

(7,924)

large wraps

Scars

Western Australia for the Settler.

Land for Stock, Cereals,
Dairying, Fruit, Potatoes,
etc.

Assistance for Development is granted
by the State Agricultural Bank up to
£2,000 to approved applicants.

Conditions of land selection
are unequalled in any other
State or Dominion.

Issued under Authority of
THE HON. W. C. ANGWIN, M.L.A.,
Minister for Lands.

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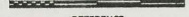
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MAP OF WESTERN AUSTRALIA

1924

SHOWING ADMINISTRATIVE DIVISIONS

Scale of English Statute Miles



REFERENCE

- Government Railways constructed show this
- Under construction
- Authorized
- Telegraph Lines & Stations



Published by permission from Railways Dept. Map.

WESTERN
ADMINISTRATIVE DIVISION

WESTERN AUSTRALIA FOR THE SETTLER.



The climate of the South-West portion of the State is as near perfection as can be found in any country.

The rainfall in the agricultural districts varies from 10 to 50 inches. Although the rainfall is somewhat light in various districts, it comes at those times of the year when it is required for cereal growing, and is, therefore, generally speaking, quite sufficient to ensure good crops.

An area of about 44 million acres is still available for agriculture or agriculture and grazing combined. This is apart from an area of over 200 million acres, which is available and awaiting development for pastoral purposes—production of sheep and wool.

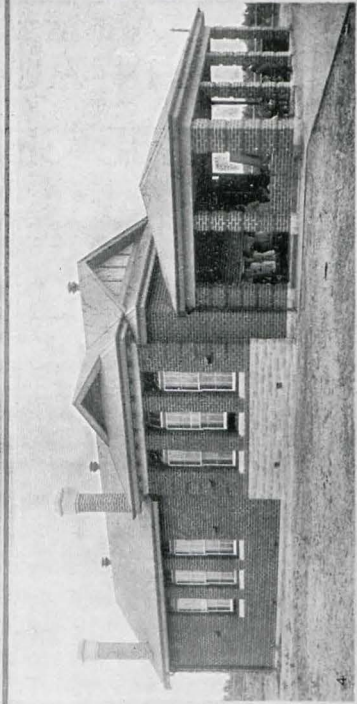
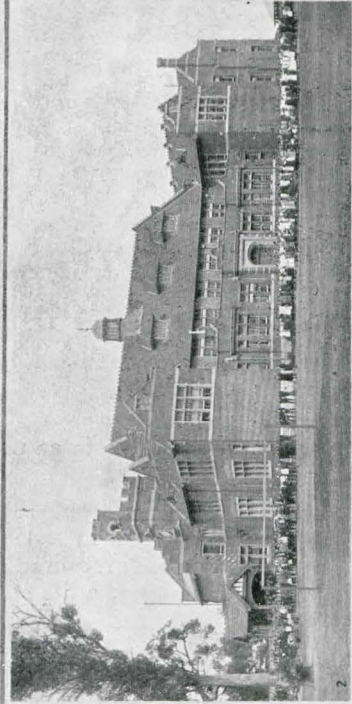
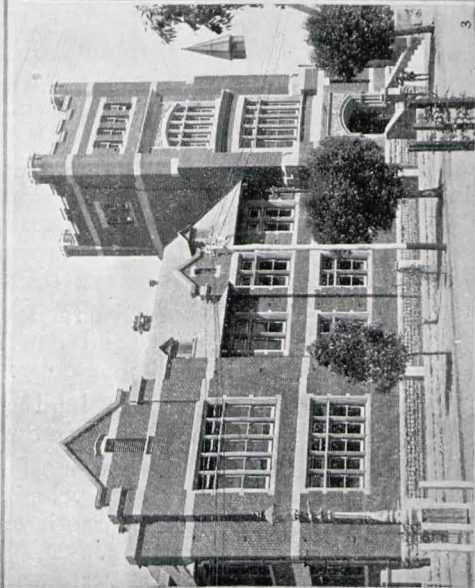
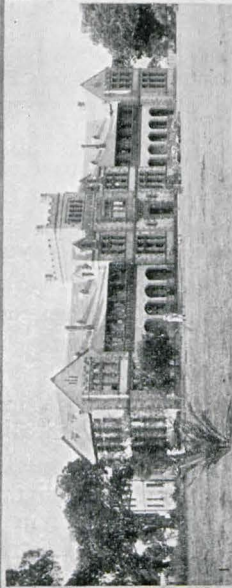
Newcomers to the State should obtain local experience before embarking in farming pursuits on their own account. This applies to all new arrivals irrespective of whether they possess capital or not.

An almost indispensable condition to success is the possession of a good knowledge of local methods of farming, and the best way in which this can be obtained is for the intending settler to take employment with an established farmer for a couple of years prior to engaging in farming land of his own.

The opportunities which exist for men who are strong and capable, vigorous, industrious, and determined, are many and varied, and are, it is claimed, unequalled elsewhere.

The conditions pertaining to land selection are the most liberal which have ever been known in the history of colonisation.

The man who carves out a home for himself and subdues the virgin bush to the extent of developing an area sufficient to provide him with an up-to-date farm, is an empire builder in the truest and best sense of the term.



1. Training College, Claremont.
3. Technical School, Perth.

2. Modern School, Perth.
4. State School.

Fortunes, it must be admitted, cannot easily be won in the realm of pioneering the land. The way is hard and rough, but is more than well compensated for by the ultimate result.

There is ample scope for large numbers of new settlers in connection with almost every branch of the agricultural and pastoral industries.

Again, the opportunities for settlers who possess capital of one thousand pounds and upwards are excellent and far superior to those which exist in any other part of Australia, as improved farms can be purchased much more cheaply here than they can be acquired in the Eastern States.

The area of wheat-growing lands situated within a payable distance of existing railways is at present very limited, but there are many millions of acres of such land, which will be opened up for settlement as time advances.

Settlers are required principally for dairying, pig-raising, fruit-growing, potato-growing, etc. The field for dairy expansion is almost unlimited, as in dairy products markets are very much under-supplied locally. One item alone (butter) was imported from the Eastern States last year to the value of £500,000; while bacon and hams were similarly imported to the value of £196,000.

RAINFALL AND WATER SUPPLY.

Owing to the vast area which the State embraces—nearly one million square miles—the rainfall is, of course, a very varied one. In the agricultural areas it ranges from 10 to 50 inches.

The country is certainly not a naturally well-watered one, and of running rivers there are but few.

In the extreme South-West (which is the wettest portion of the State), however, that is, in the dairying and fruit-growing districts, there are many small rivers and numerous brooks, while water may also be obtained within a few feet of the surface.

The greater portion of the wheat areas lacks anything appreciable in the way of natural water supplies. The water question is, therefore, one of the difficulties which the settler has to overcome. This means the construction of dams and the sinking of wells.

☐ The provision of dams is the method most largely followed, and is one which should engage the attention of the new settler almost immediately he enters into occupation of his holding.

In many parts of the cereal growing areas, the Government has put down dams and tanks at intervals of some miles, for the use of the settlers. These are often of great benefit, but as the water has to be carted, in many instances up to a distance of ten miles, it will be noted that the settler has to spend a considerable portion of his time in carting water when he should normally be occupied in the development of his land; the greater need, therefore, of every settler making early provision for an adequate water supply on his own land.

AREA.

Western Australia has an area of 975,920 square miles, which is equivalent to 624,588,800 acres, of which there are 386,000,000 acres of vacant Crown Lands.

The area available for agricultural purposes, or agriculture and grazing combined, within the 12-inch rainfall line in the South-West portion of the State, is approximately 44,000,000 acres. A considerable portion of this area, however, will not be suitable for agricultural settlement until railway facilities have been provided.

The area of unselected Crown lands considered to be suitable for pastoral purposes is approximately 212,000,000 acres.

About 9,000,000 acres of light lands, situated within 12½ miles of existing railways, are still available for selection. The greater portion of this area is deemed to be suitable for grazing, while numerous small patches scattered throughout the whole area are good agricultural land.

A classification has recently been made of a considerable extent of country, and this has resulted in the locating of various areas of good agricultural land, totalling about 9,000,000 acres. Of this area, some 6,000,000 acres are situated within the 12-inch rainfall belt, while the remaining 3,000,000 acres are in a locality where the rainfall is, so far as is known, between nine and ten inches per annum. The whole of this area is, however, at present situated at too great a distance from a railway to permit of its being profitably developed from an agricultural standpoint.

POPULATION.

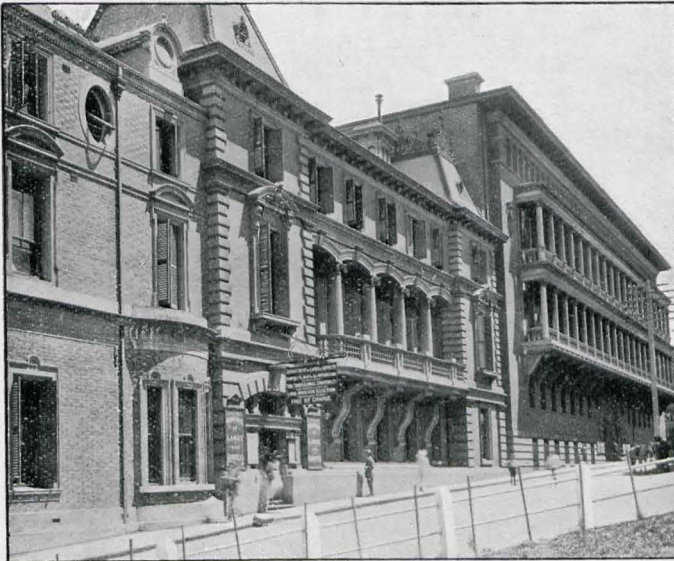
The present population of the State is only 360,000, which is but one person to every 2¾ square miles. These figures show that the territory is very sparsely populated, and indicate the great need and ample scope that exists for large numbers of additional settlers.

AREA UNDER CROP.

During the season ended last day of February, 1924, the following areas were under crop, fallow, newly cleared, etc. :—

Under Crop	2,323,300 acres
Under artificially sown grasses	38,022 "
Newly cleared and prepared for next crops ..	408,156 "
In fallow	1,232,030 "
Previously cropped—used for grazing, etc. ..	2,234,820 "

In addition, 2,660,106 acres had been either ringbarked or partially cleared.

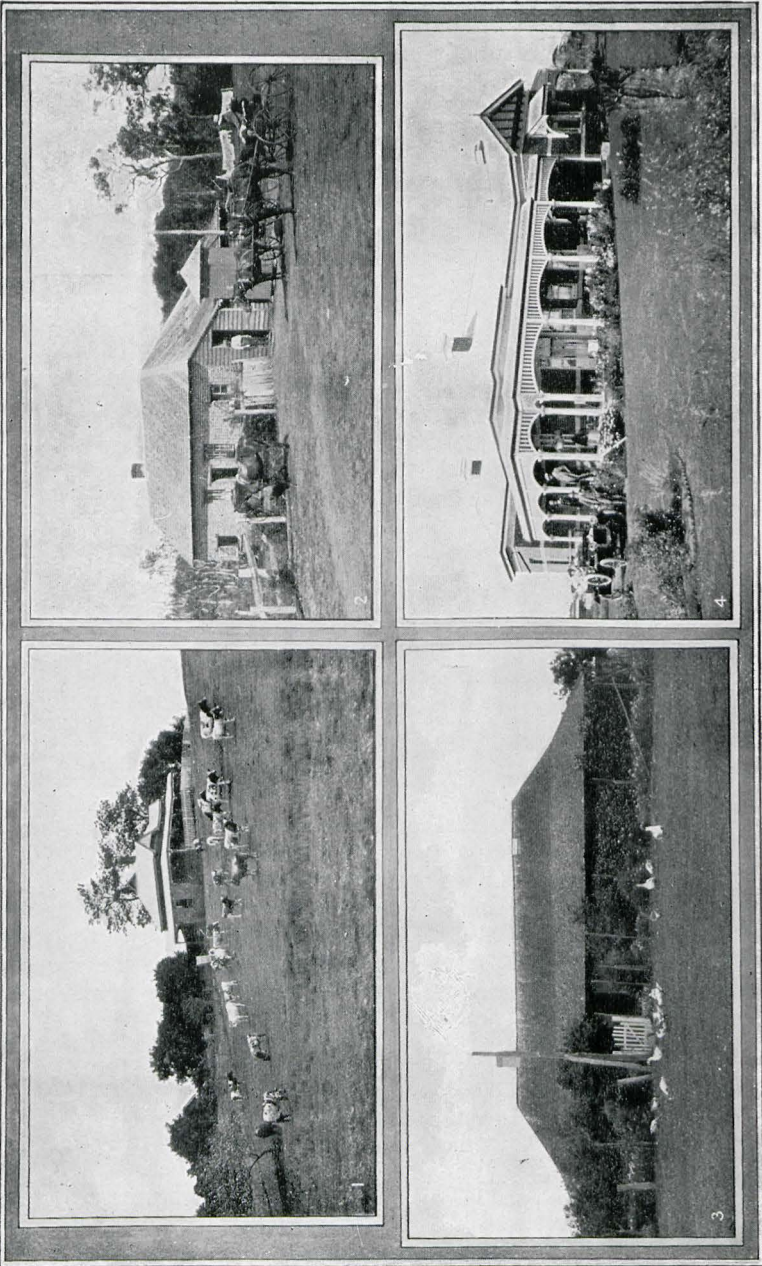


Lands and Surveys, Perth.

IMPORTS.

Agricultural produce is at present imported to the value of over £2,000,000 per annum, and the following are some of the principal items :—

Butter	£510,000
Bacon and Ham	£196,000
Milk and Cream (Preserved and Powdered) ..	£189,000
Jams and Jellies	£132,000
Cheese	£87,000
Potatoes	£74,000
Preserved Meats	£34,000
Eggs (in Shell and Pulp)	£17,000
Dried Fruits	£49,000
Tinned Fruits and Vegetables	£50,000
Pickles and Sauces	£55,000
Onions	£18,000
Oatmeal, etc.	£31,000



Various Types of Settlers' Homesteads.

These figures show that the State is far from self-supporting in many essential foodstuffs, and that the local demand for these articles will not be overtaken until there is a considerable increase in production and development.

The opportunity is thus presented for a large number of additional settlers to engage in dairying, potato-growing, pig-raising, etc., with a local market waiting for the disposal of their produce.

EXPORTS.

The principal exports are wool, wheat, gold, timber, and flour, and among other articles of export are oats, beef, mutton, apples, pears, and grapes. The State's wool and apples are world-renowned.

IMMIGRATION CONDITIONS.

Under the joint Commonwealth and State Immigration Scheme the following conditions apply :—

NOMINATED PASSAGES.

Persons resident in Western Australia may nominate their friends or relatives in the United Kingdom.

Persons over the age of 50 years and single women over 35 years are not eligible for nomination or assistance unless specially approved.

Nominated passage rates as applicable in England and Scotland are :—

Over 16 years and not exceeding 50 years	....	£22.
Over 12 years and under 16 years	....	£16 10s.
Under 12 years (when travelling with parents)		Free.

Persons who have previously resided in Australasia are not eligible for nomination.

Passage rates for nomination from Ireland are :—

Over 12 years and not exceeding 50 years	....	£22.
3 years to 12 years	....	£11.
1 child under 3 years	....	Free.

In special cases part of the passage money may be advanced, such advance to be repaid by monthly instalments and repayment to be guaranteed by an approved guarantor.

Nominees will be required to pass the medical examination prescribed by the Director of Migration.

Persons desirous of nominating relatives or friends should make application direct to:—

THE OFFICER-IN-CHARGE,
IMMIGRATION DEPARTMENT,
PERTH.

SELECTED PASSAGES.

Persons resident in the United Kingdom who desire to secure an assisted passage to Western Australia should apply to the Director of Migration, Australia House, London.

Persons selected will receive assisted passages at the following rates:—

16 to 50 years	....	....	....	....	....	£22.
12 years and under 16 years	....	....	....	....	....	£16 10s.
Under 12 years	....	....	....	....	....	Free.

Advances of passage at the above rates may be made at the discretion of the Director; such advances are repayable by monthly instalments.

On the arrival of the vessel migrants are taken charge of by officials of the Immigration Department.

An Immigrants' Home has been established at Fremantle for the convenience of migrants, where free board and residence is provided for three days. If they should exceed the three days, a small sum is charged to cover cost of maintenance. No one is allowed to stay in the Home more than ten days, except under special circumstances.

LABOUR.

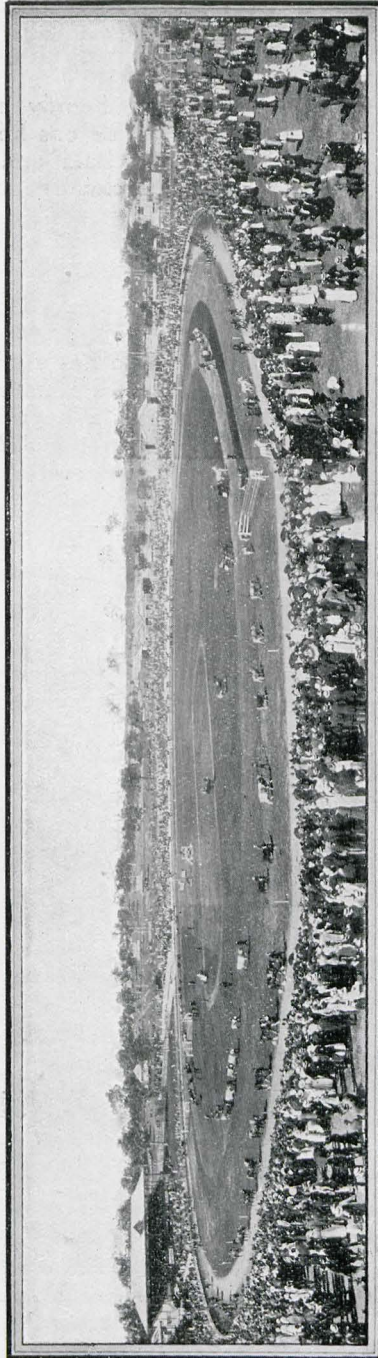
The openings for labour are confined principally to work in connection with agriculture of all kinds and the clearing of land preparatory to cultivation.

Experienced and capable agricultural workers can always command good wages—in fact the same applies to any fit and hard-working man.

A considerable portion of the work of clearing land is done under the contract system. Here again the man of capacity and industry is able to make good wages.

Many of the successful farmers of to-day commenced in this way, and the opportunity still exists for others to do likewise.

The percentage of population in the towns is out of all proportion in comparison with the limited numbers in the country districts. For additional town-workers, therefore, the State offers no inducements whatever.



Royal Agricultural Show Ground, Claremont.

LAND CONDITIONS.

The State contains large areas eminently suitable for all branches of agriculture and grazing. The conditions relating to the selection, disposal, and leasing of land are, incontestably, the most liberal in Australia, and, it is claimed, are unsurpassed in any part of the British Empire.

FREE LAND—HOMESTEAD FARMS.

Any head of a family or a male who has attained the age of 16 years may acquire up to 160 acres as a Homestead Farm out of any lands open for selection, except in Repurchased Estates, subject to compliance with prescribed conditions of residence and improvements, payment of office fees and cost of survey.

No charge is made for the LAND, it being granted FREE.

In some portions of the wet South-West District, however, where the land is suitable for fruit-growing, dairying, pig-raising, potatoes, intense culture, etc., the area of FREE land is limited to less than 160 acres to any one selector.



