

1956-57

VICTORIA

ANNUAL REPORT

OF THE

SOLDIER SETTLEMENT COMMISSION

FOR THE

YEAR ENDED 30th JUNE, 1957

PRESENTED TO BOTH HOUSES OF PARLIAMENT PURSUANT TO THE PROVISIONS OF SECTION 16 OF
THE SOLDIER SETTLEMENT ACT 1945.

[*Approximate Cost of Report:—Preparation—Not given. Printing, (400 copies) £125.*]

By Authority:

W. M. HOUSTON, GOVERNMENT PRINTER, MELBOURNE.

No. 28.—[1s. 3d.]—9499/57.

REPORT

Soldier Settlement Commission,
Melbourne, C.2.

The Honorable the Minister of Lands.

SIR,

The Soldier Settlement Commission has the honour to transmit to you herewith, pursuant to Section 16 of the *Soldier Settlement Act 1945*, its Annual Report and Balance-sheet for the year ended 30th June, 1957.

APPOINTMENTS.

Following the retirement of Mr. S. P. Bromfield on the 14th February, 1957, Mr. I. K. Morton, who was formerly Deputy Secretary, was appointed to succeed Mr. Bromfield as Secretary from such date. Mr. M. J. Cronin was appointed Deputy Secretary in lieu of Mr. Morton.

NEW LEGISLATION.

In October, 1956, Parliament amended the Soldier Settlement Acts by the enactment of the *Soldier Settlement (Amendment) Act 1956*.

This legislation amended the financial and accounting sections of the Soldier Settlement Acts, such amendments being necessary consequent upon the arrangements entered into with the Commonwealth whereby the Commonwealth makes a special advance to the State of Victoria for the purpose of expediting soldier settlement. Details of the Commonwealth advance are contained in the Annual Report for the year ending the 30th June, 1955. In addition, the new legislation widened the authority of the Commission to pay rates and charges to public authorities, such as drainage trusts, after acquisition of the land but prior to it becoming rateable after allocation to the settler. The Commission was also authorized to re-finance at current interest rates, settlers who had received Single Unit Farm advances from the Commission and who would suffer undue hardship consequent upon the calling up of the original loan because of breaches of the mortgage or the Acts. This provision was intended to meet the circumstances such as arise where a mortgagor may not, for example, desire to continue to reside on and personally work his farm.

SETTLEMENT OF EX-SERVICEMEN UNDER THE WAR SERVICE LAND SETTLEMENT SCHEME.

The Commission is pleased to be able to report that the settlement of ex-servicemen has continued to progress satisfactorily during the year under report. Actual development of allocated holdings has in fact, progressed at a more satisfactory rate than was possible in past years. In the main, required materials have been readily available and a keener demand and closer tendering has been evident from contractors. However, work in country areas is still not being sought after as it is in the more closely populated areas.

The acquisition of sufficient land at reasonable prices for subdivision has remained a major problem, particularly when it is realized that the land is being acquired for ex-servicemen possessing little or no capital.

The allocation of holdings to ex-servicemen has been reasonably maintained during the period under review, but it is of interest to note that the major irrigation settlement areas at Murray Valley, Robinvale and Nambrok-Denison have now been substantially completed. In previous years, these projects have provided a considerable number of holdings each year. With the tapering off in the supply of farms from irrigation areas, the acquisition of substantial areas for subdivision becomes more necessary if the rate of allocation of settlement holdings is to be maintained. If the demands of ex-servicemen still awaiting holdings are to be met, it will be necessary to procure a preponderance of land suitable for grazing and mixed farming.

Generally speaking, settlers in production have experienced another satisfactory year and have been able to further consolidate their positions and improve the productivity of their blocks. However, the orchard holdings in the Murray Valley Irrigation Settlement Area, in common with the whole industry suffered losses due to the extremely wet conditions which prevailed. On the other hand, yields from the vast majority of orchard holdings were satisfactory in the circumstances.

Acquisition of Lands.

Land owners generally have been unwilling to sell land for settlement purposes, due, no doubt, to continued high returns for primary produce and favorable seasonal conditions which enabled properties to be stocked to full capacity.

Such conditions have influenced buyers to pay peak prices which landholders have pressed to the full in negotiations with the Commission.

During the year a further 30,393 acres were purchased at a cost of £977,271.

