

1937.
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VICTORIA

REPORT

OF THE

CLOSER SETTLEMENT COMMISSION

FOR THE

YEAR ENDED 30TH JUNE, 1936.

PRESENTED TO BOTH HOUSES OF PARLIAMENT PURSUANT TO THE PROVISIONS OF
SECTIONS 190 AND 234 OF THE CLOSER SETTLEMENT ACT 1928.

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Closer Settlement Commission,
Melbourne, C.2,
26th June, 1937.

SIR,

The Closer Settlement Commission has the honour to submit to you herewith, in conformity with the requirements of sections 190 and 234 of the *Closer Settlement Act* 1928, its Annual Report and Balance-sheets for the year ended the 30th June, 1936.

Adjustment of Instalments and Receipts from Settlers.—Pursuant to the provisions of section 31, *Closer Settlement Act* 1932, the Commission has adjusted the instalments payable by settlers who were unable to meet their full instalments for the year under review.

The result of the readjustment of areas, as well as an increase of prices of produce, is reflected in the higher total assessment, as compared with the assessments for the previous years during the régime of the Commission.

Annual Expenditure and Receipts.—The advances made for Closer Settlement and Soldier Settlement during the past three years, and the amounts collected from settlers for the corresponding period, are shown hereunder:—

	1933-34.	1934-35.	1935-36.
Advances granted from Loan Funds and			
Stocks on hand	668,104	419,804	426,521
Receipts	731,946	778,729	1,016,427

Revaluation in 1937.—The revaluation of holdings is in progress, and all requisite particulars are being obtained to enable the Commission to fix the liability of the settlers after the 30th June, 1937. It is anticipated that finality will be reached in that regard during the present year in the great majority of cases.

Vacated Blocks Dealt with since the Inception of the Commission up to 24th June, 1937.—The total number of vacated blocks dealt with since the inception of the Commission is 4,560, the number completed or under consideration being as set out hereunder:—

Complete—

(a) Used as additional land to provide living areas, and allotted ..		1,720
(b) Decided as unsuitable for Closer Settlement—		
(1) Mallee (reverting to Lands Department) ..	751	
(2) Other than Mallee (temporarily leased) ..	490	
	1,241	
(c) Used for transfer of settlers	422	
(d) Sold by public tender (unsuitable for Closer Settlement) ..	741	
(e) Special holdings leased to soldiers in ill-health ..	61	
(f) Other blocks settled	11	
	4,196	

Incomplete (Investigation in progress)—

(a) For allotment as additional areas or transfer		180
(b) Number of blocks outside Mallee to be sold or leased ..	152	
(c) Others awaiting report	32	
	364	
Total blocks		4,560

It will thus be seen that out of a total of 4,560 blocks vacant on, or vacated since, the appointment of the Commission, the Commission has finalized 4,196, and is dealing with applications for 180 for allotment as additional areas, or for transfer of settlers on unsuitable areas, and the balance of 184 are in process of investigation.

New Legislation.—It will be necessary for Parliament to make provision in an Amending Closer Settlement Act for the future of settlement as regards the term of leases and conditions with respect to payments to be made after the 30th June, 1937.

It is proposed to repeal the sections of the Closer Settlement Acts providing for the making of advances to settlers, but special recommendation will be made for continuing some of the advances with certain limitations to settlers at Heytesbury, whose holdings are not yet improved sufficiently to enable them to maintain their homes and meet their commitments.

Staff.—From the inception of the Commission the work of the staff has necessarily been of an arduous and exacting nature, owing to the gradual discarding of old methods of administration and the inauguration of measures calculated to place Closer Settlement on a sound basis.

The Commission wishes to place on record its appreciation of the response made by both the field-staff and the administrative staff to the demands on them. There is abundant evidence of the eagerness of all officers to do their utmost to implement the policy of the Commission as defined from time to time.

Conclusion.—The five-year period for the adjustment of instalments will expire on the 30th June, 1937, when the Commission will proceed with the final adjustment of the settlers' liabilities in respect of land and advances, the revaluation as before mentioned being now in progress.

In its next report to Parliament the Commission will give a *résumé* of its operations and indicate the policy which is essential to success in Closer Settlement.

Farmers' Advances.—The advances made under the Farmers Advances Act show a satisfactory diminution as compared with those made in previous years. While the purpose of the Act is being kept constantly in view advances are being made where farms are being efficiently worked, and the farmers, who have suffered adversity, are unable to get the requisite assistance from other sources. There must also be a reasonable prospect of the repayment of the money advanced before an application for assistance is entertained.

As provided in the Act, advances are being made to the holders of Stay Orders under the Farmers Debts Adjustment Act.

SUMMARY OF DISCHARGED SOLDIERS' SETTLEMENT AND CLOSER SETTLEMENT AT 30TH JUNE, 1936.

	Discharged Soldiers Settlement.	Closer Settlement.	Total.
Number of settlers, transferees and advancees—			
At present receiving assistance	5,446	5,411	10,857
Purchasers under Contract of Sale	465	223	688
Repaid in full	671	4,599	5,270
Cancelled, transferred and surrendered	6,165	6,172	12,337
Total persons who have received assistance	12,747	16,405	29,152
Loan liability—	£	£	£
Loans raised—Australian Consolidated Inscribed Stock	25,900,082	13,507,947	39,408,029
Redemptions	174,101	1,355,582	1,529,683
Securities transferred to Commonwealth Government	25,725,981	12,152,365	37,878,346
Outstanding liability	2,160,960	..	2,160,960
Outstanding liability	23,565,021	12,152,365	35,717,386
Repayment of principal used for payment of interest and working expenses	4,247,849	1,063,080	5,310,929
Payments to State Loans Repayment Fund	1,199,042	1,134,227	2,333,269
Average rate of interest payable on loans at 30th June, 1936	£4/4/0%	£3/15/4%	..
Principal outstanding on land and advances (consolidated)—	£	£	£
Selling value of land and improvements	10,149,973	8,335,106	18,485,079
Advances to settlers	9,582,410	6,123,742	15,706,152
Less Principal repaid	19,732,383	14,458,848	34,191,231
Outstanding Principal Liability of settlers	5,241,722	4,362,085	9,603,807
Outstanding Principal Liability of settlers	14,490,661	10,096,763	24,587,424
Instalments of interest charged to settlers	7,829,455	6,594,368	14,423,823
Less interest paid by settlers	5,540,154	5,022,095	10,562,249
Settlers for arrears of interest due and consolidated	2,289,301	1,572,273	3,861,574
Less Suspense Account—adjustment of instalments (Sec. 31, Act 4091, &c.)	573,200	333,800	907,000
Settlers for arrears of interest due and consolidated	1,716,101	1,238,473	2,954,574
Total payments to settlers—			
Principal	5,241,722	4,362,085	9,603,807
Interest	5,540,154	5,022,095	10,562,249
Total	10,781,876	9,384,180	20,166,056
Amounts written off settlers' accounts—			
Interest—Adverse circumstances	1,342,348	..	1,342,348
Excess cost of buildings	41,574	..	41,574
Reduction in valuation of land and improvements (a)	241,434	194,891	436,325
Bad debts, &c. (b)	2,416,392	768,293	3,184,685
Provision for amounts to be written off—Sec. 31, Act 4091, &c. (d)	2,376,106	1,306,899	3,683,005
Total	6,417,854	2,270,083	8,687,937
For financial year 1935-36—			
Interest paid	1,015,872	599,813	1,615,685
Administrative expenses	74,857	81,210	156,067
Interest due by settlers and others	884,204	506,521	1,390,725
Interest received from settlers and others (c)	618,634	337,485	956,119
	Notes.		
(a) Includes—	£	£	£
Revaluations of land (Sec. 227, Act 3656, &c.)	231,284	157,110	388,394
Revaluations of land (Sec. 167, Act 3656)	2,843	31,711	34,554
Revaluations of improvements (Sec. 167, Act 3656)	7,307	6,070	13,377
	241,434	194,891	436,325
(b) Includes—			
Bad debts	2,269,377	703,101	2,963,478
Loss of interest (Sec. 227, Act 3656)	15,961	..	15,961
Loss of interest (Sec. 167, Act 3656)	879	6,462	7,341
Interest remitted (Sec. 169, Act 3656)	44	468	512
Interest, &c., remitted	6,966	10,503	17,469
Interest earned and capitalized	1,710	134	1,844
Loss on realization	130,755	36,991	167,746
Concessions to British Army Officers from India .. .. .	..	10,634	10,634
	2,416,392	768,293	3,184,685
(c) Includes—			
Interest from lessees and municipalities	453,115	292,724	745,839
Interest from Closer Settlement	120,000	..	120,000
Interest on investments .. .. .	..	3,875	3,875
Interest on State Loans Repayments Fund	45,519	40,886	86,405
Interest sundries .. .. .	..	..	..
	618,634	337,485	956,119
(d) Suspense account—Adjustment of Instalments (sec. 31, Act 4091, &c.)			
Charged to Revenue Account to 30th June, 1934	1,337,286	647,319	1,984,605
Charged to Revenue Account—1934-35	546,255	449,035	995,290
Charged to Revenue Account—1935-36	492,565	210,545	703,110
	2,376,106	1,306,899	3,683,005

PART I.

