may help one another by a reciprocal use of plant and stock. All that is required is that an intending group advise the Minister's representative that they wish to form a group, and when their applications are approved they will be given allotments adjoining, and will be permitted, if they so desire, to put up one good dwelling, and to occupy same until prepared to hive off into separate homes. Thus they can use their capital in productive works, which will give an immediate return, and then, when their holdings have become remunerative, employ themselves in the work of increasing their building.

The Government of Victoria has made arrangements to set apart from time to time special areas of good agricultural land for intending immigrants from Great Britain and Ireland, and to keep the Agent-General supplied with plans and full information in connection therewith. Copies will be forwarded by him to any address on receipt of a post card requesting same.

The procedure in obtaining an allotment is very simple:—

- 1st.—Write to or call at the Agent-General's Office, Queen Victoria Street, London, E.C., for plans of lands available.
- 2nd.—Fill in and sign the application form on the back of the plan, giving full information as to your farming experience and actual capital, and specify at least two or three allotments, any one of which from its description you may desire to purchase.
- 3rd.—Forward or hand in the completed application to the Agent-General, together with a sum of £1 5s., towards the required deposit for the land, which will be returned without delay, should the application be unsuccessful.

- 4th.—Proceed to make necessary arrangements so as to be ready to start for Victoria should your application be successful.
- 5th.—On being informed by the Agent-General that you have been granted an allotment, and the names of the steamers leaving for Victoria and their respective charges, at once advise him by which steamer you are prepared to leave, and remit the amount of passage money, and he will secure your passage at the reduced rate.
- 6th.—When on your way to the steamer, call at the Agent-General's Office, and you will be handed your ticket and a permit to occupy the land purchased immediately on your arrival in Victoria.
- 7th.—On reaching Melbourne, remain on board until you are met by the Minister's Officer, whom you will recognise by his producing a duplicate of your permit. He will then advise you with regard to obtaining temporary accommodation in the city, etc., and conduct you to your allotment free by rail.

Repurchased Estates for Closer Settlement.

Eight years ago a new policy was inaugurated in respect to land settlement. Provision was made, in an Amending Land Act, to enable the Government to purchase private estates in settled districts for subdivision and sale on easy terms to settlers. Several estates were acquired and disposed of, and the progress made by the settlers was so satisfactory that public opinion grew in favour of extending this method of promoting closer settlement. In 1904 the Closer Settlement Act was passed. This provided for the creation of the Land Purchase and Management Board to take charge of the work. The Board is empowered to spend £500,000 a year in the repurchase of estates. It was appointed in January, 1905, and at once took over the work of the closer settlement branch of the Lands Department.

The Board is empowered to subdivide repurchased estates into farm allotments, agricultural labourers' allotments, and workmen's homes allotments. The farms are not to exceed £1,500 in value, the agricultural labourers' allotments £200, and the workmen's homes allotments £100. Power is given to the Board to assist agricultural labourers and workmen, including immigrants, by advancing to them £1 for £1 up to £50 for improvements in buildings and fencing, or it may put up dwelling houses or other improvements not exceeding £250 in value on any allotment. The settlers may have twenty years in which to pay back, in half-yearly instalments, the money thus advanced for improvements, with 5 per cent. interest added.

Persons who apply for land under the provisions of the Closer Settlement Act must be over 21 years. If a farm is applied for, the applicant's landed property in Victoria, together with the area applied for must not exceed £1,500 in value, and in the case of an agricultural labourer's allotment £200. For workmen's homes, workmen who are working for wages and who have a less capital than £250 may apply.

VICTORIA

THERE ARE 53,000 FARMS IN VICTORIA, AND THERE IS ROOM FOR FIVE TIMES THAT NUMBER. Agricultural production is increasing very rapidly. Farmers are using up-to-date methods, improving their holdings, and taking up new lines of business.

VICTORIA IS ONE OF THE MOST PRODUCTIVE COUNTRIES IN THE WORLD.

Consider the following figures relating to Products obtained direct from the land in 1905:—

			Per Head of Population.		Per Square Mile.
United Kingdom	...	...	£8	...	£320
*United States	...	...	£19	...	£500
†Canada	...	...	£16	...	£32
Victoria	...	...	£20	...	£275

* Exclusive of Alaska.

† Exclusive of land north of 60° N.

With a Population of only 14 Persons to the Square Mile, this enormous production is possible, because Victoria is

THE GARDEN STATE

Rich Agricultural Land, near to the Railways, with free schools, and every advantage of civilization close at hand, is being thrown open for selection in Farms of from 80 to 300 Acres. You may secure the freehold of one of these by paying 3 per cent. of the Capital Value of your farm every half-year for 31 years. Thus, suppose you select a farm of 150 Acres, valued at, say, £1,000. The half-yearly payments will be £30. But £60 a year is a very small rental for such a Farm in Victoria. Yet under the terms of the Closer Settlement Act, this rent is paid only for half a man's lifetime, and then the land becomes absolutely his own. No better opportunity of acquiring a Beautiful and Prosperous Country Home exists in any part

OF THE EMPIRE.

CREDIT FONCIER.

(MELBOURNE SAVINGS BANK.)

ADVANCES TO FARMERS.

THE success of this movement is sufficiently evinced by the fact that over Two Million Pounds sterling has already been advanced, in sums ranging from £50 upwards.

