

1924.
VICTORIA.

REPORT

OF THE

CLOSER SETTLEMENT BOARD

FOR THE

YEAR ENDED 30TH JUNE, 1924.

PRESENTED TO BOTH HOUSES OF PARLIAMENT PURSUANT TO THE PROVISIONS OF
SECTION 38 OF THE DISCHARGED SOLDIERS SETTLEMENT ACT 1917,
SECTION 13 OF THE DISCHARGED SOLDIERS SETTLEMENT ACT 1918, AND
SECTION 142 OF THE CLOSER SETTLEMENT ACT 1915.

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REPORT.

DISCHARGED SOLDIERS SETTLEMENT.

Office of the Closer Settlement Board,
Public Offices, Melbourne, 16th December, 1924.

Sir,

The Closer Settlement Board has the honour to transmit to you herewith, in conformity with the requirements of Section 38 of the *Discharged Soldiers Settlement Act 1917* and Section 13 of the *Discharged Soldiers Settlement Act 1918*, its Annual Report and Balance-sheet for the financial year ended 30th June, 1924.

MEETINGS HELD BY THE BOARD AND PARTICULARS OF ATTENDANCE OF MEMBERS.

Total number of meetings held from 1st July, 1923, to 30th June, 1924, was	..	140
Mr. W. McIver attended	.. .. .	105
Mr. George Moore attended	.. .. .	135
Mr. Norman H. Malcolm attended	.. .. .	134

ACQUISITION OF LAND DURING THE YEAR.

The number of properties considered was	.. .. .	455
The number of properties recommended for purchase (area 12,350 acres) was	.. .. .	47
And the number of properties purchased (area 13,531 acres)	.. .. .	48

PROPERTIES DEALT WITH SINCE COMMENCEMENT.

The total number of properties considered was	.. .. .	17,248
The total number of properties recommended for purchase (area 1,981,129 acres) was	.. .. .	3,590

TOTAL AREA OF LAND ACQUIRED TO 30TH JUNE, 1924.

The number of properties purchased was	.. .. .	3,350
The area purchased (exclusive of Crown lands and Closer Settlement lands)	.. .. .	1,744,111 acres
Purchase price	.. .. .	£13,214,902
Average price per acre	.. .. .	£7 12s. 8d.
Crown lands taken over	.. .. .	528,239 acres
valued at	.. .. .	£442,681
Closer Settlement land disposed of—		
Dry areas	.. .. .	25,101 acres, valued at £180,322
Irrigable areas	.. .. .	28,734 acres, valued at 382,207
		53,835 acres
		£562,529
The total cost of the land purchased, including the Crown lands and Closer Settlement lands, was	.. .. .	£14,220,112
Expenses prior to disposal	.. .. .	97,666
Public Works effected	.. .. .	549,384
Interest capitalized (irrigable areas)	.. .. .	287
Total to 30th June, 1924	.. .. .	£14,867,449

PROVISION FOR PUBLIC WORKS AND COSTS INCIDENTAL TO THE ACQUISITION AND DISPOSAL OF LAND.

The total loading at present on land disposed of amounts to	.. .. .	£957,158
of which the expenses prior to disposal absorbed	.. .. .	£97,666
public works and improvements	.. .. .	549,384
and interest capitalized	.. .. .	287
		£647,337
leaving a balance of	.. .. .	£309,821
which has been carried to Reserve for Improvements Account. The latter amount represents unexpended loading on estates (Land Account, page 20).		

ADVANCES.

Number of advances granted	.. .. .	20,656
Amount advanced (Item 4, page 21)	.. .. .	£6,224,303

The interest and miscellaneous revenue earned in respect of lessees and others amounted to	£854,710
and the amount repayable by the Treasurer of Victoria in respect of interest concessions accrued under Sections 14 and 31 of the Discharged Soldiers Settlement Act was	250,942
Loss, being costs and expenses of administering the Discharged Soldiers Settlement Acts to 30th June, 1924, to be recouped	203,988
Total	£1,309,640

The cost of administration was equivalent to a percentage on the value of the assets of 1 per cent.

SETTLERS' PAYMENTS AND ARREARS.

In view of the anxiety expressed by a number of Soldier Settlers in regard to the amount of their arrears of instalments, the Board carefully considered the position of such Settlers in the dry areas of this State, and it recommended to you and obtained your approval to the following concessions, which you have also extended to the irrigable areas, being granted to Soldier Settlers on the land :—

- That the advances for live stock, implements, seed and manure, be deemed to have been made for a period of ten (10) years instead of three (3) years.
- That the advances on permanent improvements be deemed to have been made for a period of thirty (30) years instead of twenty (20) years.
- That in respect of the land the portion of the instalments required to be met will be 3 per centum per annum of the capital value, instead of 6 per centum per annum, for the first five (5) years from the date when the first payments fall due. The balance of such instalments not collected to be spread over the remaining term of the lease.

It is considered that these concessions will give the Soldier Settlers a greater sense of security of tenure, and that it will improve their position with the local creditors, and altogether will hearten them to go on improving their holdings. It will also mean a very large reduction in the amount of arrears.

Where, as a result of these concessions, it is found on adjustment that a Settler's instalments are paid in advance, it is not proposed to refund the amount paid in advance, but to credit it to future instalments.

On 30th June, 1924, payments by soldier settlers' amounted to £2,572,827 and instalments of principal and interest in arrears, to £2,989,975

						Payments by Settlers.	Arrears.
Principal	..	..	..	Land	..	£671,741	£176,100
"	..	..	..	Advances	..	1,393,621	1,490,747
				TOTAL	..	£2,065,362	£1,666,847
Interest	..	..	..	Land	..	308,229	899,629
"	..	..	..	Advances	..	190,713	340,517
				TOTAL	..	£498,942	£1,240,146
Interest on overdue instalments	..		..	Land	..	4,840	52,397
"	"	"	..	Advances	..	3,683	30,585
				TOTAL	..	£8,523	£82,982
				GRAND TOTAL	..	£2,572,827	£2,989,975

Valuable improvements have been effected by the lessees on their holdings, and these were taken into consideration when instalments due were allowed to remain unpaid.

Throughout the greater part of the State the season has been favorable, and it is anticipated that soldier settlers will make substantial payments during the coming year.

We have the honour to be, Sir,
Your obedient servants,

W. McIVER, A.I.C.A., Chairman.

GEO. MOORE,
NORMAN H. MALCOLM, } Members.

The Honorable the Minister for Lands,
Melbourne.

DISCHARGED SOLDIERS' SETTLEMENT ACT 1917, No. 2916.

RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED FROM DATE OF COMMENCEMENT TO 30TH JUNE, 1924.

Estates Purchased.				Price paid to Vendor.			Date Acquired.
Shire and Name of Vendor.	Area.	Total Area in Shire.	Per Acre.	Total Amount.	Total Amount in Shire.		
PURCHASES BY AGREEMENT.							
	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.		
ALBERTON— At 30.6.23	20,453 0 19	20,453 0 19		147,472 1 9	147,472 1 9		
ALEXANDRA— At 30.6.23	6,336 3 6	6,336 3 6		36,541 3 0	36,541 3 0		
ARAPILES— At 30.6.23	6,309 3 29	6,309 3 29		26,372 9 8	26,372 9 8		
ARARAT— At 30.6.23	27,152 3 20	27,152 3 20		164,772 9 8	164,772 9 8		
AVOCA— At 30.6.23	4,441 1 18	4,839 0 12		25,615 19 3	27,505 0 9	31.3.24	
McCulloch, J.	397 2 34			1,889 1 6			
AVON— At 30.6.23	8,727 2 21	8,727 2 21		100,251 5 0	100,251 5 0		
BACCHUS MARSH— At 30.6.23	363 0 16	363 0 16		7,969 5 1	7,969 5 1		
BAIRNSDALE— At 30.6.23	10,897 1 16	10,897 1 16		107,294 10 8	107,294 10 8		
BALLAN— At 30.6.23	2,175 1 12	2,175 1 12		16,788 12 2	16,788 12 2		
BALLARAT— At 30.6.23	1,634 3 17	1,634 3 17		20,516 6 3	20,516 6 3		
BANNOCKBURN— At 30.6.23	42 2 37	42 2 37		982 16 4	982 16 4		
BARRARBOOL— At 30.6.23	1,522 1 12	1,522 1 12		18,555 7 10	18,555 7 10		
BECHWORTH— At 30.6.23	2,162 3 27	2,162 3 27		11,943 6 0	11,943 6 0		
BELFAST— At 30.6.23	1,743 3 38	1,743 3 38		42,675 6 5	42,675 6 5		
BENALLA— At 30.6.23	9,058 3 26	9,058 3 26		57,719 2 8	57,719 2 8		
BENDIGO CITY— At 30.6.23	19 2 10	19 2 10		111 19 11	111 19 11		
BERWICK— At 30.6.23	13,126 1 8	13,126 1 8		281,025 1 9	281,025 1 9		
BET BET— At 30.6.23	5,062 2 18	5,682 1 30	1 5 0	28,928 10 1	29,703 5 8	22.1.24	
Parker, A.	619 3 12			774 15 7			
BIRCHIP— At 30.6.23	27,889 0 2	27,889 0 2		99,740 2 10	99,740 2 10		
BELLARINE— At 30.6.23	1,467 2 5	1,467 2 5		20,817 15 2	20,817 15 2		
BRENG— At 30.6.23	18,251 0 8	18,652 0 18	6 0 0	96,410 6 6	98,816 14 0	4.12.23	
Kosch, P. B.	401 0 10			2,406 7 6			
BRAYBROOK— At 30.6.23	129 1 24	129 1 24		2,483 9 10	2,483 9 10		
BRIGHT— At 30.6.23	15,425 0 37	15,425 0 37		99,947 18 8	99,947 18 8		
BROADFORD— At 30.6.23	1,602 0 34	1,602 0 34		8,501 19 11	8,501 19 11		

RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED, ETC.—*continued.*

Estates Purchased.				Price paid to Vendor.			Date Acquired.	
Shire and Name of Vendor.	Area.		Total Area in Shire.		Per Acre.	Total Amount.		Total Amount in Shire.
	A	R. P.	A.	R. P.	£ s. d.	£ s. d.		£ s. d.
BROADMEADOWS— At 30.6.23	985	3 4	985	3 4		15,805 12 0	15,805 12 0	11.9.23 14.3.24
BULLA— At 30.6.23	1,695	2 14	1,695	2 14		16,814 0 11	16,814 0 11	
BULN BULN— At 30.6.23	4,985	1 5	5,237	2 31		88,655 11 0	90,985 14 1	
McDonald, A.	150	0 0			7 0 0	1,050 0 0		
Horner, S. W. and A. S.	102	1 26			12 10 0	1,280 3 1		
BUNGAREE— At 30.6.23	449	0 8	449	0 8		10,554 5 9	10,554 5 9	
BUNINYONG— At 30.6.23	80	1 6	80	1 6		481 14 6	481 14 6	
CASTLEMAINE— At 30.6.23	13	2 20	13	2 20		350 0 0	350 0 0	
CAULFIELD— At 30.6.23	14	3 1	14	3 1		2,625 0 0	2,635 0 0	
CHARLTON— At 30.6.23	3,304	0 12	3,304	0 12		21,747 4 3	21,747 4 3	
CHILTERN— At 30.6.23	701	0 8	701	0 8		4,837 17 2	4,837 17 2	
COLAC— At 30.6.23	22,774	2 22	22,774	2 22		556,315 13 2	556,315 13 2	
CORIO— At 30.6.23	2,783	1 10	3,078	1 10		28,964 13 1	31,937 14 4	
Browne, M. S.	295	0 0			10 1 9	2,973 1 3		
CRANBOURNE— At 30.6.23	12,539	3 19	12,539	3 19		332,400 8 4	332,400 8 4	
CRESWICK— At 30.6.23	3,550	3 3	3,610	3 17		53,641 10 6	54,032 1 10	
Caligari, B.	60	0 14			6 10 0	390 11 4		
DANDENONG— At 30.6.23	1,111	0 37	1,111	0 37		37,785 3 4	37,785 3 4	
DEAKIN— At 30.6.23	9,370	0 1	9,370	0 1		129,895 0 9	129,895 0 9	
DIMBOOLA— At 30.6.23	12,503	0 27	12,503	0 27		59,102 19 5	59,102 19 5	
DONALD— At 30.6.23	9,519	2 17	9,519	2 17		58,715 18 7	58,966 11 11	
Hogg, J. M. (additional to make freehold)					250 13 4			
DONCASTER— At 30.6.23	481	0 6	481	0 6		24,213 14 2	24,213 14 2	
DUNDAS— At 30.6.23	10,304	3 2	10,304	3 2		71,282 18 10	71,281 19 0	
Less—Amount to adjust T. R. Phillip's land overstated in report 1922-23					0 19 10			
DUNMUNKLE— At 30.6.23	21,979	1 21	21,979	1 21		175,804 10 9	175,804 10 9	
EAST LODDON— At 30.6.23	5,226	2 32	5,226	2 32		33,993 6 4	33,993 6 4	
ELTHAM— At 30.6.23	2,491	1 30	2,491	1 30		27,199 17 5	27,199 17 5	
EUROA— At 30.6.23	9,408	1 37	9,408	1 37		39,812 3 9	39,812 3 9	
FERN TREE GULLY— At 30.6.23	1,930	3 17	1,930	3 17		45,387 4 11	45,387 4 11	
FLINDERS— At 30.6.23	1,768	0 11	1,768	0 11		17,167 2 8	17,167 2 8	

RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED, ETC.—*continued.*

Estates Purchased.				Price paid to Vendor.			Date Acquired.
Shire and Name of Vendor.	Area.	Total Area in Shire.	Per Acre.	Total Amount.	Total Amount in Shire.		
	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.		
FRANKSTON AND HASTINGS— At 30.6.23	898 1 23	898 1 23		29,129 19 9	29,129 19 9		
GISBOBNE— At 30.6.23	727 0 27	727 0 27		8,111 9 11	8,111 9 11		
GLENELG— At 30.6.23	10,168 0 33	10,168 0 33		137,954 18 7	137,954 18 7		
GLENELG AND PORTLAND— At 30.6.23	13,681 1 10	13,681 1 10		116,178 19 2	116,178 19 2		
GLENLYON— At 30.6.23	1,333 2 26	1,333 2 26		17,368 1 8	17,368 1 8		
GORDON— At 30.6.23 Phillips, J. McConnell, A. J.	25,907 2 4 368 0 34	26,275 2 38		137,411 18 0 2,266 0 10	139,677 18 10	6.6.24	
GOULBURN— At 30.6.23	1,473 0 21	1,473 0 21		5,910 1 0	5,910 1 0		
GRENVILLE— At 30.6.23	757 3 37	757 3 37		5,834 0 2	5,834 0 2		
HAMPDEN— At 30.6.23 Maconochie, J. A.	76,889 1 0 1,859 2 1	78,748 3 1	19 10 0	737,974 18 10 36,138 0 2	774,112 19 0	7.1.24	
HEALESVILLE— At 30.6.23	221 0 5	221 0 5		3,082 14 10	3,082 14 10		
HEIDELBERG— At 30.6.23	771 3 9	771 3 9		22,100 13 0	22,100 13 0		
HEYTESBURY— At 30.6.23	10,489 0 31	10,489 0 31		136,220 10 8	136,220 10 8		
HOBSHAM— At 30.6.23	26 1 19	26 1 19		900 0 0	900 0 0		
HUNTLY— At 30.6.23	23,072 0 4	23,072 0 4		214,293 2 5	214,293 2 5		
KARA KARA— At 30.6.23	2,395 1 19	2,395 1 19		14,361 8 8	14,361 8 8		
KARKAROO— At 30.6.23	75,619 3 2	75,619 3 2		261,349 18 1	261,349 18 1		
KERANG— At 30.6.23 Westblade, A. A. Lease—Nixon's land (paid by Applicant)	49,568 0 7 320 0 16	49,888 0 23	3 15 0	346,242 7 4 1,200 7 6	347,442 14 10 8 11 0	28.5.24	
KELOR— At 30.6.23	305 0 38	305 0 38		4,960 2 2	4,960 2 2		
KILMORE— At 30.6.23	230 1 13	230 1 13		2,201 13 11	2,201 13 11		
KOBONG— At 30.6.23	9,718 1 26	9,718 1 26		54,879 12 6	54,879 12 6		
KOWREE— At 30.6.23	93,948 0 7	93,948 0 7		283,500 19 7	283,500 19 7		
KYNETON— At 30.6.23	753 1 28	753 1 28		8,580 3 4	8,580 3 4		
LAWLOIT— At 30.6.23	4,853 0 6	4,853 0 6		27,758 15 6	27,758 15 6		
LEIGH— At 30.6.23	1,259 2 12	1,259 2 12		11,641 16 4	11,641 16 4		
LEXTON— At 30.6.23 Robertson, J. Renkin, J.	11,631 0 25 3 2 12 80 0 0	11,714 2 37	12 0 0 8 0 0	104,287 15 10 36 12 10 640 0 0	104,964 8 8	3.11.23 30.6.24	

RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED, ETC.—*continued.*

Estates Purchased.				Price paid to Vendor.			Date Acquired.	
Shire and Name of Vendor.	Area.		Total Area in Shlre.	Per Acre.	Total Amount.	Total Amount in Shlre.		
	A.	R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.		
LJLYDALE— At 30.6.23 Smith, W. G.	2,231	1 19			76,756 2 8		20.9.23	
	19	0 15	2,250 1 34	87 0 0	1,661 3 1	78,417 5 9		
LOWAN— At 30.6.23	10,049	2 7	16,049 2 7		63,399 18 4	63,399 18 4		
McIVOR— At 30.6.23	22,110	3 7	22,110 3 7		104,505 0 11	104,505 0 11		
MAFFRA— At 30.6.23	2,187	3 8	2,187 3 8		48,285 12 5	48,285 12 5		
MALDON— At 30.6.23	1,047	2 19	1,047 2 19		9,818 6 8	9,818 6 8		
MANSFIELD— At 30.6.23 Stodart, T. L.	18,253	1 39			129,991 16 1			11.10.23
	298	1 13	18,551 3 12	7 0 6	2,100 0 0	132,091 16 1		
MARONG— At 30.6.23	8,789	0 0	8,789 0 0		71,440 3 5	71,440 3 5		
MELTON— At 30.6.23	5,158	3 12	5,158 3 12		47,244 5 0	47,244 5 0		
MILDURA— At 30.6.23	34,755	2 27	34,755 2 27		116,938 5 10	116,938 5 10		
MINHAMITE— At 30.6.23	32,015	1 31	32,015 1 31		233,040 5 8	233,040 5 8		
MIRBOO— At 30.6.23 Elliott, H. McK.	5,553	1 33			72,369 4 8		19.12.23	
	2	3 5			27 16 3			
	5,556	0 38			72,397 0 11			
Less amount overstated—McKenzie's land	0	0 26	5,556 0 12		17 6 9	72,379 14 2		
METCALFE— At 30.6.23	792	2 21	792 2 21		5,984 4 1	5,984 4 1		
MOORABBIN— At 30.6.23	386	1 22	386 1 22		23,398 3 6	23,398 3 6		
MORNINGTON— At 30.6.23	50	1 16	50 1 16		1,200 0 0	1,200 0 0		
MORTLAKE— At 30.6.23	45,855	1 2	45,855 1 2		426,551 1 11	426,551 1 11		
MORWELL— At 30.6.23 Vinall, H. V. Law, E.	10,617	2 0			170,709 19 10			22.1.24 12.6.24
	108	0 28		22 12 0	2,439 0 0			
	160	0 7	10,885 2 35	4 0 0	640 3 6	173,789 3 4		
MOUNT ROOSE— At 30.6.23	291	0 17	291 0 17		2,328 17 0	2,328 17 0		
MULGRAVE— At 30.6.23	645	3 20	645 3 20		26,982 7 10	26,982 7 10		
NARRACAN— At 30.6.23	7,693	0 18	7,693 0 18		116,291 7 0	116,291 7 0		
NEWHAM AND WOODEND— At 30.6.23	1,340	0 27	1,340 0 27		10,905 0 8	10,905 0 8		
NEWSTEAD AND MOUNT ALEXANDER— At 30.6.23	18,252	2 15	18,252 2 15		109,048 19 8	109,048 19 8		
NUMURKAH— At 30.6.23	8,427	0 31	8,427 0 31		65,454 16 5	65,454 16 5		
NUNAWADING— At 30.6.23 Moore, H. and F.	188	2 0			10,407 19 1		11.10.23	
	58	3 0	247 1 0	62 0 0	3,642 10 0	14,050 9 1		
OMEO— At 30.6.23	24,131	2 7	24,131 2 7		102,221 17 6	102,221 17 6		
ORBOST— At 30.6.23	2,673	3 34	2,673 3 34		10,176 14 10	10,176 14 10		

RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED, ETC.—continued

Estates Purchased.			Price paid to Vendor.			Date Acquired.
Shire and Name of Vendor.	Area.	Total Area in Shire.	Per Acre.	Total Amount.	Total Amount in Shire.	
	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	
OTWAY—						
At 30.6.23	3,386 0 33			21,252 12 10		
Biddle, M. G. F.	256 2 22		7 10 0	1,924 15 7		10.4.24
		3,642 3 15			23,177 8 5	
OXLEY—						
At 30.6.23	26,109 0 29			206,452 16 11		
Kirwan, J.	231 3 17		7 0 0	1,972 19 10		3.4.24
		26,391 0 6			208,425 16 9	
PHILLIP ISLAND AND WOOLAMAT—						
At 30.6.23	6,252 3 16			86,856 0 7		
Kennedy, P.	798 0 21		30 0 0	23,943 18 9		9.11.23
Uren, W. H.	79 3 34		25 0 0	1,999 1 3		9.1.24
		7,130 3 31			112,799 0 7	
POOWONG AND JEETHO—						
At 30.6.23	19,127 1 32			388,197 14 9		
Hawkes, J. W.	10 0 0		27 0 0	270 0 0		1.10.23
Shire of Korumburra	1 1 19		20 0 0	27 7 0		5.3.24
		19,138 3 11			388,495 1 9	
PORTLAND—						
At 30.6.23	7,508 0 7			43,057 7 11		
Wallace, H. S. H.	982 3 20		3 4 0	3,134 0 0		30.6.24
Reid, W. (deceased)	245 3 8		9 10 0	2,335 2 0		24.5.24
		8,736 2 35			48,526 9 11	
PRESTON—						
At 30.6.23	14 0 4			1,825 0 0		
		14 0 4			1,825 0 0	
PYALONG—						
At 30.6.23	1,499 1 39			7,419 8 11		
		1,499 1 39			7,419 8 11	
RIPON—						
At 30.6.23	43,075 1 36			280,902 17 10		
		43,075 1 36			280,902 17 10	
ROCHESTER—						
At 30.6.23	27,783 1 3			175,495 6 3		
Igoe, P.	32 0 28		32 16 0	1,051 1 0		10.3.24
		27,815 1 31			176,546 7 3	
RODNEY—						
At 30.6.23	15,331 2 36			234,993 2 10		
Cannan, W.	315 0 36		7 0 0	2,206 11 6		1.9.23
Wilson, A. J.	34 1 34		32 0 0	1,102 14 0		13.6.24
		15,681 1 26			238,302 8 4	
<i>Add—Zelman, E. (treated as C. S. in report of 1922-23, now D.S.S.)</i>		93 3 27			1,706 19 6	
		15,775 0 13			240,009 7 10	
ROMSEY—						
At 30.6.23	2,268 0 25			30,624 18 1		
Love, I. (deceased)	106 2 5		23 9 4	2,500 0 0		19.5.24
		2,374 2 30			33,124 18 1	
ROSEDALE—						
At 30.6.23	23,168 3 31			303,800 4 7		
Clement, J.	98 1 18		11 0 0	1,081 19 9		2.1.24
		23,267 2 9			304,882 4 4	
RUTHERGLEN—						
At 30.6.23	2,658 0 1			30,466 12 5		
		2,658 0 1			30,466 12 5	
SEYMOUR—						
At 30.6.23	5,716 2 34			20,038 18 2		
		5,716 2 34			20,038 18 2	
SHEPPARTON—						
At 30.6.23	16,911 3 9			191,834 15 6		
<i>Less—Young, A. C. (difference between Board's valuation and Vendor's price—Repaid by Lessee)</i>				60 6 8		
		16,914 3 9			191,774 8 10	
SOUTH BARWON—						
At 30.6.23	116 3 18			2,278 16 4		
		116 3 18			2,278 16 4	
SOUTH GIPPSLAND—						
At 30.6.23	18,588 3 16			219,720 8 1		
Rositer, C. C.	548 1 38		21 0 0	11,518 4 9		1.9.23
Lec, G. (exors. of)	136 1 22		10 0 0	1,363 17 6		26.11.23
Cotter, M.	6 0 0		12 10 0	75 0 0		21.5.24
		19,279 2 36			232,677 10 4	
STAWELL—						
At 30.6.23	32,112 1 25			166,621 10 6		
		32,112 1 25			166,621 10 6	
STRATHFIELDSAYE—						
At 30.6.23	1,259 3 5			6,441 2 7		
James, C. F.	102 1 35		6 10 0	666 0 11		6.12.23
Billman, J. H.	2 0 30		31 2 3	70 0 0		26.5.24
		1,364 1 30			7,177 3 6	

RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED, ETC.—*continued.*

Estates Purchased.				Price paid to Vendor.			Date Acquired.
Shire and Name of Vendor.	Area.		Total Area in Shire.	Per Acre.	Total Amount.	Total Amount in Shire.	
	A.	R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	
SWAN HILL—							
At 30.6.23	126,113	3 32			492,310 11 1		
Davies, J. H.	480	0 0		4 0 0	1,920 0 0		24.8.23
	468	0 4		5 0 0	2,340 2 6		
Cowan, R. C.	624	2 35		2 4 0	1,374 7 7		12.11.23
Cuthbert, J. H. (additional to make freehold)					411 18 9		23.7.23
Barber, R. J.	629	3 5		4 0 0	2,519 2 6		16.11.23
Livingston, G. A. (additional to make freehold)					282 6 8		19.7.23
Hewison, J. H.					1,979 15 0		16.1.24
	128,316	1 36			503,138 4 1		
Less—Jury, T. A. (deceased) (Rept. on account of area excised)	28	0 35			98 15 4		
			128,288	1 1		503,039 8 9	
TALBOT—							
At 30.6.23	2	1 9			150 0 0		
			2	1 9		150 0 0	
TAMBO—							
At 30.6.23	8,972	1 23			56,718 0 4		
Hume, C. M.	639	3 2		1 14 4	1,098 13 4		31.3.24
Slocombe, G. H. (additional to make freehold)					13 3 6		
McRae, A. F.	8	1 10		3 2 9	27 0 4		25.7.23
			9,620	1 35		57,856 17 6	
TOWONG—							
At 30.6.23	10,675	0 13			87,368 5 8		
			10,675	0 13		87,368 5 8	
TRARALGON—							
At 30.6.23	2,415	0 19			29,087 9 0		
			2,415	0 19		29,087 9 0	
TULLAROO—							
At 30.6.23	2,927	1 7			22,599 16 5		
			2,927	1 7		22,599 16 5	
TUNGAMAH—							
At 30.6.23	22,372	0 21			159,130 18 5		
			22,372	0 21		159,130 18 5	
UPPER MURRAY—							
At 30.6.23	6,953	1 24			39,253 6 4		
			6,953	1 24		39,253 6 4	
UPPER YARRA—							
At 30.6.23	388	3 19			3,483 6 6		
			388	3 19		3,483 6 6	
VIOLET TOWN—							
At 30.6.23	9,551	3 6			57,483 16 2		
			9,551	3 6		57,483 16 2	
WALPEUP—							
At 30.6.23	50,519	1 22			155,012 11 9		
			50,519	1 22		155,012 11 9	
WANGARATTA—							
At 30.6.23	14,710	3 24			120,229 1 2		
Ritchens, R.	45	1 26		8 10 0	386 0 1		26.9.23
Bailey, V.	684	1 30		8 10 0	5,817 14 4		9.11.23
			15,440	3 0		126,432 15 7	
WANNON—							
At 30.6.23	63,762	0 1			322,027 11 7		
			63,762	0 1		322,027 11 7	
WARANGA—							
At 30.6.23	9,780	0 23			68,496 14 2		
			9,780	0 23		68,496 14 2	
WARRAGUL—							
At 30.6.23	3,006	2 13			54,730 5 9		
Livingstone, Wm.	30	0 0		21 13 4	650 0 0		3.6.24
			3,036	2 13		55,380 5 9	
WARRNAMBOOL—							
At 30.6.23	2,474	0 36			58,937 16 7		
			2,474	0 36		58,937 16 7	
WERRIBEE—							
At 30.6.23	5,789	3 22			90,783 16 0		
Young, A.	14	0 0		12 0 0	168 0 0		12.6.24
			5,803	3 22		90,951 16 0	
WHITTLESEA—							
At 30.6.23	1,870	3 9			27,506 5 11		
Parsons (deceased)	113	3 18		20 0 0	2,277 5 0		21.5.24
			1,984	2 27		29,783 10 11	
WIMMERA—							
At 30.6.23	15,369	2 28			115,063 5 5		
			15,369	2 28		115,063 5 5	
WINCHELSEA—							
At 30.6.23	4,600	2 32			61,867 9 1		
Naptine Bros. (additional)	1	0 0		27 0 0	27 0 0		18.1.24
			4,601	2 32		61,894 9 1	

RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED, ETC.—*continued.*

Estates Purchased.			Price paid to Vendor.			Date Acquired.
Shire and Name of Vendor.	Area.	Total Area In Shire.	Per Acre.	Total Amount.	Total Amount In Shire.	
	A. R. P.	A. R. P.	£ s. d.	£ s. d.	£ s. d.	
WODONGA—						
At 30.6.23	453 1 30			5,967 6 8		
Pollard, G.	161 0 13		12 0 0	1,932 19 6		1.1.24
		614 2 3			7,900 6 2	
WOORAYL—						
At 30.6.23	13,023 2 23			175,186 1 10		
Griggs, A. H. H. and F. A. V. ..	17 0 8		8 0 0	136 8 6		22.10.23
Dyall, A.	64 3 18		28 8 6	1,843 14 8		25.3.24
Cook, W. B.	111 2 12		13 13 6	1,525 15 9		1.4.24
		13,217 0 21			178,692 0 9	
WYCHEPROOF—						
At 30.6.23	67,993 2 24			275,240 0 9		
		67,993 2 24			275,240 0 9	
YACKANDANDAH—						
At 30.6.23	1,763 0 0			8,887 8 8		
		1,763 0 0			8,887 8 8	
YARRAWONGA—						
At 30.6.23	4,645 1 30			32,961 3 6		
		4,645 1 30			32,961 3 6	
YEA—						
At 30.6.23	15,412 1 24			104,161 4 6		
		15,412 1 24			104,161 4 6	
SUNDRY PURCHASES FROM CLOSER SETTLEMENT ESTATES—						
At 30.6.23	47,020 1 31			505,831 0 7		
Various	6,814 3 32			56,697 15 11		
		53,835 1 23			562,528 16 6	
Total		1,797,946 1 31			13,777,431 4 7	

DISCHARGED SOLDIERS' SETTLEMENT ACT No. 2988, SECTION 18.

ESTATES ACQUIRED AT A PRICE LESS THAN £6,000.

District.	No.	Estates subdivided for Disposal.		Estates not subdivided for Disposal.		Allotments Disposed of.			Forfeited after Disposal.			Re-disposed of after Forfeiture.			Auction Sales, &c.		
		Area.	Capital Value, Actual or Estimated.	Area.	Value at Cost.	Area.	No.	Capital Value.	Area.	Capital Value.	Area.	Capital Value.	Area.	Capital Value.	Area.	Capital Value.	
Alberton	29	12,462	58,842 16 4	12,462	58,842 16 4	35	12,470	58,842 16 4	35	12,470	58,842 16 4	35	12,470	58,842 16 4	35	12,470	58,842 16 4
Alexandra	10	3,557	22,241 3 4	3,557	22,241 3 4	11	3,555	22,241 3 4	11	3,555	22,241 3 4	11	3,555	22,241 3 4	11	3,555	22,241 3 4
Aradale	11	6,909	26,972 0 8	6,909	26,972 0 8	12	6,918	26,972 0 8	12	6,918	26,972 0 8	12	6,918	26,972 0 8	12	6,918	26,972 0 8
Ararat	12	3,353	20,842 0 5	3,353	20,842 0 5	11	3,371	20,842 0 5	11	3,371	20,842 0 5	11	3,371	20,842 0 5	11	3,371	20,842 0 5
Ararat	13	8,145	18,573 19 3	8,145	18,573 19 3	11	8,371	18,573 19 3	11	8,371	18,573 19 3	11	8,371	18,573 19 3	11	8,371	18,573 19 3
Avon	9	2,357	14,717 7 7	2,357	14,717 7 7	9	2,357	14,717 7 7	9	2,357	14,717 7 7	9	2,357	14,717 7 7	9	2,357	14,717 7 7
Bacchus Marsh	3	363	7,959 5 11	363	7,959 5 11	4	363	7,959 5 11	4	363	7,959 5 11	4	363	7,959 5 11	4	363	7,959 5 11
Bairnsdale	34	8,121	14,573 15 2	8,121	14,573 15 2	35	8,395	14,573 15 2	35	8,395	14,573 15 2	35	8,395	14,573 15 2	35	8,395	14,573 15 2
Balla	4	755	5,869 15 3	755	5,869 15 3	4	807	5,869 15 3	4	807	5,869 15 3	4	807	5,869 15 3	4	807	5,869 15 3
Ballaarat	5	1,080	11,501 15 7	1,080	11,501 15 7	6	1,081	11,501 15 7	6	1,081	11,501 15 7	6	1,081	11,501 15 7	6	1,081	11,501 15 7
Bannockburn	1	42	11,922 15 4	42	11,922 15 4	1	42	11,922 15 4	1	42	11,922 15 4	1	42	11,922 15 4	1	42	11,922 15 4
Barrabool	9	1,522	18,555 7 10	1,522	18,555 7 10	9	1,522	18,555 7 10	9	1,522	18,555 7 10	9	1,522	18,555 7 10	9	1,522	18,555 7 10
Beechworth	3	2,162	11,043 0 0	2,162	11,043 0 0	6	2,153	11,043 0 0	6	2,153	11,043 0 0	6	2,153	11,043 0 0	6	2,153	11,043 0 0
Bellarine	2	863	6,309 14 4	863	6,309 14 4	7	861	6,309 14 4	7	861	6,309 14 4	7	861	6,309 14 4	7	861	6,309 14 4
Bellarine	7	615	8,497 5 10	615	8,497 5 10	7	615	8,497 5 10	7	615	8,497 5 10	7	615	8,497 5 10	7	615	8,497 5 10
Bendigo	82	9,638	57,719 2 8	9,638	57,719 2 8	83	9,046	57,719 2 8	83	9,046	57,719 2 8	83	9,046	57,719 2 8	83	9,046	57,719 2 8
Bendigo City	1	19	111 10 11	19	111 10 11	1	19	111 10 11	1	19	111 10 11	1	19	111 10 11	1	19	111 10 11
Berwick	84	6,680	149,566 10 7	6,680	149,566 10 7	112	6,661	149,566 10 7	112	6,661	149,566 10 7	112	6,661	149,566 10 7	112	6,661	149,566 10 7
Bet Bet	12	5,682	29,073 8 8	5,682	29,073 8 8	15	5,693	29,073 8 8	15	5,693	29,073 8 8	15	5,693	29,073 8 8	15	5,693	29,073 8 8
Bibra	18	13,492	18,454 18 6	13,492	18,454 18 6	23	13,494	18,454 18 6	23	13,494	18,454 18 6	23	13,494	18,454 18 6	23	13,494	18,454 18 6
Bonmoy	17	10,541	54,480 19 8	10,541	54,480 19 8	23	10,563	54,480 19 8	23	10,563	54,480 19 8	23	10,563	54,480 19 8	23	10,563	54,480 19 8
Braintree	2	159	2,483 0 10	159	2,483 0 10	2	159	2,483 0 10	2	159	2,483 0 10	2	159	2,483 0 10	2	159	2,483 0 10
Brighton	9	2,333	18,916 14 3	2,333	18,916 14 3	11	2,400	18,916 14 3	11	2,400	18,916 14 3	11	2,400	18,916 14 3	11	2,400	18,916 14 3
Broadford	9	1,692	15,501 10 11	1,692	15,501 10 11	11	1,692	15,501 10 11	11	1,692	15,501 10 11	11	1,692	15,501 10 11	11	1,692	15,501 10 11
Broadmeadows	9	1,085	15,805 12 0	1,085	15,805 12 0	11	1,085	15,805 12 0	11	1,085	15,805 12 0	11	1,085	15,805 12 0	11	1,085	15,805 12 0
Bulla	36	1,050	10,171 10 11	1,050	10,171 10 11	40	1,039	10,171 10 11	40	1,039	10,171 10 11	40	1,039	10,171 10 11	40	1,039	10,171 10 11
Bulla Bulu	37	4,239	71,015 15 9	4,239	71,015 15 9	40	4,239	71,015 15 9	40	4,239	71,015 15 9	40	4,239	71,015 15 9	40	4,239	71,015 15 9
Bungaree	1	449	10,554 15 9	449	10,554 15 9	1	449	10,554 15 9	1	449	10,554 15 9	1	449	10,554 15 9	1	449	10,554 15 9
Burke	1	11	481 14 0	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0
Burke	1	11	481 14 0	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0
Burke	1	11	481 14 0	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0
Burke	1	11	481 14 0	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0
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Burke	1	11	481 14 0	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0
Burke	1	11	481 14 0	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0	1	11	481 14 0
Burke	1	11	481 14 0	11	481 14 0	1	11	481 14									

