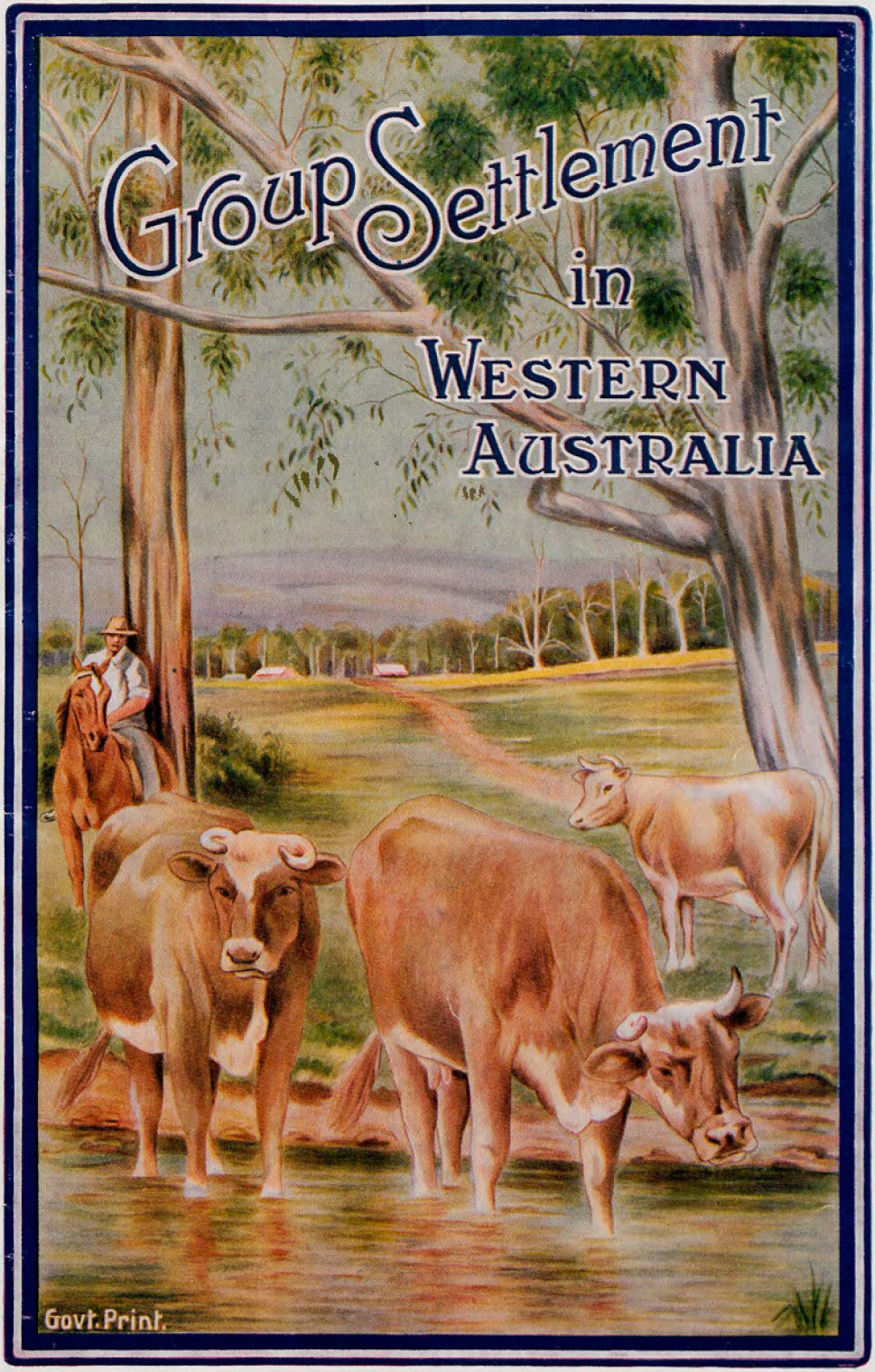

Group Settlement
in
Western
Australia
Govt. Print.

GROUP SETTLEMENT IN WESTERN AUSTRALIA.

Development of the Fertile South-West.



"It is a great imaginative scheme which will have a great influence upon the future of the Empire." —*Sir Wm. Beach Thomas.*

Issued under the direction of
THE HON. SIR JAMES MITCHELL, K.C.M.G.,
Premier of Western Australia.

PERTH:
BY AUTHORITY: FRED. WM. SIMPSON, GOVERNMENT PRINTER.
1923.



One of the First Group Cottages. Virgin Forest at the Back.

A Picture of Contentment.

(As viewed by an Eminent English Journalist).

"In some respects the South-West of Western Australia is a paradise, but it is a lonely one which calls for men and women to come and dwell therein. Constant travel makes one's mind a kind of picture gallery, and one of the best pictures I will take away with me is that of a father, mother, and children standing happy and contented in front of their Government hut, looking across land so recently forest, but now in the making of orchard and cornfield." —Sir Wm. Beach Thomas, speaking at Busselton on October 6, 1922, after a visit to the Groups.



VIRGIN FOREST NEAR KARRIDALE—IN THE HEART OF THE GROUP SETTLEMENT COUNTRY.

A Scheme Without Parallel.

" It is a great and bold scheme, the like of which is not paralleled in history."—Mr. James Wignall, M.P., of the Overseas Settlement Delegation.