The long term—30½ years—over which the repayments may be extended, and the option of paying off the whole or any part at the end of any half-year are two of many attractive features.

The valuation fee within five miles of a Railway Station is only 25s. for loans under £75, 37s. 6d. for loans under £100, and £2 10s. for loans of a larger amount. No charge is made for the Mortgage Deeds, the only expense being the Titles Office Registration Fee, amounting to a few shillings.

The persons obtaining advances are expected to pay a small sinking fund of 1½ per cent. in reduction of principal; this amount repays the whole of the advance in 30½ years, so that any farmer who starts in the prime of life can easily clear off his liabilities and have a free home to end his days.

The payments to be made are 1½ per cent. towards reduction of principal, and 4¾ per cent. interest, which is charged only on the balance of principal owing.

VICTORIA.

VICTORIA is the second smallest State in the Commonwealth, but it is really THE GRANARY OF THE CONTINENT.

Farming is carried on by ordinary methods and by irrigation.

Between NINE and TEN MILLION POUNDS have been expended by THE STATE. IN PROVIDING WATER for domestic and stock supply and IRRIGATION PURPOSES.

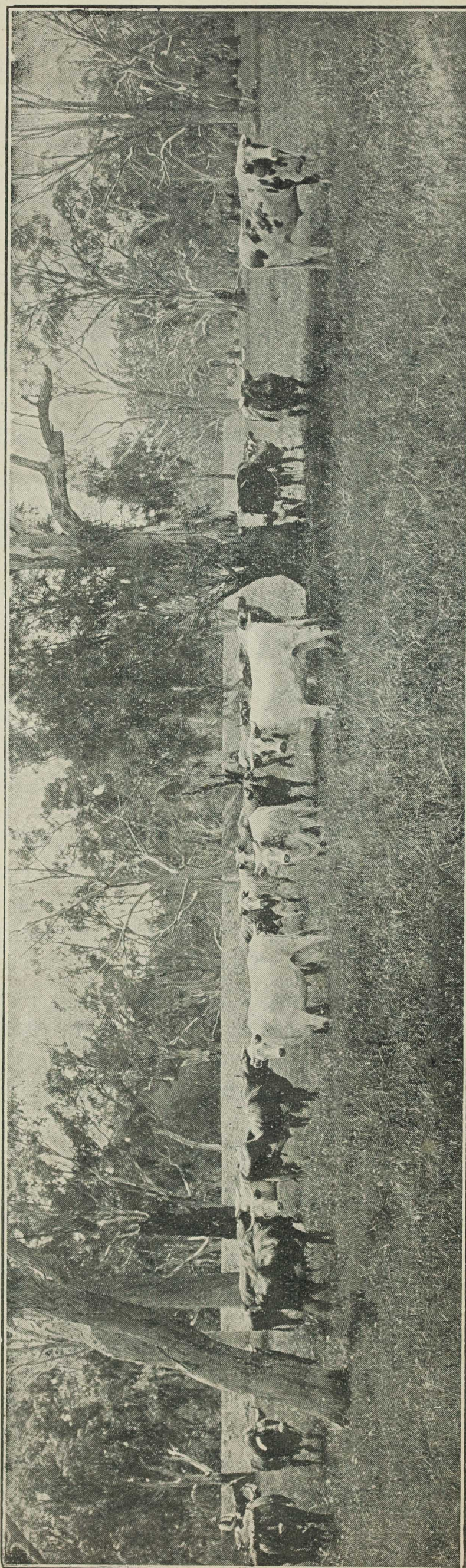
MELBOURNE, with a population of half a million people, is the market CENTRE of the STATE, and receives and despatches MILLIONS of TONS of SHIPPING every year. It is the twelfth sea-port of the world.

The PRIVATE WEALTH per head of the people of Victoria is £261, the third HIGHEST in the world.

The wages are HIGH, the hours of work SHORT, the necessities of life are CHEAP.

Every THIRD PERSON has money on deposit at the SAVINGS BANK.

60,000 acres are being made available for Closer Settlement as we go to press, and negotiations are contemplated in the near future in connection with a much larger area, certain definite portions of which it is proposed to set aside for applicants in Great Britain and Ireland.



CATTLE SCENE AT WYUNA, VICTORIA.

Payment for the land in each case is extended over 31½ years, in half-yearly payments of 3 per cent. on the total value of the land. Thus, on a farm of 150 acres at £10 per acre, the half-yearly payment would be £45. This covers principal and interest. Reasonable improvements and residence are insisted on. The balance of the purchase money may be paid up at the end of any half-year. At the expiration of six years, the lessee can dispose of his interest to any eligible person.

The suspension of certain instalments of purchase money is permissible to enable a lessee to improve his land and make it more productive. The instalments which may be suspended being equivalent to 60 per cent. of the value of the improvements effected.

Agricultural Labourers.

In Victoria the position of the farm labourer and milking hand is much superior to what it is in England. There he has little prospect of being anything else but a labourer to the end of his days. But if he comes to Victoria, there, with the financial assistance the Government can give him, he may soon be on the way to become a farmer himself, and the opportunities for the advancement of his children are not to be found in older countries.

Experienced agricultural labourers and domestic servants can rely upon finding employment readily. The Minister of Lands, being in touch with the farmers and graziers requiring assistance, and knowing their wants, will give newcomers every facility to secure employment, as well as to obtain homes for themselves. He has made special arrangements to provide holdings for them near the railway lines and the large centres of population.

