

Memorandum to

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“*The Special Sales of Land Act of 1891.*”

Surveys of land for sale under the provisions of the above Act are to be regarded as *especially urgent*, and instructions under this head shall take precedence of all other work.

All surveys shall be effected by means of the theodolite and steel band, which latter should be 5 chains long whenever practicable. It is of pre-eminent importance that measuring tapes used for survey purposes should be maintained at the correct length by frequent comparison with a standard tape kept in camp for that purpose. Standard tapes should be occasionally tested at the Head Office in Brisbane or at the various survey offices; when it is not convenient to do this personally, the standard tape should be forwarded by parcels post, it will then be tested and returned without delay, free of cost, with a parchment ticket attached showing the temperature and tension at which the tape is correct. Where five chain tapes are used, a standard of that length is very convenient, and saves time. Five chain standard tapes will be supplied upon application, at slightly below cost price, probably about 30/- each.

Marking etc., is to be strictly in accordance with the rules relating to theodolite work, the corner posts being similar to those prescribed for auction lands by Clause 48 of “*Directions for the Guidance of Surveyors*,” and the ten chain pegs accurately ranged in line. The “v” usually attached to portion numbers in surveys under “*The Crown Lands Act of 1884*” may be dispensed with in these surveys, unless portions have already been so numbered in the parish or run resumption being dealt with. Where surveys adjoin the leased parts of runs the boundaries must be precisely determined, no encroachments whatever being made, but when the adjoining land is also resumed the exact positions of boundaries are not so important. Fences which have been accepted as the boundaries of runs should usually be adopted as such, but if they differ from the gazetted descriptions, the written consent of the lessees or their authorized agents should be obtained. Should instructions received not contain sufficient information for the identification of boundaries, surveyors must apply at once for further advice, otherwise they will be held responsible for any encroachments or other mistakes.

The net area of any portion offered for sale shall not exceed 5,120 acres, but, for the attainment of economy and speed, the following method of survey will be adopted (as per extract from Executive Minute at foot hereof), viz:— The land is to be laid out as far as practicable into 20,000 acre blocks, these will be divided on paper into portions of 5,000 acres each, posts and marked trees being placed on the surveyed boundaries where the subdivisional corners will occur, so that every portion shall have two sides and three corners determined on the ground by actual survey. This arrangement will, of course, require modification to meet cases where the areas to be dealt with cannot be arranged advantageously in 20,000 acre blocks, but, provided no portion to be offered for sale exceeds 5,120 acres in area, and that two sides and three corners are determined as above, while economy in survey is observed, the object in view will be achieved. It is contemplated that any lands not purchased at auction may be opened to selection as grazing farms in the larger areas, the cost of subdivision thus being saved.

Careful consideration must be given to the question of roads and stock routes, their widths and directions receiving due attention; it is preferable that as many roads as are likely to be required should be surveyed instead of leaving large reservations for road purposes. It is not intended to entirely abolish the reservation of areas for roads, but to actually mark such roads as are necessary, or are likely to be necessary in the near future, and to reserve such areas only as each particular portion appears to require, after considering the individual and surrounding circumstances.

The preservation of access to Crown Lands and the provision of a comprehensive road system suitable for the future occupation of adjoining country is of paramount importance. Reserves for water, camping etc., and sites for bores, tanks, and dams also require careful attention. Fences should be utilized as boundaries when practicable, and improvements generally dealt with to the best advantage. In making reserves on run resumptions, no dams or other station improve-

ments should be included in them, otherwise the Government will be called upon to pay compensation to the owners. Permanent natural water, or sites suitable for dams, tanks etc., wherever necessary, or improvements the property of the Government or Local Authorities, should of course be reserved, but unless under very exceptional circumstances (which should be fully reported on), station improvements should not be included in reserves or roads.

Plans shall be drawn to a scale of 40 chains to an inch and in such a manner as to admit of re-production by photo-lithography (see specimen plan No. 2 "*Directions for the Guidance of Surveyors*,"), the surveyed boundaries being shown by firm black lines and the subdivisional boundaries by broken lines. Careful valuations of improvements, with a full report, and an estimate of the capital value of the land per acre, its carrying capabilities etc., must accompany the plans. Observations for the determination of the true meridian will be required with each group of portions, and, where the survey is an extensive one, several sets of observations should be taken in different parts of the survey, full particulars with results being recorded on plans and in field books.

Payment for these surveys will be at the rate of £2. 12s. 6d. per lineal mile for surveyed and marked boundary lines, and surveyed roads, also for river or creek frontage traverse lines. This will cover the entire cost of survey, and no other charge will be allowed.

The receipt of instructions for surveys should be acknowledged, and the office advised from time to time of progress made.

The rules and regulations prescribed in "*Directions for the Guidance of Surveyors*" will be applicable in all other respects to these surveys.

Surveyor General.

Extract from Executive Minute referred to.

"Large areas, the external boundaries of which have been surveyed in the usual manner, i.e. with steel tape and theodolite, may be subdivided on maps by the Surveyor General into smaller portions without actual marking on the ground, two sides and three corners to be invariably determined by survey."

91, 14, 112 P. L.
91. 14, 461 S. G.
92. 631 P. L.