O other portion of the Australian Commonwealth offers greater scope for successful closer settlement than the extreme South-Western corner of Western Australia. Until comparatively recently, however, there was a disposition, even amongst the older generations of Western Australia, to look upon this great and fertile area as a settler's Giant Despair. When the tide of population flowed West after the discovery of gold, and men learned that this new State possessed vast and rich agricultural resources, they first directed attention to the development of the wheat-growing areas. Liberal land laws made it possible to acquire farms on amazingly easy conditions, and great tracts of country were speedily and successfully settled. For many years most of the inquiries were for wheat or pastoral lands, and although that demand has not greatly diminished, and the supply of fertile country is not exhausted, another wealth factor is claiming equal, if not prior, attention. The South-West has emerged from its long seclusion.

The task of developing the heavy forest lands presented aspects entirely different from those associated with the development of the wheat belts. It was a task which could not be left entirely to individuals, although individuals who had undertaken single-handed the work of making a home had demonstrated the undoubted fertility of the soils. These settlers, however, were comparatively few in number, and were scattered over an area comprising many millions of acres. Individually their efforts were monuments of enterprise and endurance ; collectively their efforts represented a very small contribution towards opening up an area so spacious. It was obvious that, unless some other method was adopted, very many years must elapse before any material advance could be made to bring such portions as were

not required for forest purposes into the state of productivity when they would influence the economic life of the country.

That was the position facing Western Australia when the present Government came into office. Sir James Mitchell and his Ministers recognised that once the problem had been solved thousands of people could find homes in this garden of the State, become prosperous and contented, and enjoy the benefits of a climate unexcelled in any part of the world. To the solving of that problem they immediately applied themselves with diligence and enthusiasm, convinced that success must attend any well-directed scheme.

WESTERN AUSTRALIA'S LAND LAWS ARE THE MOST LIBERAL IN AUSTRALIA.

EACH GROUP SETTLER RECEIVES A FREE GRANT UP TO 160 ACRES.



A GROUP OF SETTLERS.

Meeting the Country's Needs.

TWO impelling factors appealed to the Government:

(1) The Need for Increased Production.

(2) The Need for Increased Population.

The need for increased production was emphasised in the fact that very large sums of money were, and are still, being sent out of the country every year in order to meet the demand for certain commodities—dairy produce in particular. The Government earnestly desired that this great import trade in goods which could, and should be produced in the State, should cease; that production should be accelerated in order, first, to overtake consumption within the State, and then to assist in meeting the food demands of the people of the Empire.

The need for increased population was emphasised in the changed world position arising out of the war. Strengthening the Government in all that has been done in establishing this scheme of closer settlement has been the conviction that every new settler, every additional acre cleared, and every additional ton of foodstuffs produced constituted a contribution to the bulwark of Empire. It was the practical way of fulfilling the policy of a White Australia.

Thus out of patriotic desire for Western Australia, Australia and the Empire, the Government evolved Australia's first great scheme of development in which State, Federal, and Imperial Governments are partners. What are known as the "Group Settlements" are an integral part of the scheme—a scheme which has appealed to men from all parts of the Empire, not only because of its practicability and its advantages to the settlers, but because of its solvent possibilities in questions of Empire importance.

Only those who know these South-West lands can fully appreciate the magnitude of the Government's undertaking. Though Nature is bountiful in this part of the State she is also formidable. The work

of clearing is difficult and costly, and in some places the problem of drainage is added to those of clearing and establishing lines of communication. Were it not for the fact that the soils are wonderfully fertile, the task would never have been attempted.

Practically every inch of the South-West lands coming within the Government's group operations is Crown country, and the only practical way to deal with it is by community effort. Thus arose the term " Group Settlements." It is the co-operative settlement of a number of families on a given area, which is divided amongst them on conditions which lead to the speediest possible development.

The Government does not pretend to claim that it will be possible to avoid all errors, for the scheme must largely be its own schoolmaster. But the Government does claim that the scheme represents a great step forward in a policy directed towards peopling this portion of Australia with thousands of producers who will assist both in converting an import trade into an export trade, and in removing the danger created by lack of development and population.

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 one shilling per week.

Stop That Import Drain.

For the year 1921–22 the people of Western Australia paid to producers in the Eastern States £1,936,846 for foodstuffs.

The Government's aim is to stop that drain. The Groups will help.

IN 1921-22 WESTERN AUSTRALIA IMPORTED FROM THE EAST:

	Valued at. £		Valued at. £
Butter	443,836	Confectionery ...	116,309
Cheese	60,240	Dried Fruits	53,253
Eggs (in shell and pulp)	19,937	Tinned Fruits, etc. ...	23,445
Bacon and Ham ...	136,842	Jams and Jellies ...	113,856
Preserved Meats ...	21,785	Sauces	40,874
Milk (preserved and powdered)	175,583	Potatoes	40,539
		Onions	14,562

ALL THESE FOODSTUFFS CAN BE PRODUCED IN THE STATE.

GROUP SETTLERS ARE ALLOWED 30 YEARS TO REPAY CAPITAL EXPENDITURE. INTEREST ONLY IS CHARGED FOR THE FIRST 10 YEARS.



A Wayside Letter Box.

Not unlike an English country lane. This primitive postal box is at the side of a main road to the Groups.

What is Group Settlement?

ALTHOUGH the term Group Settlement is familiar to Western Australians, considerable ignorance of the details of the Government's scheme still exists, and critics have invariably spoken without full knowledge of what it entails. The basic principle is to promote the speedy settlement, by co-operative effort, of these rich forest lands, dairying being the primary industry. For this purpose the man going on to Crown lands is made

A Free Grant up to 160 Acres,

except for office and survey fees—about £13. The men are carefully selected after examination to ascertain fitness and experience, and a few from each group are first sent to erect the temporary huts, the remainder following when these huts are ready. Each group works under

A Fully Qualified Foreman,

who has had South-Western experience.