Emigrants are requested to particularly note the second paragraph on page 5 under "Repurchased Estates for Closer Settlement," and the provisions of the Small Improved Holdings Act, outlined below.

Arrangements have also been made to have these emigrants conveyed to Australia by steamship at Reduced Rates.

They will be met in Melbourne at the ship's side and conveyed Free by Rail to their place of employment.

The Small Holdings Act.

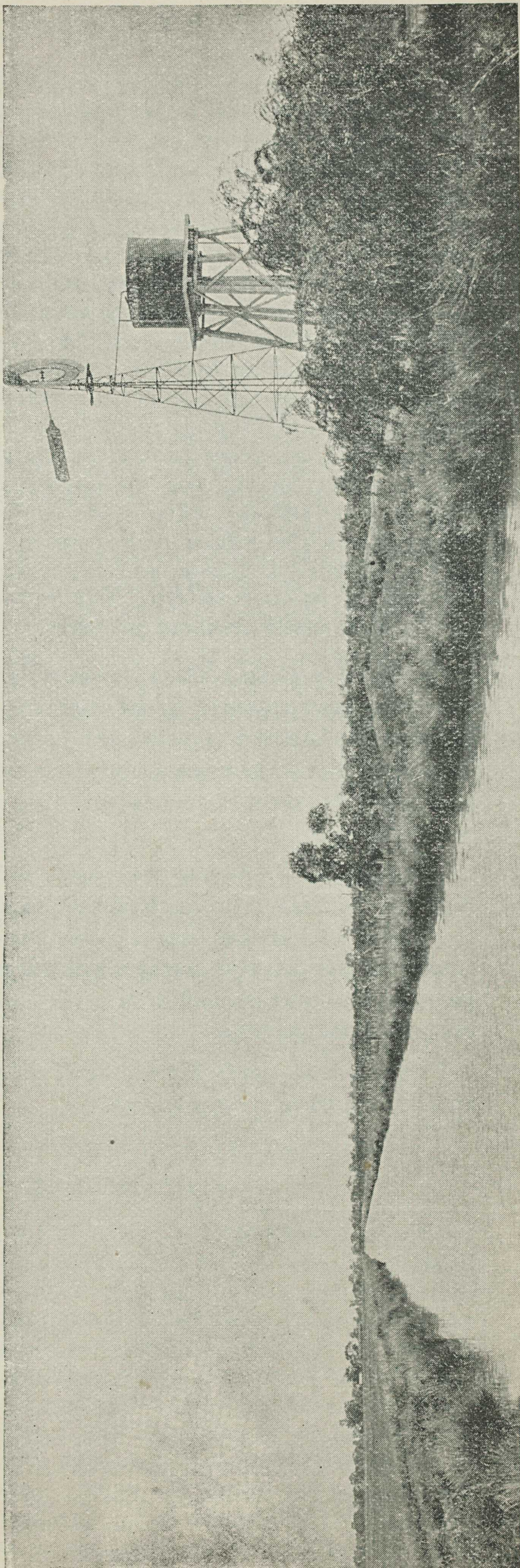
An important piece of legislation, designed to provide small agricultural holdings for persons without capital, was approved by Parliament during the last session. This is called the Small Holdings Act. It provides that the Government may expend £150,000 per annum, either in the purchase of private estates or on Crown lands, and in forming thereon improved allotments for sale on extended terms to approved settlers. Each of these allotments will contain land not exceeding £200 in value, exclusive of the cost of surveying, clearing, draining, and making roads to it. In addition, the Government may expend, or, under proper supervision, advance to the settler another £150 for erecting dwellings and fencing, making necessary roads to the

Continued on page 10.

VICTORIA

is the Southernmost State on the mainland of the Commonwealth, and has long been regarded as the Garden State of Australia. The climatic conditions are perfect, the seasons gliding from one to the other without any marked changes of temperature; snow is practically unknown, and the boundless possibilities to the farmer in the raising of all classes of produce need to be experienced to be understood. It is a well-known fact that Victorian wheat and Victorian wool are not to be excelled in any other part of the world. Special inducements are being offered by the Government to settlers; large areas are being purchased and cut up into farms, which are disposed of to purchasers on easy terms of leasehold. The terms on which the land is granted are most liberal, viz.:—The payment of half-yearly instalments (3 per cent. of the total value of the allotment over a period of 31½ years), residence upon the allotment, and fulfilling improvement conditions of the lightest nature, conditions inserted simply to guarantee to the State that the occupier of the land will exert a reasonable effort to make it wealth-producing and a benefit to the community.

Nearly 190,000 acres have been resumed for the purposes of Closer Settlement during the past six years, and the experiment having been so successful, the Government is now empowered by an Act of Parliament to spend half a million pounds sterling per annum in acquiring suitable farming land for settlement.