A South-West Dairy Herd.

HOMESTEAD FARM CONDITIONS.

A Homestead Farm is granted for a term of seven (7) years, during which period residence and improvement conditions must be complied with, as follows :—

- (a) Residence by the selector, his wife, parent, or child over the age of 16 years, for six (6) months in each of the first five (5) years.
- (b) Improvements to the value of 14s. per acre, as hereunder :—
 - 4s. per acre during the first two years, an additional 6s. per acre during the next three years, and finally 4s. per acre during the last two years.
- (c) In addition half the area must be fenced during the first five (5) years and the whole within seven (7) years.

Crown Grant, *i.e.*, the Freehold title, may be issued at any time after the first five (5) years, provided all conditions have been complied with and full fees paid.

CULTIVABLE AND GRAZING LAND.

AREA ALLOWED.

Any person over the age of 16 years may select :—

- (a) 1,000 acres of cultivable land under terms of Conditional Purchase, and 2,500 acres of non-cultivable land under Grazing Lease conditions;

or

- (b) In lieu of the above, 5,000 acres of non-cultivable land.

Husband and wife are regarded as one selector.

Cultivable land is land which is deemed to be capable of development and working for agricultural production. Non-cultivable or grazing land is land which is considered to be suitable principally for grazing purposes only.

TERM OF LEASE.

Conditional Purchases and Grazing Leases are granted for a term of from 25 to 30 years.

PRICE OF LAND AND PAYMENT.

The price of the land varies from 3s. 9d. to 15s. per acre, plus cost of survey.

The only payment required during the first five years is interest on the cost of survey and on any improvements which may exist on the land at time of selection.

The cost of survey and the value of any improvements are included in the price of the land, and payments commence on the sixth year of the lease, in half-yearly instalments extending over a period of 20 to 25 years, according to the price of the land.

In certain cases, however, the selector is required to make payment of the full cost of survey or improvements in advance.

The price of land infested with indigenous poison plants may be reduced to not less than 1s. per acre, subject to the satisfactory eradication of the poison plants.



Wheat Crop (Bennett's), Lake Grace.

SAND-PLAIN.

Sand-plain land may also be granted at a minimum price of 1s. per acre, but in any such case the full cost of survey must be paid with application, irrespective of whether the land is surveyed or unsurveyed at time of application.

RESIDENCE.

Residence on a Conditional Purchase is required for six (6) months in each of the first five years by the selector, his wife, parent, or child over the age of 16 years.

Residence on a Grazing Lease is required by the selector for a period of six (6) months in the first year and for nine (9) months during each of the next four (4) years. This condition may, however, be performed by an agent or servant of the Lessee.

IMPROVEMENT CONDITIONS.

Improvements on Conditional Purchases and Grazing Leases must be made to the value of the purchase money at the rate of one-fifth of such value during every two (2) years of the first ten (10) years of the lease.

In addition, half of the external boundaries of a Conditional Purchase must be fenced within five (5) years and the whole within ten (10) years.

A Grazing Lease must be completely fenced within ten (10) years.

COMMENCEMENT OF IMPROVEMENTS.

Improvements must in all cases be commenced within six months from the date of granting of the land, and shall be continued thereafter to the satisfaction of the Minister.

NON-RESIDENCE LAND.

An area of 1,000 acres of cultivable land may be acquired under non-residence conditions in lieu of a similar area under residence, in which case the improvements required are increased by fifty per cent.

IMPROVED LAND.

Land open for selection is usually unimproved, but from time to time blocks are made available which have been abandoned, or forfeited for non-fulfilment of conditions, by the previous settlers, and on which certain improvements have been effected. The State also improves land occasionally prior to surveying it and making it available for selection.

In most cases the value of the improvements plus interest is added to the price of the land and paid for by the selector over a period of from 25 to 30 years.

IMPROVEMENTS.

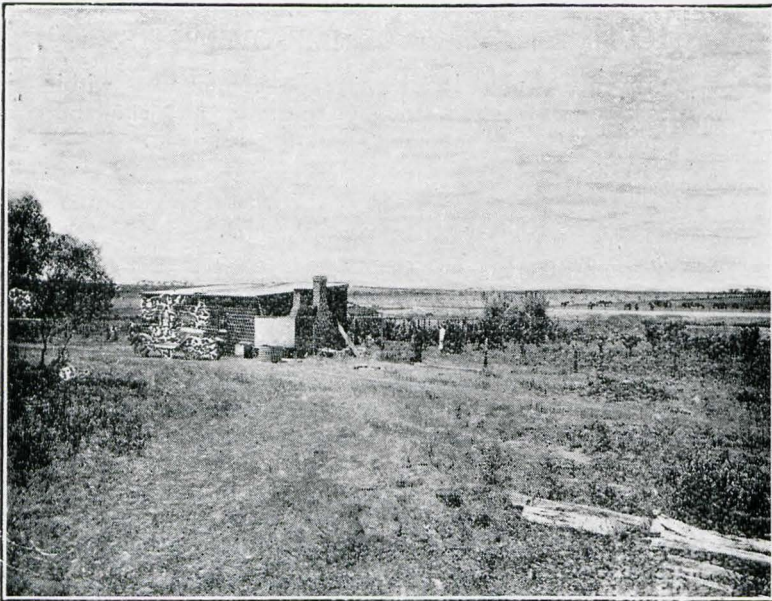
The improvements required may consist of wells, reservoirs, tanks, dams, fences, sheds, buildings for farm purposes (not being dwelling-house), cultivation, subdivisional fences, clearing, grubbing, draining, ring-barking (at not more than 2s. 6d. per acre), or any improvement that will increase the agricultural or pastoral capabilities of the land.

FENCING.

The fences may be either great stock proof, *i.e.*, posts not more than twelve feet apart, with three wires, or, great and small stock proof, *i.e.*, posts not more than twelve feet apart, with six or more wires.

In cases where the selector erects a great and small stock proof fence on the external boundaries, half the value of such fencing is counted towards the expenditure required on improvements.

If the fencing is rabbit or dog proof, two-thirds of such value is allowed towards the value of the improvements.



J. Keay's Homestead, Corrigin.

REPURCHASED ESTATES.

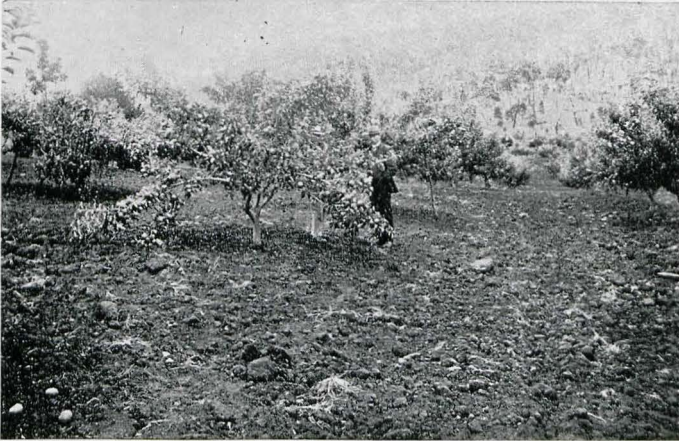
Estates are purchased by the Crown from time to time, and, after subdivision into a number of suitable holdings, are made available for selection. Repurchased Estates are, as a general rule, well improved and favourably situated.

The price of the land is governed by the amount which has been paid for its purchase, plus cost of survey and interest on purchase money.

Payment by the selector is required in half-yearly instalments over a period of thirty (30) years.

The maximum value of improvements required is at the rate of £1 per acre under residence conditions, and 30s. per acre if the land is held under conditions of non-residence, but the value of the improvements existing on the land at the time of granting is allowed towards the expenditure required.

The area of cultivable land is limited to 1,000 acres to any one selector and no Homestead Farm can be obtained.



Cleopatra Apple Trees, Bridgetown.

GARDENS AND ORCHARDS.

Small areas of rich land, suitable for intense culture (market gardening), orchards or vineyards, may be selected in areas of from five to 50 acres.

The price ranges from 10s. per acre upwards, plus cost of survey, and is payable within three (3) years by half-yearly instalments.

Within the same period the whole of the land must be fenced and at least one-tenth of the area planted with vines or fruit trees, or cultivated *bona fide* as a vegetable garden.

PURCHASE WITHIN TWELVE MONTHS.

Another form of selection is by the method known as direct purchase, under which 1,000 acres of cultivable land may be secured.

The price is from 3s. 9d. per acre upwards, plus cost of survey, and payment is required within twelve (12) months by quarterly instalments.

The land must be fenced within three (3) years, and improvements to the value of 10s. per acre shall be performed within seven (7) years, in addition to the value of the exterior fencing.

RENTS.

Rents are payable half-yearly, and are receivable at the Lands Department, Perth, or at any of the numerous Agencies throughout the country, up to the 1st March and the 1st September in each year without fine, but may be paid up to the 31st May and the 30th November in each half-year, with the addition of statutory fines of 2d., 4d., and 6d. in the £1 for each month or part of month the rent is overdue.



English and Native Grasses near Denmark.

CROWN GRANTS.

The Crown Grant or Freehold title of the land is issued in favour of the settler, without any restrictions as to utilisation or disposal, at any time after five years, provided the conditions of residence and improvement have been complied with and full purchase money paid.

The Crown Grant of garden and orchard blocks, and direct purchase land, may, however, be issued at any earlier date, provided the improvements have been effected and purchase money paid.

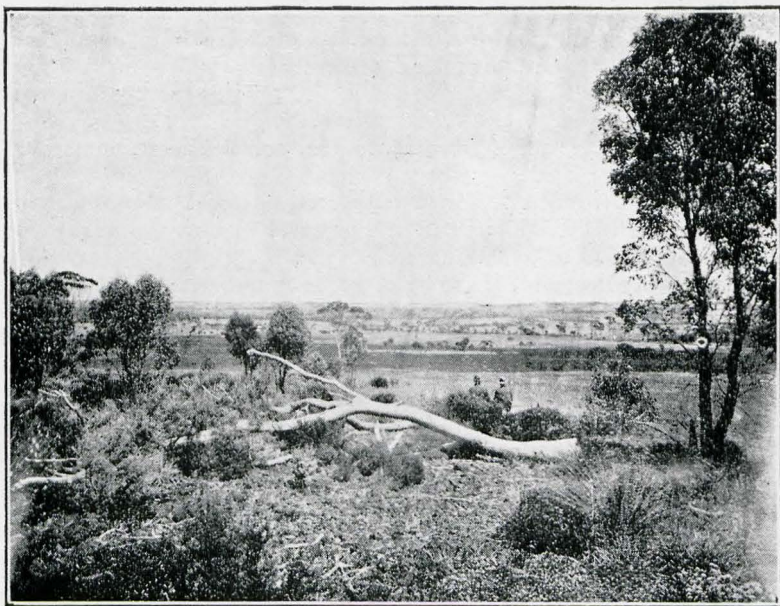
The fee payable for preparation of a Crown Grant is 30s.

REBATE ON PURCHASE MONEY.

Under certain sections of the Land Act, if the balance of the purchase money is paid in advance of the half-yearly instalments, rebate is granted on a five per cent. actuarial basis.

MAXIMUM AREA.

The selector may acquire land under any one or more of the various forms of tenure which provide for the ultimate issue of the Crown Grant (Freehold title), but his selections must not exceed in the aggregate an area of 1,000 acres of cultivable and 2,500 acres of non-cultivable land, or, in lieu thereof, 5,000 acres of non-cultivable land. In the wetter portions of the State the maximum area is fixed at 100 to 160 acres.



Boyning Valley, Wickopin District.

RESUMPTION.—AGRICULTURAL HOLDINGS.

In all selections which provide for the ultimate issue of the Crown Grant or fee simple, provision is made that land may be resumed at any time if required for public purposes; but in such cases the holder is entitled to compensation for the improvements effected and purchase money paid.

The Crown may, however, resume for certain purposes up to one-twentieth of the total area of the block free, except in respect to payment for the improvements thereon.

PASTORAL LEASES.

Millions of acres are available for pastoral leasing. The State embracing as it does nearly a million square miles of country, it naturally follows that it covers many variations of soil, pasture, and climate. With a coast-line of 4,220 miles, and a total length of territory from North-East to South-West of 1,480 miles, and East to West of 1,000 miles, the settler has a wide choice to select from. The State is divided into several divisions for the purpose of administration.

RENT AND AREA.

The rent in relation to Pastoral Leases (except in the South-West Division) is fixed as soon as possible after application is made by the Minister on the advice of a Board of Appraisers specially appointed for the purpose, after taking into account the pastoral capabilities of the land, its distance from a port or railway, or other circumstances affecting its value for purely pastoral purposes; meaning broadly, the grazing or breeding of stock, such as sheep, cattle, or horses.

The minimum rent is from 3s. to 10s. per thousand acres per annum.

Any individual selector or registered pastoral company may acquire up to 1,000,000 acres, in one or more blocks, the minimum area being 20,000 to 50,000 acres.

After appraisalment, if the selector does not accept the rental fixed, he may forfeit his holding or holdings.

In the South-West Division of the State, *i.e.*, the more closely populated portion, which is served by agricultural railways, a fixed rental is charged at the rate of £1 per 1,000 acres per annum, the minimum area is 3,000 acres.

RE-ASSESSMENT OF RENT.

Leases are granted for a term expiring in 1948, the rentals to be re-assessed at the expiration of the first 15 years of the term; but such rentals would not then be increased by more than one-half of the amount fixed during the first term.

STOCKING CONDITIONS.

Stocking of pastoral leases, or groups of pastoral leases adjoining and worked as one station, is required within the first two (2) years at the rate of 10 head of sheep or two head of large stock for each 1,000 acres of the area leased.

Within five (5) years and until the expiration of the first seven years, at the rate of 20 head of sheep or four head of large stock for every 1,000 acres.

During the remainder of the term, at the rate of 30 head of sheep or six head of large stock for each 1,000 acres.

IMPROVEMENTS.

The improvements required are to the value of £5 for each 1,000 acres leased during the first five (5) years, and £10 for each 1,000 acres during the second five (5) years (inclusive of the value of the improvements required during the first five years), and such improvements must be maintained in good repair, and, so far as necessary, renewed during the term of the Lease.

At the expiration of a pastoral lease, if the State has not provided that the land is open for renewal under the same or any other conditions, the lessee shall receive compensation for the fair value of all lawful improvements then on the land.

RESUMPTION.

Pastoral leases may be resumed at any time for any public purpose, or in order to make the land available for settlement for farming—horticulture or agriculture generally.

In all Divisions of the State, except the South-West Division, the lessee is entitled to receive twelve (12) months' notice of resumption, but the Minister in his discretion may throw open land in any Division subject to resumption on a lesser period of notice, and this has been done in regard to land close to the coast in the Kimberley Division during the last couple of years. Provided, however, that if the land is within a goldfield or mineral district, and is taken for the purpose of declaring an agricultural area, only three (3) months' notice is required to be given.

In the South-West Division the lessee is only entitled to three (3) months' notice.

The lessee may claim compensation for improvements only, and provision is made that any dispute in regard to compensation shall be heard before an umpire, whose decision is final.

TOWN AND SUBURBAN LANDS.

Town and Suburban lots may be purchased outright at auction, subject to the payment of 10 per cent. of the purchase money realised on the fall of the hammer, and the balance in four (4) quarterly instalments; or they may be leased for a term of 99 years at a rental of four per cent. of the capital value of the land, as fixed from time to time, the first revaluation not being made until the expiration of 10 years.

Suburban lands in which certain cultivation conditions are prescribed can be similarly purchased on payment of 10 per cent. of the purchase money at sale, and the balance in ten (10) half-yearly instalments; or leased for 99 years at an annual rental of three per cent. of the capital value for the first 10 years.

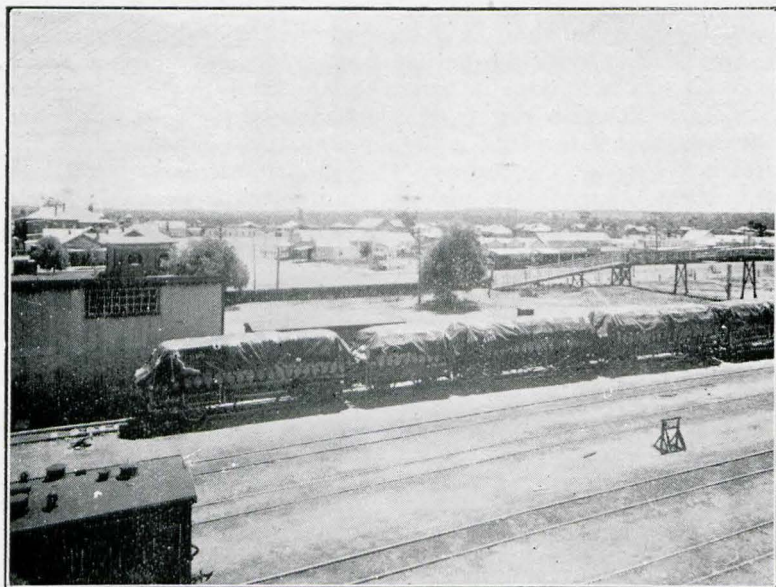
SUBURBAN LANDS MUST BE IMPROVED.

Suburban lots must be fenced on the surveyed boundaries within two (2) years from date of sale ; but division fences between two or more lots may be dispensed with if held by one person, or other improvements may be accepted in lieu of fence.

Suburban lands in connection with which cultivation conditions are prescribed shall be fenced within two (2) years on the external boundaries, and within three (3) years must be cleared and cultivated to the extent of one-quarter of the area, or otherwise one-tenth of the area planted with vines or fruit trees, or worked in a *bona fide* manner as a market garden.

Any person who obtains a lease of a Town or Suburban lot may, on payment of the prescribed fee, convert the same into an outright purchase, and on payment of the purchase money, as fixed by the Minister, and compliance with the improvement conditions, obtain the fee simple or Crown Grant.

The provisions in respect to resumption by the Crown already referred to equally apply to Town and Suburban lands.



Merredin Town from Railway.

AREA REQUIRED FOR WHEAT OR MIXED FARMING.

It is generally considered that for wheat growing an area of from 600 to 1,000 acres is necessary for profitable farming ; but for mixed farming (fruit, dairying, pigs, potatoes, lucerne, etc.) in the extreme South-West a settler needs only 50 to 160 acres.

COST OF CLEARING.

In the Wheat Belt, where the natural growth of timber, etc., is very light as compared with the land nearer the coast and further South, the cost of clearing may be put at from 20s. to 30s. per acre; but in other parts, particularly in the heavily timbered portion of the extreme South-West, and in the swamp lands near the coast, the cost may be anything from £5 to £40 per acre.

CAPITAL REQUIRED.

While the right class of settler with a good block of land, and an Agricultural Bank advance, may get along in the wheat belt with very little capital, it is recommended, as giving him a much better chance of success, that a settler should have at least £300 to start with, as he cannot hope to get a return from his land immediately he occupies it.

CONCENTRATION OF IMPROVEMENTS.

In cases where the selector holds two or more blocks which adjoin each other, the holdings are regarded as one in the matter of fencing and improvement, and, provided, therefore, that the area is fenced on the external boundaries, the holder may effect the improvements on whatever portion he desires.

Where the selector, however, holds two or more blocks which do not adjoin, each one must be improved separately.

RESIDENCE AND IMPROVEMENT CONDITIONS— EXEMPTION FROM.