ESTATES ACQUIRED AT A PRICE LESS THAN £6,000.—continued.

Table with columns: District, No., Area, Purchase Money, Estates subdivided for Disposal, Estates not subdivided for Disposal, Allotments Disposed of, Allotments not Disposed of, Forfeited after Disposal, Re-disposed of after Forfeiture, Auction Sales, &c.

* Includes Crown lands. † Includes 111 blocks, 20,455 acres 0 rods 17 perches, £192,525 7s. 4d.—allotted to civilians under C.S. Acts.

ESTATES ACQUIRED AT A PRICE EXCEEDING £6,000.

Table with columns: Name of Vendor, Area, Locality, Purchase Money, Date Purchased, No. of Blocks after sub-division, Allotments Disposed of, Allotments not Disposed of, Forfeited after Disposal, Re-disposed of after Forfeiture, Auction Sales, &c.

Name	Address	Acres	Value	Assessment	Notes
Stoughton, E. A.		1,896	2 4	1,896	
Dunstan, T. and A. L.		2,353	1 27	2,353	
Greene, T.		5,396	3 8	5,396	
McCordle, C. E. T.		23,594	14 22	23,594	
Goller, J. J. and Co. and Ballarat Brewing Co.		2,003	3 32	2,003	
Salmon, W. T.		1,849	3 35	1,849	
King, Young and Barnes		1,905	1 14	1,905	
Schicklering, W. F.		2,451	3 23	2,451	
Woodside, J. and A.		6,467	3 0	6,467	
Woodside, W. and A. G.		4,652	1 27	4,652	
Hardy, J.		36	0 3	36	
Woodside, J. and B.		718	2 34	718	
Woodside, W. A. G. and M.		1,117	0 0	1,117	
Woodside, E.		20	0 0	20	
Woodside, A. G. & Co.		80	0 0	80	
Frith, T. D. and F. P.		636	1 0	636	
Byrie, C. N.		304	3 10	304	
Dowling, W.		229	0 17	229	
Waller, F. H.		324	1 6	324	
McKinnon, A.		1,307	1 20	1,307	
McNicol, W.		218	0 22	218	
Baker, R. E. and D. N. A.		297	0 35	297	
Laurence, W. T.		147	0 30	147	
Read, W. O.		1,341	2 18	1,341	
Morrissey, J. F.		424	0 24	424	
Calvert, K. M.		2,038	0 11	2,038	
Calvert, D. F.		2,020	3 25	2,020	
Calvert, L. G.		658	0 2	658	
Lang, J.		167	1 1	167	
Bath, T.		257	2 23	257	
Baker, R. E.		470	2 9	470	
Cockerill, J. P.		278	3 29	278	
Calvert, D. E.		930	3 15	930	
Calvert, A. M.		1,070	2 11	1,070	
Calvert, A. C.		2,542	0 10	2,542	
Calvert, P. N.		1,952	3 16	1,952	
Calvert, D. E.		638	0 14	638	
Holland, M. J.		398	3 19	398	
Douglas and Cain		525	1 0	525	
Davies, J.		859	0 11	859	
Farrer, J. F.		432	3 10	432	
Lang, J.		370	3 21	370	
McDonald, A.		596	1 23	596	
Troy, M.		332	3 1	332	
Urquhart, M.		486	2 38	486	
Carson, J.		578	0 33	578	
Sanders, E.		213	1 30	213	
McMillan Bros.		2,809	1 23	2,809	
Elmsdel, B. J. C.		1,012	1 23	1,012	
Hepffel, J.		310	0 0	310	
Madden, W. and D. E. I.		244	0 19	244	
Boyd, W. T. J. and M.		522	1 0	522	
Stephens, J. B.		1,790	3 34	1,790	
Bell, A. E. and R. T.		228	1 27	228	
Cox, A. B. O.		437	2 24	437	
McLeod, D.		644	3 16	644	
Simms, E. W.		8383	3 32	8383	
Miles, W. G.		768	3 32	768	
Guthrie, T. O. and A. D.		4,832	1 14	4,832	
Sproat, W. and Co		1,130	1 9	1,130	
Hogg, J. M.		195	1 37	195	
Noake, E. B.		3,963	0 0	3,963	
Phillips, T. R.		3,489	3 18	3,489	
Cook, S. W.		693	3 27	693	
Dyer, J. H. and J.		5,000	2 12	5,000	
Cumming, J. L.		1,588	1 13	1,588	
Campbell, F. L.		9,151	3 18	9,151	
Phillips, A. (deceased)		1,191	2 19	1,191	
Scanlan, J. J.		719	0 27	719	
Tye, A. G.		647	1 33	647	
Henty, L.		376	2 33	376	
McPherson Bros.		3,915	3 1	3,915	
Huxley, J. Jnr.		4,580	1 27	4,580	
Laidlaw, T. H.		1,204	2 15	1,204	

ESTATES ACQUIRED AT A PRICE EXCEEDING \$5,000—continued.

Name of Vendor.	Area.	Locality.	Purchase Money.	Date of Purchase.	No. of Blocks after Sub-division.	Allotments Disposed of.			Allotments not Disposed of.			Forfeited after Disposal.			Re-disposed of after Forfeiture.			Auction Sales, &c.		
						A.	R. P.	Capital Value.	A.	R. P.	Capital Value.	A.	R. P.	Capital Value.	A.	R. P.	Capital Value.	A.	R. P.	Capital Value.
Perpetual Executors and Trustees	12,476 2 35	Glencraig and Portland	93,575 7 10	12.2.21	38	12,545 0 0	96,310 10 7	..	..	..	4	1,242 1 10	10,150 13 9	4	1,242 1 10	10,150 13 9	5	0 0	476 0 0	1,013 16 11
McKenzie, M. K.	4,809 3 0	Gordon	23,998 12 11	1.2.22	13	3,119 0 7	17,595 0 7	1,281 3 20	7,158 0 0	2	613 0 17	3,425 0 0	2	613 0 17	3,425 0 0	..	..	..	..	..
Gash, J.	2,980 2 30	Gordon	15,812 15 0	10.8.20	7	2,904 3 37	15,931 10 0	..	..	3	1,427 3 21	6,553 10 0	3	1,427 3 21	6,553 10 0	..	..	..	..	..
Smith, S. E.	1,063 1 30	Gordon	11,112 0 0	22.8.21	3	963 1 33	6,255 10 3	..	..	4	1,276 1 28	1,933 0 0	1	276 1 28	1,933 0 0	..	..	..	..	..
Clark, P.	1,347 1 10	Gordon	7,747 0 11	15.10.20	3	1,347 1 13	7,989 5 0	..	..	1	530 3 5	1,875 13 5	1	330 3 5	1,875 13 5	..	..	..	..	..
Strick, P.	1,454 2 22	Hampton	7,048 17 4	26.6.19	5	448 3 37	7,106 6 0	..	..	2	243 2 30	4,085 3 3	2	243 2 30	4,085 3 3	..	..	..	..	..
Currie, E.	680 2 27	Hampton	4,664 14 4	15.4.19	3	659 3 22	10,886 19 11	..	..	1	151 0 6	3,746 18 0	1	151 0 6	3,746 18 0	..	..	..	..	..
Currie, J. L.	780 2 27	Hampton	11,005 19 4	30.11.20	27	740 1 19	12,314 3 3	..	..	..	..	..	..	..	..	..	..	..	..	..
Loek, F. H.	2,188 3 20	Hampton	54,721 17 0	28.10.20	26	2,187 0 14	60,635 3 10	(includes 38 acres @ £1,253 15s. trans-ferred from Durrinelluan.)	..	..	..	..	..	..	..	..	..	..	..	..
Jackson, S. M. and G. U.	700 0 24	Hampton	20,524 1 0	6.5.20	8	797 2 15	21,503 4 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Johnstone, J. G.	2,195 1 8	Hampton	14,269 0 0	8.2.21	5	2,194 2 10	15,225 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Currie, J. L.	1,690 3 0	Hampton	29,110 19 0	20.11.18	32	5,812 2 10	77,002 15 8	..	..	..	..	..	..	..	..	..	..	..	..	..
Macdonochie, J. R. and T. A.	2,144 0 39	Hampton	39,638 9 0	15.10.18	3	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Macdonochie, J. A.	278 3 29	Hampton	4,923 5 7	1.11.22	3	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
McArthur, R. E.	902 2 4	Hampton	38,808 11 0	15.10.21	16	1,660 0 10	39,728 5 11	..	..	..	..	..	..	..	..	..	..	..	..	..
Wilson, S.	48,391 3 29	Hampton	286,055 12 3	15.2.21	120	48,808 3 27	279,046 7 11	..	..	..	..	..	..	..	..	..	..	..	..	..
Garric, H. A.	3,504 2 35	Hampton	31,939 0 0	18.8.21	25	2,923 2 8	61,410 7 3	..	..	..	..	..	..	..	..	..	..	..	..	..
Norris, C. J.	117 1 39	Hampton	7,980 16 7	10.11.20	3	121 2 33	8,199 2 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Parish, J.	603 2 24	Hampton	8,149 5 0	17.1.20	4	546 1 23	8,557 15 1	..	..	..	..	..	..	..	..	..	..	..	..	..
Macdonochie, J. A.	1,859 2 1	Hampton	36,138 0 0	7.11.24	16	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Currie, C. S.	1,055 8 0	Hampton	7,128 5 3	12.9.10	3	1,055 3 8	7,302 15 3	..	..	..	..	..	..	..	..	..	..	..	..	..
McDonachy, S. and W. J.	711 3 12	Heytesbury	11,033 5 9	30.3.21	5	2,196 1 10	18,882 15 3	..	..	..	..	..	..	..	..	..	..	..	..	..
Manifold, E. W.	2,298 3 4	Heytesbury	37,394 6 9	28.6.18	22	463 1 0	4,571 0 6	..	..	..	..	..	..	..	..	..	..	..	..	..
Hose, T.	459 1 32	Heytesbury	7,236 6 9	9.3.21	3	375 0 0	7,272 7 8	..	..	..	..	..	..	..	..	..	..	..	..	..
McGarvie, R. B.	375 0 0	Heytesbury	7,500 0 0	28.4.21	3	794 3 27	7,000 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Skansmore, S. J. and M. F.	794 3 21	Heytesbury	7,600 0 0	8.8.20	3	1,196 0 30	7,603 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Whalley, W. C. and J. R.	1,196 0 30	Heytesbury	7,600 0 0	8.8.20	3	1,196 0 33	7,603 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
O'Keefe, E.	2,497 0 9	Huntly	7,177 2 6	22.3.21	10	1,803 2 22	17,952 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Hunter, R.	7,562 3 36	Huntly	88,066 15 0	16.6.21	26	6,448 0 0	62,827 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Holmes, A. E.	51,911 3 10	Huntly	51,911 3 10	17.7.20	47	11,210 0 8	110,560 2 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Hunter, R.	2,037 0 12	Huntly	19,352 3 8	15.11.20	4	2,560 0 0	8,345 16 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Hunter, Mrs. W.	3,672 0 22	Huntly	35,803 7 5	15.11.20	16	8,864 1 17	37,290 11 6	..	..	..	..	..	..	..	..	..	..	..	..	..
George, R. and W. H.	2,860 0 0	Karkaroo	7,824 0 0	26.11.19	4	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Liesfeld, C. J.	8,882 2 37	Karkaroo	36,530 18 6	1.11.19	15	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Rodger, J.	5,115 2 33	Karkaroo	23,060 2 10	20.3.20	10	5,118 1 31	23,390 4 11	..	..	..	..	..	..	..	..	..	..	..	..	..
McKenzie, K.	2,567 3 14	Karkaroo	8,987 8 7	9.11.20	5	3,212 0 0	12,100 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
McKenzie, H.	644 0 25	Karkaroo	2,174 1 0	29.12.20	3	1,655 0 12	6,968 17 2	..	..	..	..	..	..	..	..	..	..	..	..	..
Perkins, C. H. and G.	1,695 0 12	Karkaroo	6,620 6 0	16.7.21	3	1,708 3 21	7,261 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Powell, J.	1,814 1 31	Karkaroo	6,804 3 3	16.4.20	3	6,228 1 9	24,955 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Talbot, W. A. B.	1,238 0 20	Karkaroo	4,144 18 5	20.7.20	10	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Talbot, M. A. and H. W.	5,001 3 15	Karkaroo	18,766 18 3	28.8.20	11	6,744 2 17	25,495 2 4	..	..	..	..	..	..	..	..	..	..	..	..	..
Davies, J. R. and S. E.	6,680 0 23	Kerang	23,359 10 3	22.8.19	11	3,116 1 27	9,574 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Embleton, R. and C.	3,453 3 17	Kerang	11,418 10 8	16.8.20	4	1,144 2 24	7,776 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Donald, N. K.	1,250 3 38	Kerang	8,756 12 7	16.8.20	4	1,221 1 20	6,315 4 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Leathin, R. D.	1,444 3 17	Kerang	7,584 13 7	16.8.20	4	1,899 2 19	7,500 0 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Murdoch, A.	1,250 3 38	Kerang	8,756 12 7	16.8.20	4	996 3 25	6,287 3 11	..	..	..	..	..	..	..	..	..	..	..	..	..
Thompson Bros.	1,809 2 19	Kerang	8,310 16 8	21.10.19	3	3,946 3 25	6,287 3 11	..	..	..	..	..	..	..	..	..	..	..	..	..
Tye, G. & A., & Roberts, J. H.	956 3 25	Kerang	6,219 17 9	25.2.20	3	421 0 11	24,715 8 3	..	..	..	..	..	..	..	..	..	..	..	..	..
Tye, G. & A., & Roberts, J. H.	440 2 11	Kerang	37,240 4 8	11.10.22	18	11,217 3 8	20,575 7 3	..	..	..	..	..	..	..	..	..	..	..	..	..
Anderson, T.	3,527 0 15	Kerang	24,200 0 0	11.10.22	76	12,313 2 22	34,395 19 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Anderson, T.	640 2 0	Kerang	4,931 18 11	11.10.22	11	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Lattinaw and Vincent	12,253 0 2	Kerang	34,614 14 6	15.4.20	11	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Latlaw, W.	36,906 3 30	Kowree	108,875 9 4	6.5.20	35	37,122 2 16	111,929 4 0	..	..	..	..	..	..	..	..	..	..	..	..	..
Robertson, J. (Execs. of)	2,806 0 39	Kowree	12,978 17 7	4.12.20	4	2,804 3 10	12,665 1 7	..	..	..	..	..	..	..	..	..	..	..	..	..
Bowsten, S. H.	16,508 2 21	Kowree	55,716 12 7	18.5.20	23	16,625 1 27	55,717 10 4	..	..	..	..	..	..	..	..	..	..	..	..	..
Phillip, A.	4,086 3 31	Kowree	408 17 6	1.6.20	13	6,033 0 17	30,916 10 8	..	..	..	..	..	..	..	..	..	..	..	..	..
Robertson, F. G.	6,028 1 26	Kowree	30,142 3 1	15.11.20	10	3,382 2 36	19,772 17 2	..	..	..	..	..	..	..	..	..	..	..	..	..
Miles, E.	3,382 2 37	Lawfort	19,450 14 1	13.3.20	13	3,075 2 14	41,074 7 2	..	..	..	..	..	..	..	..	..	..	..	..	..
Currie, H. A.	5,380 2 0	Lexton	42,727 0 1	10.4.22	21</															