DISCHARGED SOLDIERS SETTLEMENT.

ACQUISITION OF LAND DURING THE YEAR (DRY AREAS ONLY).

No properties were considered for purchase for subdivision.

No properties were recommended for purchase.

And no properties were purchased.

PROPERTIES DEALT WITH SINCE COMMENCEMENT (DRY AREAS ONLY).

The total number of properties considered was	..	..	..	..	..	17,491
The total number of properties recommended for purchase was	..	..	..	..	..	3,740
The number of properties purchased was	..	..	..	..	..	3,165

PARTICULARS OF LAND ACQUIRED AND THE TOTAL COST OF SUCH LAND TO 30th JUNE, 1936.

	Dry Areas.			Irrigable Areas.			Total.		
	Number.	Area.	Amount.	Number.	Area.	Amount.	Number.	Area.	Amount.
Purchase Money—		Acres.	£		Acres.	£		Acres.	£
Land purchased from private owners ..	3,165	1,677,040	12,391,424	347	86,200	969,817	3,512	1,763,240	13,361,241
Land taken over from Closer Settlement	..	68,333	506,729	..	33,724	494,879	..	102,057	1,001,608
Crown Lands taken over .. ..	..	667,604	538,520	..	1,863	10,463	..	669,467	548,983
Total ..	..	2,412,977	13,436,673	..	121,787	1,475,159	..	2,534,764	14,911,832
Other Costs—									
Expenses prior to disposal .. ..	..	..	107,001	..	..	10,861	..	..	117,862
Public works effected .. ..	..	..	548,543	..	..	486,525	..	..	1,035,068
Total costs at 30th June, 1936 ..	..	..	14,092,217	..	..	1,972,545	..	..	16,064,762

The average price per acre of land purchased from private owners is £7 11s. 7d.

PROVISION FOR PUBLIC WORKS AND COSTS INCIDENTAL TO THE ACQUISITION AND DISPOSAL OF LAND (DRY AND IRRIGABLE).

The total loading at present on land disposed of amounts to	..	..	..	..	..	£577,872
of which the expenses prior to disposal absorbed	..	..	..	..	..	£117,862
and public works .. ..	..	..	..	..	..	426,708
						<u>£544,570</u>
leaving a balance of .. ..	..	..	..	..	..	<u>£33,302</u>
which represents unexpended loading on estates (<i>Land Account</i>).						

**SUMMARY OF THE SETTLEMENT OF THE LAND PURCHASED, INCLUDING CROWN
LANDS TAKEN OVER AND CLOSER SETTLEMENT LAND TRANSFERRED
(DRY AND IRRIGABLE).**

	Dry Areas.			Irrigable Areas.			Total.		
Number of farms	7,792	1,974	9,766						
Average area	300 acres.	48 acres.	249 acres.						
Area of land settled	2,340,461 acres.	94,103 acres.	2,434,564 acres.						
Area of land available but not yet settled—									
Farm lands	218	630	848						
Total area made available	2,340,679	94,733	2,435,412						
Sales by auction, &c.	80,816	6,638	87,454						
Area of land acquired but not yet made available	—	18,010	18,010						
Total land acquired, including Crown lands and Closer Settlement lands taken over to 30th June, 1936	2,421,495	119,381	2,540,876						
The average capital value of the farms is ..	£1,655	£810	£1,484						

SELLING VALUE OF ALLOTMENTS RE-APPRAISED.

(SECS. 167 AND 227, ACT 3656.)

In certain cases allotments have been revalued and the selling values written down.

The following statement contains a summary of such revaluations :—

	Dry Areas.						Irrigable Areas.						Total.					
	Sec. 167.		Sec. 227		Total.		Sec. 167.		Sec. 227		Total.		Sec. 167.		Sec. 227.		Total.	
	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.	£	s. d.
Amounts by which allotments were written down at 30.6.35 ..	2,461	15 9	145,365	16 1	147,827	11 10	385	15 10	85,601	6 1	85,987	1 11	2,847	11 7	230,967	2 2	233,814	13 9
During 1935-36 ..	215	14 1	310	11 6	532	5 7	..	..	..	..	..	..	215	14 1	316	11 6	532	5 7
At 30.6.36 ..	2,677	9 10	145,682	7 7	148,359	17 5	385	15 10	85,601	6 1	85,987	1 11	3,063	5 8	231,283	13 8	234,346	19 4

The detail of amounts written down during 1935-36 is as follows :—

SECTIONS 167 AND 227—ACT 3656.

District.	Allotment.	Section.	Parish.	Original Capital Value.			Adjusted Capital Value.			Amount Written Down			District Total.		
				£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
Eastern ..	41, 42	..	Bonegilla..	1,961	11	6	1,645	0	0	316	11	6	316	11	6
Geelong ..	6, 7, 8	..	Jan Juc ..	2,312	10	0	2,096	15	11	215	14	1	215	14	1
Total Dry Areas ..	..	..	..	..	..	..	..	..	..	..	..	..	532	5	7
Irrigable Areas ..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Total ..	..	..	..	..	..	..	..	..	..	..	..	..	532	5	7

ADVANCES.

	Dry.	Irrigable.	Total.
Number of persons to whom advances granted	9,836	2,911	12,747
Amount advanced	£7,863,950	£2,799,273	£10,663,223

FINANCIAL (DRY AND IRRIGABLE AREAS).

REVENUE.

The interest paid and accrued due to the Treasury for the year ended 30th June, 1936, together with proportion of discount and expenses on issue of securities, amounted to ..	£1,015,872
The cost of office administration was	74,857
And the amounts written off totalled	417,033
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	£1,507,762
Interest and miscellaneous revenue earned in respect of lessees and others amounted to	£908,808
Less—Provisions for amounts to be written off (sec. 31, Act 4091, etc.)	492,565
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	£416,243
Deficiency, including interest, concessions, expenses of administration, and amounts written off, to be recouped by the Treasurer of Victoria	1,091,519
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	£1,507,762

The cost of administration, not including amounts written off, was equivalent to a percentage on the outstanding liability of settlers and others of .356 per cent. per annum.

LIABILITIES AND ASSETS.

On 30th June, 1936, the loan liability on account of estates purchased and advances made was	£23,565,021
And the interest accrued, not paid on loan moneys amounted to	246,205
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Making the total liability to the Treasury	£23,811,226
The liability to the Crown Lands Department for Crown lands taken over was	548,983
To Closer Settlement, for land transferred	494,338
And to the Treasurer of Victoria for Cash Deficiency provided was	7,773,197
Sundry other liabilities, including the reserve for improvements, amounted to	125,634
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Making the total liabilities	£32,753,378
Against the above, a summary of the assets shows—	
Net principal debt of settlers and others for land and advances (consolidated)	£18,315,194
Land held under Grazing and Cultivation Agreement	287,138
Land and improvements on hand	701,258
Sundry Suspense Accounts	303,022
Settlers and others for Arrears of Interest (consolidated)	1,717,368
Payment to State Loans Repayment Fund, on account of repayments of principal	1,199,042
Balance loan proceeds, sec. 197 Act 3656 (unexpended) .. .. .	..
Sundry Assets	182,276
Accumulated loss as per Revenue Account—	
Concessions, Interest, Administrative expenses, and amounts written off	£12,209,137
Less Contribution by Commonwealth Government for losses and concessions granted	£2,160,960
Amount Provided by Treasurer of Victoria for Losses on Advances (sec. 26, Act 4091)	97
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	2,161,057
	<hr/>
	10,048,080
Making the total assets	£32,753,378

APPLICATION OF REPAYMENTS ON ACCOUNT OF PRINCIPAL
(DRY AND IRRIGABLE AREAS).