The following table gives details of acquisitions of freehold land made since the Commission's inception :—

	Acres	£
Land acquired prior to 1st July, 1947	233,208	2,134,554
Land acquired during the period 1st July, 1947 to 30th June, 1948	312,384	2,812,176
Land acquired during the period 1st July, 1948 to 30th June, 1949	106,566	1,022,397
Land acquired during the period 1st July, 1949 to 30th June, 1950	79,994	1,175,313
Land acquired during the period 1st July, 1950 to 30th June, 1951	85,826	2,018,018
Land acquired during the period 1st July, 1951 to 30th June, 1952	72,042	1,234,616
Land acquired during the period 1st July, 1952 to 30th June, 1953	21,489	513,168
Land acquired during the period 1st July, 1953 to 30th June, 1954	49,152	1,174,176
Land acquired during the period 1st July, 1954 to 30th June, 1955	50,306	1,289,016
Land acquired during the period 1st July, 1955 to 30th June, 1956	51,746	2,035,182
Land acquired during the period 1st July, 1956 to 30th June, 1957	30,393	977,271
	1,093,106	16,385,887

Classification of Applicants as to Eligibility and Suitability.

The Commonwealth-State Agreement on War Service Land Settlement provides that all applications for classification must be lodged within defined time limits and these have long since expired in so far as ex-servicemen of the 1939-45 war are concerned. As a result the only ex-servicemen now eligible to apply for classification are those who served in the Korean or Malayan Theatres of War, or those who applied for classification in other States within the prescribed time limits and later sought land in Victoria. During the year under review only 60 ex-servicemen applied for classification, bringing the total number of applications received to 16,640, of which 11,207 have been classified as suitable for farm ownership.

During the current year a total of 238 ex-servicemen were assisted under the Soldier Settlement Acts, including 58 ex-servicemen who received Single Unit Farm loans and 180 ex-servicemen who were allotted holdings under the Commonwealth-State War Service Land Settlement Scheme.

The overall position shows that 2,715 Single Unit Farm loans have been made to enable ex-servicemen to purchase farms of their own choice and 2,753 holdings have been allotted under the Commonwealth-State War Service Land Settlement Scheme, making a grand total of 5,468 ex-servicemen who have received their rehabilitation under the Soldier Settlement Acts.

In the twelve months under review, 679 eligible ex-servicemen unsuccessfully applied for land made available under the General Settlement Scheme. Of this number 462 ex-servicemen desire to obtain holdings suitable for grazing or mixed grazing and dairying purposes, 108 applicants desire to obtain dairy farms and the remaining 109 ex-servicemen desire to obtain settlement in other types of primary production.

A survey carried out in respect to the 679 applicants concerned indicates that of this group a number, due to the passage of time since their service in the forces, are approaching the age of 60 years and accordingly, would find physical difficulty in carrying out the developmental work required in establishing a farm and efficiently working it thereafter without a substantial equity. In addition there are the men who are already established in other occupations or forms of employment of their own choosing who lack knowledge of current farming practices, whilst a further number must be regarded as doubtful as to whether they possess the aptitude and capacity to successfully manage a farm costing £15,000 to £25,000. The survey discloses that of the 679 ex-servicemen mentioned, approximately half would fall into one or other of the above categories.

Subdivision and Allocation of Land.

The total number of holdings made available for settlement to the 30th June, 1957, was 2,764, comprising an area of 1,048,008 acres, including 154 holdings with an area of 60,821 acres made available during the last financial year. One million, forty-one thousand, five hundred and twenty-two acres have actually been allotted to 2,753 ex-servicemen of whom 2,691 are in occupation of their holdings.

The following table sets out the various avenues through which the Commission has disposed of freehold land acquired and the Crown Lands which have been set apart for settlement purposes :—

	Acres.
Allotted for general settlement involving 2,753 holdings	1,041,522
In course of allocation involving 11 holdings	6,486
Awaiting allocation	105,621
Sold as not suitable for settlement purposes or disposed of in other ways. such as appropriation for public purposes	59,140
	1,212,769

Of the 105,621 acres held pending allocation for General Settlement there are 82,000 acres of Virgin Crown Land which will require to be proved suitable before being made available for Soldier Settlement or Land Settlement.

LAND SETTLEMENT ACT 1953.

Although no land has been made available under the *Land Settlement Act* 1953, it is of interest to note that over 1,000 persons including 500 ex-servicemen (almost all Victorians) who have failed to register for Soldier Settlement have indicated a keen desire to be given an opportunity to become established as farmers.

DEVELOPMENT AND IMPROVEMENT OF SETTLERS' HOLDINGS.

It has always been the Commission's policy to develop farms up to a specific standard, the particular improvements varying with the type of farming for which the holding has been made available. As mentioned earlier in the report, the development of allocated holdings has proceeded satisfactorily throughout the year and the following Schedule indicates the main structural improvements that have been carried out on the blocks.