The Acts in force contain ample provision for granting settlers exemption from residence or effecting improvements on holdings for any stated term, when it appears that the circumstances are such as to justify approval of that course. No settler need, therefore, feel any anxiety in regard to the conditions being so rigidly imposed that he would not be able to secure an extension of time in which to comply with them should any unfortunate or special circumstances arise. It is the invariable practice of the Department to extend every consideration to the settler during the early years of his occupation and development of his holding.

It must be clearly understood, however, that in any case where the Agricultural Bank has refused to grant a loan on the land, that fact cannot be accepted as an excuse for non-performance of the conditions.

If an Agricultural Bank advance is obtained the settler would of course be governed by any special conditions set up in the mortgage.



Giant Orange Tree, Upper Chittering.

TRANSFERS.

Land may be transferred to any person who is eligible to hold it at any time after two (2) years from the commencement of the term of the holding, provided the necessary improvements to that date have been effected; but in special cases approval to transfer may be given before that time. If a property is mortgaged to the Agricultural Bank or any other institution or party, the mortgagee's consent to transfer is first of all necessary.

The public are warned that they should, before paying any money on account of the purchase of any Homestead Farm or Crown Lease, satisfy themselves by enquiry at the Department of Lands and Surveys, Perth, that the rents have been paid and the conditions of the holding fulfilled. Notwithstanding that rents have been paid, land is sometimes forfeitable for non-compliance with the conditions imposed by the Act, namely, improvement of and residence on Homestead Farms and Conditional Purchase Leases, and the stocking and improvement of Pastoral Leases.

LAND BOARD.

In cases where there are two or more applicants for any block of land, the matter of its allotment is decided by the Land Board.

Meetings of the Board are held in Perth and in a number of the country towns, it being usual for the Board to sit at whichever place best suits the convenience of a majority of the applicants.

In every instance where it is necessary for the Board to adjudicate, the applicants are notified as to the date and place of the Board Meeting, and are requested to attend, if possible. If an applicant is unable to attend, he may send in a declaration form with all particulars filled in, or he may appoint a representative. Any person representing an applicant must produce written authority to do so.

Each applicant is also issued with a railway warrant entitling him to obtain a ticket to travel to and from the place where the Board is to sit, at two-thirds of the usual rate; such ticket is available for seven days only from the date of issue.



Barret-Lennard's Vineyard, Upper Swan.

OCCUPATION OF HOLDINGS.

Selectors are requested immediately to notify the Under Secretary for Lands on entering into occupation of their holdings, and also to acquaint this office with any change of address.

APPLICATIONS FOR LAND.

Every application for land must be lodged at the Lands Office of the district in which the land it is desired to acquire is situated, and be accompanied by the necessary deposit. If not already surveyed, the land is then surveyed and classified, after which the price per acre is fixed. The approval notice is then issued to the selector and he may immediately enter into possession.

The deposit payable on an application for a Conditional Purchase of an area of 1,000 acres is £1 12s. 10d., which includes the sum of 15s. lease and registration fees. If, however, the selector desires to be granted portion of the area as a Home-stead Farm, an additional deposit of £1 6s. is required.

In any cases where it is required that the full survey fee shall be paid with application, the deposit payable in respect of an area of 1,000 acres is £26 5s. Payment of full survey fee with application relieves the selector from any further payment to the Lands Department for a period of five years.



Cleared Land and Ringbarked Trees, South-West.

DISCHARGED AUSTRALIAN SOLDIERS.

Ex-Australian soldiers who hold discharges in connection with the Great War are granted special concessions in regard to price of land, rents, etc., full particulars of which may be obtained on application to the Lands Department.

SETTLERS WITH CAPITAL.

Excellent opportunities exist in this State for settlers who possess capital of £1,000 and upwards.

Privately owned properties, improved and equipped, can be purchased at prices which are very much lower than those ruling for land of similar quality in the other States.

Improved wheat farms cost from £3 to £10 per acre, the price depending, of course, on the quality of the land, its situation, and the extent of the improvements effected.

Newcomers with capital are strongly advised to consult the officers of the Department of Lands and Surveys for direction and advice on matters pertaining to the acquisition of land before expending their money, or any portion thereof, in the purchase of any farm. This suggestion is made solely for their own protection.

SURVEY FEES.

The following list shows the amounts charged for survey in cases where the survey fee is required to be paid with application :

Area.		Cost of Survey.				
		£	s. d.			
Exceeding	1 acre but not exceeding	10 acres	..	3	0	0
"	10 acres	"	"	4	0	0
"	20 "	"	"	6	0	0
"	50 "	"	"	8	10	0
"	100 "	"	"	10	10	0
"	160 "	"	"	11	10	0
"	200 "	"	"	14	0	0
"	300 "	"	"	16	10	0
"	400 "	"	"	18	0	0
"	500 "	"	"	20	0	0
"	600 "	"	"	21	0	0
"	700 "	"	"	22	10	0
"	800 "	"	"	24	0	0
"	900 "	"	"	25	10	0
"	1,000 "	"	"	28	0	0
"	1,200 "	"	"	30	0	0
"	1,400 "	"	"	32	10	0
"	1,600 "	"	"	34	10	0
"	1,800 "	"	"	36	0	0
"	2,000 "	"	"	40	0	0
"	2,500 "	"	"	44	0	0
"	3,000 "	"	"	47	10	0
"	3,500 "	"	"	51	0	0
"	4,000 "	"	"	54	0	0
"	4,500 "	"	"	57	0	0

GROUP SETTLEMENT.

Group Settlement is a scheme for settling, mainly by co-operative effort, the rich lands in the extreme South-West portion of the State.

GROUP SETTLEMENT CONDITIONS.

Locality—Wet South-West.—Rainfall 30 to 50 inches. Heavily timbered rich country suited to intense culture, dairying, fruit, etc. The prime forest areas are not touched, but the more easily cleared portions are selected, a proportion of creek or swamp land being provided wherever possible on each block.

System.—Men are selected, after examination as to fitness and experience, in groups of 7 to 11, one member, who acts as foreman, being a locally experienced man, usually drawn from an older group. At the inception of operations six or seven members proceed to the settlement and erect temporary slab and iron huts, for accommodation of group until cottages are erected. The whole of the group members work under the supervision of a foreman on a sustenance allowance, preparing the whole of the blocks for farming.



View at First Group Settlement.

Work on each Block consists of the development of 25 acres, portion of which will be laid down to permanent pasture and portion sufficiently developed to enable intense cropping to be carried on. Necessary fencing will be carried out, cottage erected, and where necessary, water supply provided. When this work is completed the farm is, with the necessary plant and stock, in the producing stage. Where drainage work is necessary blocks will be charged with their proportion of cost.

Piecework.—As groups become experienced, they are placed (with members' agreement) on piecework instead of sustenance advance, until the work specified in the conditions of admission (clearing, fencing, water supply, etc.) is completed, members working on any block as required.

When the specified work is completed, members are individually placed on piecework on their own holdings, pending establishment of pastures and stocking, when title issues and then security passes to the Agricultural Bank.

Conditions.—Men are selected by specially appointed officers; if possible a carpenter and blacksmith are included in each group. Men are paid at the discretion of the Minister, a sustenance allowance up to 10s. per day, provided working time covers a minimum of 48 hours per week. If the time worked is less than 48 hours, payment will be *pro rata*. Extra time required carries no additional remuneration. Applicants must state age, married or single, children, capital, household goods, etc., allowance required per week. It is advisable to obtain at least 12 months' rural experience in Western Australia. In special cases new arrivals possessing agricultural experience may be included.

Each man must agree: (a) To work to the satisfaction of the officer in control; (b) To work continuously unless absence is approved; (c) There can be no fixed hours for certain work, such as burning off trees. All must share fairly in the extra time. The management has the right to determine whether a group settler is working satisfactorily. If he fails to do so he may be retired from the group without compensation, but may appeal to the Group Settlement Advisory Committee.

Sick and Accident Fund.—A Mutual Sick and Accident Fund has been created to enable payments to be kept up while group members are unable to carry out their duties either through sickness or accident. A contribution to this fund is made at the rate of 1s. per week.

Workers' Compensation Act.—All group settlers and junior workers are insured under the provisions of the Workers' Compensation Act. Children of settlers may be employed as junior workers, with the written agreement of a majority of members of

the group, on the recommendation of the Field Supervisor and the approval of Head Office. Premiums will be paid by the Department and charged against the group.

Allotment.—Blocks will be balloted for as soon as possible at discretion of officer in charge, so that group members may employ spare time in development of their own blocks. The members must undertake to continue working until all the farms in the group are completed. No title is to be given to any block until all are prepared for settlement.

Timber.—Timber on blocks remains the property of the Crown and may be disposed of by the Crown, any profits arising being credited to the group. Settlers must not ringbark or otherwise destroy marketable timber on blocks without the sanction of a duly appointed officer.

After settlers have been released from group work any timber remaining on the block will be the property of the settler, but proceeds derived from sale of such timber must be applied in reduction of the settler's debt.



Group Settler's Cottage,

Terms.—Land up to 160 acres free, except for office and survey charges, £13 ls. Interest on the outlay on each block is capitalised until the successful applicant is released from group work to work his own block. The General Manager of the Agricultural Bank will apportion the amount to be charged against each block, but

the aggregate charges on the group must not exceed the total expenditure. The amount so determined then becomes an Agricultural Bank Advance repayable in 30 years, interest only being charged for the first ten years. Plant and stock are supplied when the settler is ready for them as an Agricultural Bank Advance, repayable in eight years, interest only being payable for the first three years. Where groups are established on Repurchased Estates, the land so purchased is a charge against the settler, in addition to group settlement advances, and repayable in 30 years plus interest.

NOTE.—Married men only are eligible for inclusion in a Group Settlement.

RAILWAY CONCESSIONS TO LAND SELECTORS.

On production of a certificate signed by the Under Secretary for Lands that the applicant has purchased land from the Government, or has acquired land by transfer, during the preceding six months, the following concessions will apply :—

GOODS AND CHATTELS.

Goods and chattels of selectors who have acquired land by purchase or transfer when first travelling to permanently settle on the land will be conveyed to and from any station nearest the selector's holding at £1 2s. per ton subject to the following minima :—

- (a) If trucks exclusively used—6 tons per 4-wheeled and 12 tons per 8-wheeled wagon.
- (b) If loaded with other goods—1 ton.

STOCK.

Live-stock will be conveyed at £5 per 4-wheeled and £10 per 8-wheeled truck respectively subject to the usual conditions as to loads, etc.

When convenient, selectors may load live-stock and goods and chattels in the same truck, in which case the minimum will be as for the class of vehicle (goods or live-stock) used.

The prescribed certificate must be presented with consignment note within six months of date on which land is acquired, otherwise it will not be recognised by the Railway Department.

The selector may rail goods from two different stations at the concession rate (on application to the Chief Traffic Manager), provided both consignments are railed within one week.

FARES.

The following single journey fares will apply to selectors, who have acquired land by purchase or transfer, when first proceeding to permanently settle on their land from any station to any station nearest the selector's holding :—

Selector	Half ordinary single fare.
Wife and other members of the family (males not over 21 years of age) ..	Half ordinary single fare.
Children above 5 and under 14 years of age	Quarter ordinary single fare.
Children under 5 years of age ..	Free.

Certificate must be presented within six months of the date application for land was approved or of the date of transfer.

The above Concessions will only be Granted Once.

AGRICULTURAL BANK.

The Agricultural Bank, which is a State institution and is worked under a special Act, was founded with the object of making advances to settlers for the purpose of assisting and encouraging them during the early years of the development of their farms.

The Agricultural Bank makes advances on approved securities to approved persons engaged in the business of farming or grazing, or in horticultural pursuits, to an amount not exceeding £2,000.

Every application must be made on the prescribed form, and must contain full particulars of the purposes for which the advance is required.

Where an advance is approved for effecting improvements on the borrower's land, such advance is made by progress payments as the work progresses, the payments being made by Inspectors, who call approximately once a month.

Developmental advances are usually made for clearing, fencing, ringbarking, and water supply, and are made to the full value of the work done after it has been inspected and certified to by a responsible officer. After a reasonable stage of development has been reached, and providing the general progress of the settler is considered satisfactory, limited assistance is granted towards building (maximum £250), and money is provided to assist in the purchase of stock and machinery, the maximum amount for this purpose, except in special cases, being £150.

Interest is charged at the rate of seven per cent. per annum, and re-payment of principal extends over a period of 30 years, except in the case of stock or machinery advances which have a currency of eight years only.

The security required by the Bank is a first mortgage over the lands on which the advance is to be expended.

Mortgages are prepared free of charge; but borrowers are required to pay the statutory costs of registration.

Interest only on the advances made is charged during the first 10 years, and repayment of the capital does not commence until the 11th year.

Application may be for sums of £25, or any multiple thereof, not exceeding £2,000. Each application must be accompanied by a valuation fee of one per cent. of the amount applied for. No refund of fee is allowed after an inspection of the security has been made.

The leases, or Occupation Certificate, as the case may be, together with the fees, must be in the possession of the Bank before a mortgage can be prepared.

EXAMPLE SHOWING TRANSACTIONS IN CONNECTION WITH LOANS
FROM AGRICULTURAL BANK.

After a loan has been approved of, the settler commences to carry out work arranged for, and payments are made as the work progresses and progress certificates are submitted. The following figures given are taken from actual accounts in operation at the Bank:—

Progress Payments.				Improvements.	
£				No. 1 Loan—£125—	
30	..	..	..	Well, 30 feet.	
25	..	..	..	Fencing, 80 chains (6 wires).	
20	..	..	..	Fencing, 53 chains (6 wires).	
15	..	..	..	Ringing and scrubbing, 30 acres.	
35	..	..	..	Clearing, 35 acres.	
<hr/>					
£125					
<hr/>					
£				No. 2 Loan—£225.—	
25	..	..	..	Ringbarking, 500 acres.	
100	..	..	..	Falling Timber, 200 acres.	
100	..	..	..	Burning up, 200 acres.	
<hr/>					
£225					
<hr/>					
£				No. 3 Loan—£150.—	
125	..	..	..	Purchase of Stock.	
25	..	..	..	Purchase of Machinery.	
<hr/>					
£150					
<hr/>					
£	s.	d.		No. 4 Loan—£175—	
62	10	0	.. ..	Excavating Dam, 1,000 cub. yds.	
100	0	0	.. ..	Clearing 200 acres (half value).	
<hr/>					
£162	10	0			
<hr/>					

Since the inception of this Institution up to 30th June, 1924, advances to the total of £4,988,403 have been made. The improvements for which the money has been advanced are as follows:—

	£
Clearing	2,808,920
Cultivating	122,384
Ringbarking and Scrubbing	479,313
Fencing	604,080
Draining	8,180
Wells and Reservoirs	281,845
Buildings	241,998
Orchards, Grubbing (Poison and Blackboy) ..	26,553
	£4,573,273

These figures are exclusive of the amounts loaned to discharged soldier settlers.

DISCHARGED SOLDIERS.

Over 5,000 discharged Australian Imperial Force soldiers have been settled on the land under the provisions of the "Discharged Soldiers' Settlement Act," with the assistance of the Agricultural Bank. The total sum advanced up to the end of June last is £4,940,776, approximately one-half of which was advanced for the purpose of purchasing improved or partly improved properties.

It should be clearly noted that the term "Discharged Soldiers" refers only to persons who hold discharges from the Australian Imperial Forces for services rendered during the Great War.

IMPROVED FARMS.

The Trustees of the Agricultural Bank have, from time to time, improved farms on their hands which have been abandoned for various causes, or have been taken over as security for loans. These farms are available for purchase, and extended terms are given for payment of the amount. They often offer to intending settlers an opportunity of obtaining an improved holding, ready for occupation, at a cheap rate without having to undertake the preliminary work of clearing and fencing. The properties, when obtainable, are advertised in the *Government Gazette*; but anyone wishing for particulars of such farms as may be available should make application to the Managing Trustee of the Agricultural Bank. Any information available will then be sent, and an inspection can be made by the prospective buyer to ascertain whether same is suitable for the intending settler's requirements.

THE MIDLAND RAILWAY COMPANY OF WESTERN AUSTRALIA, LIMITED.

(The information herein under this heading is supplied by and inserted at the request of the Company.)

The Midland Railway extends between Midland Junction and Walkaway for 277 miles. It was constructed on the Land Grant System, and for its construction and the agreement to work and maintain the railway, the Company was granted 3,319,464 acres in 1890. It is the only railway in the State that is not owned by the Government.

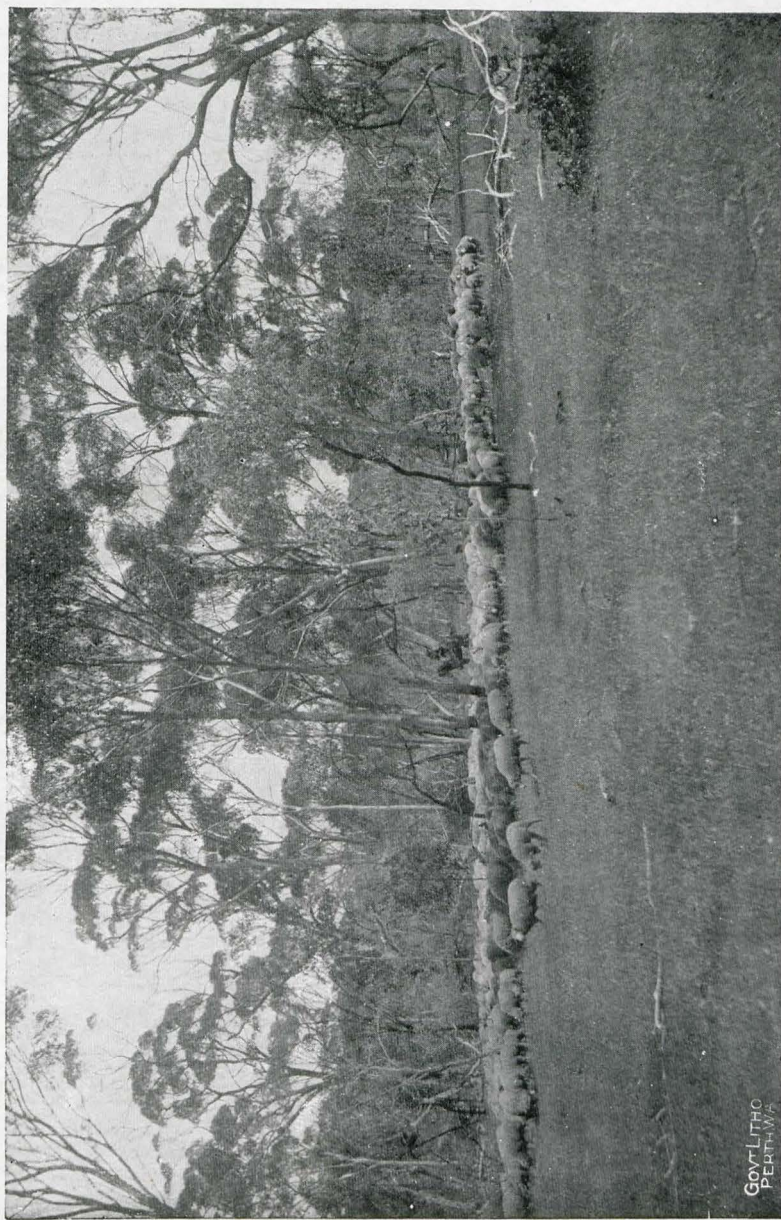
2. The land was carefully selected, in blocks of not less than 12,000 acres, from the best available Crown Lands along the railway line at that time. About 2,043,000 acres have been subsequently sold, and the Company still have about 1,276,000 acres to sell. It is safe to assume that if this land had been available under the easy conditions of the Government, and with the financial backing of the Agricultural Bank, that it would all long ago have been in occupation. Intending settlers are therefore reminded that they are in the favourable position of being able to acquire land that was carefully selected over 30 years ago from the best then available.