THE SECRET OF WYUNA'S SUCCESS, THE BRAY IRRIGATION CHANNEL.

block, clearing, and draining it, providing water supply, and other necessary improvements; or for the purchase of tools, implements, and live stock. Settlers must be over 21 years, and either natural born or naturalised British subjects. Members of one family may obtain adjoining holdings. Every settler must be a probationary tenant of his block for a term not exceeding eighteen months, and may be employed during that period, under qualified foremen, in improving the holding, for which he may be advanced 20s. per week for the first six months, 15s. per week for the second six months, and 10s. per week for the third six months. From these weekly advances 5 per cent. interest on the value of the holding and the amount advanced for improvements shall be deducted. At the end of six, twelve, or eighteen months, the probationary tenant may select the block, obtaining 31½ years to pay for the land, sixteen years to pay for the cost of improvements, and three years to pay for the cost of implements and live stock, with 5 per cent. interest added in each case. Residence is insisted on. At the end of six years the settler may transfer his holding with the approval of the Minister of Lands, and at the end of twelve years the whole of the unpaid balance on land and improvements can be tendered, and the holding made freehold property.

In the case of agricultural labourers and milking hands, whose applications have been approved by the Agent-General, emigrating to Victoria, the Minister of Lands will undertake to provide them with small improved holdings ranging in value from £150 to £200 near the centres of work, and to make them advances up to £100 towards effecting necessary improvements.

Arrangements have also been made to have these emigrants conveyed to Australia by steamship at Reduced Rates; and to enable them to make the utmost use of their capital, instalments of purchase money, equal in amount to the passage money which they have paid, will be suspended for the time, and may be paid afterwards either in a lump sum or spread over the term of the purchase.

They will be met in Melbourne at the ship's side and conveyed Free by Rail to their place of employment.

Irrigation in Victoria.

The Government of Victoria, in its policy of settling people on the lands of the State, has paid special attention to the necessity of providing settlers with a supply of water, not only for domestic and stock purposes, but also for the irrigation of part of their land. Up to date a sum of £6,000,000 sterling has been expended in this direction.

Differing from the practice in Canada, America, and other countries, the control and use of the waters of all the rivers in the State have been vested in the Crown. The working of the irrigation system is vested in a Commission, specially appointed by the Government; the Commission apportions the supply of water at a most moderate rate, thus preserving settlers from the exorbitant demands of corporations and companies. The Government is largely extending its system of

irrigation works, and is committed to an expenditure, over the next five years, of £500,000 per annum. Further large sums are also being expended in the construction of reservoirs and channels for stock and domestic supplies of water over extensive areas of the State; by this means hundreds of thousands of acres which were hitherto dependent on the rainfall for carrying stock will be provided with a supply of water all the year round. The available country for the raising of cattle and sheep, and the carrying on of a most profitable dairying industry, is thus being greatly extended, and a field over which thousands of people may be settled, and large numbers of farm labourers and milking hands employed, will be opened up.

The value of irrigation is now quite recognised by farmers, fruit growers, and settlers generally, and the result of their efforts when a good supply of water is furnished them has been most gratifying, the land responding kindly to irrigation and increasing its yields to a remarkable extent; but while much has been done in this direction, there is no doubt that the benefits of irrigation will be much extended when settlers begin to realise the great possibilities of cultivation when water can be supplied on their holdings at all convenient times.

For fruit growing, water is now found to be in certain parts practically indispensable, while the steady increase under irrigation of the cultivation of fodder crops for dairy herds is largely responsible for the marked increase in butter production, and it is with the view of increasing this profitable use of water that the Government has every year authorised the expenditure of large sums of money for its conservation and distribution to settlers.

Agriculture in Victoria.

A farmer from Great Britain arriving in Victoria will find himself among familiar surroundings, but at the same time he will notice many things that are new. The difference in the climate accounts for most of the difference in the methods. Our autumn and spring are usually wet, the winter is much milder than in England, and the summer is hotter. Hence farming operations in the open field can be carried on nearly every day in the year. Live stock may remain out in the open all through winter. The standard crops and fruits are the same in both countries, but in Victoria there is less barley and rye, and more lucerne, maize, and pumpkins. Wheat and oats form the staple crops, and are cultivated most extensively in the comparatively dry districts of the State. In these districts the land is level and easily worked, and cultivation and harvesting are both carried out by the most up-to-date machinery. The cost of production is thus greatly reduced. Sheep husbandry forms part of the year's operations on nearly every farm in the northern and western districts. Up to a few years ago the natural grasses were relied on to furnish fodder for the sheep, but special crops, such as lucerne and rape, are now largely grown. Then again, it is found that the wheat crops are much improved by grazing them off with sheep when they are six inches high at the end of autumn, and this process may be repeated early in

spring. The production of both wool and fat lambs for the London market is steadily increasing, and is forming more and more an adjunct to wheat growing. Another branch of agriculture which is carried on in all parts of Victoria is the production of butter. Dairy farming has the great advantage of bringing in a cash return to the farmer week by week. Freehold dairy farms often sell at from £15 to £30 per acre, and tenant farmers pay correspondingly high rents. Returns of £10 per cow per annum are not unfrequently met with, and in addition the skim milk is made to materially increase the profits through the medium of the calves and pigs. Potatoes, barley, peas, maize, tobacco, fruit, and market garden crops are all very important branches of Victorian agriculture. A man who makes a speciality of any one of these is sure to succeed. To mention a single instance. Two or three acres devoted to tomatoes in the summer and cauliflowers in the winter provide a prosperous home for quite a large number of men in different districts in Victoria.

Education in Victoria.

The system of education in Victoria is free, secular, and compulsory from the age of six to fourteen years. Free scholarships, entitling successful competitors to four and five years tuition in the Melbourne University, colleges, or in the technical schools of the Department, are open to every scholar.

Crown Lands.