The work done on each block comprises the development of 25 acres, of which 20 acres are partly cleared and laid down to pasture, and 5 acres more fully cleared for intensive culture, the erection of a cottage, fencing, and provision of water supply. When this work has been completed the farm is, with the necessary plant and stock, in the producing stage.

Until the settlers take over their own blocks, which should be at the end of from 24 months to 2½ years, they are paid a sustenance allowance of 10s. per day worked. If any settler draws less than the amount, the difference is credited to the block finally allotted to him. No settler leaving the settlement, however, is entitled to draw any such difference.

Each Man has to agree—

(*a*) To work to the satisfaction of the officer in control.

(*b*) To work continuously unless absence is approved.

(*c*) To be paid only for time worked.

(*d*) That as there can be no fixed hours for certain work, such as burning off, all must share fairly in the extra time.

The management has the right to determine whether a settler is working satisfactorily. Any settler failing to give satisfaction may be retired without compensation, although he has the right of appeal to the Group Settlement Advisory Committee.

Blocks are balloted for as soon as possible, in order that houses may be erected on the blocks allotted to married men and group members be in a position to employ their spare time in the development of their blocks. Settlers have, however, to agree to continue working until all the farms in the group have been completed. No titles are given until all the blocks have been prepared for settlement.

Interest on the outlay on each block is capitalised until the successful applicant is released from group work to develop his own block, the total cost of each farm being estimated at from £800 to £1,000. The General Manager of the Agricultural Bank apportions the amount charged against each block, and the amount so determined becomes an Agricultural Bank advance,

REPAYABLE IN 30 YEARS,

interest only being charged for the first 10 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 charged for the first three years.

The whole work is controlled by the General Manager of the Agricultural Bank, who directs the work of the Controller of Group Settlement, the Field Officer and the Selection Officer. An Advisory Committee watches the methods employed and advises continuously.

GROUP SETTLEMENT IS THE SOUTH-WEST SOLVENT.



SETTLERS ARRIVING AT KARRIDALE ON THEIR WAY TO THE GROUPS.

The "Small Family" Agreement.

Sir William Windham, C.B.E., Chairman of the British Overseas Settlement Delegation, in the course of a speech on August 15, 1923, at Northam, said: "The 'Small family' agreement made with the Imperial authorities by the Premier of this State is the first and only one of its kind that has ever been attempted, and it is a very courageous experiment. . . . We have been surprised at the progress made on the groups. I am glad personally to say that so far as those people on the groups are concerned, there appears to be general contentment amongst them."

First Steps in Group Development.

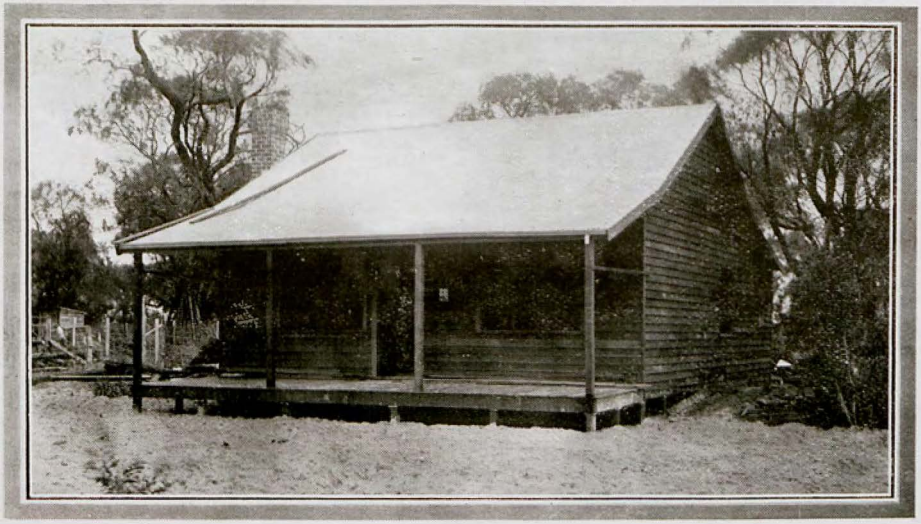


FIRST HOMES OF THE GROUP SETTLERS.

THE first co-operative effort on the group is the preparation of the temporary huts. As soon as the group area has been surveyed and sub-divided, several members are despatched to prepare these huts, in which some settlers have requested they might be allowed to remain until they had had time to become firmly established. If possible, a carpenter and a blacksmith are included in each group.



The second cottage is taking the place of the first type, erected in the earlier groups. The cottage succeeds the hut. The timber for construction comes from adjacent milling areas.





Power is the most economical method of dealing with the big timber.

1. Tree attached to Tractor. 3. Tractor for Tree Pulling. 2. Tree being felled by Tractor.
4. Burning off. There are 10 of these Tractors on the Groups. 5. Burning off.

Clearing Processes.

AFTER the erection of the temporary dwellings comes the work of clearing. It has been demonstrated that permanent pastures are not deleteriously affected if a portion of the big timber is ring-barked and allowed to remain, and the cost of clearing has thus been considerably reduced.

The rate of progress is determined in part by the individual settler and in part by the opportunity for burning off. Perhaps in no other part of the State is the personal element of greater importance. The will to win represents 90 per cent. of the journey to ultimate success. Many of the first settlers have made progress beyond expectation ; others have not advanced at anything like the same rate.



CLEARED LAND AND RINGBARKED TREES.

Pastures.