Since the commencement of operations for placing soldiers on the land under the Closer Settlement Act, Part II., Discharged Soldiers Settlement, the amount received from lessees and others as repayment of principal was £6,261,897

This has been applied as follows :—

Redemption of Discharged Soldiers Settlement loans	£174,101
Re-invested in land and in advances to settlers for effecting improvements	640,905
Payment of interest on Discharged Soldiers Settlement loans and expenses of administration	4,247,849
Payment to State Loans Repayment Fund	1,199,042
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	£6,261,897

NUMBER OF SETTLERS AND HOW PLACED.

The following statement shows how Settlers with Soldier Settlement Leases were placed:—

Number of settlers under Conditional Purchase Lease and Selection Purchase Lease (including purchasers under Contract of Sale)	11,712	
Share farmers and holders of Leasing Agreements and Private Lands	1,035	12,747
Number of abandoned and cancelled cases	4,283	
Number of transfer or surrender cases	1,882	6,165
Number of settlers on blocks at 30th June, 1936		6,582

The total costs and concessions to the 30th June, 1936, as between the Commission and the Treasurer of Victoria are shown in the following statement:—

DISCHARGED SOLDIERS SETTLEMENT.

COSTS AND CONCESSIONS TO 30TH JUNE, 1936.

—	Costs and Concessions.				—	Amount Provided.				—	
	£	s.	d.	£		s.	d.	£	s.		d.
<i>Concessions, Interest, Amounts written off, and Expenses of Administration not charged to Settlers.</i>					<i>Amounts provided on account of Concessions, etc.</i>						
(a) Free period on land ..	1,097,499	4	0		By Treasurer of Victoria						
(b) Interest rebate on advances ..	185,842	3	0		(a) Loan Proceeds, sec. 202, Act 3656 ..	2,375,600	0	0			
(c) Interest in excess of 5 per cent. ..	1,366,391	0	9		(b) Consolidated Revenue ..	3,983,351	0	11			
(d) Cost of administration ..	2,155,076	14	1		(c) Concessions Fund ..	1,414,245	12	8			
(e) Bad debts written off ..	2,416,392	8	3		(d) Losses on Advances, sec. 26, Act 4091 ..		96	12	6		
(f) Depreciation and miscellaneous losses ..	986,473	14	7								
(g) Reduction in valuation of land ..	241,433	5	4								
(h) Provision sec. 31, Act 4091 ..	2,376,106	6	0								
				10,825,214	16	0					
<i>Concessions, Sec. 228 Act 3656.</i>											
(a) Interest Adverse Circumstances ..	1,342,348	0	11		Total amount provided ..				7,773,293	6	1
(b) Excess cost of buildings ..	41,573	13	2		Balance unprovided ..				2,274,883	4	0
				1,383,921	14	1					
				12,209,136	10	1					
<i>Less Contribution by Commonwealth Government for losses and concessions granted ..</i>				2,160,960	0	0					
Total ..				£10,048,176	10	1			10,048,176	10	1

NOTE.—Sustenance to settlers, pending productivity of their holdings, was also provided by the Commonwealth Government to an amount of £131,272.

To meet the concessions and losses in respect of Soldier Settlement in Victoria, the Commonwealth Government has made the following concessions to the State:—

Rebate of interest at the rate of 2½ per cent. per annum for five years in respect of certain moneys used for Soldier Settlement	£1,771,193
Amount of Securities which the Commonwealth Government has taken over from the State's loan liability—	
(a) Under Agreement of 16th March, 1926	£1,560,000
(b) Consequent on the recommendation of Mr. Justice Pike	529,752
(c) Contribution towards cost of providing Home Maintenance Areas	71,208
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	2,160,960
Sustenance to Settlers	131,272
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	£4,063,425

The State gave the following concessions to the soldier settlers:—

(a) Free period on land—one to three years	£1,097,499
(b) Interest on advances, 3½ per cent. per annum, rising to a maximum of 5 per cent. per annum	185,842
(c) Interest in excess of 5 per cent. per annum paid by the State in respect of certain moneys borrowed for Soldier Settlement (the highest rate of interest charged to settlers at any time was 5 per cent. per annum)	1,366,391
(d) Amount of interest written off soldier settlers' accounts and excess cost of buildings adjusted (section 223, Act No. 3656)	1,383,922
(e) Reduction in valuation of land	241,434
(f) Sustenance granted to settlers	131,272
(g) Provision for adjustments of instalments (section 31, Act 4091, etc.)	2,376,106
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	£6,782,466

It will be seen from the foregoing that the concessions granted by the State to soldier settlers exceed the concessions received by the State from the Commonwealth by an amount of	£2,719,041
Concessions granted by State to settlers	£6,782,466
Concessions received by State from Commonwealth	4,063,425
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	£2,719,041

In addition to the concessions granted in excess of those received from the Commonwealth, viz. £2,719,041 the State has borne the following:—

Cost of administration from commencement of Soldier Settlement	2,155,077
Bad debts written off soldier settlers' accounts	2,416,392
Depreciation and miscellaneous losses	986,474

Total expended by the State in excess of amount contributed by the Commonwealth £8,276,984

Towards meeting these costs, the State Parliament has appropriated £75,000 per annum, which on 30th June, 1936, amounted to a total of	£1,325,000
also certain payments received in respect of Crown lands	106,404
and for the financial year ended 30th June, 1936, an amount of £417,799 was appropriated from the Consolidated Revenue, making the total amount appropriated to meet the cash deficiency in the Discharged Soldiers Settlement Fund	3,983,448
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	£5,414,852

Under the provisions of section 202 of Act No. 3656, a sum of £2,386,817 was raised to recoup the Discharged Soldiers Settlement Fund any amounts due on account of concessions made by or under and by virtue of the authority conferred by the Discharged Soldiers Settlement Acts.

The Treasury redeemed of the securities issued under this Act	1,040,600
leaving a balance of	£1,346,217
still to be redeemed.	

The Discharged Soldiers Concessions Fund was established in the Treasury under the powers conferred by section 19 of the Discharged Soldiers Settlement Act, No. 2988, for the purposes of meeting concessions given to discharged soldier settlers; and section 203 of the Closer Settlement Act, No. 3656, provides that until the amount standing to the credit of the Discharged Soldiers Settlement Fund is sufficient for the purpose, the costs and expenses of administering the Discharged Soldier Settlement Acts may be charged to the Discharged Soldiers Concessions Fund.

RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED FROM DATE OF COMMENCEMENT TO 30TH JUNE 1936.