The Crown lands, other than those acquired for Closer Settlement and small improved holdings, are classified as first, second, third, and fourth class lands, and Mallee land. There is very little first-class land left. Most of the Crown lands consist of second, third, and fourth class; also what is known as auriferous land—that is, areas in the goldfields districts—and pastoral land. Roughly, there are about 2,000,000 acres of second, third, and fourth class, 1,000,000 acres of auriferous, and over 3,000,000 acres of pastoral land.

In the early days of land settlement in the State, it was natural that the best and most easily accessible land should have been first occupied. The dense forests that originally covered a great part of Victoria proved an obstacle that kept back settlement in many parts for more than a generation. It is only in recent years that attention has been seriously turned to the vast areas that still await development. New implements and machinery, new processes of cultivation, new demands in the world's markets for agricultural and pastoral products, the increased use of artificial fertilisers, and cheapened transport, all tend to turn what is regarded as relatively poor land in one decade into land fitted for profitable occupation in the next. We are only on the fringe of exploiting the agricultural resources of Victoria. There has been a remarkable advance in this respect during the last ten years. The movement is steadily growing, and no one acquainted with the story of our land settlement and development can doubt that millions of acres now lying idle will be turned to profitable use during the next ten or fifteen years.

There are several ways in which Crown land can be acquired. A grazing area lease may be obtained by any person over the age of eighteen years, of an area not exceeding 200, 640, 1,280, or 1,920 acres of first, second, third, or fourth class lands respectively. The annual rent of these grazing areas is 3d., 2d., 1d., and ½d. per acre, according to the class of land. The lessees of the grazing area may select from it, as a homestead area, 200 acres of first-class, or 320 acres of second-class, or 640 acres of third-class, or 960 acres of fourth-class land. These homestead areas (or agricultural allotments, which are subject to the same conditions) may be made freehold. The selector has to reside for the first six years on his selection, fence it in, keep it clear of rabbits and other vermin, and make certain improvements. The purchase money is fixed at 20s., 15s., 10s., or 5s. per acre, according to the class of the land. This purchase money is payable in annual instalments extending over 40 years. After six years, if all the conditions as to residence and improvements have been complied with, the selector may if he so desire pay up at any time the unexpired portion of the purchase money and obtain a Crown grant, or he may sell his land, and the purchaser obtains all the rights and privileges secured by the original selector.

There are provisions under the Land Act by which a person may select land without the necessity of residence. In that case, the payments are only extended over 20 years instead of 40, and improvements on the land must be made to double the amount per acre required in the case of a residential selector during the first six years.

Instead of selecting land under the conditions which enable the settler to ultimately make it freehold, it may be acquired, in larger areas, under perpetual lease, on easier terms. The annual rental in this case is 3d. in the £1 on the value of the land, which is fixed at £1, 15s., 10s., and 5s. per acre for the first, second, third, and fourth class lands respectively till 1909. The rent is subject to revision every ten years, but must not exceed 3d. in the £1 of the unimproved value of the land. Residence on or within five miles of the land for six months during the first year, and eight months during each of the four following years is necessary, unless a certain amount of cultivation is effected. Specified improvements have also to be made.

In respect to the land classified as pastoral, leases may be obtained in areas ranging from 1,920 to 40,000 acres for any term expiring not later than December, 1909, the rental being computed according to the grazing capacity of the land. A lessee may select and obtain the freehold of a homestead area out of his leasehold up to 200, 320, 640, or 960 acres, according as the land is first, second, third, or fourth class.

When Crown lands are sold by auction, one-eighth of the purchase money must be paid as a deposit, and the balance in not more than 40 half-yearly instalments. Isolated portions of Crown lands, not exceeding 50 acres, or any portion not exceeding three acres, required as a site for a church or for any charitable purpose, may be so disposed of.

STAGES OF DEVELOPMENT.

Value of Total Exports.

Year.	Victoria.	Australia.
1880 ..	£15,954,559	£42,513,476
1890 ..	13,266,222	55,007,862
1900 ..	17,422,552	72,822,677
1905 ..	22,753,828	94,528,926

Value of Wool Production.

1870 ..	3,116,723	7,932,575
1880 ..	3,440,000	15,115,553
1890 ..	2,862,038	16,386,878
1900 ..	2,403,539	13,836,905
1901 ..	2,638,039	15,583,985
1905 ..	2,705,273	20,042,095

Area Under Cultivation.

	Acres.	Acres.
1891 ..	2,417,527	6,827,720
1901 ..	3,717,002	10,399,583
1906 ..	4,263,877	12,314,642

Area Under Wheat.