THE South-West is blessed with a bountiful rainfall, which, with the wonderfully fertile soils, ensures remarkable pasture growth. The laying down of permanent pastures is undertaken as soon as possible. One of the latest introductions is Subterranean Clover, the luxuriance of which has, in the opinion of many settlers, revolutionised previously accepted theories concerning the suitability of large areas of admittedly less fertile country for dairying purposes. All the well-known clovers thrive, and maize grows profusely.



ENGLISH AND NATIVE GRASSES NEAR DENMARK.



Settlers and Families.

HITHERTO one of the greatest deterrents to opening up the virgin lands of the State distant from the established settlements had been the loneliness of the bush. Even when men felt persuaded to establish a home in the out-back they shrank from asking their womenfolk to accompany them, realising that the isolation would involve separation from their own sex often for weeks at a time, whilst their children would be compelled to suffer loss of educational facilities. But the group changes all that. From the first day there is a community, with all the associations of community life. This is a very important factor.

Welfare of the Group Child.



First Group Baby.

THE Government is keenly concerned for the welfare of the Group child. Schools are erected as soon as possible—in some cases, where groups are adjacent, one school serves two groups. There is thus little or no break in the educational instruction of children who come from settled communities.



Schools serving Groups 6 and 7.

School at Group 38.



A South-West Dairy Herd.



Another Dairy Herd in Typical South-West Country.

Dairying: The Primary Group Industry.

DAIRYING is the primary industry of the Group. New Zealand, where a world's record has just been established in dairy exports, is not more favoured than this corner of Western Australia for successful dairying. With an ideal climate and rich pastures, and with an abundance of natural feed and water, the South-West is capable of carrying many thousands of cattle, contributing an enormous output of dairy products every year. Many important factors have to be considered in building up a great dairying industry. Lack of regular transport facilities often make it impossible for the individual settler to guarantee first grade cream, and the factory commodity naturally suffers for that reason. With the establishment of the groups it is hoped that this disability will be gradually overcome. When the settlers begin to produce regularly it will be possible to collect the cream at stated times and transport it to the factories, which are already established at the natural group ports—Bunbury and Busselton. Local factories will follow in due course. A definite basis has been laid down for the establishment of dairy herds. The Government's experts have rightly decided that development must be on well-ordered lines. Specific breeds are to be allocated to specific areas of the State, thus eliminating the retarding influences of a mixed product at the factory and the economic waste of feeding stock of inferior breed and small producing capacity. There are to-day on the Groups more potential producers of dairy products than exists in the whole of the remaining areas of the State.

GROUP FOREMEN.

The group foremen are all practical men drawn from the surrounding districts. South-West experience is an essential qualification for the position of Group Foreman.



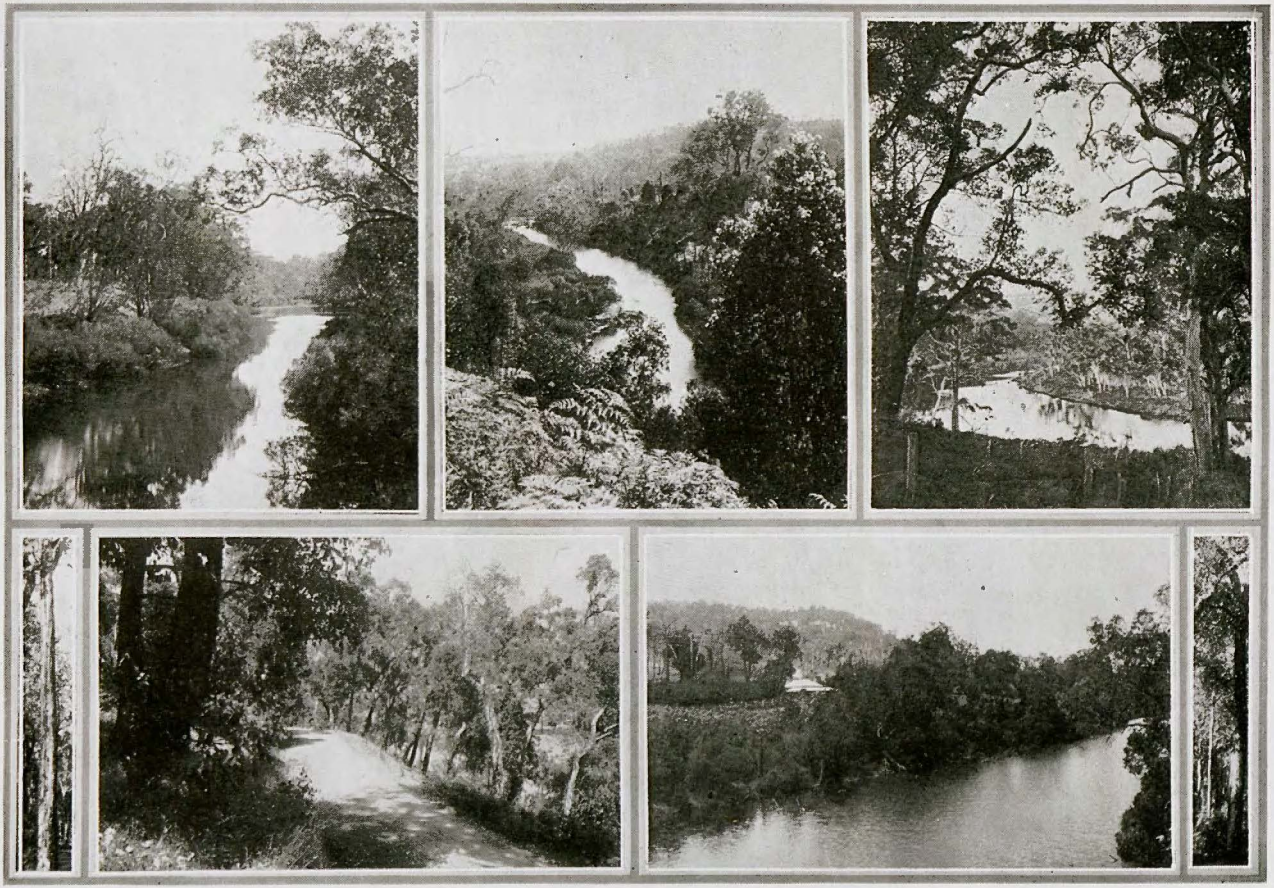
(1) Group Settlement Timber Mill.
(2) Road leading to Group (3) Settler's Vegetable Garden.