Estates Purchased.						Price Paid to Vendor.						
District.	Total Area.						Total Amount.					
	A.	R.	P.	A.	R.	P.	£	s.	d.	£	s.	d.
DRY AREAS.												
EASTERN—												
Purchased from Private Owners				320,767	1	32				2,386,107	5	7
Taken over from Closer Settlement												
At 30.6.1935	6,187	1	31				56,909	8	8			
During 1935-36	3,135	0	26				20,453	16	7			
				9,322	2	17				77,363	5	3
						330,090	0	9				2,463,470 10 10
BENDIGO—												
Purchased from Private Owners				251,080	2	5				1,551,190	19	2
Taken over from Closer Settlement												
At 30.6.1935	12,427	0	14				64,876	7	6			
During 1935-36	5,280	2	26				38,880	11	3			
				17,707	3	0				103,756	18	9
						268,788	1	5				1,654,947 17 11
GEE LONG—												
Purchased from Private Owners				267,212	3	23				2,809,165	0	5
Taken over from Closer Settlement												
At 30.6.1935	9,998	2	33				80,247	16	2			
During 1935-36	2,593	1	16				30,790	10	11			
				12,592	0	9				111,038	7	1
						279,804	3	32				2,920,203 7 6
HAMILTON—												
Purchased from Private Owners				327,327	2	28				1,846,563	10	8
Taken over from Closer Settlement												
At 30.6.1935	16,691	1	39				85,921	17	5			
During 1935-36	5,128	0	23				20,381	5	6			
				21,819	2	22				106,303	2	11
						349,147	1	10				1,952,866 13 7
MALLEE—												
Purchased from Private Owners				361,205	3	1				1,253,143	19	2
Taken over from Closer Settlement										3,327	0	0
						361,933	0	33				1,256,470 19 2
MELBOURNE—												
Purchased from Private Owners				149,445	1	6				2,545,253	0	11
Taken over from Closer Settlement												
At 30.6.1935	4,948	1	23				86,194	14	5			
During 1935-36	1,214	1	34				18,745	9	5			
				6,162	3	17				104,940	3	10
						155,608	0	23				2,650,193 4 9
Total Dry Areas ..						1,745,371	3	32				12,898,152 13 9
IRRIGABLE AREAS.												
Purchased from Private Owners ..				86,199	3	5				969,816	12	9
Taken over from Closer Settlement												
At 30.6.1935	32,769	0	38				473,157	16	11			
During 1935-36	955	0	36				21,721	7	0			
				33,724	1	34				494,879	3	11
						119,924	0	39				1,464,695 16 8
Total Irrigable Areas ..						119,924	0	39				1,464,695 16 8
Grand Total ..						1,865,296	0	31				14,362,848 10 5

ESTATES PURCHASED, SUBDIVIDED AND DISPOSED OF UNDER PART II., ACT 3656.

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.										
			£	s. d.	No.	Area.	Capital Value.	No.	Area.	Capital Value.	No.	Area.	Capital Value.	No.	Area.	Capital Value.	No.	Area.	Capital Value.	No.	Area.	Capital Value.	No.	Area.	Capital Value.	Area.	Capital Value.								
		A. R. P.	£	s. d.	A. R. P.	£	s. d.	A. R. P.	£	s. d.	A. R. P.	£	s. d.	A. R. P.	£	s. d.	A. R. P.	£	s. d.	A. R. P.	£	s. d.	A. R. P.	£	s. d.	A. R. P.	£	s. d.							
DRY AREAS.																																			
Eastern—																																			
Purchased from Private Owners	621	320,767 1 32	2,386,107	5 7	621	321,218	2 14	2,459,176	7 7	..	..	..	1,693	420,955	1 36	3,154,833	1 7	..	..	..	566	139,970	2 4	1,048,834	3 11	536	128,412	3 7	957,564	7 7	28,675	3 25	198,200 11 1
Taken over from Closer Settlement	..	9,322 2 17	77,363	5 3	..	8,656	3 2	68,936	4 1	..	..	..	42	8,283	1 11	64,606	19 0	..	..	..	6	718	3 5	6,958	10 4	6	712	2 8	6,522	17 10	1,185	3 39	63,707 2 6
Total .. ..	..	330,090 0 9	2,463,470	10 10	..	329,875	1 16	2,528,112	11 8	..	..	..	1,740	429,238	3 7	3,219,440	0 7	..	..	..	572	140,689	1 9	1,055,792	14 3	542	129,125	1 15	964,087	5 5	29,861	3 24	272,759 16 6
Bendigo—																																			
Purchased from Private Owners	407	251,080 2 5	1,551,190	19 2	407	257,343	2 38	1,621,307	16 4	..	..	..	1,063	327,431	0 11	2,080,224	19 4	..	..	..	335	94,092	2 2	645,028	19 6	305	79,550	2 39	568,177	1 11	9,463	1 26	65,505 17 0
Taken over from Closer Settlement	..	17,707 3 0	103,756	18 9	..	17,686	3 4	103,930	19 8	..	..	..	54	18,552	2 10	105,113	18 3	..	..	..	9	4,320	2 39	18,912	4 8	2	865	3 6	3,199	11 7	..	..	43,754 1 11
Total .. ..	..	268,788 1 5	1,654,947	17 11	..	275,030	2 2	1,725,238	16 0	..	..	..	1,117	345,983	2 21	2,185,338	17 7	..	..	..	344	98,413	1 1	663,941	4 2	307	80,416	2 5	571,376	13 6	9,463	1 26	2,016 13 0
Geelong—																																			
Purchased from Private Owners	321	267,212 3 23	2,808,165	0 5	321	272,778	0 14	2,898,706	14 3	..	..	..	2,046	357,446	3 21	3,847,548	10 9	..	..	..	645	109,925	1 18	1,342,319	4 10	589	100,436	2 16	1,196,829	16 6	15,767	3 9	205,115 0 7
Taken over from Closer Settlement	..	12,592 0 9	111,038	7 1	..	12,688	3 18	112,133	13 7	..	..	..	78	13,296	0 12	115,984	16 7	..	..	..	6	1,081	2 10	9,406	2 8	4	853	1 17	7,223	18 8	246	0 23	42,932 19 5
Total .. ..	..	279,804 3 32	2,920,203	7 6	..	285,466	3 32	3,010,900	7 10	..	..	..	2,124	370,742	3 33	3,963,533	7 4	..	..	..	651	111,006	3 28	1,351,725	7 6	593	101,289	3 33	1,204,053	15 2	16,013	3 32	251,420 15 8
Hamilton—																																			
Purchased from Private Owners	230	327,327 2 28	1,846,563	10 8	230	325,069	2 3	1,965,095	14 0	..	..	..	1,137	396,664	0 33	2,373,553	5 7	..	..	..	283	92,609	0 22	611,805	13 6	291	82,335	1 30	541,031	13 11	10,740	3 0	95,497 7 11
Taken over from Closer Settlement	..	21,819 2 22	106,303	2 11	..	22,149	2 25	105,819	14 1	..	..	..	49	22,741	3 1	110,783	15 1	..	..	..	2	592	0 16	6,373	5 5	2	592	0 16	6,373	5 5	..	..	37,076 14 5
Total .. ..	..	349,147 1 10	1,952,866	13 7	..	347,219	0 28	2,070,915	8 1	..	..	..	1,186	419,405	3 34	2,484,337	0 8	..	..	..	285	93,201	0 38	618,178	18 11	293	82,927	2 6	547,404	19 4	10,740	3 0	842 0 11
Mallee—																																			
Purchased from Private Owners	445	361,205 3 1	1,253,143	19 2	445	358,430	2 15	1,351,826	3 3	..	..	..	815	422,292	2 35	1,677,505	2 4	..	..	..	274	107,727	0 29	530,043	15 9	219	67,710	3 8	392,971	5 6	3,848	2 28	24,268 2 6
Taken over from Closer Settlement	..	727 1 32	3,327	0 0	..	727	1 32	3,327	0 0	2	727	1 32	3,327	0 0	1	589	1 27	2,500	0 0	43,024 3 11	
Total .. ..	..	361,933 0 33	1,256,470	19 2	..	359,158	0 7	1,355,153	3 3	..	..	..	817	423,020	0 27	1,680,832	2 4	..	..	..	275	108,316	2 16	532,543	15 9	219	67,710	3 8	392,971	5 6	3,848	2 28	67,292 6 5
Melbourne—																																			
Purchased from Private Owners	926	149,445 1 6	2,545,253	0 11	926	150,905	3 28	2,659,827	17 8	2,436	268,988	0 15	3,973,369	12 8	4	217	2 8	5,608	9 4	990	137,261	2 1	1,720,430	12 0	907	128,966	0 18	1,570,267	2 8	10,866	1 23	145,649 13 7
Taken over from Closer Settlement	..	6,162 3 17	104,940	3 10	..	6,134	3 33	102,413	0 5	..	..	..	89	7,497	0 6	123,844	10 3	..	..	..	21	2,987	3 25	31,792	0 7	16	1,582	2 38	25,556	5 5	220	2 25	105,467 4 9
Total	155,608 0 23	2,650,193	4 9	..	157,040	3 21	2,762,240	18 1	2,525	276,485	0 21	4,097,214	2 11	4	217	2 8	5,608	9 4	1,011	139,349	1 26	1,752,222	12 7	923	130,548	3 16	1,595,823	8 1	10,887	0 8	2,866 18 0
Total Dry Areas ..	..	1,745,371 3 32	12,898,152	13 9	..	1,753,790	3 26	13,452,561	4 11	..	..	..	9,509*	2,264,876	2 23	17,630,695	11 5	4	217	2 8	5,608	9 4	3,138	690,976	2 38	2,877	592,019	0 3	5,275,717	7 0	80,815	2 38	1,091,974 11 2
IRRIGABLE.																																			
Purchased from Private Owners	338	86,199 3 5	969,816	12 9	335	65,743	3 6	1,297,893	8 0	3	18,099	2 27	44,053	0 1	1,834	86,549	3 29	1,554,190	5 8	15	630	1 11	13,216	14 10	717	36,163	1 1	620,023	4 1	579	27,446	1 5	472,556	0 4	6,000 3 11
Taken over from Closer Settlement	..	33,724 1 34	494,879	3 11	..	33,764	2 27	523,152	13 11	..	..	..	732	39,195	3 34	596,215	18 5	..	..	..	188	12,530	3 25	167,192	19 1	116	6,059	2 11	88,721	2 1	628	1 4	47,804 0 10
Total Irrigable Areas	..	119,924 0 39	1,464,695	16 8	..	99,508	1 33	1,821,046	1 11	3	18,099	2 27	44,053	0 1	2,566*	125,745	3 23	2,150,406	4 1	15	630	1 11	13,216	14 10	905	48,694	0 26	787,216	3 2	695	33,505	3 16	561,277	2 5	4,307 7 8