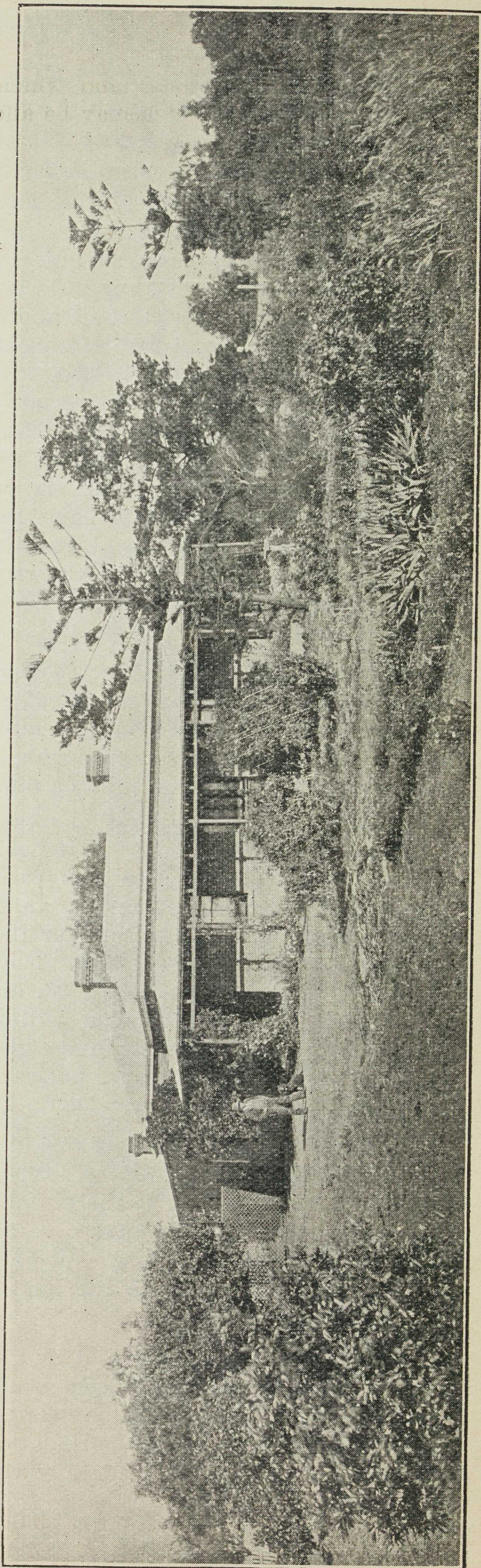
1871 ..	284,167	1,123,839
1881 ..	977,235	3,052,020
1891 ..	1,145,163	3,235,631
1901 ..	2,017,321	5,666,614
1905 ..	2,277,537	6,269,778
1906 ..	2,070,517	6,122,746

VICTORIA.

A Year's Production (to June, 1906).

	Value.
Wheat	£3,366,290
Oats	678,040
Barley	182,828
Maize	88,167
Other Cereals	52,693
Potatoes	597,426
Onions	133,638
Hay	1,641,936
Raisins	101,298
Wine	86,322
Fruit	379,424
Milk	697,276
Butter	2,496,580
Cheese	102,563
Horses	176,267
Cattle	2,064,000
Sheep	1,599,800
Pigs	331,140
Wool	3,313,550
Gold	3,173,744
Coal	79,060
Timber	586,725
Poultry	1,491,550
Rabbits	183,560
Fish	69,034

Total Value of Primary Products
(with lesser items).. £24,274,361



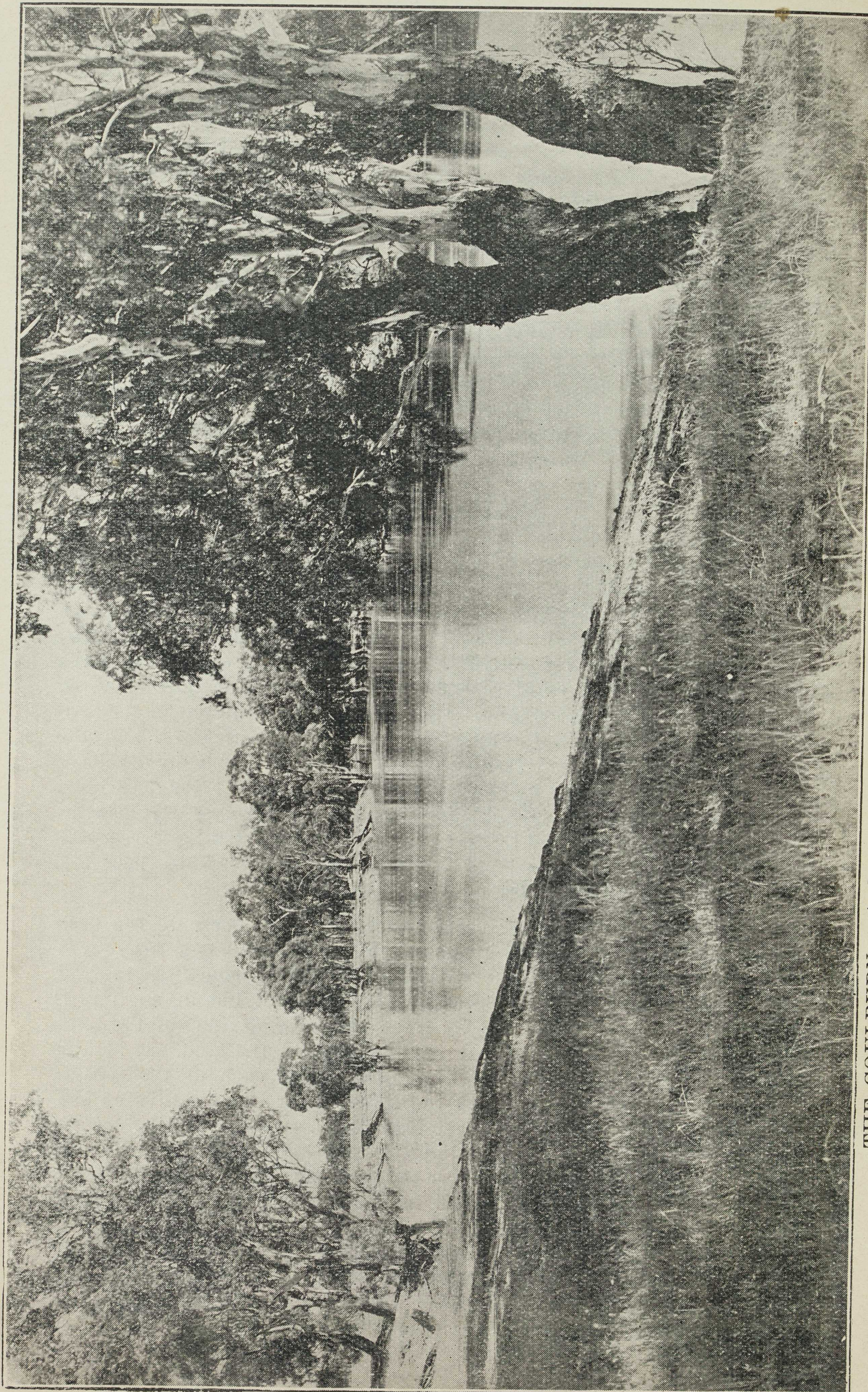
HOMESTEAD AT WYUNA.