MEMBERS OF THE BRITISH OVERSEAS SETTLEMENT DELEGATION ARRIVE AT GROUP 6, AUGUST, 1923.

MEMBERS OF THE DELEGATION WERE GREATLY IMPRESSED WITH THE GROUP SETTLEMENT SCHEME.

The First Group was established on March 28, 1921, at Manjimup. On Nov. 30, 1923, the Groups totalled 90 with an estimated population of 5,560.



1 Scene on the Blackwood. 2. Scene on the Blackwood. 3. On the Frankland River.
4. By Road and River. 5. Homestead and Orchard on Blackwood.



MARGARET RIVER FALLS.

The rivers of the South-West are many and very beautiful. Some of the Groups are within easy distance of either, or both, river or ocean.



THE GOVERNOR GENERAL AND LADY FORSTER VISIT GROUP 73.

Rapid Progress.

UP to October 31, 1923, 1,737 acres had been cropped and 9,906 acres of land had been readied for cultivation, whilst several thousand acres were then in course of preparation. (A large proportion of the land ready will be cropped during the current season.)

First potato crops demonstrated the suitability of the soils for potato production. The average yield was about eight tons to the acre. In July, 1923, it was decided to plant a considerable acreage in expectation of operating on a favourable export market in the Eastern States towards the end of the year.

An Ideal Climate.

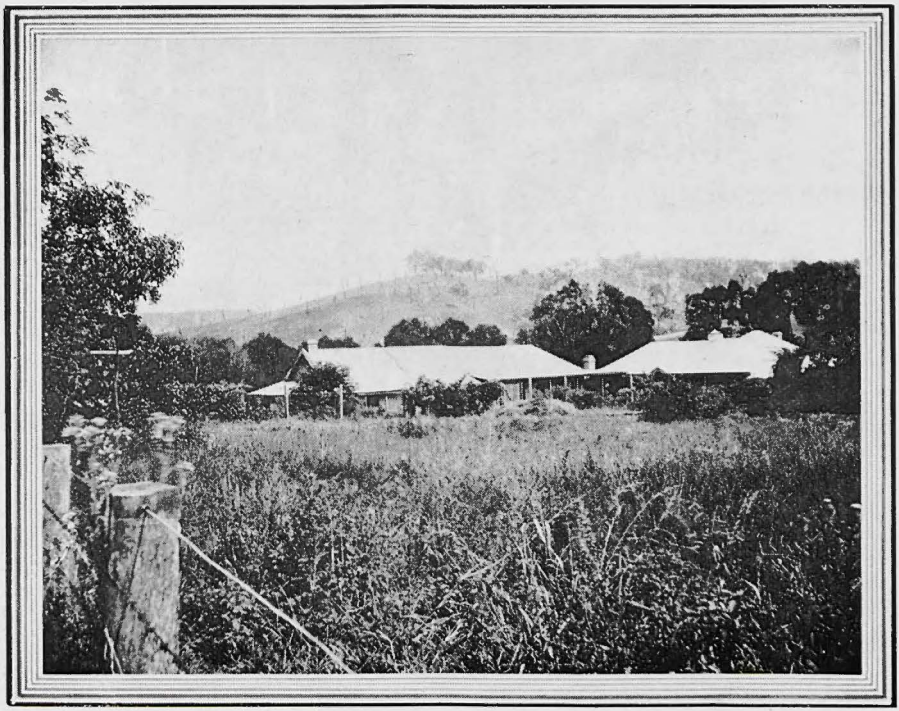
THE climate of the South-West is ideal. During the summer months, December to March inclusive, thousands of people flock from the hotter Northern areas to the health and pleasure resorts of the South, where the sun shines from a cloudless sky, although the temperature rarely exceeds 90 degrees in the shade, with a maximum average of about 75. The winter rains are heavy, but frosts are rare, and the variation between winter and summer temperatures is not marked. Moreover, although the rainfall totals up to 50 inches for the year, it is not unusual, even in the wettest months, to experience breaks of sunny weather lasting for several days.





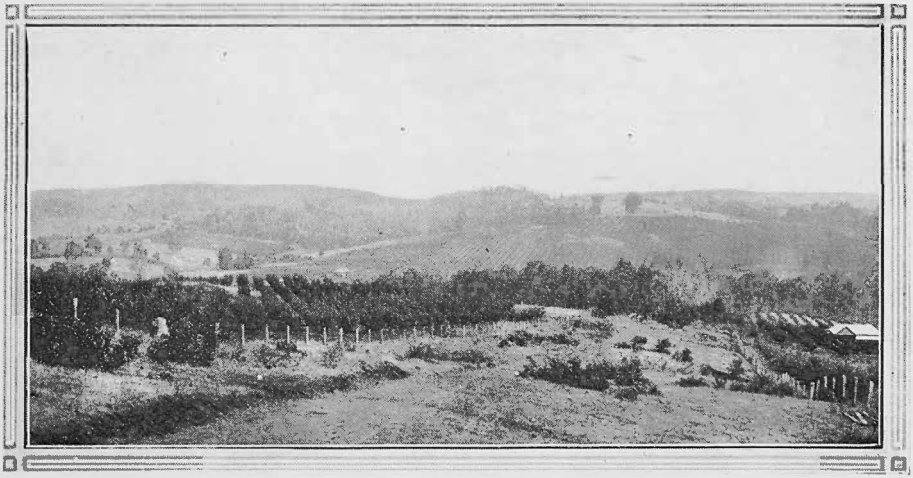
VIEWS AT THE FIRST GROUP SETTLEMENT ESTABLISHED AT MANJIMUP.