3. The Wongan Hills-Mullewa Railway provides facilities for the Eastern portions of the Midland lands, and the Bolgart-Piawaning Line passes through them, and, with its extension Northwards for a further 22 miles provision will be made for all the Company's land on the Eastern side of the Railway being within 15 miles of one or the other of the above-mentioned lines.

4. The chief towns along the Railway are Gingin, Moora, Carnamah, Three Springs, and Mingenew. All the Company's lands are suitable for mixed farming. The rainfall for the Moora District is about 19 inches and for the Carnamah locality about 15 inches. Because the Company is prepared to sell its lands in blocks of any size, and with boundaries to suit the wishes of selectors, and because it does not insist upon residence and cultivation conditions, it offers special inducement to selectors with capital.

5. Over 70 blocks are already surveyed, with areas ranging between 600 and 1,300 acres, but all its vacant lands of over a million and a quarter acres are open for free selection. The land is sold on 15 years' terms, 10 per cent. of the purchase money being paid when selection takes place, and the balance by equal annual payments, together with four per cent. interest on the unpaid portions. Liberal discount is given if purchasers wish to pay cash.

6. The country between Coorow and Three Springs has proved itself to be one of the best wheat-producing localities in the State, crops between 20 and 30 bushels per acre being the



Pastoral Scene at Coomberdale, Midland Railway.

average. The prevailing timbers are Gimlet, Salmon and York Gum, and Jam. Good well water is obtainable at depths of 30 to 50 feet, and suitable sites for dams for the conservation of water can be found without difficulty. In this locality the Company still have over two hundred thousand acres, which it can with every confidence recommend to intending settlers. It employs a Land Guide, whose sole duty it is to personally assist selectors to secure the best land available, and it cordially invites all who wish to secure good land suitable for mixed farming to inspect its lands before deciding to settle elsewhere.

7. For all information apply to:—

The Midland Railway Company of Western Australia, Ltd.,
81 St. George's Terrace, Perth, W.A. ;

or

298-303 Winchester House, Old Broad Street,
London, E.C. 2.

EDUCATION.

FREE.

Education in the State of Western Australia is free, from the Infant School to the University, and is compulsory between the ages of six (6) and fourteen (14) years of age.

RELIGION.

General religious instruction is given to all children, unless they are specially withdrawn by their parents. Ministers (or accredited representatives of various denominations) are admitted to give special religious instruction to children of their own creed.

COUNTRY SCHOOLS.

A Government school may be established in any locality where, in the Minister's opinion, the permanence of the settlement is sufficiently assured, and where there is a reasonable prospect of an average attendance of not fewer than ten (10) children between the ages of six (6) and fourteen (14). The Government will provide the buildings, furniture, and apparatus. At any place where it is not possible to maintain an average attendance of 10, but where an average of eight can be assured, the Government will appoint a teacher and supply the necessary furniture, apparatus, etc., but does not undertake to provide a building.

The needs of isolated families, where it is impossible to get together as many as eight children, are met by the system of assisted schools. If the parents secure the services of a suitable teacher, the Department gives a grant of £10 per annum for each

pupil in attendance, on condition that certain requirements are complied with. The necessary furniture, books, and apparatus are supplied by the Department. Even a single family may become an "assisted school" under these conditions.

Where even an assisted school cannot be maintained, the children can obtain instruction by correspondence. Over 800 children were enrolled in the Correspondence Classes at the end of 1923.

CITY AND TOWN SCHOOLS.

In the cities and towns provision is made for education on the most modern lines. Infants' schools and classes are provided for the younger children. The primary schools have six classes. After passing through these a child can go to a central school for a further course of two or three years, or can compete for free admission to a State High School.

CENTRAL SCHOOLS.

In the central schools boys may choose between a Commercial and Industrial Course, the former including Shorthand and Book-keeping, and the latter Woodwork, Metalwork, and Mechanical Drawing. Girls may choose between the Commercial Course and a Domestic Course, which includes Cookery, Laundry Work, Dresscutting, Millinery, and Housewifery.

CONTINUATION CLASSES.

Continuation Classes are provided in the evening for those who leave the day schools at the age of 14. Here students can join Commercial, Industrial, or Domestic Classes, or can prepare for entrance into the Public Service. There are no fees.

HIGH SCHOOLS.

There are State High Schools in Perth, Kalgoorlie, Northam, and Bunbury, providing a five-year course leading up to the University. Albany, Geraldton, and Collie have District High Schools taking the first three years of the full course: the other two years will be provided for as the schools grow. Scholarships are given to enable country children to attend the High Schools. A High School is in course of erection at Albany and will be in operation in 1925.

TECHNICAL SCHOOLS.

Those who have completed courses in the Central Schools or Continuation Classes can obtain further instruction in the Technical Schools, also without fees. These schools include courses in Science, Mathematics, Art, and Commercial subjects, and courses for apprentices in various trades. A student can also matriculate from the Perth Technical School, and take the

first year Mathematics for the Science or Arts Degree at the University. A School of Mines in Kalgoorlie gives all the instruction needed for those engaged in scientific mining work.

AGRICULTURAL EDUCATION.

There is a School of Agriculture on a farm of about 2,000 acres at Narrogin, giving a two years' course of agricultural education. Many of the country schools are also doing useful work in this direction.

TEACHERS' COLLEGE.

There is a fine residential College at Claremont, near Perth, for students of both sexes. The ordinary course is one of two years, but it may be extended to three or four years for University students. There is also a one-year course for teachers of small country schools. A third course, lasting for one year, is provided for University Graduates.

THE UNIVERSITY.

Like all the institutions already mentioned, the University is free; all those who pass the Matriculation Examination being admitted. It provides courses in Arts, Science (including Agriculture), and Engineering. The Government gives ten Exhibitions annually to assist scholars to maintain themselves during their University careers.

FRUIT GROWING.

Fruit-growing in this State affords an excellent opportunity for those who desire to take up land as a means of earning a livelihood, and favour intensive culture on comparatively small holdings in preference to wheat-growing or stock raising on large properties.

The work entailed though fairly constant, is not arduous and, even to those who are new to it, soon becomes interesting. It is particularly suited to married couples with families, for much of the lighter operations, such as picking, grading, packing, case making, etc., can be performed by the younger members, girls as well as boys.

Soil and climate, which are the main factors determining the distribution of fruit lands throughout the State, have been proved, by experience, to be eminently suitable over a great extent of country.

Apples, pears, plums, peaches, nectarines, apricots, grapes, oranges, lemons, guavas, persimmons, loquats, and passion fruit are amongst the many varieties of fruits which are being successfully and profitably grown.



F. Blake's Vineyard, Upper Swan.

The excellence of the product has been proved, not only in this State, but in every Overseas' market to which Western Australian fruit has been sent and sold in competition with that from other countries.

The orchards in Western Australia vary in size from one acre to 200 acres. The former is the smallest individual planting that can be considered as a commercial proposition, and of the extensive places, such as the latter, there are not many over 100 acres. The majority of the commercial orchards in the State range from 10 acres to 50 acres, the most common size being between 10 and 20 acres.

The total area under orchards in Season 1922-23 was 19,405 acres, of which 14,722 acres were in bearing and 4,683 not of bearing age. The number of orchards of one acre and upwards is 2,830, so that the actual average size works out at seven acres.

In addition to the above there are 4,858 acres under vineyards, of which 3,165 acres are in bearing and 1,693 not of bearing age.

The production of all fruits (apart from dried) for the Season 1922-23 amounted to 1,828,300 bushels. For the same season the dried fruit production was:—raisins, 5,460 cwts.; currants, 9,250 cwts.; sultanas, 1,287 cwts.

It is hard to place a definite value on orchard properties at present planted, for this varies according to age, condition, and variety of fruits being grown, and the possession or lack of plant and buildings necessary for working; in accordance with these, values will range from £50 to £300 per acre.

The capital necessary for a man to purchase land and maintain himself while waiting returns will depend upon the variety of fruit decided upon and whether the land is purchased from private property owners or obtained direct from the Government. Apple and pear trees will give a small return in the fifth year, and should produce enough to pay working expenses in the sixth. Orange and lemon trees, if planted in suitable soil and well grown, will yield a profitable return in the fourth year. Grapes for table use or drying will become profitable in the third year.

Apple growing, up to the present, has received most attention, nearly half the total area planted being devoted to this fruit, and the export trade is working up to large dimensions, 273,820 cases having been sent away during the year ended 30th June, 1924. For apple and pear growing there are considerable areas of suitable land available in the extreme South-West which can be selected either as free Homestead Farms or under terms of Conditional Purchase.

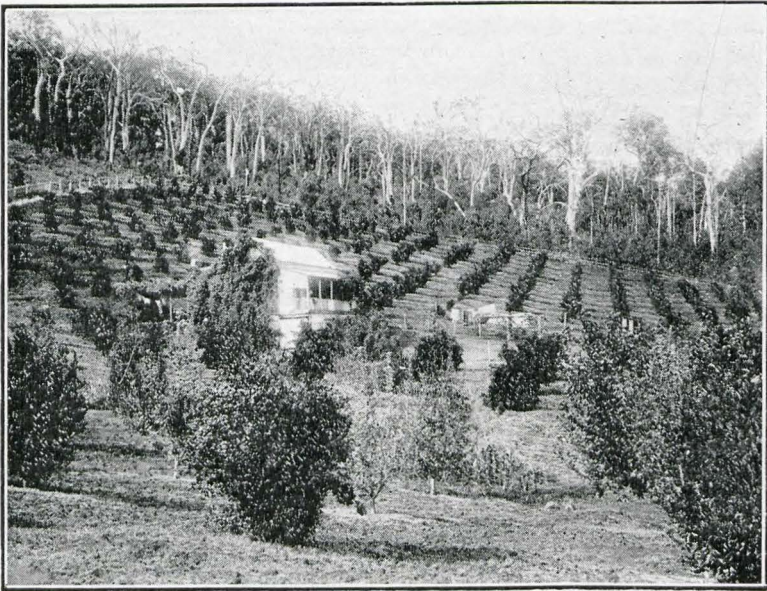
The big initial outlay on most of the virgin land mentioned above is required in connection with clearing, the country being heavily timbered. The Agricultural Bank, at the discretion of the Trustees, provides assistance to enable the settler to cope with the work, advances being made as loans for clearing, fencing, and buildings, as the work proceeds. In this way the settler is enabled to earn money for his immediate need while preparing his land for planting, and repayment of the money is spread over a period of 30 years. During the first ten years, payment of interest is only charged, the loan being repayable after the above-mentioned times by 40 equal half-yearly instalments.

In the fruit districts a means of tiding over the period of waiting for returns may be provided by growing other crops, such as potatoes, tomatoes, cape gooseberries, melons, pumpkins, etc.

With the assistance of the Agricultural Bank and the growth of annual crops as mentioned above, money for immediate needs may be obtained, but the settler should have at least £500 to commence with after he has secured his land. If the latter is purchased from private owners, the price will range from £5 to £40 per acre.

An orchard or vineyard which has been planted in good soil and well cared for from time of planting will yield, when in full bearing, a gross annual return ranging from £50 to £100 per

acre, according to seasonal variation in crops and prices. The actual net income derivable from orchard properties is difficult to estimate, for it depends to a considerable extent upon whether the work is being performed by the settler and his family or whether it is an absentee proposition, when labour difficulties occasionally occur. The small self-contained orchards are usually, for this reason, more profitable than very large ones, and where only occasional outside labour is needed in busy times, half the gross returns mentioned would be available to pay the settler for the work done by himself and family.



Longmore's Orchard, Roleystone.

WHEAT.

Until 1904 this State did not produce sufficient wheat for its own requirements. In that year it imported 2,587 centals of wheat and 85,813 centals of flour, but since then the development has been phenomenal. This is best judged by the production which has taken place since the beginning of the century. In the first year of the present century, production was 774,000 bushels, and in 1916 the production reached 18,000,000 bushels, or over twenty-four times greater than sixteen years previously. Because of the dislocation consequent on the World's War, the production decreased for some years; this, however, is not surprising, as we are proud to say that it was due to the great number of men who

enlisted from our agricultural areas, for in some districts it is stated that practically every eligible man volunteered for active service. A number of these men, however, have returned and taken up their old vocation, and this with the repatriation of other A.I.F. men has had its effect, and the area under wheat in 1923 was 1,656,915 acres, from which we obtained 18,920,271 bushels, and it is anticipated that this season the acreage will show an increase of at least ten per cent. over last year.

Concurrently with the development of the wheat belt, and our production of wheat, has occurred the development of our flour industry, and at the present time there is milled in this State three times as much flour as is required for local consumption. In no other State of the Commonwealth is the proportion as great as this. South Australia comes next, milling about twice as much flour as is required for local consumption. The quality of the wheat produced in W.A. is extremely good, and the weight of the f.a.q. standard grade of the past year was fixed at $64\frac{1}{2}$ lbs. per bushel. This is the highest weight yet recorded for any State in the Commonwealth. The milling value of W.A. wheat is good; colour of the flour is excellent, as the wheat is bright and dry. It is very suitable for mixing with the British wheats to impart colour and bloom to the flour produced from them. From the milling standpoint the wheat produced in this State can be divided into two classes, viz.: Premier Strong White and Strong White, the latter class predominating. The production of varieties of the strong white class, of which "Comeback" is typical, renders it quite unnecessary to import any kind of wheat from overseas in order to produce the very highest quality flour, for it has been found that these varieties as grown in W.A. are equal in strength to that of the famed "Hard Manitoba" variety.

The development of the Wheat Belt has been responsible for the settlement of about 7,000 growers, but this is no gauge of the total increase in the population due to this cause. The actual number of individual settlers engaged in the development of wheat or other agricultural lands adds far more to the population of the State than is apparent at first sight. Each new settler has dependent upon him, or associated with him, a large number of other residents; for instance, farmers are often married men with several children, and in addition they provide work for store-keepers, blacksmiths, saddlers, machinery agents, railway men, and numbers of other trades and professions. It is difficult to ascertain the exact proportion that the agriculturalist bears to the other members of the community; but it is considered that a conservative estimate is eight to one. This influx of some 7,000 growers to the Wheat Belt of this State has, therefore, resulted in an increased population of at least 56,000 persons.

It is not surprising that wheat-growers are attracted to Western Australia, as it is a land of hope and scope. Our land is

cheap, probably cheaper than elsewhere in the Commonwealth ; our land laws are liberal, and payments for this cheap land are spread over long periods; our Agricultural Bank is probably the most liberal financial institution to be found in any country, and in consequence every facility is afforded to the man with little or no money to obtain a farm of his own, provided he has the ability and willingness to work. The object of our development policy has been to bring the landless man, even without capital, to the land and then give him every assistance and encouragement to succeed. The wheat-grower in Western Australia is also favoured by the climate. The rainfall is extremely regular, and 80 per cent. of the annual rainfall occurs during the growing period. Droughts are almost unknown, because our wheat belt is along the extreme fringe, within 150 miles of the moist sea breezes, without any high mountain ranges to intercept the precious moisture. Because of the geographical position of the Wheat Belt, the Western Australian grower is favourably situated with regard to the shipping ports. There are five, viz. : Geraldton, Fremantle, Bunbury, Albany, and Esperance, each not more than 150 miles from that part of the Wheat Belt for which it is the outlet. Our bright, dry summer is just what is required by the wheat farmer. It minimises the risk from rust, and is especially beneficial in that it renders the harvesting of the crop easy and cheap. Because of the bright, dry harvesting period, it is possible for the Western Australian wheat-grower to bring within the capacity of one machine every detail of harvesting, which in other countries involves much labour and complicated machinery, and with



Wheat Crop (Bennett's), Lake Grace.

resultant additional expense. Under our sunny conditions the work is completed in one operation, and the grower throughout each day finishes a certain portion of his harvest, and as he ends his labours he leaves behind him grain ready for the market, and something which can be converted almost at a moment's notice into coin of the realm. All this is possible because in this favoured land the grain ripens on the stalk. In some countries, where moister conditions prevail, the grain has to be cut before it ripens, and the maturing process must then take place in the stook, and stack, making the harvesting processes elaborate and costly, and the grower does not know the financial results of his work until months after the stacks are completed.

In addition to providing cheap land, and liberal financial assistance, the State is also anxious to assist the settler with advice and in other ways. The settler with, or without experience, has at his call the service of the Agricultural Department, whose officers find it a pleasure to assist by advice and in any other way possible. There are also three experiment farms, and one seed farm. At the experiment farms, experiments are conducted in order to solve some of the many problems which concern the agriculturalist in new countries, and the results of which are so valuable in enabling him to definitely establish a practice which will give him the best returns. Visitors are welcomed, and the experience of the Managers is entirely at their disposal.

A very important part of the work at these experiment farms is the production of pure seed wheat and oats. This is carried out on the most modern lines, and the settler is not only able to obtain seed grain true to name, free from impurities, but of a quality in which the ability to yield well has been maintained at the highest standard.

As the result of this development of the Wheat Belt, the wealth of the State has been increased tremendously. The actual wheat grown does not represent the total wealth produced for, as the pioneer wheat-grower becomes established, he automatically commences to produce milk, butter, mutton, and wool. The quantity of these commodities is not definitely known, but it is increasing almost as rapidly as in the case of the wheat development adds no mean sum to the State's prosperity, in addition to providing necessities and comforts for numbers in the urban centres. In this State, hard working, steady and intelligent men have succeeded, even when handicapped by inexperience and lack of capital, because of the advantages offered here. Though such men have succeeded without experience and without capital other than that furnished by the Agricultural Bank, it is better if the settler has some capital and some experience; the more he has the more rapid will be his progress, and the easier his task,



Esperance Lands.

DAIRYING.

The Dairy Industry in Western Australia, although only in its infancy, is in a particularly flourishing state, as the following comparison indicates :—

	1913.		1923.
Dairy Production	£665,067	....	£1,238,525
Dairy Cows	30,680	....	61,832

The scope for further expansion is almost unlimited. For year 1922-23 local imports exceeded £939,000, while for year 1921 Britain imported £42,340,000 of butter alone, of which only 50 per cent. was supplied by the Dominions.

Western Australia has large tracts of rich dairying country—country exceedingly fertile, that has a good rainfall and climate highly suitable for permanent pastures, essential to successful and profitable dairying.

In the South-West the cultivation of fodder crops with and without irrigation, combined with the use of silos for the conservation of fodder crops, is undertaken. A large number of cows are kept and the cream is forwarded to the butter factories

Since the inauguration of the Herd Testing Scheme in 1919, and the inception of the Government's liberal policy to assist settlers in the purchase of pure bred bulls of the dairying breeds, a distinct advance has been made in the productive capacity of herds.

Special facilities are provided for the marketing of dairy produce, notably cream. Western Australia is a land of great distances, to overcome which cream is carried at a nominal rate by the railways to the butter factories, of which there are eight now operating in the State. Most of these factories are run on a co-operative basis, and are equipped with up-to-date machinery well capable of handling double the quantity of cream at present received.