McMulloch, C.	12,176	3	10	Shawell	77,627	7	2,222	24	9,562	2	34	56,760	0	0	6	2,373	1	17	13,436	0	0	6	2,859	2	36	22,705	4	6				
Brown Bros.	2,217	5	10	Swan Hill	6,030	13	3	3	2,218	0	24	7,172	0	0	3	1,915	1	16	6,155	0	0	3	1,045	1	16	6,155	0	0	67	18	1	
McLean, A.	1,923	8	10	Swan Hill	7,095	5	0	5	1,923	3	10	7,216	0	0	3	1,915	1	16	6,155	0	0	3	1,045	1	16	6,155	0	0	653	0	0	
Stander, T.	3,192	8	22	Swan Hill	9,677	11	9	5	3,192	3	30	10,715	0	0	5	3,192	3	30	10,715	0	0	5	3,192	3	30	10,715	0	0	50	0	0	
Rymer and Deravin	2,588	8	22	Swan Hill	8,672	7	9	6	2,588	0	35	8,645	0	0	6	2,588	0	35	8,645	0	0	6	2,588	0	35	8,645	0	0	190	7	0	
Old and Lenehan	5,873	1	27	Swan Hill	14,264	13	2	6	5,873	1	3	14,710	0	0	4	5,873	1	3	14,710	0	0	4	5,873	1	3	14,710	0	0	210	0	0	
Starke, G. P.	1,923	1	28	Swan Hill	6,749	9	0	3	1,923	2	3	7,332	0	0	3	1,923	2	3	7,332	0	0	3	1,923	2	3	7,332	0	0	230	0	0	
Williams, J. B.	493	3	10	Swan Hill	7,047	9	0	12	493	3	10	8,241	0	0	12	493	3	10	8,241	0	0	12	493	3	10	8,241	0	0	230	0	0	
Jager, F. J. B.	1,416	6	37	Tambo	12,752	10	7	6	1,412	2	12	12,881	7	5	6	1,412	2	12	12,881	7	5	6	1,412	2	12	12,881	7	5	125	0	0	
Duke, J.	461	1	39	Jowong	31,999	8	4	14	461	0	3	32,653	14	6	14	461	0	3	32,653	14	6	14	461	0	3	32,653	14	6	600	0	0	
Tinaldra Pty. Ltd.	2,361	1	30	Jungamah	17,120	3	3	8	2,369	0	14	17,596	3	3	8	2,369	0	14	17,596	3	3	8	2,369	0	14	17,596	3	3	600	0	0	
Delaney, N.	847	3	32	Jungamah	6,868	11	2	3	847	1	22	7,018	0	0	3	847	1	22	7,018	0	0	3	847	1	22	7,018	0	0	600	0	0	
Lacey, J.	5,086	2	33	Upper Murray	34,820	0	5	17	5,028	2	18	36,390	6	7	17	5,028	2	18	36,390	6	7	17	5,028	2	18	36,390	6	7	693	0	0	
Mitchell, W. E. (deceased)	3,092	1	21	Violet Town	27,632	17	2	11	3,303	1	25	24,152	19	2	11	3,303	1	25	24,152	19	2	11	3,303	1	25	24,152	19	2	1 block	0	0	
Gratton, K. M. and H. W.	4,026	0	19	Wangaratta	37,744	17	3	28	7,578	0	23	69,649	3	8	28	1,820	3	38	19,843	4	8	7	1,580	3	38	17,343	4	8	179	12	5	
Hogan, J.	3,439	1	22	Wangaratta	33,134	9	9	28	7,578	0	23	69,649	3	8	28	1,820	3	38	19,843	4	8	7	1,580	3	38	17,343	4	8	1,707	8	2	
Bourke, J. A. T. H. and W. E.	966	0	30	Wangaratta	7,171	8	1	3	933	2	36	6,960	0	0	3	585	0	30	4,710	0	0	2	585	0	30	4,710	0	0	370	0	0	
McKinley, J. J.	753	1	19	Wannon	9,614	18	4	5	753	2	36	10,231	0	0	5	143	2	14	1,944	0	0	1	143	2	14	1,944	0	0	185	0	0	
Delman, W. H.	5,449	1	11	Wannon	12,260	16	4	5	5,451	2	25	12,476	10	0	5	143	2	14	1,944	0	0	1	143	2	14	1,944	0	0	97	10	0	
Fitzgerald, M.	28,974	3	33	Wannon	90,546	14	9	28	27,959	0	18	85,895	5	8	3	2,781	1	16	9,046	2	8	3	2,781	1	16	9,046	2	8	1,968	1	12	
Robertson, W. (deceased)	667	2	4	Wannon	2,252	17	11	24	6,087	0	8	76,437	0	0	33	6,087	0	8	76,437	0	0	33	6,087	0	8	76,437	0	0	290	0	0	
Brody, H. J.	6,086	1	36	Wannon	70,207	19	9	33	6,087	0	8	76,437	0	0	33	6,087	0	8	76,437	0	0	33	6,087	0	8	76,437	0	0	290	0	0	
Macinus, J.	5	3	1	Wannon	89	4	5	30	10,073	2	28	73,720	0	0	29	10,073	2	28	73,720	0	0	29	10,073	2	28	73,720	0	0	19	2	16	
Nepean, E.	11,125	2	28	Wannon	71,450	0	6	30	10,073	2	28	73,720	0	0	29	10,073	2	28	73,720	0	0	29	10,073	2	28	73,720	0	0	19	2	16	
Perpetual Executors and Trustees Co. and Officer, F. S.	451	3	8	Wannon	7,906	10	0	5	450	1	23	8,093	4	2	5	450	1	23	8,093	4	2	5	450	1	23	8,093	4	2	570	0	0	
Trangars, H. V.	956	3	5	Wannon	14,612	1	2	8	956	2	36	6,882	0	0	8	956	2	36	6,882	0	0	8	956	2	36	6,882	0	0	202	0	0	
Byrne, T. J. and M. E.	541	0	30	Warragul	37,769	17	6	16	530	1	18	15,743	0	0	15	530	1	18	15,743	0	0	15	530	1	18	15,743	0	0	630	0	0	
McGregor, J.	686	3	36	Warragul	37,769	17	6	16	530	1	18	15,743	0	0	15	530	1	18	15,743	0	0	15	530	1	18	15,743	0	0	630	0	0	
Barber, M. (Mrs.)	2,831	2	7	Warragul	37,769	17	6	16	530	1	18	15,743	0	0	15	530	1	18	15,743	0	0	15	530	1	18	15,743	0	0	630	0	0	
Kennedy, A.	1,194	1	31	Werrbee	24,068	2	5	10	2,853	0	2	24,799	0	0	2	44	1	38	1,878	19	0	2	44	1	38	1,878	19	0	40	0	0	
Lock, F. A.	453	1	29	Werrbee	45,087	8	6	33	792	1	21	39,179	7	0	2	44	1	38	1,878	19	0	2	44	1	38	1,878	19	0	175	0	0	
Forster, J. W.	541	3	22	Werrbee	6,356	0	0	3	453	1	33	6,324	0	0	3	453	1	33	6,324	0	0	3	453	1	33	6,324	0	0	125	0	0	
Rudges, R. J.	5,140	3	19	Whitelsea	6,775	6	5	4	461	2	1	7,427	16	9	4	461	2	1	7,427	16	9	4	461	2	1	7,427	16	9	125	0	0	
Black, M. J. and R. R.	1,105	3	16	Wimmera	46,267	16	4	13	3,639	2	22	32,756	9	3	13	3,639	2	22	32,756	9	3	13	3,639	2	22	32,756	9	3	1,525	0	0	
Eastward, G. H.	388	1	39	Wimmera	9,952	13	0	4	1,111	0	0	9,996	0	0	4	1,111	0	0	9,996	0	0	4	1,111	0	0	9,996	0	0	14,911	1	1	
Napthine Bros.	1,075	6	4	Wimmera	10,759	6	4	5	408	0	5	11,180	13	7	5	80	0	5	2,051	1	7	1	80	0	5	2,051	1	7	361	0	0	
Napthine Bros.	1,075	6	4	Wimmera	10,759	6	4	5	408	0	5	11,180	13	7	5	80	0	5	2,051	1	7	1	80	0	5	2,051	1	7	361	0	0	
Hayes, C. H.	422	3	8	Winchelsea	10,371	5	0	7	571	2	36	15,249	17	0	7	571	2	36	15,249	17	0	7	571	2	36	15,249	17	0	100	0	0	
Prosser, C. and W. R.	148	3	7	Winchelsea	8,200	3	7	4	244	6	56	8,405	9	6	4	55	0	22	2,490	9	6	1	55	0	22	2,490	9	6	15	1	12	
Beecroft, J.	244	3	5	Woorayl	13,848	8	0	4	497	2	3	7,960	16	0	4	154	1	38	3,520	0	2	2	154	1	38	3,520	0	2	190	4	6	
Clement, J. S. and M.	865	0	34	Woorayl	6,872	11	6	5	497	2	3	7,960	16	0	5	154	1	38	3,520	0	2	2	154	1	38	3,520	0	2	100	0	0	
Gunnerson, G.	513	1	4	Woorayl	20,700	15	3	12	11	038	0	2	21,290	13	6	1	154	1	38	3,520	0	2	2	154	1	38	3,520	0	2	830	0	0
McPherson, W. and others	1,035	0	6	Woorayl	20,700	15	3	12	11	038	0	2	21,290	13	6	1	154	1	38	3,520	0	2	2	154	1	38	3,520	0	2	830	0	0
Martin, J.	722	2	12	Woorayl	12,510	4	9	8	710	0	21	15,259	9	0	1	69	3	32	2,119	7	0	1	69	3	32	2,119	7	0	675	0	0	
Pearson, H. McK.	453	2	32	Woorayl	7,212	18	0	4	443	0	0	7,875	15	0	4	69	3	32	2,119	7	0	1	69									