Portions of auriferous land which are subsequently declared to be non-auriferous, or which may be alienated without injury to mining interests, may be made available for selections under special provisions for cultivation or grazing. Annual licences are issued for areas of auriferous land not exceeding 20 acres. The annual licence fee is 5s. for areas of three acres or under, 10s. for areas of three to ten acres, and 1s. per acre for areas over ten acres. The licensee has the right to the use of the surface only, and he cannot assign or sublet without permission of the Lands Department. He must either reside on or fence in the land and cultivate one-fifth of the area. Holders of miners' rights are entitled to occupy, for residence or business, a maximum area of one acre or less. The rental is £5 per annum, and a habitable dwelling must be erected on the block. If the occupier remains in occupation for two and a half years, and has erected buildings or other permanent improvements, he may apply to purchase his allotment, at a price to be fixed by the Lands Department.

Mallee Lands.

Special provisions apply to the alienation and leasing of Mallee lands, which consist of about 11,000,000 acres in the north-west portion of the State, over 6,000,000 acres of which are still owned by the Crown. The unalienated Mallee is in four classes, valued at 20s., 15s., 10s., and 5s. per acre respectively. The selector may obtain 640 acres of first-class, 1,000 acres of second-class, 1,280 acres of third-class, or 1,600 acres of fourth-class land. The land may be acquired under residential or non-residential conditions, or on perpetual lease, and the same terms apply as to residence and extended payments as have already been described. In respect to improvements, £1 per acre must be spent on first-class land during the first six years if the selector resides on the land, or £2 per acre if he is non-resident. For second-class lands the amounts to be so spent are 15s. or 30s.; third-class, 10s. or 20s.; and fourth-class, 5s. or 10s., as the case may be.

The annual rental under perpetual lease is 3d. per acre for first-class, 2¼d. for second-class, 1½d., for third-class, and ¾d. for fourth-class land. All perpetual leases are subject to reclassification in 1913, and at the end of ten-year periods thenceforward; but at no time is the rental to exceed 3d. in the £1 of the unimproved value of the land. The lessee must reside on or within five miles of the land, six months during the first year, and eight months during each of the second, third, fourth, and fifth years of the lease. But if he cultivates one-fourth of his land within the first four years, and one-half before the end of the sixth year, or if he improves his land during the first six years to the extent of 10s. per acre if first-class land, 7s. 6d. if second-class, 5s. if third-class, or 2s. 6d. if fourth-class, the condition as to residence will not be insisted on. The lease cannot be transferred, assigned, or mortgaged until after six years. Provision is made for converting a perpetual lease, any time during the first six years, into an agricultural license, and thence into an agricultural lease, which enables the settler to ultimately obtain the freehold.