TROPICAL AGRICULTURE.

In the Northern portion of the State it is only the land adjacent to the established ports that has been looked at from an agricultural standpoint, and while these areas are not all favourable for closer settlement it is known that better class land exists at different places.

In the far North splendid cotton has been grown, and a thorough inspection, which has recently been made of a large extent of country, has resulted in the locating of considerable areas suitable for the production of cotton.

Bananas will grow successfully in many selected areas of what is known as Pandanus country, and as bananas, particularly home grown ones, are in great demand as a food, it should not be long before something is done on commercial lines.

In the past, the North has been purely pastoral, and the only proof of what crops can be successfully grown has been given by the scattered Mission Stations, where good samples of rice, cotton, bananas, cocoanuts, broom millet, etc., have been grown.

SILK CULTURE.

The West Australian Silk Culture Association earnestly solicits the support of all farmers and settlers in the development of this valuable industry. The only road to success has been shown to be by individual mulberry tree planting. These trees apart from their silk value are of great value on all country properties, especially in the dry seasons, providing shelter and food for sheep and cattle.

Mulberry trees possess the following qualities:—The timber lasts in water as solid oak; the bark makes good tough bast ropes; loppings, excellent fuel; leaves nourish sheep and cattle and, when boiled in bran, are especially valuable to young porkers; fruit is good for poultry; the tree itself harbours no vermin—the silkworm caterpillar alone lives on it.

The trees can be planted in places which are unsuitable for wheat and other crops ; in fact it is claimed that they will grow in practically any soil in this State.

Although Australia possesses the best climate and advantages in the world for silk culture, the sum of about £4,000,000 leaves our shores annually to enrich the silk industries of other nations.

In silk producing countries in general the crop—which is just an adjunct to other crops—yields a return of about £34 per acre. In France, however, one acre of full grown trees produces 40lbs. of silk which, at 27s. per pound, gives a return of £54 per acre.

Trees and cuttings are supplied cheaply by the Forestry Department, and any further particulars desired may be obtained from Mrs. H. F. Dunn, Hon. Secretary, W.A. Silk Culture Association, Alice Road, Claremont.

EXPERIMENT FARMS.

State Farms were established in the first instance to demonstrate the possibilities of farming on up-to-date principles in the districts where they were established. Having achieved that object so far as pioneering work is concerned, they are now maintained as experiment stations for the production of true-to-name cereals and pure bred stock, and for the demonstration of up-to-date agricultural methods of dairying, stock raising, etc.

There are three Experiment Farms in the wheat areas of this State under the control of the Director of Agriculture. These are situated at Merredin, on the Eastern Goldfields Railway ; Chapman, in the Upper Chapman Valley, and at Wongan Hills.

The Chapman Farm is the oldest established, and comprises 968 acres of cleared land.

The Merredin Farm was established in the year 1902 and extends to 2,082 acres, of which 1,520 acres have been cleared.

The farm at Wongan Hills, which has only recently been established, is a light lands experiment farm and was instituted for the specific purpose of experimenting with the light lands of the State, of which there are at the present time some nine million acres unselected within twelve and a half miles of existing railways.

AGRICULTURAL COLLEGE.

The Government has recently acquired the old-established property known as "Muresk," situated in the Avon Valley, for the purpose of an Agricultural College. At this College our young men will have an opportunity of obtaining [a theoretical and practical education in all phases of agriculture,



Dam (3,000 yards capacity), Bending.

YIELDS (STATISTICS).

The average yields for the State during the year 1923-1924 were as under :—

Wheat	11.42 bushels per acre.
Oats	11.78 " "
Barley	11.27 " "
Hay (of all kinds)	1.12 tons per acre.
Potatoes	3.75 " "

The production of these items during the year in question was :—

Wheat	18,920,271 bushels.
Oats	2,846,670 "
Barley	97,779 "
Hay (of all kinds)	368,122 tons.
Potatoes	17,830 "

While the areas under the various kinds of crops were :—

Wheat	1,656,915 acres.
Oats	241,608 "
Barley	8,673 "
Other Grain Crops	1,864 "
Hay	329,534 "
Potatoes	4,761 "
Other Crops	55,700 "
Vineyards (for Year 1922-1923)	4,858 "
Orchards (for Year 1922-1923)	19,405 "

STOCK.

The estimated numbers of stock in the State at the present time are :—

Horses	182,000
Cattle (including 62,000 Dairy Cows)	954,000
Sheep	6,600,000
Pigs	61,500

Many farmers in the more settled portions of the State engage in sheep raising in addition to their agricultural operations, and the number of sheep in those localities is over 3,600,000.

INDUSTRIES TO HELP THE FARMER.

Butter factories are in operation in this State at the following places :—

- State Butter Factory, Busselton.
- Co-operative Butter Factory, Denmark.
- Co-operative Butter Factory, Bunbury.
- Co-operative Butter Factory, Gnowangerup.
- Messrs. Macfarlane and Co., Perth (Proprietary).
- Co-operative Butter Factory, Narrogin.
- Avon Butter and Bacon Factory, Northam.
- Butter and Bacon Factory, Geraldton.

A considerable increase has taken place during the last few years in the amount of butter produced in the State, but the production is still far short of local requirements, and, for the twelve months ended 30th June last, butter was imported from the Eastern States to the value of £506,000.

BACON FACTORIES.

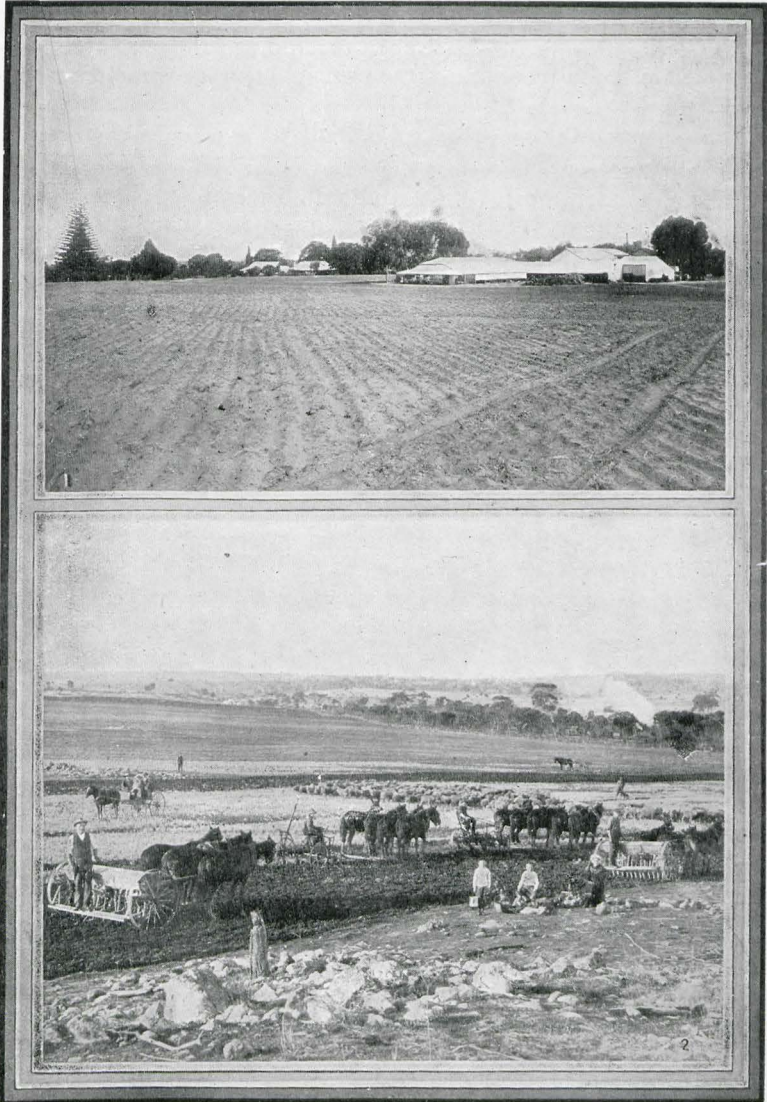
Messrs. Foggitt, Jones & Co. have established a large factory at Bellevue. This factory is capable of dealing with 1,000 pigs per week.

- Other factories are located at :
- Northam (Clark & Phillips).
 - Northam (Avon).
 - Subiaco (D. T. Bantock).
 - Geraldton.

In addition to the above-mentioned there are several smaller establishments.

COLD STORAGE.

There are Government Cold Storage Works in Albany and Perth, and also one or two private establishments. At Mount Barker a large Co-operative Cold Store was erected some years ago on behalf of the local fruit-growers' Association. The capacity of this store is thirty-seven thousand cases of fruit. This



1. *The Established Farmer.*

2. *Mr. Bushby's Farm, Seed Time, Cuballing.*

enables the local orchardists to store a large proportion of their output and thus avoid having to send fruit to market when the supply is excessive and commands only small prices.

A Cold Store has also just been erected at Bridgetown, which is situated in the heart of one of the principal fruit-growing districts.

MEATWORKS.

The West Australian Meat Exports Company have established a Freezing and Export Works at South Fremantle. The upper floor of the premises is used for killing lambs and sheep for export. The lower portion has been designed and fitted as a local abattoir. This part of the premises has now been leased by the Government and is in operation as a public abattoir.

The Cold Stores have a storage capacity for 60,000 lambs.

The killing capacity of the works is equal to 2,000 lambs or sheep per day, and 200 cattle, in addition to pigs.

These works embody all the latest improvements in every direction and are considered to be among the finest in the Commonwealth. The whole of the works are now in operation and their establishment must have a great influence in developing the stock growing industry of Western Australia.



Toodyay Town and Valley.

The Government has established at Wyndham (on Cambridge Gulf), a Meatworks, well equipped for the treatment of live stock, and the export of frozen and canned meats, tallow, and other products. This ensures a ready market for all live stock within the reach of this centre.

SUPERPHOSPHATES.

There are two large factories in the State manufacturing superphosphate, as well as other fertilisers. The output of superphosphate from these factories is sufficient to meet all requirements, and the factories can be extended to meet any increase in the immediate future.

GENERAL STATISTICS OF THE STATE.

Population—30th June, 1924	360,000
Savings Bank Deposits (State and Commonwealth)—30th June, 1924	£7,795,276
Revenue—Year ended 30th June, 1924	£7,865,594
Expenditure—Year ended 30th June, 1924	£8,094,753
Imports—Year ended 30th June, 1923	£13,777,679
Exports—Year ended 30th June, 1923	£11,105,220
Total Trade—Year ended 30th June, 1923	£24,882,899
Miles of Government Railways open to 30th June, 1924 ..	3,629
Gold Production—Year ended 31st December, 1923	£2,232,186
Total Value of Gold Production from 1886 to 31st December, 1923	£152,529,478
Dividends paid from 1886 to 31st December, 1923	£28,380,706
State Schools open to 30th June, 1924	755
Enrolment	51,394
Land alienated to 30th June, 1924 (acres)	10,520,028
Land in Process of Alienation on 30th June, 1924 (acres) ..	17,822,601
Leases or Licenses in force on 30th June, 1924 (acres) ..	218,898,716
Area neither Alienated, in Process of Alienation, nor Leased on 30th June, 1924 (acres)	377,347,455
Area of State (acres)	624,588,800
Area under Crop—Season ended 28th February, 1924 (acres) ..	2,323,300
Wheat Yield—Season ended 28th February, 1924 (bushels) ..	18,920,271
Hay Produced—Season ended 28th February, 1924 (tons) ..	368,122
Average Wheat Yield—Season ended 28th February, 1924 (bushels)	11.42
Value of Wool exported during Year ended 30th June, 1924 ..	£4,237,152
Value of Wheat exported during Year ended 30th June, 1924 ..	£2,542,622
Value of Flour exported during Year ended 30th June, 1924 ..	£821,964
Value of Timber exported during Year ended 30th June, 1924 ..	£1,367,713

RABBITS.

There are three things in the nature of pests, which, in all fairness to the intending settler should be mentioned, viz. : rabbits, poison plants, and wild dogs. The rabbits constitute a certain amount of menace to the settler until he provides against them. Vermin Boards, are, however, in operation and the Government has spent a large amount of money in erecting hundreds of miles

of rabbit proof fences, which are regularly patrolled by Officers of the State with the object of keeping the fences in repair, and thereby checking the increase of the rabbit pest. Subject to the approval of the Agricultural Bank Trustees, settlers may obtain rabbit netting from the State on extended terms of repayment, and, any settler who is troubled with rabbits, will at all times receive every assistance and advice as to the best means of overcoming his difficulty in that regard.

POISON PLANTS.

With regard to poison plants, which exist more or less in most of the settled portions of the State, cultivation and grazing are the main means of coping with the trouble. The State makes due allowance for the growth of any poison plant on land when classifying and pricing it, so that the settler, instead of otherwise paying money to the State, is able to apply that to the eradication of the poison plants on his holdings.

While both the rabbits and poison plants cause a certain drawback in the initial stages of development, they can be effectively dealt with at comparatively small cost; and the older farmers who have had to cope with these pests in the past without the assistance of the Government or the advice of its experts, have nevertheless been able to amass considerable wealth.

WILD DOGS.

In addition to the trouble experienced with rabbits, the settlers in many districts are confronted with the difficulty of combating the great danger to their sheep from wild dogs, which are very destructive where sheep are concerned. This danger, however, is again dealt with by the Vermin Board and by each settler, with the provision of dog-proof netting, and by poisoning, trapping and shooting the pest. By these means the danger may be greatly minimised, if not entirely overcome.

TIMBER.

The timbers of the State of Western Australia, although of the Eucalypt family, so common throughout the Commonwealth, have a high individuality. More particularly in this the case with the main commercial timbers of the State—Jarrah and Karri. Both of these are found in great forests in the South-West of the State.

JARRAH AND KARRI.

The timbered regions of Western Australia cover an area of probably more than 20 million acres, and the forests of merchantable timber—Jarrah and Karri—can be set down as about 2½ million

acres. These two species supply the bulk of the timber export trade. There are other prime forest regions of limited area, of species such as Tuart, Wandoo, and Tingle Tingle, which supply valuable hardwood for special uses within the State.



Falling a Jarrah Tree.

VALUE OF EXPORTS.

The exports of timber from Western Australia are far and away the largest of any of the States in the Commonwealth. Already timber to the value of £20,814,405 has been exported. Sandalwood is a unique feature of the Western Australian flora. It, too, has been exported, principally to the East, to the value of £3,750,794. The wood is used in India and China largely for ceremonial and religious purposes, and for the manufacture of such articles as glove, jewel, and trinket boxes. In Western Australia oil is distilled from sandalwood.

TAN BARKS.

The forests of the State are rich in tan barks and other tanning materials. One of these, Mallet Bark, has been exported to the value of over £1,000,000.

SIZE OF TIMBER.

The conversion of timber is effected by milling plants within the forests, some of these being the largest south of the Line. Jarrah is found up to a height of 100 feet and over, with a bole of 50 to 60 feet, and a diameter up to six feet. Karri is the most magnificent tree in the forest; it is a veritable giant, often reaching a height of over 200 feet. A specimen measured recently was 278 feet in height, with a clear 160 feet to the first branch. Beams of great length, from 80 even up to 100 feet, can be had in one piece of Karri. Both these timbers are admirably adapted for structural purposes. Jarrah is singularly free from decay when in the ground or in water. It is used very largely in bridge, wharf, and jetty construction, and piles have been drawn from rivers which, after being fifty years in position, showed little sign of decay. It is also an eminently suitable wood for railway rolling stock. Both Jarrah and Karri are largely used in such construction as factories and warehouses, and all superstructural work. Karri is not durable in the ground. Both woods lend themselves admirably to decorative purposes, and for furniture making.



Jarrah Logs and Whim.

VARIOUS TIMBERS.

Among the other woods of the forests may be mentioned Tuart, Wandoo, Salmon Gum, Blackbutt, York Gum, Raspberry Jam, Yate, Gimlet, and Marri. Wandoo and Tuart are the hardest

and toughest woods in the forests. The prime physical properties of the former are :—

Weight per cubic foot (green)	79 lbs.
At 12 per cent. moisture	71 lbs.
Transverse strength	16,100 lbs. per sq. in.
Tensile strength	16,100 lbs. per sq. in.

These figures give some idea of the extraordinary strength of the wood.

The forests of the State are also rich in gums and resins.

LABOUR AND WAGES.

The number of men employed in the forest sawmills and in the forests falling and hauling timber averages about 4,232, and the wages paid to them in the year 1922 amounted to £914,999. In addition to these men, there are a large number employed in cutting and hauling domestic and mining fuel.

ADMINISTRATION.

The forests are administered by the Forests Department carrying out its duties under an Act passed in 1918. The chief executive officer is known as the Conservator of Forests, and his office is in Cathedral Avenue, Perth.



A Sawmill in the Forests.

MINERAL PRODUCTION.

The total value of the Gold Production of Western Australia to December, 1923, was £152,529,478, the contribution for the year 1923 being £2,232,186 worth. The total value of other minerals, including Coal, to the end of 1923 was £9,175,843, the value for that year being £494,481.

Copper, Tin, Lead, and Coal are the principal minerals other than Gold in Western Australia; but varying quantities of the following have also been produced:—Alunite, Antimony, Arsenical Ore, Asbestos, Bismuth, Cobalt, Gadolinite, Graphite, Ironstone, Limestone, Magnesite, Manganese, Mica, Molybdenite, Pyritic Ore, Plumbago Ore, Scheelite, Silver, Tantalite, Wolfram, and Zinc, whilst numerous other minerals are known to exist in the State. Search is also being made for Oil, and rights of occupancy on special terms are granted to persons desirous of searching.

The number of men engaged in all classes of mining exceeds 6,500, but prior to the war, in 1914, there were over 13,000.

Assistance is rendered to prospectors by loans of horses and equipment; subsidising the cost of shaft sinking; making advances to assist in the erection of machinery; making advances upon marketable ores; in providing smelting facilities; by the erection of numerous State Batteries; by subsidies to private batteries crushing for the public, and by the granting of subsidies for carting long distances to batteries. The mineral area of the State has been rendered comparatively easy for exploitation by a network of water supplies installed and maintained by the State Government.

Dividends during the year 1923 amounted to £73,750, the total dividends paid to date being £28,380,706.

The output of gold from Western Australia during the year 1922 was 60·52 per cent. of the total for Australasia, and in the previous year 63·01 per cent.

FISHERIES.

The fish-fauna of Western Australia is rich and varied. From an economic point of view, many of our fishes are of great importance, and already play their part in contributing to the material wealth of the State. Practically the whole of the ocean waters with which our extensive coast line is washed are prolific of fishes, and future development, there is reason to believe, will show that well stocked trawling grounds are available within reasonable distance of the mainland. Our rivers also contain many species of value commercially.

In addition to edible fishes, our waters—those of the West and North-Western coast—produce annually large quantities of mother-of-pearl shell, known the world over for its quality and size. Pearls—some of rare beauty and great value—are found, and quite recently one weighing, approximately, 101 grains, and known as the “Star of the West,” was taken from a mother-of-pearl shell oyster fished from the waters near Broome, others perhaps not quite so large, but still extremely valuable, are “fished” annually.



Haul of Garfish, Mandurah.

During the years 1912-16, whaling under modern conditions was undertaken in our Northern and Southern coastal waters, and whales producing oil and fertiliser to a value of over £400,000 were taken during that period. During the seasons 1922 and 1923 a local company operated near Point Cloates with good results. Turtles, also, are abundant, but these frequent the warmer waters of the North-West mainly. One large company with a factory at Rockingham, has already commenced operations and is preparing turtle products, while it is anticipated that during the year another company will commence operations near Broome.