Figures under the heading "Allotments Disposed of" show the gross sales of land otherwise than by auction. They include blocks sold and subsequently vacated.
 * Includes Crown lands.
 The Dry land disposed of includes 1,693 blocks—437,092 acres 3 roods and 36 perches—allotted to civilians under the Closer Settlement Act for £3,323,691 14s. 10d.
 The Irrigable land disposed of includes 564 blocks—24,418 acres 3 roods and 22 perches—allotted to civilians under the Closer Settlement Act for £435,134 11s. 9d.

CLOSER SETTLEMENT COMMISSION.

Closer Settlement Act 1928, PART II.—Discharged Soldiers Settlement.

LAND ACCOUNT FROM THE DATE OF COMMENCEMENT TO 30TH JUNE, 1936.

	£	s.	d.	£	s.	d.	£	s.	d.
Estates acquired under the Closer Settlement Act 1928, Part II., at purchase price (sec. 207, Act 3656)—									
Dry areas	12,391,423	15	11						
Irrigable areas	969,816	12	9						
				13,361,240	8	8			
Crown Lands taken over at price agreed upon (sec. 206, Act 3656)									
Dry areas	538,520	6	4						
Irrigable areas	10,462	13	9						
				548,983	0	1			
Closer Settlement land taken over (sec. 206, Act 3656)—									
Dry areas	506,728	17	10						
Irrigable areas	494,879	3	11						
				1,001,608	1	9			
							14,911,831	10	6
Improvements and works effected on estates and charged on the land (sec. 191, sub-sec. 2, and sec. 100, Act 3656)—									
Dry areas		548,543	2	9					
Irrigable areas		486,525	7	3					
							1,035,068	10	0
Expenses incidental to the acquisition, survey, subdivision, and disposal of estates, and charged on the land (sec. 191, sub-sec. 2, and sec. 100, Act 3656)—									
Dry areas		107,000	7	1					
Irrigable areas		10,861	3	9					
							117,861	10	10
Balance of loading for Improvements and Public Works (sec. 100, Act 3656)							33,302	8	4

£16,098,063 19 8

	£	s.	d.	£	s.	d.	£	s.	d.
Land sold under the Closer Settlement Act 1928, Part II., at scheduled selling price, or as reappraised (sec. 206, Act 3656)—									
(a) Under Conditional Purchase Leases as farm allotments and agricultural labourers' allotments—									
Dry areas	8,333,207	18	10						
Irrigable areas	926,995	9	10						
							9,260,203	8	8
(b) By auction, public competition, and for public purposes by agreement—									
Dry areas	751,767	0	6						
Irrigable areas	166,588	16	11						
							918,355	17	5
(c) To Closer Settlement lessees, and transferred to Land Account, Closer Settlement Act 1928, Part I.—									
Dry areas	3,321,071	13	0						
Irrigable areas	435,134	11	9						
							3,756,206	4	9
Sale of Original Improvements (sec. 191, sub-sec. 2, and sec. 105, sub-sec. 2, Act 3656)—									
Dry areas	340,707	3	6						
Irrigable areas	52,111	8	6						
							392,818	12	0
									14,327,584 2 10
Crown lands set apart for Discharged Soldiers (sec. 206, Act 3656)—									
Dry areas		538,395	12	9					
Irrigable areas		9,340	13	9					
									547,736 6 6
Land subject to Grazing and Cultivation Agreements—									
Dry areas		177,294	1	6					
Irrigable areas		109,844	4	9					
									287,138 6 3
Land sold under the Closer Settlement Act 1928, Part II., and subsequently vacated, at scheduled selling price—Conditional Purchase Leases—									
Dry areas	527,354	12	2						
Irrigable areas	144,554	0	10						
							671,908	13	0
Land made available for application under the Closer Settlement Act 1928, Part II., but not allotted, at scheduled selling price less the amount of loading on the allotments (sec. 191, sub-sec. 2, and secs. 95, 100, and 104, Act 3656)									
Under Conditional Purchase Leases—									
Dry areas		11	19	11					
Irrigable areas		12,743	16	9					
							12,755	16	8
Land on hand not made available, at cost price per acre—									
Irrigable areas		16,593	15	1					
									701,258 4 9
Amount by which selling values of estates were written down—									
(a) By revaluations under sec. 227, Act 3656—									
Dry areas	145,682	7	7						
Irrigable areas	85,601	6	1						
							231,283	13	8
(b) By revaluations under sec. 167, Act 3656—									
Dry areas	2,677	9	10						
Irrigable areas	385	15	10						
							3,063	5	8
									234,346 19 4
									£16,098,063 19 8

CLOSER SETTLEMENT COMMISSION.

Closer Settlement Act 1928, PART II.—Discharged Soldiers Settlement.

REVENUE ACCOUNT FOR THE YEAR ENDED 30TH JUNE, 1936.

	£	s.	d.	£	s.	d.	£	s.	d.
Interest—									
On Australian Consolidated Inscribed Stock	994,503	4	1			
Expenses of paying interest	2,437	10	4			
On advances from Cultivation Advances Acts	3,100	19	4			
Interest on mortgages	155	4	7			
Proportion of discount and expenses on issue of securities	15,674	16	2			
							1,015,871	14	6
Expenses of Administration—									
Advertising	876	2	6			
Office stores and expenses	1,549	6	10			
Postage and telegrams	3,286	6	9			
Printing and stationery	1,181	12	9			
Salaries and wages	49,423	8	11			
Proportion of Commissioners' salaries	2,089	2	4			
Travelling expenses and fares	8,696	5	6			
Office rents	418	16	2			
Fees	39	4	0			
Municipal rates	815	0	0			
Vermin destruction	1,592	9	2			
Expenses on vacant allotments	3,844	6	10			
Miscellaneous expenses	1,044	18	5			
							74,857	0	2
Amounts written off—									
Bad debts, &c.	388,779	16	6			
Depreciation on buildings, machinery, &c.	614	1	0			
Loss on realization of assets taken over from settlers	26,186	14	9			
Interest written-off under sec. 169	43	12	10			
Interest, &c., remitted	405	8	3			
Loss of interest on revaluation of land	51	10	11			
Concessions (sec. 228, Act 3656)—									
Interest (adverse circumstances)	111	4	3			
Excess cost of buildings	308	14	2			
Reduction in valuation of land, sec. 167	419	18	5			
Reduction in valuation of land, sec. 227, Act 3656	215	14	1			
							417,033	8	3
Transfer to Suspense Account on account of amounts to be written off under sec. 31, Act 4091, and sec. 5, Act 4196—									
For 1932/33 instalments	5,000	0	0			
For 1933/34 instalments	7,500	0	0			
For 1934/35 instalments	20,000	0	0			
For 1935/36 instalments	540,700	0	0			
							573,200	0	0
							£2,080,962	2	11
Balance of amount transferred to Suspense Account on account of adjustment of instalments—sec. 31, Act 4091, &c., written back—									
Amount transferred at 30th June, 1935	665,000	0	0			
Less—Amount written off settlers' instalments during 1935/36	584,365	8	6			
							80,634	11	6
Interest—									
Interest charged on consolidated debts of settlers and on other advances	715,001	6	7			
Interest due and payable by the Closer Settlement Fund	123,675	0	3			
Interest on amount paid to State Loans Repayment Fund	45,519	9	1			
Sundry interest received	8	0	0			
							884,203	15	11
Miscellaneous—									
Rents, grazing, &c.	14,968	8	0			
Sundries	9,636	2	2			
							24,604	10	2
Balance	908,808	6	1
							1,091,519	5	4

PART II.