CLOSER SETTLEMENT BOARD.
Discharged Soldiers Settlement Acts.

LAND ACCOUNT FROM THE DATE OF COMMENCEMENT TO 30TH JUNE, 1924.				
Dr.	£	s.	d.	Cr.
Estates acquired under the Discharged Soldiers Settlement Acts, at purchase price (sec. 23, Act 2916) ..	13,214,902	8	1	
Crown lands taken over at price agreed upon (sec. 6, Act 2916) ..	442,680	19	1	
Land taken over from Closer Settlement estates (sec. 6, Act 2916) ..	562,528	16	6	
Interest capitalized and added to the price of the land ..	14,220,112	3	8	
Improvements and works effected on estates and charged on the land (sec. 2, sub-sec. 3, Act 2916, and sec. 78, Act 2629) ..	287	10	0	
Expenses incidental to the acquisition, survey, subdivision, and disposal of estates and charged on the land (sec. 2, sub-sec. 3, Act 2916, and sec. 78, Act 2629) ..	549,384	4	4	
Reserve for Improvements and Public Works ..	97,665	13	1	
	309,820	17	0	
	14,801,121	13	11	
Land sold under the Discharged Soldiers Settlement Acts at scheduled selling price, or as re-appraised (sec. 6, Act 2916)—				
(a) Under Conditional Purchase Leases as Farm Allotments and Agricultural Labourers' Allotments ..	13,594,494	13	11	
(b) By auction, public competition, and for public purposes by agreement ..	295,885	11	9	
(c) To Closer Settlement leases and transferred to Land Account, Closer Settlement Acts ..	652,386	5	2	
Sale of Original Improvements (sec. 2, sub-sec. 3, Act 2916, and sec. 115, sub-sec. 2, Act 2629) ..	348,355	3	1	
Land made available for application under Conditional Purchase Leases, but not allotted, at scheduled selling price, less the amount of loading on the allotments (sec. 2, sub-sec. 3, Act 2916, and secs. 75, 78, and 80, Act 2629) ..	180,092	11	11	
Land on hand, not made available, at cost price per acre ..	106,056	2	3	
	286,148	14	2	
	£15,177,270	8	1	

REVENUE ACCOUNT FOR THE YEAR ENDED 30TH JUNE, 1924.				
Dr.	£	s.	d.	Cr.
Interest on Victorian Government Securities ..	389,933	13	2	
Interest on Commonwealth Loans ..	703,895	16	1	
Interest on mortgages and contracts of sale taken over ..	1,098,829	9	3	
Interest paid to vendors ..	2,340	11	1	
	2,707	4	0	
	1,098,877	4	4	
Costs and Expenses of Administration:—				
Advertising ..	663	11	0	
Office stores and expenses ..	5,085	10	8	
Printing, and stationery ..	947	12	6	
Salaries and wages ..	125,880	8	10	
Board Members' salaries ..	2,833	7	3	
Travelling expenses and fares (including non-cessation fares to soldiers inspecting land) ..	28,164	14	5	
Valuation fees in respect of properties not purchased ..	225	16	0	
Insurance premiums ..	4,397	3	6	
Vermin destruction ..	3,325	2	11	
Miscellaneous expenses ..	1,903	9	7	
	173,426	17	2	
Depreciation ..	4,635	13	3	
Bad debts ..	32,699	15	4	
	210,762	5	9	
	£1,309,639	10	1	
Interest portion of instalments accrued due and payable on land and advances ..	612,497	12	5	
Interest portion of instalments on land and advances accrued, but not yet payable ..	155,059	12	9	
Interest on overdue instalments on land and advances ..	51,747	0	5	
Grazing and agistment fees ..	4,215	16	11	
Miscellaneous revenue ..	4,406	10	2	
Architects' commission ..	4,039	10	1	
Interest due and payable by the Closer Settlement Fund ..	22,743	5	7	
	854,709	8	4	
Deficiency as under:—				
(1) Provided by Treasurer of Victoria:—				
(a) on account of concessions to 30th June, 1924, under sections 14 and 31, Act 2916 ..	188,869	16	4	
(b) on account of costs and expenses of administration to 30th June, 1924 (sec. 19, Act 2988, and sec. 19, Act 3039) ..	100,000	0	0	
	288,869	16	4	
(2) To be recouped by the Treasurer of Victoria:—				
(a) on account of concessions to 30th June, 1924 ..	62,072	11	10	
(b) on account of costs and expenses of administration to 30th June, 1924 ..	103,987	13	7	
	166,060	5	5	
	454,930	1	9	
	£1,309,639	10	1	

CLOSER SETTLEMENT BOARD.

Discharged Soldiers Settlement Acts.

BALANCE SHEET, 30TH JUNE, 1924.

LIABILITIES.				ASSETS.				
	£	s. d.	£	s. d.	£	s. d.	£	s. d.
1. Victorian Government Securities, sec. 26, Act 2916			7,710,827	4	8			
2. Commonwealth of Australia—Loans for settlement of discharged soldiers	11,968,175	16	2					
<i>Less Commonwealth Loans redeemed</i>	174,100	18	0					
			11,794,074	18	2			
3. Treasurer of Victoria, for interest accrued but not yet payable			275,190	2	7			
4. Public Account Advances Account			290,271	18	1			
5. Trusts for Gifts of Land—J. J. Weatherly Trust	4,884	13	9					
A. H. and C. E. Sargood Trust	2,600	0	0					
A. H. A'Beckett Trust	250	0	0					
W. G. Chirnside Trust	3,250	0	0					
G. T. Chirnside Trust	5,254	5	6					
			16,238	19	3			
6. Crown Lands Department, for Crown lands taken over, sec. 6, Act 2916			442,680	19	1			
7. Sundry Creditors—Closer Settlement, for land taken over	32,867	7	8					
Unpaid purchase money for land acquired	10,242	0	4					
Mortgages taken over on land purchased	50,336	12	10					
Contracts of Sale taken over on land purchased	9,688	18	11					
Unpaid administration accounts	2,880	8	7					
			106,016	8	4			
8. Suspense Account for Improvements taken over			207	16	8			
9. Reserve for Improvements and Public Works (Balance on Land Account)			309,820	17	0			
Total			£20,951,328	3	10			
1. Sundry Lessees for land disposed of under the Discharged Soldiers Settlement Acts, at scheduled selling price, or as re-appraised—Sec. 0, Act 2916—								
(a) Under Conditional Purchase Leases	13,594,494	19	11					
(b) By auction, public competition, and for public purposes by agreement	295,885	11	9					
(c) To Closer Settlement Lessees	652,386	5	2					
Sundry Lessees, for Improvements sold, sec. 2, sub-sec. 3, Act 2916, and sec. 115, sub-sec. 2, Act 2629	348,355	3	1					
			14,891,121	13	11			
2. Land made available for application under Conditional Purchase Leases, but not allotted, at scheduled selling price, less the amount of loading on the allotments, sec. 2, sub-sec. 3, Act 2916, and secs. 75, 78, and 80, Act 2629	180,002	11	11					
3. Land on hand, not made available, at cost price per acre	106,056	2	3					
			15,177,270	8	1			
<i>Less Principal repaid</i>	£671,740	14	3					
Payment for land sold under Closer Settlement Acts	309,734	8	4					
Principal due and unpaid	176,100	12	11					
			1,157,575	15	6			
			14,019,694	12	7			
4. Sundry Lessees for Advances	£6,265,641	1	5					
<i>Less Amount written off</i>	41,338	0	11					
			6,224,303	0	6			
<i>Less Principal repaid</i>	1,303,821	1	5					
Principal due and unpaid	1,490,746	12	8					
			2,884,367	14	1			
			3,339,935	8	5			
5. Sundry Municipalities for Advances for road making	17,600	18	8					
<i>Less Principal repaid</i>	£519	17	8					
Principal due and unpaid	154	4	2					
			674	1	10			
			16,926	14	10			
6. Suspense Accounts—								
Amounts expended, but not charged as Advances, at 30th June, 1924—								
Redcliffe			0,988	8	1			
Other Estates—Buildings	£5,110	7	9					
Fencing	2,567	8	8					
Water Supply	3,125	16	2					
Miscellaneous stores	227	5	7					
Seed	349	14	8					
Crops	3,171	7	10					
Road construction, Special areas	4,055	10	4					
Drainage	88	12	9					
Stock	402	11	8					
			20,098	15	5			
<i>Less Closed Suspense Accounts</i>			30,987	3	6			
			1,863	5	9			
			28,423	17	9			
7. Sundry Lessees for Arrears on land and advances—								
Principal	£1,666,847	5	7					
Interest	1,255,105	12	7					
Interest on overdue instalments	82,981	18	3					
			3,004,934	10	5			
<i>Less Bad debts written off</i>			14,859	10	7			
			2,980,975	5	10			
8. Sundry Municipalities for Arrears on advances—								
Principal	154	4	2					
Interest	192	9	0					
Interest on overdue instalments	8	9	10					
			355	3	0			
9. Sundry Lessees &c. for Interest accrued on land and advances, not yet payable								
10. Sundry Debtors for arrears of insurance premiums, grazing rent, &c.	13,616	15	6					
<i>Less Amount written off</i>	135	4	9					
			13,481	10	9			
11. Loan Proceeds Act 2916 (unexpended)								
12. Balance Discharged Soldiers Settlement Fund								
13. Buildings—Redcliffe	7,430	15	6					
School and Recreation Halls	4,278	7	4					
Shearers' quarters, Elderslie	395	10	10					
Bush Nurse's residence, Bolton	255	11	6					
Inspectors' residences and offices	3,100	6	4					
			15,458	11	6			
<i>Less Amount written off—</i>								
Bush Nurse's residence, Bolton	205	11	6					
Inspectors' residences and offices	185	19	3					
			391	10	9			
			15,007	0	9			
14. Plant and Machinery, Redcliffe								
15. Implements for hire, Mallee	570	15	2					
<i>Less Depreciation</i>	190	5	1					
			380	10	1			
16. Motors and Vehicles, &c.	1,309	9	6					
<i>Less Depreciation</i>	1,022	8	6					
			287	0	0			
17. Treasurer of Victoria—Concessions of interest due under secs. 14, 31, Act 2916	62,072	11	10					
Costs and expenses of administration to be recouped under sec. 19, Act 2088, and sec. 19, Act 3039	103,987	13	7					
			100,060	5	6			
Total			£20,951,328	3	10			

JAS. W. BUTLER, Secretary.
T. ORR, Acting Accountant, Lands Department, Melbourne.