FRANCHISE.

One adult one vote is the principle governing the franchise of Western Australia, and for the Legislative Assembly, which is the house of the people, every natural born or naturalised British subject, Asiatics, etc., excepted, of 21 years of age or over, is entitled to a vote.

The Constitution is based on the English model of an Upper and Lower House, and consequently the State had to be divided into Electorates and Provinces with different franchises, so as to have some semblance of following the House of Lords, which is supposed to represent wealth, and the House of Commons, the people. The State was therefore divided into fifty electorates, each electorate returning to the Legislative Assembly a member who is paid £400 per year for his services.

The State is also divided into ten Provinces, each Province returning to the Legislative Council three members, who are paid £400 per year for their services.

When the State was divided into Provinces and Electorates, Electoral Rolls were compiled for the Electorates and Provinces on the following basis :—For the Legislative Assembly a Roll is compiled for each Electorate of all males and females who have resided within the State for six months, including one month in the Electorate, and who have attained the age of 21 years, and are natural-born or naturalised British subjects. A voter on an Electoral Roll for the Legislative Assembly has one vote only, and this can be exercised only for the Electorate in which the voter resides.

For the Legislative Council a Roll is compiled for each Province, and every natural born or naturalised British subject, male or female, who has attained the age of 21 years, and has any of the following qualifications, is entitled to claim enrolment and have a vote for members of the Legislative Council in one or more Province.

The qualifications are as follows :—

1. Householder of the clear annual value of £17.
2. Crown Leaseholder of £10 per annum.
3. Freeholder of the value of £50.
4. Ratepayer of an annual rateable value of £17.

Members of the Legislative Assembly are elected for three years, and members of the Legislative Council for six years, one-third retiring every two years.

Any dispute in elections, as to the return of members, is referred to a Judge of the Supreme Court, whose decision is final.

STATE TAXATION.

LAND TAX.

Land Tax is levied on the unimproved value at the rate of two pence in the pound on land which is not improved within the meaning of the Act and one penny in the pound on land which is improved. Settlers are exempt for the first five years provided their holdings of Conditional Purchase land from the Crown do not exceed 1,000 acres.

INCOME TAX.

Income Tax is payable by all single persons who have no dependants and who are in receipt of £101 per annum or over, but a General Deduction of £100 is allowed which decreases by £2 for every £1 by which the net income exceeds £100. A

single person with a dependant is allowed up to £40 per annum as a deduction on account of the cost of keeping the dependant, and he is also allowed the higher exemption applicable to a married man.

A married woman is taxable as a single person.

A married man in receipt of £201 per annum or over is liable to be taxed, but an exemption of £200 is allowed, which decreases by £2 for every £1 by which the net income exceeds £200.

Deductions allowable include £62 for each child of the taxpayer residing with or dependent upon him. Up to £50 per annum for Life Assurance on his own life or that of his wife or children, and Medical Expenses on behalf of himself or those dependent upon him, provided the income chargeable does not exceed £350.

Where an income is derived from the use or cultivation of land a rebate is allowed of so much of the Income Tax as equals 50 per cent. of the Land Tax payable on the land from which the Income is derived.

Rates on Income Chargeable.—Up to £100, 2d. Over £100 a graduated rate is imposed increasing uniformly by .007d. in the £ until the income reaches £6,672 when a flat rate of 4s. is imposed.

The above rates are subject to a Super Tax of $7\frac{1}{2}$ per cent. when the Income Chargeable exceeds £264.

	Tax.	Super Tax.	Total.
	£ s. d.	£ s. d.	£ s. d.
£100	0 16 8	..	0 16 8
£250	3 3 6	..	3 3 6
£350	5 9 4	0 8 2	5 17 6
£400	6 16 8	0 10 3	7 6 11
£500	10 0 0	0 15 0	10 15 0
£750	20 9 4	1 10 8	22 0 0
£1,000	34 11 8	2 11 10	37 3 6
£1,500	73 15 0	5 10 8	79 5 8
£2,000	127 10 0	9 11 3	137 1 3

Companies are subject to a flat rate of tax of 1s. 3d. in the £ plus 15 per cent. Super Tax on all profits earned in Western Australia.

LOCAL GOVERNMENT TAXATION.

For the purpose of Local Government the State is divided into Road Districts under Boards constituted under the Road Districts Act, 1919, the members of which are elected by the ratepayers within the district; ratepayers having from one to four votes according to the total amount of rates paid.

The principal duties of the Boards are the construction and maintenance of roads, etc., and of water supplies within the district.

To raise the funds necessary for this purpose Boards are empowered to levy general rates on the capital unimproved value of land (maximum rate 6d. in the £), except in the case of townsites or prescribed areas, when rates may be levied on the annual value.

Boards are also empowered to construct and maintain electric light, gas, water, and other supplies necessary for a town, for which services special rates may be levied, payable only by those benefiting from such services.

In addition to funds raised from rates, Road Boards are subsidised by the Central Government on a graduated scale according to their annual income and other circumstances. The Central Government also undertakes the clearing of roads leading to stations or sidings on newly constructed railways.

Selectors of conditional purchase land or Crown Lessees are exempt from rating for the first two years.

In the case of the larger towns, that is those yielding an annual rate of not less than £750, these may be constituted municipalities under the Municipalities Act, 1906, the rating being on the annual value.

OLD AGE AND INVALID PENSIONS.

Commonwealth Old Age Pensions, varying in amount according to the pensioner's circumstances, but not exceeding 35s. per fortnight, are payable to men who have attained the age of sixty-five years, and to women who have attained the age of sixty years, provided they are British subjects, and have resided twenty years continuously in Australia.

Persons claiming pensions must show that they have not deserted husband or wife, as the case may be; that they are of good character, and that they have not deprived themselves of income or property in order to qualify for a pension.

Invalid pensions at the same rates as Old-age pensions, and according to the circumstances of the claimants, are payable to British subjects over 16 years of age who have been resident in Australia for five years and upwards, and who are permanently incapacitated for work, or permanently blind.

Invalid or Old-age Pensions are not payable to (1) Aliens, or to (2) Asiatics, except those born in Australia, nor are they payable to aboriginal natives of Australia, Africa, the Islands of the Pacific, or New Zealand. A claimant must be resident in Australia on the date on which he makes his claim to the pension, and in the case of Invalid Pensions claimants must show that their incapacity for work became permanent whilst resident in Australia.

MATERNITY ALLOWANCES.

Under the Maternity Allowance Act of 1912 the Commonwealth Government pays a Maternity Allowance of Five pounds to every woman who gives birth to a viable child either in Australia or on board a ship proceeding from one port in the Commonwealth or a Territory of the Commonwealth to another port in the Commonwealth or a Territory of the Commonwealth.

The allowance is, however, payable only to women who are inhabitants of the Commonwealth or who intend to settle therein, and not to women who are Asiatics or aboriginal natives of Australia, Papua, or the Islands of the Pacific.

HOSPITALS AND MEDICAL ATTENDANCE.

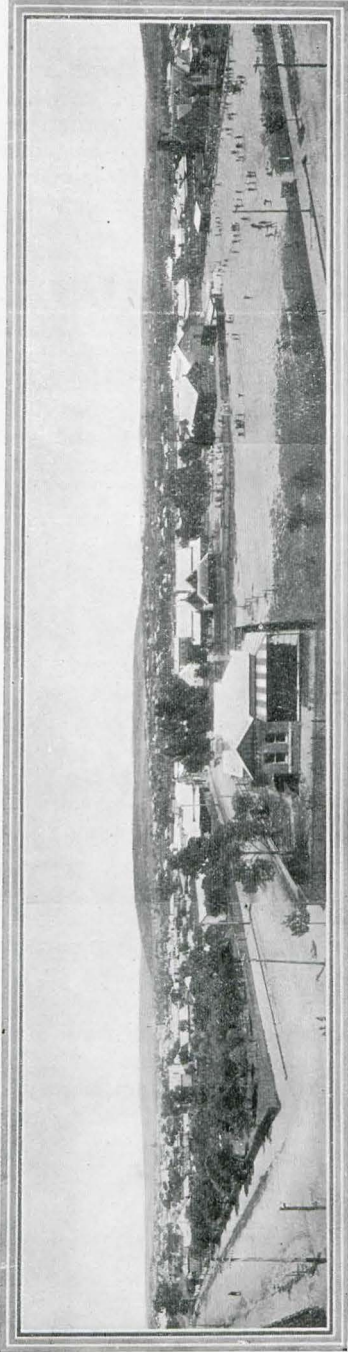
The Government realises that, with settlement of people on the land, medical, nursing, and hospital attendance must go hand in hand, and in this direction provision has been made in the agricultural, pastoral, and mining centres for the establishment of hospitals, the subsidising of medical men, and also the subsidising of nurses qualified in medical surgery and midwifery work.

The policy has been to establish a hospital at a base, in which people from outlying centres can obtain treatment; to subsidise medical men in towns which the district is a feeder of, and in remote places, where the practice for a medical man is insufficient, to subsidise nurses. First-aid and medicine chests are supplied, so that the settler can be assured of first-aid treatment.

The number of hospitals directly and indirectly under the control of the Medical Department through the State is 52. Maternity hospitals are provided in the metropolitan area, and at many of the provincial hospitals wards are set apart for this purpose.

The expenditure on the part of the Government in the direction of the medical protection of the people of the State, inclusive of a Sanatorium for the treatment of consumptive patients, is about £123,000 per annum.

Public health matters are conducted on the most modern principles, as the vital statistics go to show.



Town of Northham.

THE WORKERS' COMPENSATION ACT 1912-1924.

THE WORKER.

Under the Workers' Compensation Act 1912-1924 practically every employer of labour is liable to compensate his employees for accidents sustained while at work for the employer. In case of death the maximum amount payable is £600, reducing in amount according to the earnings of the deceased and his relationship to his dependants. In addition a sum not exceeding £100 is allowed for medical treatment and for funeral expenses a sum not exceeding £20. Should the deceased have no dependants the employer is liable for reasonable medical and burial expenses not exceeding £100. Where the worker meets with an accident rendering him temporarily unfit for work he receives during incapacity weekly compensation equal to half his average weekly earnings together with 7s. 6d. per week for each child under the age of 16 years, but such weekly compensation cannot exceed £3 10s. A worker whose average weekly earnings do not exceed 30s. is entitled to receive his average weekly earnings during incapacity; and if the average weekly earnings exceed 30s. but are such that half thereof does not equal 30s. the weekly payment in such a case is 30s. In addition there is payable for reasonable medical expense incurred a sum not exceeding £100. The Act also provides that in the event of the worker sustaining any of the injuries mentioned in the Second Schedule he is entitled to special compensation. This complete schedule is as follows:—

Loss of both eyes or hands or feet or a hand and a foot or loss of mental powers or total paralysis, £750; either arm, £675; lower part of either arm, either hand, or five fingers of either hand, £600; loss of a leg, £600; lower part of leg, £562 10s.; loss of a foot, £525; loss of sight of one eye, with serious diminution of the sight of the other, £675; loss of sight of one eye, £375; loss of hearing, £600; complete deafness of one ear, £200; loss of thumb, £225; loss of forefinger, £150; loss of part of thumb, £112 10s.; loss of little finger, middle finger, or ring finger, £112 10s.; loss of toe or joint of a finger, £90; loss of joint of a toe, £75.

Whenever injury or death results from certain industrial diseases mentioned in the Third Schedule to the Act, compensation is payable as if the disease were a personal injury by accident, provided the disease is or was due to the nature of any employment in which the worker was employed at any time within twelve months previous to the date of the disablement.

THE EMPLOYER.

Insurance on the part of the employer is obligatory. The employer of farm labour is required to protect himself in this matter of Compensation to an employee for injuries received by taking out a policy with an Insurance Company, for which he is

charged at the rate of £2 per cent. on the wages plus cost of keep of the employee, the value of such keep being limited to 30s. per week. Notice is required to be given by the employer to the Registrar whenever any worker employed by him suffers any injury by accident or when any of his employees are suffering from any of the diseases mentioned in the Third Schedule.

Such portion of the Third Schedule as relates to diseases contracted in mining, or quarrying, or stone crushing, or cutting does not become operative until a date to be fixed by proclamation.



WAGES.

MINIMUM * RATES OF WAGES ESTABLISHED UNDER AWARDS OF THE COURTS OF ARBITRATION OR INDUSTRIAL AGREEMENTS, AS ON 30TH JUNE, 1924.

Occupation.	Period to which Rates of Wages apply.	No. of Hours in Period.	Wages.
MALES—			
Aerated Water Factory Hand ..	Per week ..	48	£ s. d. 4 0 0
Artificial Manure Worker ..	Per day ..	..	0 13 4
Assembler (Agricultural Imple- ment)	do. ..	..	(basic wage) 13s. 6d. to 14s.
Baker	Per week ..	48	4 15 0
Baker (Goldfields)	do. ..	48	£5 15s. to £6 5s.
Barman	do. ..	48	4 15 0
Barman (Goldfields)	do. ..	48	‡ 3 5 0
Bedding Hand	Per hour ..	..	0 2 0½
Blacksmith, Engineering ..	Per week ..	48	5 2 0
Blacksmith, Engineering (Gold- fields)	do. ..	48	5 5 0
Boatbuilder and Shipwright ..	Per day ..	..	0 18 4
Boilermaker's Assistant (Engine- ering)	Per week ..	48	4 2 0
Bookbinder and Paper-ruler ..	do. ..	44	5 1 6
Bootmaker	Per hour ..	..	2s. to 2s. 2½d.
Boxmaker (Wooden)	Per week ..	48	£3 16s. 6d. to £4 10s.
Brass-finisher (Engineering) ..	do. ..	48	5 2 0
Brewery Employee	do. ..	48	4 12 6
Brewery Employee (Goldfields) ..	do. ..	48	5 0 0
Bricklayer	Per hour ..	..	0 2 8
Brickyards Employee (Adult) ..	Per day ..	..	14s. 6d. to 15s. 10d.
Butcher—Shopman	Per week ..	48	£4 5s. to £4 15s.
Butcher—Shopman (Goldfields)	do. ..	48	5 0 0
Cabinetmaker	Per day ..	..	0 16 6
Carpenter	do. ..	..	0 19 0
Carter or Horsesdriver	Per week ..	48	££4 6s. to £4 14s.
||Carter or Horsesdriver (Bush Timber)	do. ..	48	4 9 0
Carver (Wood)	Per day ..	..	0 17 0
Chairmaker	do. ..	..	0 16 6
Cleaner and Caretaker	Per week ..	48	4 0 0
Clerk (Commercial)— Wholesale	do. ..	44	4 0 0
Retail	do. ..	48	4 5 0
Coachbuilder, Wheelwright, etc.	do. ..	48	5 3 6
Compositor a	do. ..	44	5 1 6

* South-Western District (in Engineering Award, Perth) rates, unless otherwise stated. Where ranges occur they show minimum rates, varying according to different circumstances connected with the same occupation. In some cases private agreements, which are not yet filed at the Court, have been quoted from.

‡ With board and lodging.

§ 2s. 6d. per week extra on Goldfields. Milk and Butchers' Carters provided for in Dairymen's and Butchers' Awards respectively; Brewery Carters in Brewery Agreement.

|| Two horses. 3s. for every additional horse up to and including 10.

a Newspaper rates provided for in separate agreement, including Composing, stereotype, and Machinerom Workers.

WAGES—*continued.*MINIMUM* RATES OF WAGES ESTABLISHED UNDER AWARDS, ETC.—*continued.*

Occupation.	Period to which Rates of Wages apply.	No. of Hours in Period.	Wages.
MALES—			
Confectioner	Per week ..	48	£ s. d. 5 0 0
Cook—			
Chief, where more than one employed	do. ..	48	£3 15s. 6d. to £4 3s. 6d.
Other Cooks	do. ..	48	£3 0s. 6d. to £3 10s. 6d.
Other Cooks (Goldfields) ..	do. ..	48	£ 3 17 6
Cooper	do. ..	48	5 14 0
Coppersmith	do. ..	48	5 2 0
Currier	do. ..	48	5 3 0
Dairyman, Yardman	do. ..	50	4 5 0
Drawer	Per 1,000 bricks ..	..	3s. 2d. to 4s.
Dresser (Casting)	Per week ..	48	£4 4s. to £4 7s.
Driller (Engineering)	do. ..	48	4 10 0
Dyeing Employee	do. ..	44	4 0 0
Electrical Trade—			
Lineman and Wireman ..	do. ..	48	4 16 0
Lineman and Wireman (Goldfields)	do. ..	48	4 19 6
Engine-driver—			
Locomotive Engine (not Government Railways)	do. ..	48	£5 1s. and £5 6s.
Stationary Engine (Non-condensing)	do. ..	48	£4 11s. and £4 12s.
Traction Engine	do. ..	48	4 15 0
Farm Labourer	do. ..	..	£2 to £3
Fellmonger and Woolscourer ..	do. ..	48	4 6 0
Fire Brigade Employee	do. ..	<i>b</i>	4 5 0
Fireman, Locomotive Engine (not Government Railways)	do. ..	48	4 2 0
Fireman, Stationary Engine (one boiler)	do. ..	48	£4 2s. and £4 3s.
Fitter and Turner (including Electrical)	do. ..	48	5 2 0
Fitter and Turner (Goldfields) ..	do. ..	48	5 5 0
Flourmill Employee	do. ..	44	4 9 6
Food Manufacturer	do. ..	48	£4 4s. to £4 15s.
French Polisher	Per day ..	..	0 16 0
Fruit and Produce Market Employee	Per week ..	48	4 5 0
Gas Works Employee	Per day ..	..	13s. 4d. to 17s.
Glass Worker (Unskilled labour)	Per week ..	48	4 2 6
Hairdresser	do. ..	48	4 18 0
Hairdresser (Goldfields)	do. ..	48	4 10 0

* See note on page 69.

‡ With board and lodging.

b Special hours.

WAGES—*continued.*MINIMUM* RATES OF WAGES ESTABLISHED UNDER AWARDS, ETC.—*continued.*

Occupation.	Period to which Rates of Wages apply.	No. of Hours in Period.	Wages.
			£ s. d.
MALES—			
Harbour Works Employee ..	Per day ..	..	13s. 10d. to 17s. 4d.
Harnessmaker and Saddler ..	Per week ..	48	5 0 8
Hewer (Sleepers, etc.) ..	Per load ..	..	£2 6s. to £2 8s. 9d.
Hide, Skin, and Wool-Store Employee	Per week ..	44	4 6 0
Horse-driver (<i>see Carter</i>).			
Jeweller	do. ..	48	4 16 0
Joiner	Per day ..	..	0 18 0
Kitchenman, Pantryman, and Sculleryman	Per week ..	48	‡ 2 15 6
Labourer, Builders'	Per hour ..	..	1s. 11½d. to 2s. 2d.
Labourer (Engineering and Electrical)	Per week ..	48	3 18 0
Labourer (Timber Industry) ..	do. ..	48	£4 3s. (basic wage)
Laundry Employee	Per day ..	..	0 14 0
Letterpress Machinist	Per week ..	44	5 1 6
Lighterman	do. ..	48	4 19 6
Lime Worker	Per day ..	..	0 14 8
Linotype Operator <i>b</i>	Per week ..	42	6 6 0
Machinist, First Class (Engineering)	do. ..	48	5 2 0
Machinist (Wood)	Per day ..	..	14s. 5d. to 16s. 11d.
Machinist (Furniture Trade) ..	do. ..	..	16s. to 17s.
Marine Diver	<i>a</i> .. ..	..	1 10 0
Marine Store Employee	Per week ..	48	4 0 0
Mason (Monumental)	Per hour ..	..	0 2 7
Mattress Maker (Wire)	Per day ..	..	0 16 0
Miner, Coal (Labourer on Coal Mine)	Per shift ..	7	0 16 6
Miner (Gold)—			
Machine (in Shafts, Rises, and Winzes)	do. ..	..	16s. to 16s. 10d.
Machine (in other places) ..	do. ..	..	0 15 8
Hand Labour (in Shafts, Rises, Winzes)	do. ..	..	15s. 2d. to 16s.
Hand Labour (in other places)	do. ..	..	0 14 10
Monotype Operator	Per week ..	42	6 6 0
Motor Lorry Driver	do. ..	48	†£4 10s. to £4 19s.
Motor Mechanic	do. ..	48	5 2 0
Moulder (Metal)	do. ..	48	5 2 0
Musician (Picture and Theatrical Shows)	Per week (6 nights)	Special hours	f £4 to £4 15s.
Navy or Tramway Builder—Timber Industry	Per week ..	48	4 9 0

* See note on page 69.