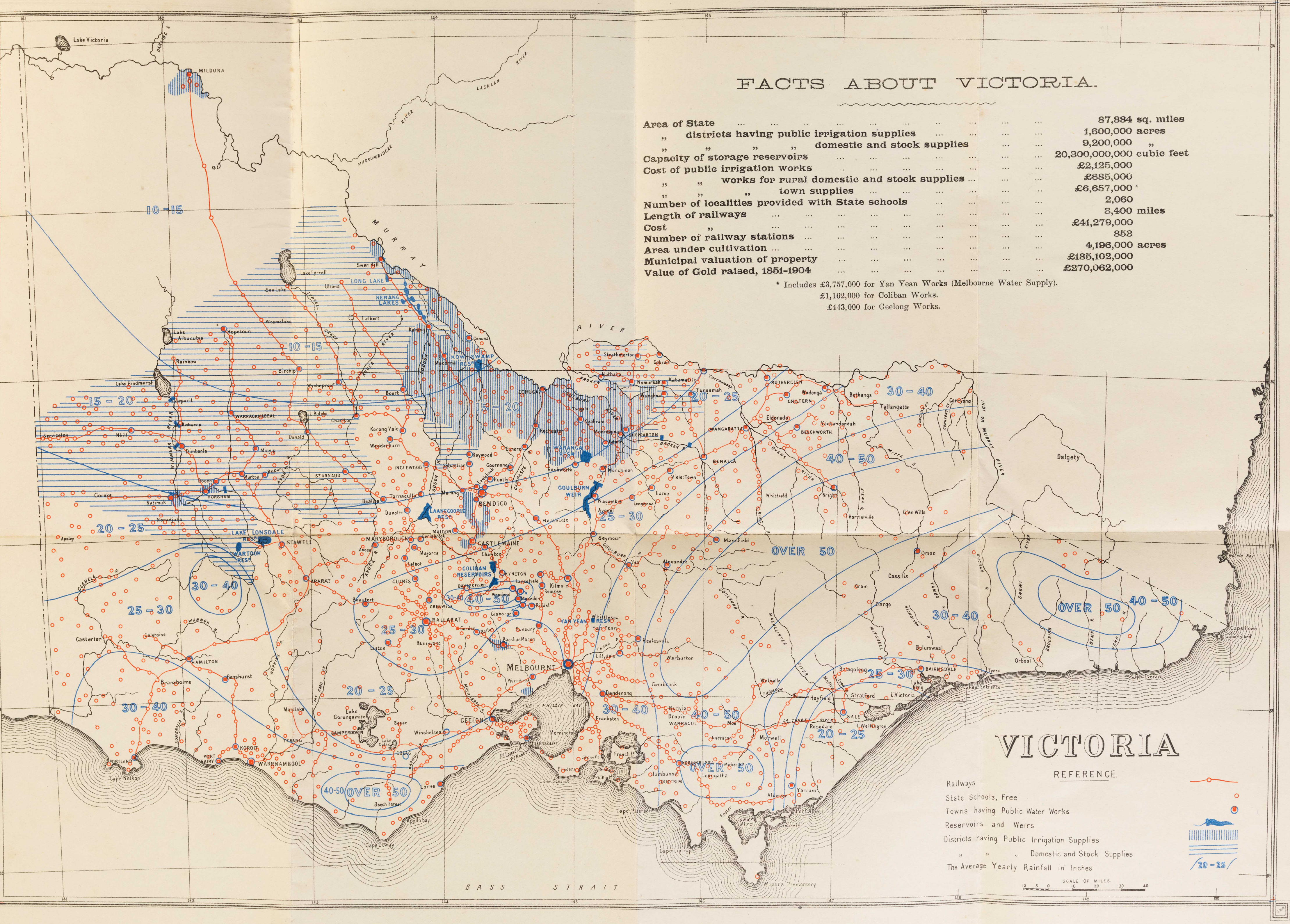


THE GOULBURN. A fine river utilised for Irrigation in the Northern District.

FACTS ABOUT VICTORIA.

Area of State	87,884 sq. miles
districts having public irrigation supplies	1,600,000 acres
domestic and stock supplies	9,200,000 "
Capacity of storage reservoirs	20,300,000,000 cubic feet
Cost of public irrigation works	£2,125,000
works for rural domestic and stock supplies	£685,000
town supplies	£6,657,000 *
Number of localities provided with State schools	2,060
Length of railways	3,400 miles
Cost	£41,279,000
Number of railway stations	853
Area under cultivation	4,196,000 acres
Municipal valuation of property	£185,102,000
Value of Gold raised, 1851-1904	£270,062,000

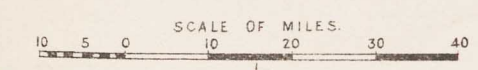
* Includes £3,757,000 for Yan Yean Works (Melbourne Water Supply).
£1,162,000 for Coliban Works.
£443,000 for Geelong Works.



VICTORIA

REFERENCE.

- Railways
- State Schools, Free
- Towns having Public Water Works
- Reservoirs and Weirs
- Districts having Public Irrigation Supplies
- " " " Domestic and Stock Supplies
- The Average Yearly Rainfall in Inches



VICTORIA: THE GARDEN STATE.

ITS STEADY PROGRESS

AND

SOLID PROSPERITY

ARE

BASED ON AGRICULTURE AND MANUFACTURES.

FACTS WORTH NOTING: —

Nine Months' Exports compared: —

AUSTRALIA, to 30th September, 1905	...	£30,644,067
„ to 30th September, 1906	...	45,124,786
Canada, to 31st July, 1905	... ..	£40,206,209
„ to 31st July, 1906	... ..	46,063,511
VICTORIA, to 30th September, 1905		£7,544,061
„ to 30th September, 1906		11,111,588

INCREASE.

AUSTRALIA	...	...	38 per cent.
Canada	...	...	36 per cent.
VICTORIA	...	...	47 per cent.

VICTORIA.



Farms & Homes For the People.

CLOSER SETTLEMENT IN VICTORIA.

Victoria offers excellent opportunities to Practical Farmers with Small Capital.

Victoria is the land of **Rapid Growth** and **Unlimited Possibilities**. Good Soil. Splendid Climate. **Abundant Rainfall**. Free Education. Light Taxation, and General Prosperity.

No Country in the world offers such advantages for Wheat Growers, Dairy Farmers, Wool Growers, Cattle Raisers, Orchardists, and for Raising Lambs for Export.

QUICK and EASY MEANS of TRANSPORT.—All the Railways in Victoria are owned by the State; they spread like a network over the whole area of the State—in fact, comprise one-fourth of the railways of the Commonwealth.

Average distance to seaports, 135 miles.

Average freight on wheat, 3½d. per bushel.