	Prior to 30.6.56.	During Year 1956-57.	Total.
Houses erected	2,182	218	2,400
Houses renovated and occupied by settlers (In addition thirteen houses have been removed to holdings by settlers.)	113	20	133
Dairy and milking sheds erected	1,344	106	1,450
Shearing sheds erected	945	88	1,033
Utility and General-purpose sheds and haysheds erected	2,662	459	3,121

Prior to the 1st July, 1956, nearly 6,700 miles of new fencing had been erected on general settlement blocks whilst during the twelve months ending 30th June, 1957, approximately 720 miles of further fencing were erected. During the same period, 99 dams were excavated and 146 bores sunk, making a total number of 1,461 dams and 1,823 bores completed since the inception of the Commission's activities.

In addition to the development and improvement of those holdings which have resulted from the acquisition and subdivision of alienated lands, the Commission has been engaged in the development of large areas of formerly unproductive Crown lands.

The first of these projects, the dried vine fruit settlement, situated at Robinvale on the River Murray, has now reached the stage where development is substantially completed. The last 35 holdings were planted to vines last Spring which means that all the 246 holdings will be in production in the 1958-59 season. To date, 181 holdings have produced dried fruit crops and the yields from these holdings compare more than favorably with other established dried fruit-growing areas elsewhere in the Commonwealth.

During the year 1957-58, operations proceeded at the Heytesbury project where the Commission is undertaking the development of some 70,000 acres. As mentioned in the previous Report, operations in this area involve large-scale clearing of timber and scrub country and as at the 30th June, 1957, approximately 7,000 acres had been cleared and primary ploughed. Of this area, 2,000 acres had been sown to pasture after manurial and trace element treatment. The development of land on this scale involves problems of techniques and development of plant not normally encountered by an individual member of the farming community, and the Commission is giving continual and close attention to improvements in this field and has developed several items of specialized equipment.

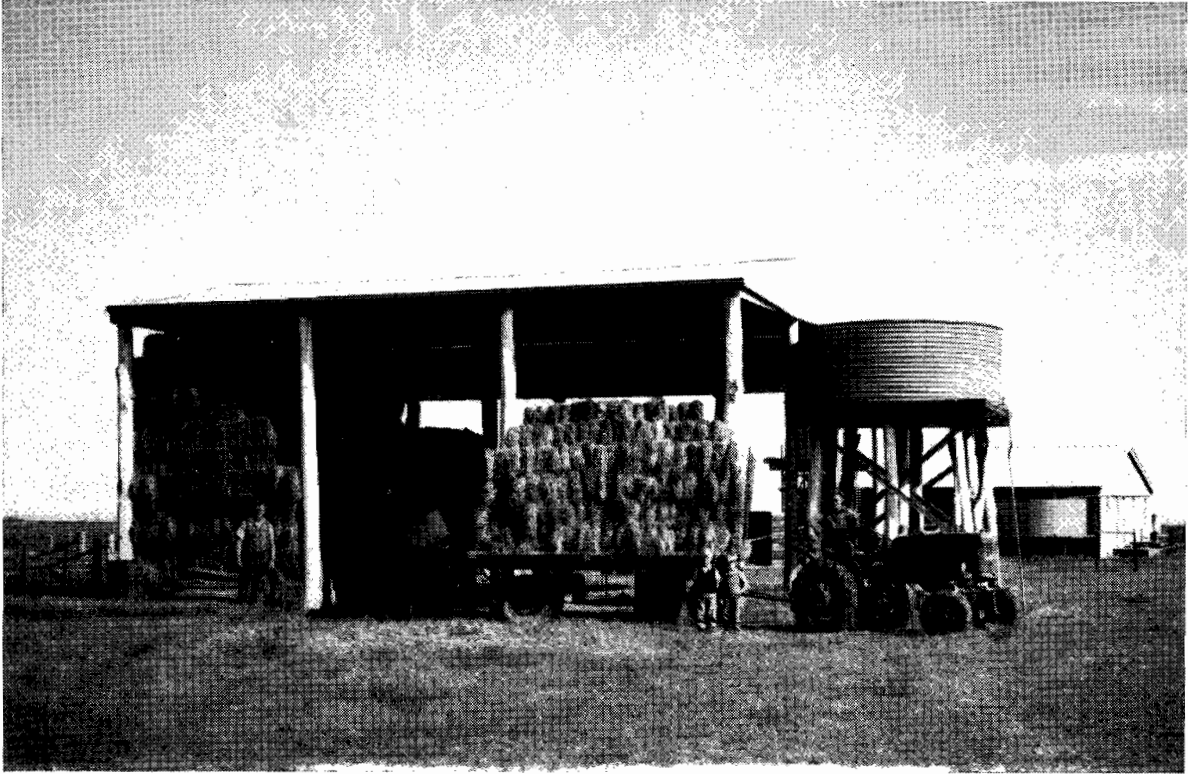
Reasonable progress has been made on road construction in the area, but it has become apparent that the construction of adequate access will be a major factor in determining the scope and progress of the Commission's activities in this area.