† 2s. 6d. per week extra on Goldfields

a Per day or part of a day engaged in diving.*b* Special hours.

§ 13s. 4d. to 15s. 10d. each matinee.

WAGES—continued.

MINIMUM* RATES OF WAGES ESTABLISHED UNDER AWARDS, ETC.—continued.

Occupation.	Period to which Rates of Wages apply.	No. of Hours in Period.	Wages.
			£ s. d.
MALES—			
Offbearer (Brickmaking)	Per day .. ..	..	0 15 4
Optical Mechanic	Per week	48	4 16 0
Orderly (Hospital)	do.	48	‡ 2 10 0
Orderly (Hospital), Goldfields	do.	48	2 15 0
Packer (Shop Assistants)	do. .. ..	..	4 5 0
Painter and Paperhanger	Per hour .. ..	..	0 2 1½
Pastry-cook	Per week	48	£4 15s. to £5 2s. 6d.
Pattern-maker	do.	48	5 11 0
Photographic Employee	do.	44	4 5 0
Pipemaker (Vertical)	Per hour .. ..	..	0 1 11½
Planer, etc. (Engineering)	Per week	48	5 2 0
Planer, etc. (Engineering)—Goldfields	do.	48	5 5 0
Plasterer	Per hour .. ..	..	0 2 8
Ploughman	Per week .. ..	..	‡ £2 to £3
Plumber	Per day .. ..	..	0 19 0
Plumber (Goldfields)	Per shift .. ..	..	0 19 0
Porter (Hotel)	Per week	48	‡£2 15s. 6d. to £3 0s. 6d.
Pottery and Tile Employee (Adult)	Per day .. ..	..	13s. 4d. to 15s. 8d.
Quarryman	do. .. ..	..	0 14 4
Sanitary Employee—Municipal (Perth)	Per shift	8	13s. 4d. to 15s. 10d.
Saw Filer	Per week	48	4 17 0
Sawyer—Bush Timber Mills	do.	48	£4 9s. to £5 7s.
Sawyer—City Timber Mills	Per day .. ..	..	14s. 7d. to 15s. 7d.
Sculleryman (Goldfields)	Per week	60	‡ 2 0 0
Setter (Brickmaking)	Per day .. ..	..	0 15 10
Shearer	Per 100 sheep .. ..	..	c 1 18 0
Shed Hand (Shearing, etc.)	Per week	44	‡ 3 15 10
Sheet Metal Worker	Per hour .. ..	..	1s. 11d. to 2s. 0½d.
Shop Assistant—			
General	Per week .. ..	..	£4 5s. to £4 12s. 6d.
Juniors	do. .. ..	..	14s. to £3 12s. 9d.
Grocers' Canvasser	do. .. ..	..	£4 9s. 6d. to £4 12s. 6d.
Shop Assistant (Goldfields), Adult	do.	48	4 10 0
Shop Assistant (Goldfields), Junior	do.	44 and 48	17s. 6d. to £3 15s.
Slaughterman	do.	44	5 7 6
Slaughterman (Goldfields)	do.	48	5 10 0
Smallgoodsman (Butcher's)	do.	44	4 15 0
Smallgoodsman (Butcher's)—Goldfields	do.	48	6 0 0
Spotter (Timber Industry)	do.	48	5 1 0
Stableman	do.	48	‡ £4 5s. to £4 9s.

* See note on page 69.

† 2s. 6d. per week extra on Goldfields.

‡ With board and lodging.

c If rations "found" 25s. 4d. per week is deducted.

WAGES—continued.

MINIMUM* RATES OF WAGES ESTABLISHED UNDER AWARDS, ETC.—continued.

Occupation.	Period to which Rates of Wages apply.	No. of Hours in Period.	Wages.
			£ s. d.
MALES—			
Stockman or Boundary Rider ..	Per week ..	..	‡ £2 to £2 10s.
Storeman and Despatch Hand (Shop Assistants)	do. ..	..	4 4 0
Striker—Blacksmith's (Engineering)	do. ..	48	4 0 0
Survey Hand	Per day ..	..	0 15 4
Tailor Out—Bush Timber Mills ..	Per week ..	48	£4 9s. to £4 12s. 6d.
Tailor Out—City Timber Mills ..	Per day ..	48	0 14 1
Tailor (Male Hand)	Per week ..	44	£4 13s. 9d. to £5 10s.
Tailor (Goldfields)	do. ..	48	5 0 0
Tailor's Presser	do. ..	44	5 0 0
Taker-off and Trucker (Brick-making), Double Machine	Per day ..	..	0 14 6
Tallyman (City Sawmills) ..	do. ..	..	0 14 7
Tannery Employee (Unskilled) ..	Per week ..	48	4 7 6
Timber Sorter (City Sawmills) ..	Per day ..	..	0 14 1
Truck-loader (Flourmilling) ..	Per week ..	44	4 9 6
Turner (Wood)	Per day ..	..	0 16 6
Undertaker's Employee	Per week ..	44 to 52	£4 8s. to £4 18s.
Unhairer and Scudder, Tannery	do. ..	48	4 13 0
Upholsterer	Per day ..	..	0 16 0
Vineyard Employee	Per week ..	48	3 14 6
Waiter	do. ..	48	‡ 2 19 6
Watchmaker, Clockmaker (including Repair Work)	do. ..	48	5 0 0
Water Supply and Sewerage Employee (Labourer)	Per day ..	..	0 13 4
Wharf Labourer—			
General Cargo Work (all Ports)	Per hour ..	..	d0 2 10
Overtime (Ordinary)	do. ..	..	0 3 9
Coal (including Explosives), Fremantle, Perth, Bunbury, and Geraldton	do. ..	..	d0 3 1
Overtime (Ordinary)	do. ..	..	0 4 0
Wicker Worker	Per day ..	..	0 15 6
Winchman, Log Landing	Per week ..	48	4 9 0
Wine and Spirit Warehouse Employee	do. ..	48	£4 9s. to £5 0s. 6d.
Wool Scourer (see Fellmonger).			

* See note on page 69.

‡ With board and lodgings.

d From 8 a.m. to 5 p.m., and 8 a.m. to noon on Saturday.

WAGES—continued.

MINIMUM* RATES OF WAGES ESTABLISHED UNDER AWARDS, ETC.—continued.

Occupation	Period to which Rates of Wages apply.	No. of Hours in Period.	Wages.
			£ s. d.
MALES—			
<i>Railway and Tramway Servants—</i>			
Government Railways :			
Car Conductor	Per day ..	†	0 13 4
Chainman	do. ..	..	0 15 6
Cleaner, Locomotive (21 years and over)	do. ..	..	0 13 5
Cleaner, Locomotive (under 21 years)	do. ..	..	7s. 8d. to 11s. 5d.
Engine-driver, Locomotive (Average)	do. ..	..	1 0 6
Engine-driver, Stationary ..	do. ..	..	16s. 0d. to 17s. 0d.
Fireman, Locomotive (Average)	do. ..	..	0 16 4
Guard (Average)	do. ..	..	0 16 10
Platelayer and Repairer (including Gangers)	do. ..	†	15s. to 19s.
Porter	do. ..	..	12s. 10d. to 15s. 4d.
Shunter	do. ..	..	13s. 10d. to 15s. 4d.
Signalman	do. ..	..	13s. 4d. to 17s. 4d.
Storeman	do. ..	..	13s. 10d. to 16s.
Government Tramways :			
Conductor or Motorman ..	Per week ..	..	4 12 0
Ganger	do. ..	..	5 5 0
Other Tramways :			
Conductor or Motorman (Freemantle)	Per day ..	..	0 15 10
Conductor or Motorman (Goldfields)	do. ..	..	0 15 5
FEMALES—			
Barmaid	Per week ..	48	4 15 0
Barmaid (Goldfields)	do. ..	44	a 3 5 0
Boxmaker (after 4 years) ..	do. ..	44	2 7 6
Box-maker (Juniors)	do. ..	44	15s. to £2
Clerk (Commercial)—			
Wholesale	do. ..	44	2 15 0
Retail	do. ..	44	2 10 0
Cleaner c	Per hour ..	..	0 1 6
Cook	Per week ..	48	a £2 0s. 6d. to £3 1s. 6d.
Cook (Goldfields)	do. ..	48	a 3 0 0
Cook or Kitchen Hand in charge Adults)—			
Tea Rooms (Goldfields) ..	do. ..	48	a £1 19s. to £2 1s. 6d.

* See note on page 69.

† Weekly wage calculated on the basis of 5½ working days of eight hours.

a With board and lodging.

c If employed for less than 25 hours per week, 1s. 9d. per hour.

WAGES—*continued.*MINIMUM* RATES OF WAGES ESTABLISHED UNDER AWARDS, ETC.—*continued.*

Occupation.	Period to which Rates of Wages apply.	No. of Hours in Period.	Wages.
			£ s. d.
FEMALES—			
Domestic Servant	Per week ..	..	a 20s. to £1 10s.
Dressmaker (Order)	do. ..	48	2 7 0
Dressmaker (Factory)	do. ..	44	2 5 0
Dyeing and Cleaning Hand ..	do. ..	44	2 15 0
Food Manufacturer	do. ..	44	2 5 0
Furniture Trade	Per day ..	..	0 8 4
Juniors	Per week ..	44	15s. to 40s.
Kitchenmaid, Pantrymaid, Scul- lerymaid (Adult)	do. ..	48	a £1 13s. and £1 15s.
Kitchenmaid, etc. (Hotels, Gold- fields)	do. ..	48	a 2 1 6
Laundry Worker	Per day ..	..	0 9 0
Milliner	Per week ..	44	2 5 0
Photographic Employee	do. ..	44	2 10 0
Printing and Bookbinding—			
Seniors	do. ..	44	2 5 0
Juniors	do. ..	44	12s. 6d. to £1 15s.
Saddlery	do. ..	45	2 10 0
Shop Assistant	do. ..	44	£2 10s. to £3 5s.
Juniors	do. ..	44	11s. to £2 3s.
Shop Assistant (Goldfields), Adult	do. ..	44	2 12 6
Shop Assistant (Goldfields), Junior	do. ..	44	12s. 6d. to £2 5s.
Tailoress	do. ..	44	2 13 1½
Tailoress (Slop Clothing) ..	do. ..	44	£2 5s. to £2 8s.
Waitress	do. ..	48	a 1 15 0
Waitress (Tea Rooms)	do. ..	48	b 1 15 0
Waitress (Tea Rooms and Res- taurants, Goldfields)	do. ..	48	b 1 16 6
Waitress (Hotels, Goldfields) ..	do. ..	48	a 2 1 6
Whiteworker	do. ..	44	£2 5s. to £2 13s.
MARRIED COUPLES (Farms, etc.) ..	do. ..	..	a £2 to £3 10s.

* See note on page 69.

a With board and lodging.

b In Tea Rooms, board only. In Restaurants 7s. 6d. lodging allowance also.

EXPERIENCES OF WHEAT FARMERS.

The following account of his experiences is supplied by a prosperous wheat farmer :—

“ On the 27th day of May, 1911, I sailed from London with my wife and eleven (11) of a family. My three eldest are girls. The eldest boy was 16 years when we came here, and our youngest child was 2½ years.

When we arrived at Fremantle we had £73. We rented a house in Subiaco at first and the girls, the eldest boy, and myself took work. In a short time I got 2,000 acres of land at Lake Grace, and after I had been in the country seven weeks, I went up on to the land, taking my eldest boy with me to help me to clear the land and a younger boy to do our cooking. The seven weeks that we had lived in Perth we had saved £25, which made the capital that I started with £98. My wife and the rest of the family remained in Perth for about two months until I got a kind of a house made for them.

At that time we were 60 miles from the railway, Dumbleyung being the head of the line. We had to cart stores, chaff, and all that we required from there, including our mail. I might add, that I took my wife and the family over that 60 long miles in two spring carts in a burning hot sun, but at last we got home.

I would like to state here that I had been farming all my life in Scotland, and when I got the timber off the land I knew how to go about things, but I had never seen any timber or clearing before coming here, and when I got the first look at it, it nearly broke my heart. However, I was here and there was only one thing to do—make a start on the timber. So Jack and I started (Jack 16 and I 45 years). We started with the lighter stuff and cut down 40 acres, all except the big trees, and there were a lot of them up to 3ft. across. We could not cut them with an axe, so we used a crosscut saw and sawed them down, but at the end of that time we were getting a bit more used to the work and did all the rest of our clearing with axes.

There was no school for the first year, and all the boys helped with the clearing. The result was that we cut down, burned up, and put in crop the first year on 110 acres. We started clearing September 25th—finished seeding June 28th, and got a nice little crop. No super. was used. We scattered the seed over the land by hand and ploughed it over, another settler and I making up a 5-horse team between us. Next year we got a team and a drill and put the crop properly in with super. and we got a good crop, but had to cart it 30 miles to Kukerin. The third year was the Drought year, which nearly broke us up, but it did not because we got credit and went on putting in another crop which did well. I put in 350 acres in 1915 without any horse feed, turning the horses out at night to feed themselves on the salt bush or anything they could get. At the start of the seeding time we worked them six hours per day, but at the end of the time they could only work two hours, but we managed to get in 350 acres, and at harvest we cut 100 tons of hay, gristed 40 bags of wheat to supply us with flour for the year, kept seed for next crop, and sold 1,300 bags of wheat. That lifted me right out, and we have done well ever since.

Also, I must not forget that we got the railway to Lake Grace to take this crop away. At this time my eldest son went to the War. This made it hard for me, but the other boys grew up and they have all stuck to me, and now my four eldest sons have farms of their own. The thing has grown so big now that we can no longer do our own clearing or fencing, because we have so much agricultural work to do. During the last harvest season we had three eight-foot and four six-foot harvesters working all the time and two waggon teams carting the grain into the station. The last two seeding seasons we have been working 56 horses in the teams, besides several odd horses and carts, etc.

In 1921-1922 we had 2,600 acres under crop. For a long time we were not able to run sheep because the price of fencing material was so high, but I stocked with cattle and one year I made a clear profit of £300 from the cattle; but now that the cost of fencing is a bit easier we have been able to fence and we are running 1,000 sheep and lambs, which paid me very well last year. We have about 30 cattle and 80 head of horses amongst us, £3,000 worth of agricultural machinery, three good dwelling houses, also good stock and machinery sheds.

Altogether we hold over 8,000 acres of good land, with just over 5,000 acres cleared. Some of it is under fallow, some pasture, and the remainder under crop. This would be incomplete unless I named a value for the property and assets. So I have just gone over the place and tried to figure it out, and I consider that the property, with stock, machinery, and everything that is on it, is good value for £31,000; but out liabilities would amount to about £5,000, making our assets worth £26,000 clear.

I would like to state that the Agricultural Bank made it possible for me to start, because whilst clearing the land we were able to earn wages to keep the pot boiling until the land produced something. I consider it a very fine institution indeed.

I would further like to state that we had booked our passage to Canada before we decided to come to Western Australia, and the thing that made me change my mind and come here was a statement written by a settler at Ballaying. I was so much impressed by it that I decided to throw Canada up and try my fortune here, which I am glad to say I have had no cause to regret. My wife and I went home for a trip in 1921 and came back *via* Canada. We spent six weeks in Canada, and I am satisfied that a good living can be got there but there are not the same opportunities to make a quick rise in Canada that there are in Western Australia. At the same time I do not wish anyone to be misled by this statement, because when they leave England they leave a fine old country, where they have everything to their hands and when they come here the country is new to make. It is no easy job to make a farm out of the forest, but for the right man it is well worth the struggle. If I were 30 years of age and required to do it again I would. It is much better than working for wages in Scotland."

Another successful farmer in the Wheat Belt states:—

"I came here in 1905. Within a fortnight of when I landed I took up the place, and have been there ever since. I had a wife and five children—three boys, the eldest of whom was eleven, and two girls. The area was 1,160 acres, but I gave up 500 acres for fear I should lose the lot. After a while I purchased the adjoining block, 200 acres, paying £3 per acre for it. I started with practically nothing, less than £40 anyhow. At the present time I hold slightly over 2,000 acres, and have one of my boys settled on another place of about 1,000 acres, for which I found £1,000.

I cleared portion of the land myself for a start, and during the first year put 100 acres under crop on shares. Since then I have done very well. I did fairly well up to the drought. I did not go on the Industries Assistance Board. I put in 800 acres next year. We have 5,500 bags, and the two boys and I did it ourselves, with the exception of a man for the bag sewing. Since 1912 I have never looked back. I have had an average crop of 20 bushels, including the drought year, which was a failure. This year I had a 23-bushel crop.

My income is now over £3,000 a year, and I pay 5s. per acre income tax. I shear about 1,300 or 1,400 sheep a year and have 14 working horses and a tractor as well. The value of my property I estimate to be £10,000, which includes house, stock, machinery, and five dams (one 3,000 yards). The place is all subdivided."

EXPERIENCES OF SETTLERS ON SMALL HOLDINGS.

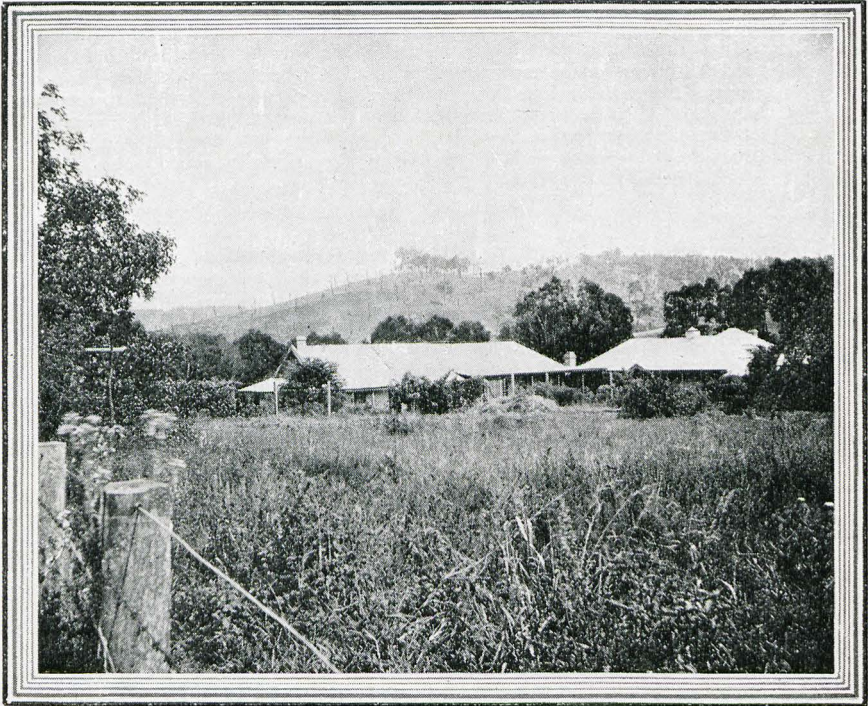
Mr. William Pugh, of Burekup, South-Western Railway, states :—

“I arrived in Western Australia in 1911, under a nominated passage, and for the next seven months worked in the Busselton District for the settler who nominated me, in order to gain knowledge of local conditions.