CLOSER SETTLEMENT.

ACQUISITION OF LAND DURING THE YEAR ENDED 30TH JUNE, 1936 (DRY AREAS ONLY).

No properties were considered for purchase for subdivision.

No properties were recommended for purchase.

And no properties were purchased.

PARTICULARS OF LAND ACQUIRED, AND THE TOTAL COST OF SUCH LAND TO 30TH JUNE, 1936.

	Dry Areas.		Irrigable Areas.		Total.	
	Area.	Amount.	Area.	Amount.	Area.	Amount.
	acres.	£	acres.	£	acres.	£
Purchase money—						
Land purchased from private owners ..	666,747	4,192,874	152,627	1,877,040	819,374	6,069,914
Land taken over from Discharged Soldiers Settlement	436,866	3,321,072	24,420	435,134	461,286	3,756,206
Crown lands taken over	112,360	51,315	1,217	4,835	113,577	56,150
Total	1,215,973	7,565,261	178,264	2,317,009	1,394,237	9,882,270
Other costs—						
Expenses prior to disposal .. .. .	..	69,103	..	23,793	..	92,896
Public works effected .. .. .	..	323,565	..	139,827	..	463,392
Total costs at 30th June, 1936 ..	..	7,957,929	..	2,480,629	..	10,438,558

The average price per acre of land purchased from private owners is:—

Country lands	£8 1 5
Workmen's homes	100 10 7

The area of Crown lands taken over for Workmen's Homes is 360 acres.

PROVISION FOR PUBLIC WORKS AND COSTS INCIDENTAL TO THE ACQUISITION AND DISPOSAL OF LAND (DRY AND IRRIGABLE).

The total loading at present on land disposed of amounts to	£498,208
of which the expenses prior to disposal absorbed	£92,896
and public works	216,821
	<u>309,717</u>
leaving a balance of	£188,491

which represents unexpended loading on estates (*Land Account*).

REVALUATION OF PROPERTIES.

	Dry.	Irrigable.	Total.
	£	£	£
Under the revaluation scheme approved by the Government in 1915 the total reduction in capital values was	148,657	8,453	157,110
Under the provisions of sec. 167, Act 3656, a further reduction was made of ..	31,685	332	32,017
Total	180,342	8,785	189,127

In addition the sum of £34,685 was written off under a previous administration.

No properties were revalued under section 167, Act 3656, during the year 1935-36.

SUMMARY OF THE SETTLEMENT OF THE LAND PURCHASED, INCLUDING CROWN LANDS TAKEN OVER (DRY AND IRRIGABLE).

	Dry Areas.	Irrigable Areas.	Total.
Farms—			
Number	4,272	2,207	6,479
Area of land settled	1,057,039 acres	129,516 acres	1,186,555 acres
Average area	247 „	59 „	183 „
Agricultural Labourers' Allotments—			
Number	153	149	302
Area of land settled	2,592 acres	892 acres	3,484 acres
Average area	17 „	6 „	12 „
Workmen's Homes—			
Number	1,080	..	1,080
Area of land settled	796 acres	..	796 acres
Average area	3 roods	..	3 roods
Public Competition, Auction, &c.—			
Area	58,409 acres	7,124 acres	65,533 acres
Allotments granted to Discharged Soldiers under the Closer Settlement Act, Part II.—			
Number	279	530	809
Area	68,332 acres	33,724 acres	102,056 acres
Total area of land settled	1,187,168 acres	171,256 acres	1,358,424 acres
Area of land available but not yet settled—			
Farm Lands and Agricultural Labourers' Allotments	25,636 acres	343 acres	25,979 acres
Workmen's Homes	8 „	..	8 „
Public Competition, Auction, &c.	713 „	475 acres	1,188 „
Total area made available	1,213,525 acres	172,074 acres	1,385,599 acres
Area of land acquired but not yet made available	— „	1,783 „	1,783 „
Loss of area on subdivision (roads, channels, reserves, &c.)	2,448 „	4,407 „	6,855 „
Total land acquired to 30th June, 1936	1,215,973 acres	178,264 acres	1,394,237 acres
The average capital value of the Farms is	£1,531	£868	£1,305
of Agricultural Labourers' Allotments	£133	£117	£125
and of Workmen's Homes	£89	..	£89

ADVANCES (DRY AND IRRIGABLE AREAS).

	Dry Areas.	Irrigable Areas.	Total.
Closer Settlement Lessees and Crown Lands Tenants—			
Number of persons to whom advances granted	12,086	4,319	16,405
Amount advanced	£5,429,754	£1,136,436	£6,566,190
This sum is secured on the improvements effected by lessees and on stock mortgages.			
Wire Netting—			
Number of persons to whom advances granted .. .. .	..	..	9,098
Amount advanced (including interest capitalized) .. .. .	..	..	£468,260

FINANCIAL (DRY AND IRRIGABLE AREAS).

REVENUE.

The interest paid and accrued due to the Treasury for the year ended 30th June, 1936, together with proportion of discount and expenses on issue of securities, amounted to	£599,813
The cost of administration was	81,211
And the amounts written off totalled	330,409
	<hr/>
	£1,011,433
Interest and miscellaneous revenue earned in respect of lessees and others amounted to	£537,307
Less—Provision for adjustment of instalments—section 31, Act 4091, &c.	210,545
	<hr/>
	£326,762
Leaving a deficiency for the year ended 30th June, 1936, of	684,671
	<hr/>
	£1,011,433

The cost of administration, not including amounts written off, was equivalent to a percentage on the outstanding liability of settlers and others of .685 per cent. per annum.

LIABILITIES AND ASSETS.

On the 30th June, 1936, the loan liability on account of estates purchased and advances made was	£12,152,365
And the interest accrued not paid on loan moneys amounted to	103,260
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Making the total liability to the Treasury	12,255,625
The balance outstanding of mortgages taken over on land acquired was	19,981
The balance on Crown lands taken over was	33,730
And, on Discharged Soldiers Settlement Lands taken over	3,242,024
The liability to the Treasurer of Victoria for Cash Deficiency provided was	1,722,784
Sundry other liabilities, including the reserve for improvements, amounted to	279,507
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Making the total liabilities	£17,553,651
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Against the above, a summary of the assets shows—	
Net principal debt of settlers and others for land and advances (consolidated)	£10,605,716
Land held under Grazing and Cultivation Agreement	303,572
Land and improvements on hand	661,158
Sundry Suspense Accounts	360,912
Settlers and others for Arrears of Interest (consolidated)	1,240,790
Payment to State Loans Repayment Fund on account of repayments of principal	1,134,227
Balance loan proceeds, sec. 19 Act 3636 (unexpended) .. .. .	..
Investment in Victorian Government Stock	100,000
Sundry assets	180,257
Losses of Approved Migrants under the Migration Agreement	176,844
Accumulated loss as per Revenue Accounts	2,790,175
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Making the total assets	£17,553,651
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APPLICATION OF REPAYMENTS ON ACCOUNT OF PRINCIPAL
(DRY AND IRRIGABLE AREAS).