VISITORS to the South-West are often amazed at what pioneer settlers, single-handed, have been able to accomplish. This illustration conveys an idea of what is possible by dint of perseverance in country similar to that in which the Groups are being established.



THE HOME OF A PIONEER IN TYPICAL SOUTH-WESTERN COUNTRY.

ON OCTOBER 31, 1923,
483 COTTAGES HAD BEEN ERECTED
ON THE GROUPS.



FRUIT.



APPLE COUNTRY.

What Other People Think of the Group Settlement Scheme.

SPEAKING at a luncheon tendered him at Parliament House, Perth, by the State Government, on October 11, 1922, Sir Wm. Beach Thomas, representing the London "Daily Mail," said:

> "I think this scheme one of the most statesmanlike and prolific I have come in contact with since I was first able to understand life at all. One may be enthusiastic although it is an experiment. Some people may not do well, but still it is a great imaginative scheme, which, whatever its failures may be, will have a great influence upon the future of the Empire. I seem to see in the future of this State rural villages which will be the admiration of the whole civilised world."

Mr. W. M. Hughes, ex-Prime Minister of Australia, speaking at a function on April 22, 1922, said:

> "The Group Settlement scheme is eminently suitable and workmanlike. The settlement is a gospel of salvation for those men who have seen what a *cul-de-sac* is the career of a wharf lumper."

Col. S. F. Newcombe (representing the Devon and Cornwall Immigration Committee), on the eve of his departure for England on May 18, 1923, stated:

> "The Group Settlement Scheme is recognised in England as being the most advanced State scheme yet in practice. It offers a definite place, giving definite work and pay, on arrival, and encourages the settlement of husbands and wives and their children."

Mr. T. J. Ley, Minister for Justice in New South Wales, on February 6, 1923, stated:

> "I am astounded at the smoothness with which the scheme is working."

General A. G. Wauchope, C.M.G., C.I.E., D.S.O., of the British Overseas Settlement Delegation, at a luncheon tendered the Delegation on August 16, 1923, said :

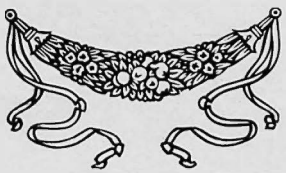
> " I have travelled widely in many countries, but I have seen few opportunities for settlement that have appealed to me so much as the South-West scheme."

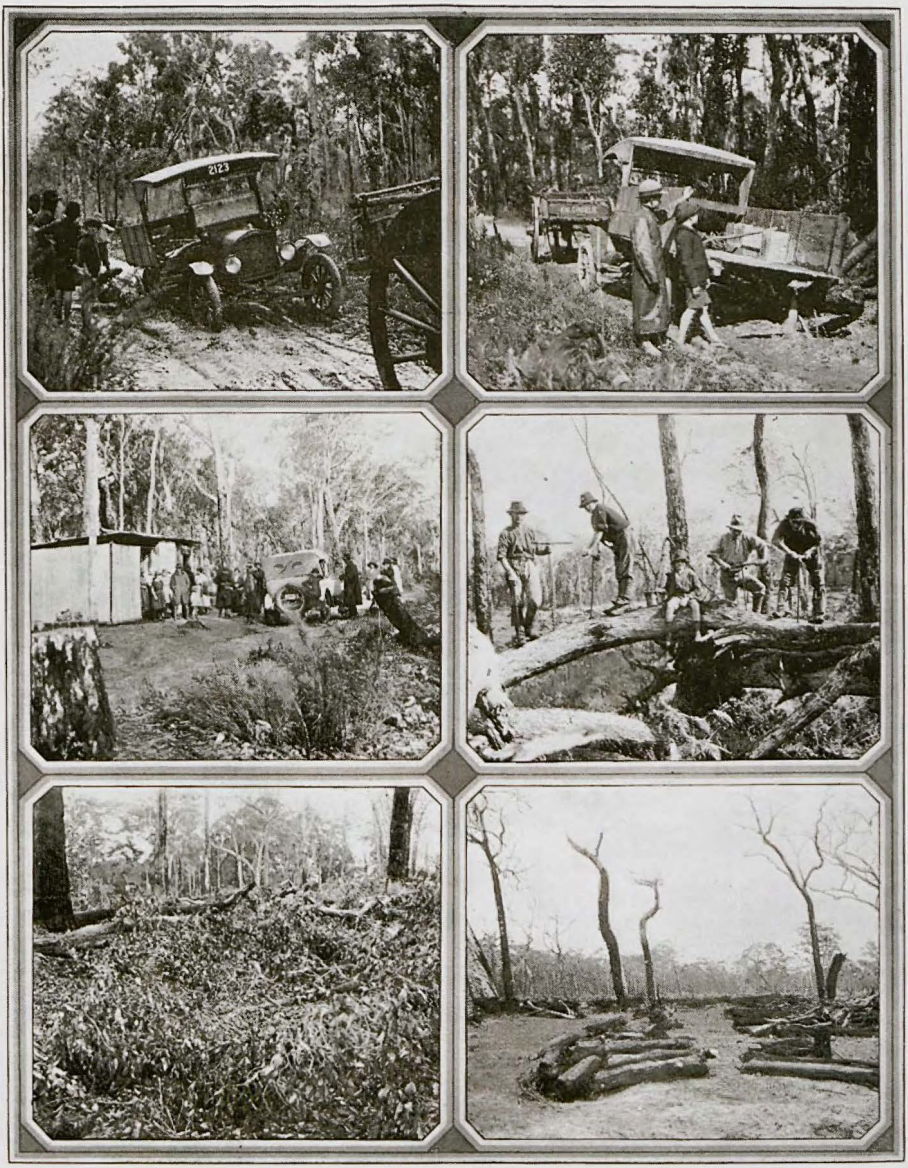
Miss Gladys Pott, also of the British Overseas Settlement Delegation, said :