I then obtained employment on a farm at Burekup for a period of four years. I also purchased an area of 10 acres at Burekup, which I cleared in my spare time, viz., after completion of the day's work for my employer. I have since acquired an additional 30 acres adjoining and am just burning up the timber on the last seven acres. My holding of 40 acres contains no summer land whatever, yet last summer I was able to run 20 head of cattle on it.

On some of my land the yield of potatoes has been as high as 11 tons to the acre. Last season I had an area of 17 acres under potatoes in Benger Swamp. Of course, I have had reverses, as everyone will who engages in potato-growing, but for those who have the heart to stick to it and are not afraid of hard work there is no reason why success should not be achieved. A main factor in successful potato-growing is, in my opinion, the selection of seed.

My land was heavily timbered with Red Gum and Jarrah, and I have cleared it myself. In fact, apart from some outside labour at planting and digging time, the whole of the work on the place is done by my wife and



The Home of a Pioneer in Typical South-Western Country,

myself. I have been a farm hand all my life, but my wife knew nothing of farming pursuits prior to coming out here, as she had lived in London for the greater part of her life.

On arrival in the State my capital consisted of but 12s. 6d. What I have now got has been gained by the hard work of my wife and myself; it has not been easy work.

I do not believe in borrowing and, therefore, have never had any interest to pay. I have followed the principle of doing without an article until I could pay for it.

In conclusion, I am firmly of the opinion that this country has not its equal on earth for the man who possesses a small capital, provided that he goes the right way to work."

The following are taken from a Departmental pamphlet published in the year 1919:—

Mr. J. B. Stricke, Wattle Hill, Mt. Barker, states:—

"I may state that this district grows all kinds of fruit; some do better than others on the different kinds of soil—grapes do not do well here owing to the climate being too cold. I am going in chiefly for apples and pears, also peaches and apricots, but not to a large extent. In apples the main kinds to plant are Cleopatra, Jonathan, Dunn's Seedling, Munro's Favourite, and Rome Beauty. Northern Spy is a very fine flavoured apple; but I do not recommend planting it as it is a shy bearer in many orchards. All the others mentioned I consider the best varieties for export. Pears crop very heavy with me: from one tree 17 years old I gathered over half a ton last year. The Bartlett seems to be a favourite for the local market; but the Vicar of Winkfield has proved itself the best for export. I have been exporting from 50 to 60 cases of Cleopatra (averaged 22s. 3d. per case), including also one of Jonathan and one case of Northern Spy sent to Hamburg. I have exported three varieties of pears which averaged 18s. 7d. per case. Also in London I obtained 13s. per case for pears of the same kind. There are thousands of acres in this district to be taken up yet fit for growing fruit. I commenced by planting one and a half acres in 1892, one and a quarter acres in 1898, and seven and a quarter acres in 1903. I have received no assistance except from my own family. I hold altogether 200 acres. I am situated 17 miles east of Mt. Barker, and 22 miles from Albany. The timber on the land consists of karri, yate, red gum, jarrah, and wattle. Ring-barking costs 2s. per acre. Clearing in the green costs about £25 per acre; but if ring-barked for two years the cost is very much cheaper. Fruit trees can be planted as soon as the ground is cleared, but it should be ploughed twice if possible, especially if the timber was green when cleared. My experience is 100 trees to the acre on the square system is the best; it gives plenty of room to work the orchard and allows for a cart to be driven along to gather from; it also allows other crops, such as potatoes, peas, rape, and vegetables, to be grown between the trees until they start bearing. I grow from five to ten tons of potatoes per acre without manure or fertiliser, also vegetables grow without manure. I have ten acres planted with fruit trees and four acres are bearing profitably, the remaining six acres are just beginning to bear well; the result has been from 600 to 1,000 cses per year. I find it is seven years before profitable returns are obtained. The soil is rich black loam with springs of water in several places. I have four and a half miles of fencing, the land being divided into small paddocks, as I go in for mixed farming and have sheep, cows, and horses. I roughly estimate the value of my buildings at £550. The net profit from the fruit is £150 per annum at present, but will increase rapidly from now onward. My implements and machinery are worth £107, and I estimate the value of my property to-day to be £2,000. I have also three working horses valued at £90.

Mr. William Reid, of Golden Valley Orchard, Bridgetown, says :—

“ I commenced fruit growing in the Bridgetown District about 14 years since, practically without capital.

I first laid out one and a half acres, principally with late varieties of apples.

I have since extended the orchard until now I have 25 acres planted mainly with commercial varieties of the apple.

I early recognised the necessity for close cultural methods in orchard practice.



Row of Cherry Plums, Mt. Barker Estate.

As an illustration of the results of these methods, I may state that my return from the original plantation of one and a half acres during the last four years has averaged one thousand cases per annum.

The pear trees, at thirteen years old, yielded fourteen cases per tree, which realised 8s. 3d. per case on the Perth market. The younger portion of the orchard gives proportionately as good results.

One year I stored my late apples in the orchard and consigned the last of my Rokewoods during the second week in December. These realised over £1 sterling in Perth.

The most suitable soils in this district for fruit culture are the friable volcanic loams, with strong loam subsoil, found on the lower foothills of the Blackwood watershed. Here the trees attain great size and age.

We have trees planted over forty years ago, and which, although neglected for years, are still vigorous and bear good crops annually. On the gravelly soils I have noticed a decided tendency to die back. Two years ago, while attending the National Fruit Conference at Hobart, I had an opportunity of comparing local conditions and prospects with those of the Eastern States, and came back convinced that for the production of export apples the South-Western portion of Western Australia undoubtedly occupied a premier position. The very high prices realised on the European markets have further confirmed that view. I am certain that to the newcomer, with the requisite energy and capital, the fruit-growing industry in the South-West of this State offers a sure field for investment.”

Mr. A. C. Loaring, Lawnbrook, Green's Siding, writes :—

"Ten years ago I purchased my Lawnbrook property as a going concern, and every year since I have been taking out unsuitable trees, and, in fact, my objective is citrus trees. If I could have got the same sort of soil and conditions it would have paid me far better to have started from virgin soil. Were I starting again this is what I should certainly do, as I could then plant the trees that suited, plant to a plan, and have the opportunity of first grading and draining my land. Although I have taken out many trees, and still have some of the old varieties left, I hope to get rid of these in a few years, replacing them with oranges and lemons. I find these are more profitable in my position. From 43 lemon trees I have taken in one season 672 cases of an average net value of 5s. at least. This, as one can see, has been the principal factor in my success. I plough twice annually, and cultivate by harrows (Purser's Climax) up to 15 times. All strips are dug, and these are left fairly wide, as I am a strong believer in the digging fork. Complete fertilisers are used, and this year I am using on my 17 acres two tons of potash, one ton sulphate of ammonia, two tons of superphosphate, five tons of bone-dust; in addition 25 bushels of peas are sown down as cover crop, and these are ploughed under in the spring. All the manure from the animals is used in the orchard, principally in planting young trees: no waste is permitted. Pigs are fattened in the season on the waste fruit, such as peaches, plums, nectarines, apples and pears that are over-ripe or bird-picked. Fowls are not permitted in the orchard as the good they may do is far outweighed by the harm they positively do by eating all predacious insects that prey on the scale. To the intending orchardist the outlook is good. Exportation is in a fair way of being successful, and Indian and China markets are being opened up. Last year I shipped 50 cases of citrus fruit to Shanghai, and the shipment turned out good, and will be repeated on a larger scale. I hope to see packing sheds and standardisation of fruits and values throughout the State. Ten years ago my output was under 300 cases; to-day it is 3,000, and is worth roughly about £1,000, leaving about £500 to £600 profit annually."

The following particulars are gleaned from a report by the selector, and verified by the District Surveyor, of a property in the North Greenbushes District, containing an area of only $1\frac{1}{2}$ acres of land, and shows what may be accomplished on a very small area :—

"The property is in three sections, viz., two quarter-acre lots, on which is erected the dwelling-house, and on which is grown the major portion of the green stuff for the cows, etc.; half an acre on the opposite side of the road, on which the cows and pigs are kept and where pumpkins are grown for feed, and another two quarter-acre lots recently acquired.

In April, 1916, a start was made with two cows and one or two pigs: the holder has now three cows milking, and one horse, and keeps on an average 12 pigs. These are all kept on the half-acre. The stock are fed on green stuff grown on the place, pumpkins forming a large proportion of the daily ration, supplemented with bran and pollard purchased outside from the proceeds of sales. Use is made of every available yard of ground. Grapes, tomatoes, maize, barley, Soudan grass, Japanese millet, and pumpkins are grown, the latter all being used entirely for stock feed.

13 cwt. of grapes were sold off the place last year at the door at 3d. per lb., and tomatoes to the value of £9 were also sold. The money received from these sales went towards the purchase of bran and pollard for the stock. In addition to what was fed to the stock half a ton of pumpkin was sold at $1\frac{1}{2}$ d. per lb. 1,600lbs. of bacon were sold during the 12 months at 1s. 4d. per lb. Of this amount about 1,150 lbs. were purchased from outside at 6d. per lb, cured at a cost of 1d. per lb., and then sold at the price mentioned above.

For the past twelve months 14lbs. of butter per week have been sold on an average of 1s. 8d. per lb., and three quarts of skim milk were sold per day at 3d. per quart; in addition, skim milk was given to the young pigs."

The holder further states that after purchasing and building up his stock and keeping his family he estimates his profit for the first year at £60.

The place is very interesting, and is an object lesson of what can be accomplished by industry and intelligence on an exceptionally small holding.

Unfortunately, the majority of settlers wish to select too much land, and very few would like to settle down on $1\frac{1}{2}$ acres, nor would it be considered wise to do so; but in the South-Western portions of this State large areas of land of better quality than that referred to above are available, where men could be settled on blocks of from 50 to 100 acres, and from which a good living could be made by dairying.

The selector in this case is David Inglis, who owns and works the land.

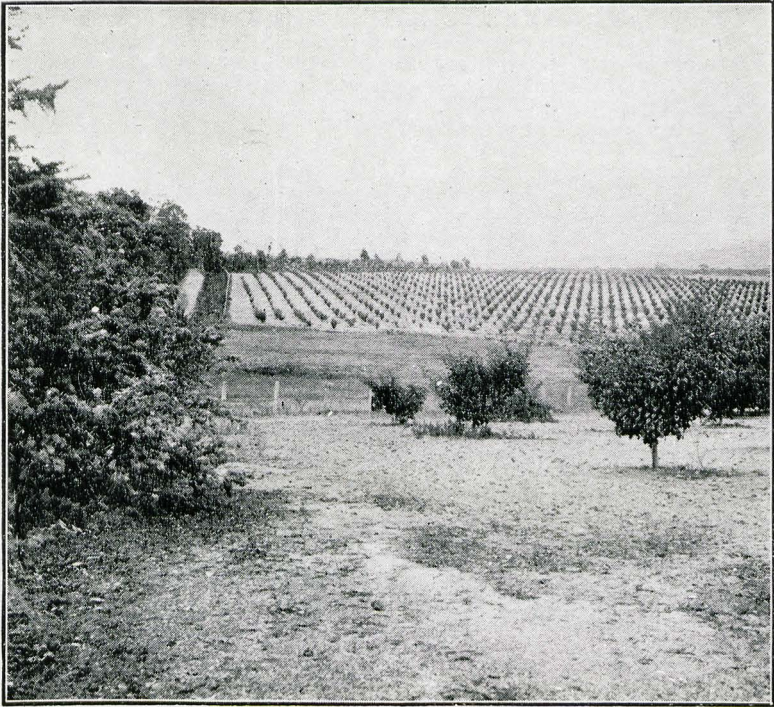
SCOTTISH COMMISSION'S REPORT, 1910-11.

In the year 1910 the Commonwealth Government arranged, through the Secretary for Scotland, for a party of agriculturalists from Scotland to visit Australia, with the object of studying and reporting upon the rural conditions and activities of Australasia.

The following are a few excerpts from the Commission's report:—

“ In the domestic and business realms unmarried women are everywhere in demand throughout Australia. (NOTE.—This is especially so in Western Australia.) The wage offered to the new-comer is seldom under 15s. a week, and is sometimes well over 20s., experienced well trained women being always able to command a high figure. It may be said that while domestics in Australia have shorter hours of work and more privileges in the way of free time than they would get at home, they have probably not less work. The household staff is often short-handed, and both mistress and maids have always plenty to do.

There need be no feeling of exile or expatriation. Except for greater distance from home and the difference of climate, he (the new-comer) can hardly realise that he is not still in Britain. He will find himself among a people of kindly disposition, hospitable to a fault, and always ready to welcome and encourage any new-comer of the right sort. The climate varies with the latitude, but for nine months in the year it is pleasantly warm in most parts of the Commonwealth; and in the hot months of summer the dryness of the atmosphere does much to counteract the high temperatures that prevail. The weather, except in some of the Northern districts, appears never to be so oppressively hot as to prevent white men from doing their usual work either in the field or in the office. In short, the climate of Australia is believed by those who live there to be very much pleasanter than the climate of Britain. If a man comes to Australia simply to get a fair day's wage for a fair day's work, and is content to call somebody else master all his life till in the end he qualifies for his old-age pension, by all means let him become a labourer in town; but if he has ambition, if he wants to have a home and a farm of his own and to be his own master, if he wants to live a life of independence and to die leaving something to his children, then let him decide to bear the yoke at first; let him serve his apprenticeship, though it be hard; and let him steadfastly set his face towards a country life. In the end he may be assured of entering into a substantial reward.



Orchards at Mt. Barker.

Among the land-seekers from the old country, there are many who have practically no capital, some who have a little, and a few who have a good deal. To whichever of the three classes a man belongs he will be well advised to *begin by going into some kind of farm service for a time.* The man who arrives with a few hundred pounds of his own, and the man who arrives with nothing, have—or should have—careers so similar that they may be treated together. They both begin, let us say, as hired labourers; and they will seek service with the fruit-grower, the dairyman, or the mixed farmer, according to the special branch of agriculture they mean to choose when they become their own masters.

The new arrival in search of country work is often greatly disappointed to learn that such a thing as a permanent engagement on a farm is difficult to get. He has been accustomed to working for at least six months, and sometimes for years under the same master. He will find in Australia few farmers who care to engage him for more than a month at a time. They generally need help during a couple of months of harvest, and perhaps three months of ploughing and seed time. For the rest of the year most of them do all the necessary work themselves. The new-comer is naturally apprehensive that he will have to do without employment for a considerable part of the year. This, however, is not the case. By moving about a little he can always find plenty of work. In the intervals between the busy seasons on the farm he can work at a fencing contract, or can do some clearing, or take a turn with the sheep shearers, or find employment of some other kind. He need never be idle. As he moves about from place to place—even if he wishes, from State to State—he must turn his hand to all

kinds of jobs, going through a most valuable experience, and getting a chance of seeing and comparing different districts and different kinds of farming, before he needs to settle anywhere himself. Thus the continual shifting, which at first seems to be so discouraging, in the end proves a distinct advantage.

It is evident that to succeed as a fruit-grower there is no occasion to possess a gardener's training. A very considerable proportion of those who have taken to the profession have had no experience in horticulture at all. . . . In several places visited the settler had tried some form of agriculture before taking up fruit-growing. The experience of the older settlers, often dearly bought, is freely placed at the service of the "new chums." In some places the man of small capital may enter the field with every assurance of ultimate success; in others, it would be almost hopeless to push his way. The problem depends largely on the chance the settler has of getting suitable land at a cheap rate. That is usually tantamount to saying that he requires to get hold of a piece of virgin land, and, by dint of perseverance, hard work and frugality, convert it into a valuable orchard. There is ample room in one and all of the States for the enterprising man.

Pigs are also reared by the stock owner, who feeds them on the pastures, and by the arable farmer, who finds it profitable to grow such crops as maize, lucerne, clover, and peas for the direct purpose of fattening them. . . . The climate of Australia seems to suit swine extremely well. No house accommodation is required, and the animals are grazed in the paddocks just like sheep or cattle. In hot weather they need a shelter from the sun—from whose rays they are apt to suffer a good deal—and plenty of water put conveniently for them, say, under the shade of some trees; but, unless heavy feeding is going on, sties are seldom provided. Along with separated milk it is usual to feed such grains as maize, peas, or beans. The growth of the animal in favourable conditions is quite as rapid as at home, sometimes reaching 2lbs. a day, while 1½lbs. is a good average."

WHEAT PRODUCTION.

"After a few crops are got from the virgin productiveness of the land, manure has to be applied. On light soils it is sometimes used from the very first, and sooner or later all land has to be brought under a system of fallowing and rotation cropping. We were assured by various people than an experienced man with a good team of horses and an outfit of up-to-date implements can do all the work in connection with raising from 200 to 300 acres of wheat on fairly easily worked land, with assistance at harvest-time only, and that to permit of any proper rotation of crops an economic holding should extend at least to 600 or 1,000 acres of suitable land. The methods of culture vary in the different districts according to custom, the nature of the soil, the possibilities of accomplishment, and the suitability of the weather for the operations aimed at. In most regions, the prime consideration is the conservation of moisture by the maintenance of a soil mulch. In the low rainfall areas it is found that by fallowing one year and cropping the next the benefit of practically two years' rain is secured for one crop. Fallowing is usually commenced whenever seed time is over, and goes on during suitable weather from May to September, but ought to be completed before the heat and dryness of later spring makes the work impracticable. . . ."

Dealing with the pests and plagues which affect the farmer, of which, it is admitted, there are many, the Commission winds up its remarks by stating:—

"The thing to remember is that the good year has to make provision for the bad; and luckily the Australian good year, when it does come, is so good that it is not difficult to do that. Just as one does not expect prosperous times to last for ever, so one need never, even in the worst times, fear that prosperity will not return. The recuperative power of Australia is truly marvellous."



Virgin Forest near Karridale.

CONCLUSION.

A perusal of this pamphlet will have shown that Western Australia's greatest need is a sufficient population for the development of the State's vast areas.

The present population of 360,000 is infinitesimal when compared with the State's great size and natural resources. The opportunity is thus presented to the strong and industrious of a healthy and profitable outdoor life in the opening up of a young country.

Any further information required may be obtained on personal or written application to :—

THE UNDER SECRETARY FOR LANDS,
DEPARTMENT OF LANDS AND SURVEYS,
CATHEDRAL AVENUE,
PERTH, WESTERN AUSTRALIA.

or

THE AGENT GENERAL FOR WESTERN AUSTRALIA,
SAVOY HOUSE,
STRAND, LONDON.



