



ANNO SEXAGESIMO ET SEXAGESIMO PRIMO

# VICTORIÆ REGINÆ.

A.D. 1897.

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## No. 688.

An Act relating to the Repurchase of Land.

[Assented to, December 11th, 1897.]

**B**E it Enacted by the Governor, with the advice and consent of the Parliament of South Australia, as follows:

1. This Act may be cited as "The Closer Settlement Act, 1897." Short title.

2. The Commissioner of Crown Lands (hereinafter called the Commissioner) may, subject to the provisions hereinafter set forth, repurchase land for the purposes of this Act, subject to the following conditions, namely:—

Repurchase of land for closer settlement.

(a) That the price to be paid for such land shall not exceed the assessed value of the land for land tax purposes, the value of the improvements on the land to an incoming tenant, and fifteen per centum added to such first-mentioned value:

(b) That the repurchase be recommended by a Land Board and the Surveyor-General:

(c) That the improvements be valued by the Land Board and the Surveyor-General:

(d) The total purchase-money for all such repurchases shall not in any one financial year, ending the thirtieth day of June, exceed the amount provided for the purpose on the estimates of loan expenditure:

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(e) Within thirty days after each repurchase, if Parliament be then in Session, or if Parliament be not then in Session, then within thirty days after the commencement of the next Session, there shall be laid before both Houses copies of all recommendations and valuations pursuant to which the repurchase has been made, and full particulars of—

- i. The locality, area, and quality of the land repurchased, and of the improvements thereon :
- ii. The names of the vendors and of all persons interested in the sale :
- iii. The price paid and the land tax assessment.

Land repurchased,  
how dealt with.

**3.** All land repurchased under this Act shall be dealt with as follows :—

(a) The land, except such portions as may be required for dedication or reservation for public purposes or for towns, shall be cut up into blocks of not exceeding One Thousand Pounds unimproved value :

(b) The blocks shall be offered as open to be taken up on perpetual lease under the Crown Lands Acts, but subject to the provisions of this Act.

*Gazette notice.*

**4.** The notice in the *Government Gazette* that the blocks are open to be taken up on perpetual lease shall contain the following particulars, namely, the value of the improvements on each block, the rent, the annual instalments of principal and interest to be paid in respect of the purchase-money of improvements, and such other particulars as the Commissioner shall think proper.

Allotment of value  
of land and improve-  
ments.

**5.** Before the blocks are offered on lease the Land Board, subject to the approval of the Commissioner, shall fix the value of each block and the value of the improvements on each such block.

Not to be less than  
amount paid by  
Crown.

**6.** The aggregate of the amounts so fixed shall not be less than the amount paid by the Crown for the repurchase of the land and the cost of offering the land.

Rent.

**7.** The rent shall be at the rate of not less than Four Pounds per centum per annum on the value of each block as fixed.

Purchase of improve-  
ments.

**8.** Every applicant to whom any block is allotted by the Board shall purchase the improvements on the block from the Crown at the price named in the *Gazette* notice, and the purchase-money for such improvements, with interest thereon at the rate of not less than Four Pounds per centum per annum, shall be paid, in yearly instalments, within twenty-one years, according to the table set out in the Schedule hereto, as may be arranged with the Commissioner.

**9.** Every

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**9.** Every application for a block of land open for leasing under this Act shall be accompanied by an amount equal to one-quarter of the first year's rent and one-twentieth of the amount payable in respect of the purchase-money of the improvements, and the balance of the first year's rent shall be paid within twenty-eight days after allotment of the land, and in default the amount paid shall be forfeited and the allotment cancelled. Applications.

**10.** In addition to the covenants usual in perpetual leases there shall be inserted in every perpetual lease granted under this Act a covenant by the lessee to spend on the block during each of the first five years of the lease a sum equal at the least to Six Pounds for every One Hundred Pounds of the value of the block as fixed by the Board, in substantial improvements, consisting of houses and outbuildings, or fencing and provision for water: Provided that the amount so spent by the lessee in excess of the amount required to be expended in one year shall be set off against the expenditure required in the next or following years: Provided that the purchase-money for improvements by the lessee pursuant to section 8 may be deducted from the amount to be spent by the lessee. Conditions.

**11.** Should any of the repurchased land remain unlet for a period of two years after being first offered the same may be let on miscellaneous lease. Lands remaining unlet.

**12.** No lease shall be granted under this Act to any person who is already the holder of land of the unimproved value of One Thousand Pounds, or who would thereby become the holder of land exceeding such value, and no transfer of any lease granted under this Act shall be permitted except on the recommendation of the Land Board for the district and with the consent of the Commissioner, and no such recommendation or consent shall be given to any transfer in favor of any lessee or owner of land who would thereby become the holder of land exceeding One Thousand Pounds of unimproved value. Condition as to value of holdings and transfer.

In the name and on behalf of Her Majesty, I hereby assent to this Bill.

T. F. BUXTON, Governor.

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## THE SCHEDULE REFERRED TO.

*Table of Annual Repayments, in advance, for every One Hundred Pounds, including Interest at Four Pounds per Centum per Annum, for Periods extending from Two to Twenty-one Years.*

No. of Years.	Amount.	No. of Years.	Amount.	No. of Years.	Amount.
	£ s. d.		£ s. d.		£ s. d.
2.....	50 19 7	9.....	12 18 8	16.....	8 5 1
3.....	34 13 0	10.....	11 17 1	17.....	7 18 1
4.....	26 9 9	11.....	10 19 6	18.....	7 11 11
5.....	21 12 0	12.....	10 4 11	19.....	7 6 5
6.....	18 6 10	13.....	9 12 7	20.....	7 1 6
7.....	16 0 5	14.....	9 2 1	21.....	6 17 1
8.....	14 5 8	15.....	8 13 0		