> " The Delegation has been pleased to find that the Group Settlement Scheme in Western Australia has developed on good lines and is making happy and contented settlements."

Mr. James Wignall, M.P. (Labour), of the Overseas Settlement Delegation, on August 14, at Katanning, stated :

> " I cannot say that I am satisfied with all that I have seen, but I can say that I am satisfied this is a great and bold scheme, the like of which is not paralleled in history. It is a scheme which transfers not merely one member, but every member, of a family, and assists them in making new homes under new conditions. I have been amongst those homes and seen those men, women, and children. It is a grand scheme, and gives the people a chance to develop the best that is in them. It means hard and continuous work, and discomfort, but the incentive is there as a great motive power to sustain and encourage."

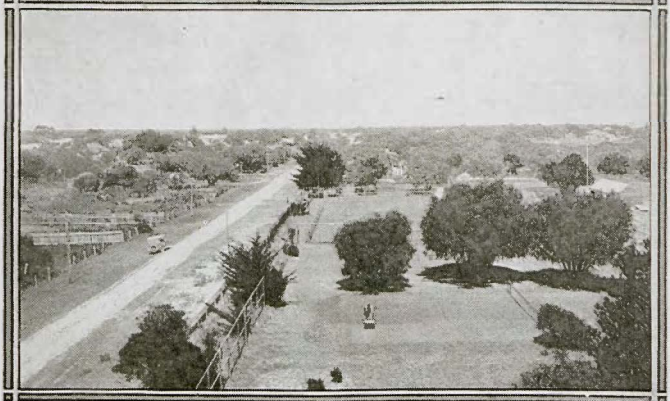




1–2. Transport Difficulties. 3. British Delegates at Group 6.
4. Boring Trees for Blasting. 5. Ready for the Fire.
6. Ground partly Cleared.



BUNBURY



BUSSELTON



ALBANY

These South-West seaports will provide the natural outlets for the produce of the Groups. A butter factory exists at each of the towns, which are famous as health resorts.

1. LUCERNE AND HAY MAKING, NORNALUP 2. MAIZE, DENMARK 3. RYE CROP 4. FODDER

GROUP SETTLEMENT. S. 784.

Member's Agreement.

The conditions indicated herein must be observed by the Group Member.

Group Members must recognise that they are working for themselves, and must be prepared to work such daily hours as directed by the Officer-in-Charge unless their absence is approved.

If, in the opinion of the Officer-in-Charge, overtime is necessary when burning off, etc., operations are proceeding, the men will be required to share equally in all extra time worked.

If, in the opinion of the Officer-in-Charge, any man fails to work satisfactorily, he may be retired from the settlement without compensation, but may appeal to the Group Settlement Advisory Committee against the decision of the Officer-in-Charge.

The right is reserved by the Department to employ (exclusive of Group Members) such skilled or other labour as is found necessary.

The blocks being prepared for settlement will be balloted for. The Group Members must agree to abide by the result of such ballot, which may be taken at any time considered advisable by the Officer-in-Charge. Each successful member will be required to sign a "Permit to Occupy Block" form.

Wherever possible, houses will be erected on blocks drawn by married men with families prior to erection of houses on blocks drawn by single men.

No title is to be given to any block until all are prepared for settlement. Interest on outlay on each block will be capitalised until the successful applicant is released for work on his own farm. Where drainage work is necessary blocks will be charged with their proportion of the cost. The amount to be charged against each block will be determined by the General Manager of the Agricultural Bank, but the aggregate charges in the group must not exceed the total expenditure and the Group Member must abide by the decision of the General Manager aforesaid. This means that the General Manager

MEMBER'S AGREEMENT (continued).

can, if he thinks it fair to do so, reduce the cost of preparation of earlier blocks and spread the amount of reduction over other blocks. Men who are new to the work know that their work improves with experience.

Sustentation payments will be made to group members as approved by the Hon. the Minister for Lands.

I further undertake to have my wife and children residing on my Group block not later than one month after the completion of my cottage.

Failure to comply with this condition will automatically cancel my inclusion within a Group.

I.....agree to abide by the conditions herein detailed and which have been explained to me.

(Signed).....

Date.....

Witness.....

WORKERS' COMPENSATION ACT.

All Group settlers and junior workers are insured under the provisions of the Workers' Compensation Act. Approval for the employment of junior workers on Groups must be given by the Controller. Premiums paid by the Department are charged against the Group.



GROUP SETTLEMENT SCHEME. S. 770.

Permit to Occupy Block.