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 £4,925,937

This has been applied as follows—

Redemption of Closer Settlement loans	£1,355,582
Reinvested in lands purchased for Closer Settlement purposes, and in advances to settlers for effecting improvements	1,250,629
Invested in securities under Discharged Soldiers Settlement Acts	100,000
Part payment on account of Crown Lands taken over	22,419
Payment of interest on Closer Settlement loans (temporarily used)	1,063,080
Payment to State Loans Repayment Fund	1,134,227
<hr/>	
	£4,925,937
<hr/>	

WIRE NETTING.

DISCHARGED SOLDIERS, CLOSER SETTLERS, CROWN LANDS TENANTS, PRIVATE OWNERS, AND PURCHASERS UNDER CONTRACTS OF SALE.

The *Wire Netting Act* 1928 provides that land-owners may obtain netting for vermin-proof fencing from the Closer Settlement Commission on a cash basis or on very liberal terms. The netting supplied is the standard 42" x 17 x 1½", and is of the heaviest grade, and manufactured at Pentridge. The Commission also supplies 12" netting for the repairing of existing wire-netting fences that have rusted through at the ground.

Advances are repayable by ten annual instalments over a term of thirteen (13) years, interest being charged at 4 per cent. per annum, and no payment of either principal or interest is required during the first three years of the advance.

The number of applications received during the year ended 30th June, 1936, was 709, and the number supplied with netting was 626, representing 663 miles of netting at a cost of £25,103. The payments of principal and interest received during this period totalled £31,001.

The net amount of advances granted since the inception of wire-netting advances is £441,142, whilst the payments total £226,774, comprised of principal £184,316; interest £42,458. The arrears of instalments outstanding amount to £46,578, comprised of principal £31,458, interest £15,120. A large proportion of such arrears has been incurred in respect of advances granted to Mallee settlers.

Losses have occurred on advances granted to Closer Settlement lessees who have vacated, leaving a deficiency on their general account, and in respect of land mortgaged to the State Savings Bank, where the Bank has exercised its power of sale. The amount written off during the year as irrecoverable was £1,393, comprised of principal £924, interest and fees £469, while the total amount written off since the inception is £1,860, comprised of principal £1,252, interest and fees £608.

Where an owner's land adjoins unoccupied Crown land, or is separated only by a road therefrom, the Act allows a rebate of 50 per cent. in the cost of wire-netting erected on such boundaries. The total amount of rebate for the above period is £3,033, and the total allowed since the inception is £91,770.

FENCES ACT.

The administration of section 20 of the *Fences Act* 1928, relative to the issue of certificates as to the necessity for vermin-proof dividing fences is carried out by the Commission. For the twelve months ended 30th June, 1936, 33 applications for certificates were received, and of these 23 were approved and the prescribed certificate issued.

FIRE INSURANCE.

Insurance of buildings and fencing is obligatory on all Closer Settlement lessees and persons to whom the Commission has made advances. In order to facilitate the effecting of this insurance the Government in 1910 passed an Act establishing a Closer Settlement Fire Insurance Fund to be administered by the Closer Settlement Authority. That the advantages of this scheme have been appreciated is revealed by the fact that 11,671 policies, insuring £4,850,665, were current at the 30th June, 1936.

The financial position of the Fire Insurance Fund is set out hereunder and shows a balance to the credit of Revenue Account to date of £165,602.

We have the honour to be,

Sir,

Your obedient servants,

CLIVE McPHERSON, Chairman.

NORMAN H. MALCOLM, Member.

J. A. AIRD, Member.

M. F. COCKBURN, Member.

JAMES FORD, Member.

The Honorable the Minister for Lands,
Melbourne.

TABLE 2.

RETURN OF LANDS RECOMMENDED FOR PURCHASE AND ACQUIRED DURING THE PERIOD FROM 1ST JULY, 1935, TO 30TH JUNE, 1936.

Estates Purchased.				Price Paid to Vendor.			How Acquired.		
Name.				Per Acre.		Total Amount			
Area.				£ s. d.		£ s. d.			
				A.	R.	P.			
DRY AREAS.									
Country Roads Board	4	0	35	2 0 0	8 8 9	Agreement
Riggall, G. J.	5	0	8	4 16 8	24 8 0	"
State Savings Bank of Victoria	6	1	38	4 12 6	30 0 0	"
Total Dry Areas	15	3	1	..	62 16 9	
IRRIGABLE AREAS.									
Nil	
Total Land Acquired	15	3	1	..	62 16 9	

SPECIAL FUNDS ACT 1910 (No. 2297).
 CLOSER SETTLEMENT FIRE INSURANCE FUND.
 BALANCE SHEET AT 30TH JUNE, 1936.

LIABILITIES.	£	s.	d.	ASSETS	£	s.	d.
Sundry Creditors	9,680	6	6	Balance at credit of the Closer Settlement			
Revenue Account Balance	165,602	9	9	Fire Insurance Fund	175,282	16	3
	175,282	16	3		175,282	16	3
Contingent Liabilities—Amount of all Policies now in force £4,850,665.							

REVENUE ACCOUNT FOR THE YEAR ENDED 30TH JUNE, 1936

£	s.	d.	£	s.	d.
Claims allowed	14,971	9	Balance 1st July, 1935	155,530	12
Administration charges	1,318	1	Premiums earned	26,361	8
Balance	165,602	9		181,892	0
	181,892	0		6	6

J. D. COADY, Secretary.

REX R. NEAL, Accountant.

CLIVE McPHERSON, Chairman.

NORMAN H. MALCOLM, Member.

J. A. AIRD, Member.

M. F. COCKBURN, Member.

JAMES FORD, Member.

I certify that I have examined the Balance Sheet with the Books and Accounts of the Commission with which it agrees.

W. L. DAVIS, Auditor.

13th May, 1937.

CLOSER SETTLEMENT COMMISSION.—Closer Settlement Act 1928, Part I.—Closer Settlement generally.
LAND ACCOUNT FROM THE DATE OF COMMENCEMENT TO 30TH JUNE, 1936.

	£	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)—				201,367	14	8						
Dry Areas							6,225,492	7	11			
Irrigable Areas							1,493,164	9	9			
Estates acquired under the Closer Settlement Act 1928, Part I., at purchase price (secs. 27 and 29, Act 3656)—										7,718,656	17	8
Dry Areas		3,985,663	5	5								
Irrigable Areas		1,877,039	13	8								
Discharged Soldiers Settlement land taken over—				5,862,702	19	1						
Dry Areas		3,321,071	13	0			482,193	13	11			
Irrigable Areas		435,134	11	9			145,789	3	10			
Crown lands taken over at price agreed upon (sec. 95, Act 3656)—				3,756,206	4	9				627,982	17	9
Dry Areas		51,315	4	0								
Irrigable Areas		4,834	10	3			506,728	17	10			
Estates acquired under the Surplus Revenue Act 1904—				56,149	14	3				1,001,608	1	9
Dry Areas							104,717	2	3			
Irrigable Areas							20,227	7	9			
Land subject to Grazing and Cultivation Agreement—				5,843	16	4				124,944	10	0
Dry Areas												
Irrigable Areas										151,164	12	0
Land sold under the Closer Settlement Act 1928, Part I., and subsequently vacated, at scheduled selling price—Conditional Purchase Leases—				9,882,270	9	1				152,406	19	11
Dry Areas												
Irrigable Areas												
Land made available for application under the Closer Settlement Act 1928, Part I., but not allotted, at scheduled selling price less the amount of loading on the allotments (secs. 95, 100, and 104, Act 3656)—Conditional Purchase Leases—				69,102	16	5				308,061	17	5
Dry Areas										304,663	12	6
Irrigable Areas				23,792	18	7						
Land on hand not made available, at cost price per acre—				92,895	15	0				612,725	9	11
Dry Areas												
Irrigable Areas												
Amount by which selling values of estates were written down by revaluations—				323,564	13	9				17,305	3	5
(a) Under approved scheme—				139,827	0	8						
Dry Areas												
Irrigable Areas							22	10	0			
(b) Under sec. 167, Act 3656—				188,491	0	0				31,127	3	4
Dry Areas												
Irrigable Areas							31,104	13	4			
Balance of loading for Improvements and Public Works (sec. 100, Act 3656)				148,657	4	8				661,157	16	8
Dry Areas												
Irrigable Areas							8,452	19	9			
Total				£10,627,048	18	6				189,127	2	9

CLOSER SETTLEMENT COMMISSION.