W. McIVER, A.I.C.A., Chairman.
GEO. MOORE,
NORMAN H. MALCOLM, } Members
10th December, 1924.
E. A. KENT, Inspector of Audit.
10th December, 1924.

CLOSER SETTLEMENT.

REPORT.

Office of the Closer Settlement Board,
Public Offices, Melbourne,
16th December, 1924.

SIR,

The Closer Settlement Board has the honour to transmit to you herewith, in conformity with the requirements of Section 142 of the *Closer Settlement Act 1915*, its Annual Report and Balance-sheet for the financial year ended 30th June, 1924.

The number of meetings held by the Board was 140

ACQUISITION OF LAND DURING THE YEAR.

The number of properties considered was 182
The number of properties recommended for purchase—area 54,579 acres 56
And the number of properties purchased—area 109,817 acres 42
At a cost of £678,223

TOTAL AREA OF LAND ACQUIRED TO 30TH JUNE, 1924.

Area purchased (exclusive of Crown Lands) acres 845,647
Purchase price £6,353,975
Average price per acre £7 10s. 3d.
Country lands £7 9s. 4d.
Workmen's homes £100 13s. 10d.
Crown Lands taken over—
For Farms and Agricultural Labourers' Allotments acres 3,691
For Workmen's Homes „ 344
Total 4,035
Valued at £23,191

The cost to the Government of the total lands purchased, including the Crown Lands, was—

Lands purchased £6,353,975
Crown Lands 23,156
Expenses prior to disposal 67,777
Public Works effected 168,832
Interest Capitalized (Irrigable Areas) 33,507

Total to 30th June, 1924 (*Table 3, col. 7, pages 31-32*) £6,647,247

PROVISION FOR PUBLIC WORKS AND COSTS INCIDENTAL TO THE ACQUISITION AND DISPOSAL OF LAND.

The total loading at present on land disposed of amounts to £710,212
of which the expenses prior to disposal absorbed £67,777
public works and improvements 168,832
and interest capitalized 33,508

leaving a balance of £270,117
£440,095

which has been carried to a Reserve for Improvements and Public Works. The latter amount represents unexpended loading on estates (*Land Account, page 33*).

ADVANCES.

Closer Settlement Lessees—
Number of applications granted 5,039
Amount advanced (*item 5, pages 35-36*) £871,426
This sum is secured on the improvements effected by lessees and on Stock Mortgages.
Crown Lands tenants under authority of Section 101 of the Closer Settlement Act No. 2629—
Number of applications granted 6,997
Amount advanced (*item 6*) £472,693
Wire netting—
Number of applications granted 1,627
Amount advanced £50,810
Total advances made to 30th June, 1924—
Number of applications granted 13,663
Amount advanced to 30th June, 1924 £1,394,934

**SUMMARY OF THE SETTLEMENT OF THE LAND PURCHASED INCLUDING CROWN
LANDS TAKEN OVER.**

Area of land settled—			
3,934 Farms (average 170 acres) including some areas previously classed as Agricultural Labourers' Allotments	670,081	acres	
304 Agricultural Labourers' Allotments (average 12 acres)	3,675	„	
1,046 Workmen's Homes (average 3 roods)	784	„	
Public Competition, Auction, &c.	48,811	„	
587 Allotments granted to Discharged Soldiers and disposed of under the Discharged Soldiers Settlement Acts	53,835	„	
	777,186	acres	
Area of land available but not yet settled—			
Farm Lands and Agricultural Labourers' Allotments	46,458	acres	
Workmen's Homes	Nil		
Public Competition, Auction, &c.	1,089	„	
	47,547	acres	
Total area made available			
	824,733	„	
Area of land acquired, but not yet made available	22,749	„	
Loss of area on Subdivision (roads, channels, reserves, &c.)	5,016	„	
	852,498	acres	
Total land acquired to 30th June, 1924 (<i>Table 3, col. 2, pages 31-32</i>)			

NUMBER OF CLOSER SETTLEMENT LESSEES AS AT 30TH JUNE, 1924.

On Farms	3,934
On Agricultural Labourers' Allotments	304
On Workmen's Homes Allotments	1,046
	5,284
Total (<i>Table 3, pages 31-32</i>)	
	5,284
The average capital value of the Farms is	£1,224
of Agricultural Labourers' Allotments	£136
and of Workmen's Homes	£90

FINANCIAL.

On the 30th June, 1924, the loan liability on account of estates purchased and advances made was £5,216,390 and the amount temporarily charged to Public Account Advances Account 186,415
The Interest accrued but not payable at 30th June, 1924, on loan moneys amounted to 41,620

Making the total liability to the Treasury	£5,444,425
The unpaid purchase money for lands acquired was	53,934
and mortgages taken over, on land acquired	69,130
The balance on Crown lands taken over was	10,022
and, on Discharged Soldiers' Settlement Lands taken over	366,520
Sundry other liabilities, including reserves, as shown on the Balance-sheet, <i>pages 35-36</i>	594,446
	£6,538,477

Against the above a summary of the assets shows the balance of purchase money not accrued due by lessees and others, and land on hand (<i>items 1 to 4, pages 35-36</i>)	£4,960,557
The balance of advances on improvements, &c., not accrued due (<i>items 5 and 6</i>) was	517,624
The amount of arrears on land and advances, less bad debts written off (<i>item 9</i>)	557,583
The balance, unexpended, Loan Proceeds Act 2629 (<i>item 13</i>)	174
The balance at credit of the Closer Settlements Fund (<i>item 14</i>)	94,099
The amount at credit of the Closer Settlement Redemption Fund, to replace amounts written off revalued estates (<i>item 15b</i>)	37,329
Amount invested in Securities under the Discharged Soldiers Settlement Acts (<i>item 15a</i>)	100,000
And sundry assets (including interest accrued but not payable)	271,111
	£6,538,477

APPLICATION OF REPAYMENTS ON ACCOUNT OF PRINCIPAL.

Since the commencement of operations for placing people on the land under Closer Settlement conditions, the amount received from lessees and others as repayment of principal was .. £2,635,417
This has been applied as follows :—

Reinvested in lands purchased for Closer Settlement purposes and in advances to settlers for effecting improvements	£882,935
Redemption of Closer Settlement loans	1,279,082
Part payment on account of Crown lands taken over	13,134
Payment of interest on Closer Settlement loans (temporarily used)	228,838
Balance at the credit of the Closer Settlements Fund	94,099
Balance at the credit of the Closer Settlement Redemption Fund	37,329
Invested in Securities under Discharged Soldiers Settlement Acts	100,000
	£2,635,417

Lessees whose arrears are in excess of 60 per cent. of the value of improvements are entitled to advances on the security of principal repaid amounting to £51,011
This would further reduce the unsecured arrears to £95,071

Inspections are made from time to time to see that the improvements accepted as securities are being maintained.

MIGRATION SETTLEMENT.

The number of migrants settled to date under the agreement between the British, the Commonwealth, and Victorian, Governments is 123
who are settled in various parts of the State, on 16,959 acres
with a total capital value of £164,146
Advances amounting to £27,372
have been made to these settlers.

These figures are included in the statements above of advances made and land settled.

A Training farm has been established at Lara near Geelong at a cost for land and improvements £41,712
and for buildings erected by the Board £8,000

The number of Approved Overseas Settlers who have been, or still are, in training at Elcho Farm, Lara, is 42

Who have been distributed as under:—

Settled on land	20
Purchased land privately in Victoria	1
Purchased land privately in New South Wales	2
In employment at Tatura	1
Still at Elcho Farm	18
Total	42

FIRE INSURANCE.

Insurance of improvements is one of the covenants of a Closer Settlement lease, and during the past year special efforts have been made to increase the number of lessees insured with the Board or outside companies. The extension of the insurance business with the Board is satisfactory evidence that the benefits in this direction are gradually making themselves apparent. The financial position of the Fire Insurance Fund is set out hereunder.

We have the honour to be, Sir,

Your obedient servants,

W. McIVER, A.I.C.A., Chairman.

GEO. MOORE,

NORMAN H. MALCOLM. } Members.

The Honorable the Minister for Lands,
Melbourne.

SPECIAL FUNDS ACT 1910 (No. 2297).

CLOSER SETTLEMENT FIRE INSURANCE FUND.

Dr. REVENUE ACCOUNT FOR THE YEAR ENDED 30TH JUNE, 1924. *Cr.*

Claims allowed	£ 5,931 0 6		
Administration charges	1,005 3 7	Balance, 30th June, 1923	£ 37,449 3 6
Balance	50,673 10 7	Premiums earned	20,163 11 2
	£57,612 14 8		£57,612 14 8

BALANCE SHEET, 30TH JUNE, 1924

LIABILITIES.		ASSETS.	
	£ s. d.		£ s. d.
Amount advanced from the Assurance Fund	15,000 0 0	Balance in Closer Settlement Fire Insurance	
Sundry Creditors	5,011 6 7	Fund	70,578 9 8
Revenue Account, Balance	50,673 10 7	Sundry Debtors	106 7 6
	£70,684 17 2		£70,684 17 2
Contingent Liabilities—Amount of all Policies now in force £3,570,356.			

JAS. W. BUTLER, Secretary.

T. ORR, Acting Accountant, Lands Department.

W. McIVER, A.I.C.A., Chairman.

GEO. MOORE,

NORMAN H. MALCOLM. } Members.

10th December, 1924.

I have examined the accounts with the books, with which they agree, and am of opinion that the accounts are properly drawn up so as to exhibit a true and correct view of the position of the Board's affairs.

E. A. KENT, Inspector of Audit,

10th December, 1924.

TABLE 2.

RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED DURING THE
YEAR ENDED 30TH JUNE, 1924.