WHEREAS (full name).....
(hereinafter referred to as " the holder ") has applied to the Minister for Lands (hereinafter referred to as " the Minister ") for the allotment to him of.....Location.....
in the State of Western Australia, and whereas the Minister has granted such application ; the said Minister does hereby permit the holder to occupy the said location from the .....day of .....subject to the following terms and conditions :—

1. The holder shall—
   (*a*) Personally reside on the block and carry out the work required of him by the Foreman-in-Charge of the Group.
   (*b*) At his own cost keep and maintain in good and tenantable repair all buildings erected by the Department on the block.
   (*c*) Shall give permission to the General Manager and all persons authorised by him to enter unrestrictedly into and carry on any required work upon the said block.

2. This permit may be revoked at any time by the General Manager or authorised agent by notice in writing delivered to the holder or sent by post, addressed to the holder of the said block, if the holder has, in the opinion of the General Manager, neglected his responsibilities to the Group interests or been guilty of serious misconduct during his occupation thereof, or if the General Manager for any other reason considers his permit ought to be revoked.

3. Should any permit be revoked by the General Manager or his authorised agent, the ex-holder shall be required to retire from the said block within seven days of date of notification, and he shall not be able to claim any compensation for any work performed on the said block by himself or any other person.

PERMIT TO OCCUPY BLOCK (continued).

4. This permit shall not confer on the holder exclusive possession of the said block as against the Minister.

5. 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.

AND THE MINISTER HEREBY AGREES with the holder that if the holder occupies the said block under this permit until the Group is dissolved and complies with all requirements of this permit the Minister shall, on application in writing by the holder, grant to the holder occupation of the said block under Land Act conditions.

Dated this.....day of.....192

.....
Minister for Lands.

I have carefully read the clauses above and agree to accept them as final.

(Signed).....

Date.....

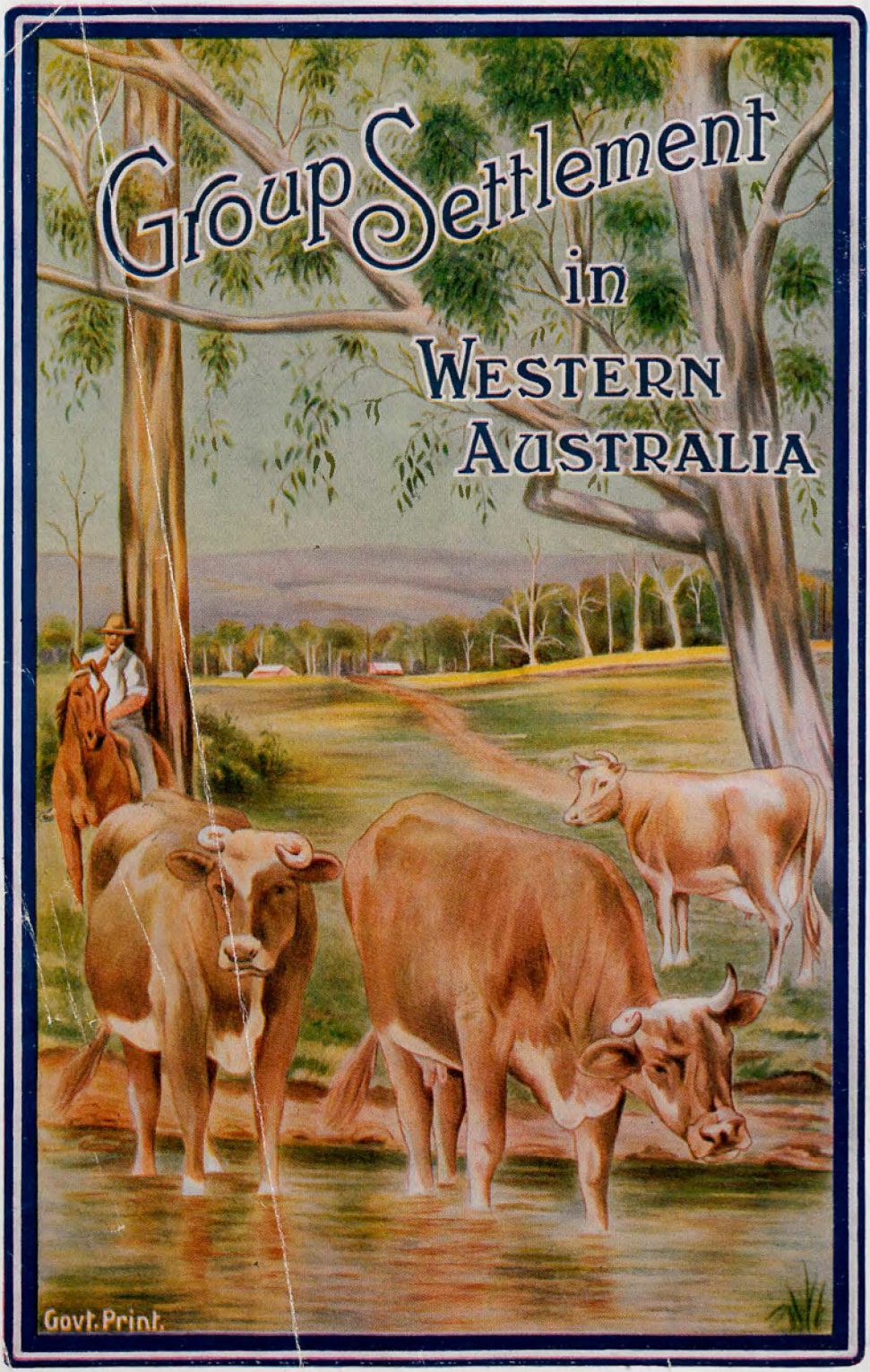
Witness.....



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Group Settlement in Western Australia



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