Closer Settlement Act 1928, Part I.—Closer Settlement generally.

REVENUE ACCOUNT FOR THE YEAR ENDED 30TH JUNE, 1936.

	£	s.	d.	£	s.	d.	£	s.	d.
Interest—									
On Australian Consolidated Inscribed Stock	460,220	12	2						
Expenses of paying interest	1,198	8	11						
On advances from Discharged Soldiers Settlement	123,675	0	3				465,000	0	0
On advances from Cultivation Advances Acts	2,250	3	4						
On mortgages taken over	900	2	8						
Proportion of discount and expenses on issue of securities	11,568	16	11	599,813	4	3			123,254 16 2
Expenses of Administration—									
Advertising	876	2	4						
Office stores and expenses	1,553	11	9						
Postage and telegrams	3,294	8	2						
Printing and stationery	1,812	11	10						
Salaries and wages	55,256	19	4						
Proportion of Commissioners' salaries	2,089	2	2						
Travelling expenses and fares	9,770	4	10						
Office rents	422	11	2						
Registration fees	288	13	9						
Municipal rates	179	11	10						
Vermin destruction	1,721	2	2						
Expenses on vacant allotments	3,484	2	3						
Miscellaneous expenses	461	8	5						
				81,210	10	0			
Amounts written off—									
Bad debts, &c.	295,341	14	10						
Depreciation on buildings, machinery, &c.	374	0	7						
Loss on realization of assets taken over from settlers	20,121	2	10						
Interest, &c., remitted	103	4	0						
Reduction in valuation of land, sec. 167 (1), Act 3656	..	..	..			
Reduction in valuation of improvements, sec. 167 (2), Act 3656	..	..	..			
Interest written off sec. 169, Act 3656	73	2	5						
Loss on sale of Elcho Training Farm	14,396	2	4						
				330,409	7	0			
Transfer to Suspense Account on account of amounts to be written off under sec. 31, Act 4091, and sec. 5, Act 4196—									
For 1932/33 instalments	5,000	0	0						
For 1933/34 instalments	7,500	0	0						
For 1934/35 instalments	12,000	0	0						
For 1935/36 instalments	309,300	0	0						
				333,800	0	0			
				£1,345,233	1	3			
									£1,345,233 1 3

CLOSER SETTLEMENT COMMISSION
Closer Settlement Act 1928, PART I., Closer Settlement generally.
BALANCE SHEET AT 30TH JUNE, 1936.

LIABILITIES.	£	s. d.	£	s. d.
1. Treasurer of Victoria for Loans— Proceeds— Australian Consolidated Inscribed Stock Discount and expenses on issue of securities <i>Less</i> Loans redeemed (Victorian Government)	13,265,968	6 5		
	241,978	6 1		
	13,507,946	12 6		
	1,355,581	19 10	12,152,364	12 8
2. Treasurer of Victoria, interest accrued due on loans—not paid			103,260	8 10
3. Crown Lands Department for Crown Lands taken over	56,149	14 3		
<i>Less</i> Principal repaid, transferred to Consolidated Revenue	22,419	4 8	33,730	9 7
4. Sundry Creditors for— Discharged Soldiers Settlers' Land, Advances and Interest taken over by Civilian Settlers Amounts owing to other Departments, &c. Cultivation Acts Advances taken over Mortgages taken over on land purchased Unpaid accounts, administrative, &c.	3,242,024	1 0		
	4,200	1 0		
	52,447	17 1		
	19,980	15 9		
	1,643	4 11	3,320,295	19 9
5. Suspense Accounts— Improvements taken over from settlers Royalty on Timber, Kongbool Estate	2,076	8 4		
	1,829	11 10	3,906	0 2
6. Balance in Trust Account (as per contra)			28,818	13 4
7. Treasurer of Victoria for Cash Deficiency provided— To 30th June, 1935 During 1935-36	1,417,175	3 4		
	305,608	18 1	1,722,784	1 5
Balance of loading for improvements and public works (sec. 100, Act 3656)			188,491	0 0

£17,553,651 5 9

ASSETS.	£	s. d.	£	s. d.	£	s. d.
1. Settlers for land and improvements disposed of under the <i>Closer Settlement Act 1928, Part I.</i> , at selling price					8,335,105	15 10
2. Settlers for Advances					6,307,938	15 4
 Gross principal debts of settlers (Consolidated)					14,643,044	11 2
<i>Less</i> Principal repaid	4,362,084	15 11				
Amounts written off for the year	184,197	0 5			4,546,281	16 4
 Net principal debt of settlers (Consolidated), including £1,484,995 3s. 2d. in respect of settlers whose leases have been gazetted as cancelled					10,096,762	14 10
3. Discharged Soldiers Settlement for land purchased for Civilian Settlers and disposed of to Discharged Soldiers	1,000,169	4 9				
<i>Less</i> Amount received on account	505,831	0 7			494,338	4 2
4. Municipalities for advances for road making					14,614	18 7
5. Land let under Grazing and Cultivation Agreement					303,571	11 11
6. Land and improvements on hand					661,157	16 8
7. Suspense Account for improvements and other assets taken over from settlers at valuation	348,120	0 3				
<i>Less</i> Amounts written off for the year	20,121	2 10			327,998	7 5
8. Suspense Accounts— Amounts expended but not yet charged as advances					32,912	15 0
					360,911	12 5
					11,931,356	18 7
9. Settlers for Arrears of Interest consolidated <i>Less</i> Amounts written off for the year	1,680,175	4 4				
Net debt of settlers for interest consolidated—including £388,563 15s. 10d. in respect of settlers whose leases have been gazetted as cancelled	107,902	11 10			1,572,272	12 6
<i>Less</i> Suspense Account for Adjustment of Instalments (sec. 31, Act 4091, &c.)					333,800	0 0
					1,238,472	12 6
10. Municipalities for Arrears of Interest on Advances					2,317	14 0
					1,240,790	6
11. Sundry Debtors for Arrears of insurance premiums, rents, grazing, &c.					17,101	16 9
<i>Less</i> Amounts written off for the year					3,413	14 6
					13,688	2 3
12. State Loans Repayment Fund, sec. 9, Act 3554					1,134,227	2 7
13. Australian Consolidated Inscribed Stock					100,000	0 0
14. Balance Loan Proceeds, sec. 19, Act 3656						
15. Balance in Closer Settlement Trust Account in Treasury (as per contra)					28,818	13 4
16. Shares in Phosphate Co-operative Co. of Australia Ltd.					25	0 6
17. One-third share—Balance outstanding under Contract of Sale of Elcho Training Farm					3,854	1 8
18. Buildings, implements, &c., at book value— Residences and Offices for Inspectors	5,446	3 7				
<i>Less</i> Amounts written off for the year	272	6 2			5,173	17 5
Implements, &c.	190	3 5				
<i>Less</i> Amounts written off for the year	39	16 5			150	7 0
					5,324	4 5
19. Discount and expenses on issue of securities <i>Less</i> Amounts charged to Revenue Account					241,978	6 1
					113,430	10 9
					128,547	15 4
20. Losses of Approved Migrants (charged to Suspense Account pending adjustment with Commonwealth Government)					176,841	5 9
21. Revenue Account—Accumulated loss (see contra Item 7)— Loss from date of commencement to 30th June, 1935	2,105,801	10 3				
Add Loss for year 1935-36	684,671	10 0			2,790,473	0 3
<i>Less</i> Amount provided by Treasurer of Victoria for losses on Advances, sec. 26, Act 4091					298	4 11
					2,790,174	15 4

£17,553,651 5 9

CLIVE McPHERSON, Chairman.

NORMAN H. MALCOLM, Member.

J. A. AIRD, Member.

M. F. COCKBURN, Member.

JAMES FORD, Member.

J. D. COADY, Secretary.

REX R. NEAL, Accountant.

I certify that I have examined the Balance Sheet with the Books and Accounts of the Commission, with which it agrees.

W. L. DAVIS, Auditor.

13th May, 1937.

By Authority: H. J. GREEN, Government Printer, Melbourne.