Estates Purchased.			Price paid to Vendors.				How Acquired.
Name.	Area.		Per Acre.		Total Amount.		
	A.	R.	£	s.	£	s.	
Nicol, E.	753	1 32	14	0 0	10,603	8 6	Agreement
O'Bryan, H. P.	639	3 9	2	10 0	1,600	0 0	"
Scriven, E., W. R., H. R., and J. C.	319	2 9	7	12 6	2,437	0 0	"
Douglas, E. M.	136	0 0	15	0 0	2,040	0 0	"
Bailey, A. E. G.	149	0 25	12	10 0	1,864	9 4	"
Neesham, W. O.							"
Johnston, G. E.	284	3 33	31	0 0	8,833	12 10	"
Gellion, H.	560	1 22	38	10 0	21,574	18 4	"
McKinnon, G. H.	150	2 0	17	0 0	2,558	10 0	"
Cannan, Wm.	104	0 11	8	0 0	830	0 0	"
Hallinan, M.	505	0 20	4	3 4	2,104	13 9	"
Hayloek, H. H.	41	1 31	51	16 0	2,150	0 0	"
Findlay, A. K.	194	3 38	12	0 0	2,339	17 0	"
Pawsey, H. C.	771	1 3	17	5 0	13,304	7 9	"
Couper, E. C. H. and P. M.	469	1 37	18	0 0	8,450	13 3	"
Doyle, P. P.	185	0 14	19	0 0	3,516	13 3	"
Werndly, A. J.	232	0 33	6	10 0	1,509	6 10	"
Wallace, M. A.	326	1 5	5	17 6	1,916	18 1	"
Wallace, M. A.	298	1 19	2	12 6	2,275	1 3	"
Morrison, J. K.	103	3 16	19	4 7	1,973	3 0	"
Crook, T. J.	9	2 6	55	0 0	524	11 3	"
McAlister, M. E.	9	2 3	46	0 0	449	7 3	"
Chester, J.	1,068	3 14	11	5 0	12,024	8 5	"
Philips, W. H.	9,189	1 23	6	12 6	60,873	2 2	"
Dunstan, T. and A. L.	639	3 35	3	6 6	2,127	17 11	"
McIndoe, R. E.	1,895	2 31	21	0 0	39,809	12 5	"
Weatherly, L. J.	14,320	0 0	7	0 0	100,405	4 5	"
Neylon, P. T.	1,886	0 38	17	8 0	33,030	0 0	"
Philip, H. G. and E. J.	8,216	2 29	6	12 6	54,435	10 3	"
Dyke, F. M.	126	0 13	17	0 0	2,143	7 7	"
Royan, G. U.	2,373	0 0	6	1 0	14,350	6 6	"
McPherson, A. and F.	1,592	1 31	6	3 6	9,833	6 10	"
Shipp, J. W.	711	2 2	4	18 6	3,504	4 0	"
McCracken, A. L.	1,914	3 28	8	12 6	16,516	4 7	"
Earl, W.	211	0 37	11	4 0	2,367	0 0	"
Blanksby, H.	151	3 6	4	0 9	612	16 10	"
Lee, J.	42	0 0	12	0 0	475	2 6	"
Ussig, E. J., &c.	1,036	0 19	7	17 6	8,159	8 9	"
Wills, G.	314	1 28	7	5 0	2,270	0 0	"
Stanistreet, F.	1,991	1 20	5	5 0	10,454	14 4	"
Atkinson, W.							"
Audley, A.	127	1 11	8	7 6	1,066	5 11	"
Steel, C.	320	0 0	18	15 0	6,000	0 0	"
Hagelthorn, F.	306	0 6	13	0 0	3,978	9 9	"
Stanistreet and Goodison	657	0 6	7	5 0	4,763	10 6	"
Rounds, W. L. H.	99	2 10	14	10 0	1,443	13 1	"
Hogan, H.	385	3 17	11	10 0	4,437	6 4	"
McKenna, J. F. and H. M.	499	2 17	13	10 0	6,744	13 8	"
Twigg, G. J.	936	3 21	3	10 0	3,279	1 8	"
Issell, T. H. G.	319	2 39	4	5 0	1,358	18 3	"
Powles, T. J. and W. S.	518	2 25	8	12 0	4,460	8 10	"
Wilson, E. M.	174	0 0	33	0 0	5,742	0 0	"
Boulton, J. A.	50	0 0	36	10 0	1,825	0 0	"
Hicks, A.	159	1 36	17	6 8	2,764	4 8	"
Thomas, R. H.	516	0 13	14	0 0	7,225	2 9	"
Salter, A. H.	392	3 6	10	7 6	4,076	9 4	"
Salter, E. M.	318	3 23	8	17 6	2,830	3 8	"
Currie, H.	396	0 15	10	10 0	4,158	19 8	"
Nilhill, P. T. and M. A.	326	3 18	14	0 0	4,576	1 6	"
Stanley, T.	34	1 26	29	0 0	1,000	0 0	"
Bedson, G. S.	85	3 23	31	0 0	2,662	14 1	"
Rout, C. and E.	455	3 6	24	0 0	10,938	19 2	"
Marshall, J.	431	3 0	12	10 0	5,396	17 6	"
Phillips, J. and E. M.	281	1 38	27	0 0	7,600	3 3	"
Rose, W. J.	106	3 38	18	0 0	1,925	15 9	"
Wauchope, M. A.	98	2 10	25	0 0	2,464	1 3	"
Moran, A. M. and B. E.	198	3 15	26	0 0	5,169	18 9	"
Smith, J. and S.	259	0 0	11	7 6	2,946	2 6	"
Taylor, J.	381	0 8	15	0 0	5,715	15 0	"
Giffens, M.	300	0 0	12	0 0	3,600	0 0	"
Burke, S.							"
Killen, B. B.	160	0 0	39	0 0	6,240	0 0	"
Green, A. F.	429	3 37	12	0 0	5,159	15 6	"
Metcalf, J. W. and A. L.	580	0 0	12	0 0	6,960	0 0	"
Chapman, J. J. and M.	50	2 29	12	10 0	633	10 4	"
Fair, F. W.	243	2 11	13	10 0	3,288	3 7	"
Gillard, T.							"
Upton, H. E. J.	257	1 18	11	0 0	2,830	19 9	"

TABLE 2.—RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED, ETC.—*continued.*

Estates Purchased.			Price paid to Vendors.		How Acquired.
Name.	Area.		Per Acre.	Total Amount.	
	A.	R. P.	£ s. d.	£ s. d.	
Public Trustees of N.S.W...	390	3 22	6 0 0	2,345 6 6	Agreement
Maher, C.	471	3 16	20 0 0	9,437 2 6	..
	13	2 6	Free		
Troup, W. J. and A. ..	320	3 11	34 15 0	11,148 9 0	..
Robilliard, A. M. and J. M. ..	393	0 31	9 10 0	3,735 6 10	..
Opie, E. G. and B.	312	3 9	12 15 0	3,988 5 7	..
Johnson, J. A.	162	2 10	13 10 0	2,194 11 10	..
Sweeney, J.	658	3 18	22 0 0	14,494 19 6	..
O'Donnell, P. J.	640	3 35	12 0 0	7,691 12 6	..
Keys, G.	94	0 9	35 0 0	3,291 19 4	..
Jones, D.	99	1 38	19 0 0	1,890 5 3	..
Harper, J.	1,171	1 30	5 0 0	17,101 10 0	..
Harper, A. B. and K. C. ..	959	3 38	13 0 0	12,479 16 9	..
Wilson, W.	652	2 30	24 0 0	15,554 3 6	..
Colbert, C. W.	468	0 16	11 15 0	5,500 3 6	..
Pell, J. G. and E. J.	908	3 13	13 10 0	12,269 4 6	..
McMullen, G. R. F.	72	2 21	27 0 0	1,961 0 10	..
Crown Lands	189	0 13	..	565 11 6	..
Mallee Land Account	0	1 8	..	15 0 0	..
Total	72,769	0 16	..	735,333 13 1	

CLOSER SETTLEMENT BOARD.

Closer Settlement Acts.

LAND ACCOUNT FROM THE DATE OF COMMENCEMENT TO 30TH JUNE, 1924.

Cr.

Dr.

	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
Estates acquired under the Land Acts at purchase price (sec. 365, Act 1749; sec. 2, Act 1688) (column 3, Table 3) — Dry Areas	...	...	...	201,367	14	8						
Estates acquired under the Closer Settlement Acts at purchase price (secs. 19 and 20, Act 2629) (column 3, Table 3) — Dry Areas	3,809,003	12	0									
Irrigable Areas	1,686,373	1	6	5,495,376	13	6						
Land taken over from Discharged Soldiers Settlement Estates (column 3, Table 3) — Dry Areas	514,405	17	7									
Irrigable Areas	137,980	7	7	652,386	5	2						
Crown lands taken over at price agreed upon (sec. 75, Act 2629) (column 3, Table 3) — Dry Areas	20,705	10	0									
Irrigable Areas	2,450	11	6	23,156	1	6						
Estates acquired under the <i>Surplus Revenue Act 1904</i> (column 3, Table 3) — Dry Areas	...	...	...	4,843	16	4				6,377,130	11	2
Interest capitalized and added to the price of the land (column 6, Table 3) — Irrigable Areas	...	...	...	...	...	...				33,507	10	0
Expenses incidental to the acquisition, survey, subdivision, and disposal of estates, and charged on the land (sec. 78, Act 2629) (column 4, Table 3) — Dry Areas	...	...	...	51,283	14	10						
Irrigable Areas	...	...	...	16,493	2	7				67,776	17	5
Improvements and works effected on estates and charged on the land (sec. 78, Act 2629) (column 5, Table 3) — Dry Areas	...	...	...	119,533	10	2						
Irrigable Areas	...	...	...	49,298	10	3				168,832	9	5
Reserve for Improvements and Public Works	...	...	...	...	...	...				440,095	9	11
										<u>£7,087,342</u>	<u>17</u>	<u>11</u>
Land sold under the Land Acts and Closer Settlement Acts at scheduled selling price, or as re-appraised (sec. 382, Act 1749; secs. 75, 86, 87, 88, 93, and 111 of Act 2629) — (a) Under Conditional Purchase Leases as Farm Allotments, Agricultural Labourers' Allotments, and Workmen's Homes — Dry Areas	3,855,373	7	2									
Irrigable Areas	1,095,987	1	11	4,951,360	9	1						
(b) By auction, public competition, and for public purposes by agreement — Dry Areas	322,399	12	10									
Irrigable Areas	124,205	9	8	446,603	2	6						
(c) To Discharged Soldiers Settlement Lessees and transferred to Land Account Discharged Soldiers Settlement Acts — Dry Areas	176,423	2	2									
Irrigable Areas	386,105	14	4	562,528	16	6				5,960,494	8	1
Land made available for application under Conditional Purchase Leases, but not allotted, at scheduled selling price, less the amount of the loading on the allotments (secs. 75, 78, and 80, Act 2629) — Dry Areas	287,818	2	1									
Irrigable Areas	331,158	2	5	618,976	4	6						
Land on hand available for sale by auction, public competition, or for public purposes, at average purchase price per acre of the respective estates on which situated (secs. 92, 93, and 111, Act 2629) — Dry Areas	6,019	0	3									
Irrigable Areas	4,421	9	5	10,440	9	8				629,416	14	2
Land on hand not made available at cost price per acre — Irrigable Areas	...	...	...							349,588	4	9
Amount by which selling values of estates were written down under approved revaluation scheme (Dry Areas)	...	...	...							147,843	10	11
										<u>£7,087,342</u>	<u>17</u>	<u>11</u>

CLOSER SETTLEMENT BOARD.
Closer Settlement Acts.

REVENUE ACCOUNT FOR THE YEAR ENDED 30TH JUNE, 1924.		Cr.				
Dr.	£	s.	d.	£	s.	d.
Interest on Victorian Government Securities	...	...	...	...	...	...
Interest on Commonwealth Loans	...	...	...	...	...	...
Less Rebate of interest allowed by the Commonwealth and British Governments	...	...	...	...	...	...
Interest on Advances from Discharged Soldiers Settlement	...	...	...	...	...	...
Interest on mortgages and contracts of sale taken over	...	...	...	...	...	...
Advertising	...	...	...	...	...	...
Office stores and expenses	...	...	...	...	...	...
Printing and stationery	...	...	...	...	...	...
Salaries and wages	...	...	...	...	...	...
Board Members salaries	...	...	...	...	...	...
Travelling expenses and fares	...	...	...	...	...	...
Valuation fees in respect of properties not purchased	...	...	...	...	...	...
Insurance premiums	...	...	...	...	...	...
Miscellaneous expenses	...	...	...	...	...	...
Discount and expenses Commonwealth Loans	...	...	...	...	...	...
Depreciation	...	...	...	...	...	...
Reserve Account	...	...	...	...	...	...
Balance	...	...	...	...	...	...
	189,408	14	7	216,847	6	1
	1,854	6	6			
	22,743	5	7			
	2,840	19	5			
	173	19	3			
	1,217	12	6			
	713	0	7			
	9,265	17	3			
	1,003	9	7			
	5,097	16	2			
	1,428	4	0			
	25	4	1			
	472	11	11			
				19,397	15	4
				5,173	9	4
				898	15	7
				10,000	0	0
				66,324	13	5
				£318,641	19	9
				75,388	3	2
				147,467	10	3
				46,311	7	3
				19,288	5	5
				15,598	17	5
				2,373	6	3
				5,295	17	10
				6,627	12	2
				291	0	0

