

# Alienation and sale of Crown Lands

3141 Brisbane

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## Certificate of Fulfilment of Conditions by Selector under "The Crown Lands Alienation Act of 18<sup>th</sup> 63"

District: Brisbane

377. 8. 70  
9. 1. 83

Register No. 3141

Lessee: Nicholas Joseph Kessels

County: Stanley

Parish: Perry

Portion: 431

I, Richard Joseph Smith the Commissioner of  
Crown Lands, under the provisions of the Act 40 Victoria, No. 15 do hereby  
certify that the Conditions hereinunder specified have been fulfilled by the Lessee  
of Sec. 3141 contg 1000 ac as required by the Act  
to entitle him to a Deed of Grant in Fee-simple, on payment of the Balance of the  
10 Years' Rent.

DR5471 - Certificate for Nicolaus Joseph Kessels, 2 January 1883

Research Guide to the alienation and sale of  
crown lands records at Queensland State Archives

Queensland State Archives (QSA) is the official repository for Queensland Government records selected for permanent retention because of their continuing value. The archived public records are from state government departments, state courts, local government authorities and statutory authorities. The records are in our facility at [Runcorn, Brisbane](#), and open records are available for viewing in the Reading Room, free-of-charge.

This guide describes records held at Queensland State Archives about the alienation of land from the Crown, and the subsequent sale of the land after auction. It includes an outline of the legislation, the main series of files and a description of how to find the files. In the records, these land sales were usually referred to as “Crown land after auction”.

The main finding aid for records held at QSA is the [Queensland State Archives' online catalogue](#) (known as ArchivesSearch).

The following citation abbreviations are used throughout our catalogue:

ITM	QSA Item (describes the item)
PR	Physical Representation (generally the original or microfilm copy)
DR	Digital Representation (for a digital image)
S	Series ID (for series of records)
A	Agency ID (for the creating or responsible agency).

**Aboriginal and Torres Strait Islander readers are advised that our catalogue contains images, names and voices of people who have died.**

## Legislation

The sale of Crown land after auction was allowed under Section 8 of the *Alienation of Crown Lands Act 1860*. Any lots offered at auction that were not bid for, or where a buyer had paid a deposit and subsequently forfeited it by not continuing with the sale, were made available for sale by private contract. The land was sold at the upset price or in the case where a deposit had been forfeited, at the upset price less the deposit. The land had to be paid for with ready money which included land orders. The Crown land became freehold when the land was sold.

The *Crown Lands Alienation Act 1868* restricted sales of Crown land to lots of land located in the country. It also enabled volunteers in the defence force to acquire ten acres of town lands or 50 acres of country lands by way of a free grant. To be entitled to the grant, volunteers had to be non-paid members of the volunteer defence force who had served as efficient members for a continuous period of five years. The *Crown Lands Alienation Act 1876* included suburban and/or town land as well as country and provided for the value of improvements to be added to the price.

## Lands Department

### Sale of Crown land after auction

13/10/1858-24/3/1916

[S14078](#)

Files may include the date the application was received, full name of the purchaser, description of the land, total price and the upset price, as well as the Land Agent's District.

### To find a file

- go to [ArchivesSearch](#)
- in the *Search for* box enter the keywords 'land purchase' and the name of the purchaser, eg. 'land purchase howes samuel'
- view *Your search results* to find those relevant at the beginning of the list

## Other sources of information

### QSA online indexes:

- [Register of lands sold 1849-1861](#)
- [Register of lands 1861-1868](#)

If an [online QSA index](#) is available, we recommend researchers search this. The content of online indexes has been sourced directly from original records. Digitised copies of many original registers and indexes are also available in the [QSA catalogue](#), and digitised copies of some microfilmed original records are available on Reading Room computers.

### QSA Research Guides:

- [Land Agents' records](#)
- [Land Codes](#)
- [Land exchanges and Commonwealth Acquisitions](#)
- [Land tenure records](#)

## Need more information?

Check our online catalogue [ArchivesSearch](#).  
Phone us on (07) 3037 6777 or you can [email](#) an archivist.