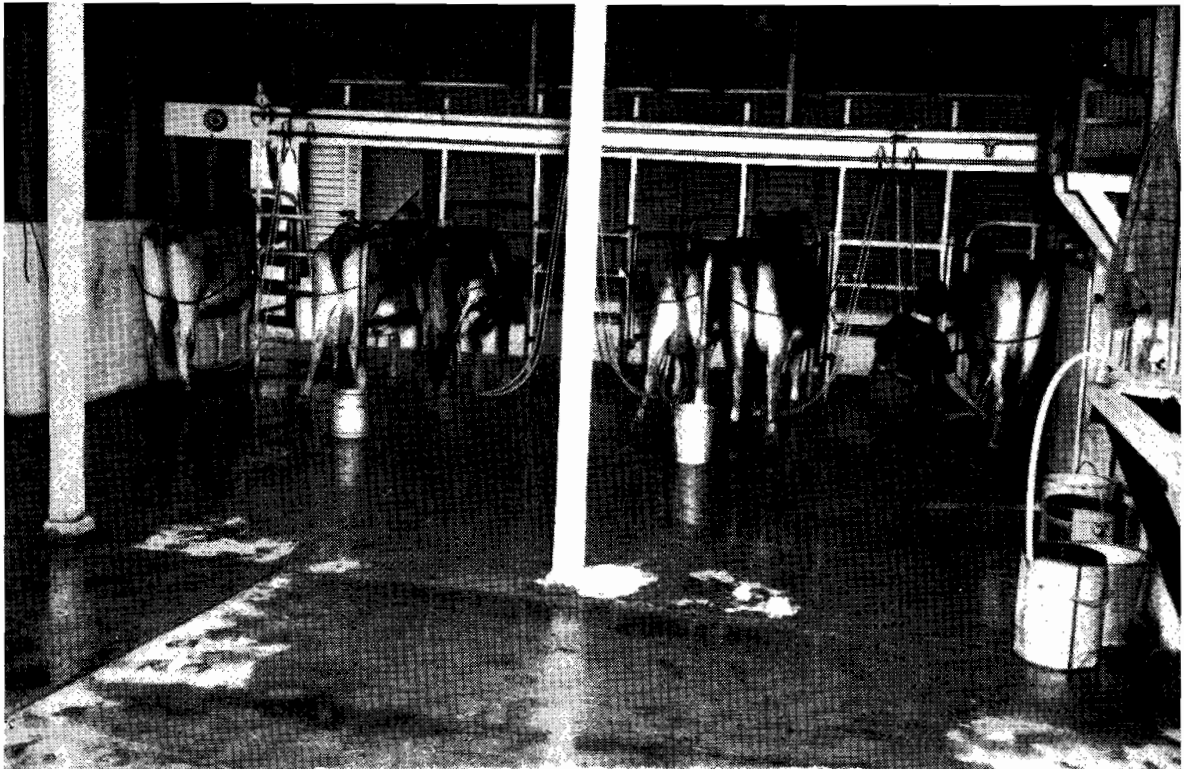
Primary ploughing of grass tree country at the Heytesbury Project.



Pastures and farm buildings on an established settlement holding in the Murray Valley.



Fodder conservation on a settler's holding in Gippsland.



Interior view of dairy building on a Gippsland holding.

Yanakie.

Despite setbacks occasioned by wet weather encountered for the greater part of the year and continuing through until late in the Spring, thus affecting ploughing and sowing programmes, progress at the Yanakie project has been reasonably satisfactory. Portions of the area previously ploughed required further working prior to sowing. To date, about 5,000 acres have been sown to pasture and the results are very promising.

In addition, construction of drains for the swamp areas has been undertaken with satisfactory results, although further works will be necessary.

The Commission holds the view that on virgin land in high rainfall areas it is desirable to ensure that re-growth of native scrub should be substantially killed before proceeding to lay down pasture. While this is costly the incoming settler could not be provided with heavy equipment to carry out such work.

ROAD CONSTRUCTION TO SERVE THE HOLDINGS ON SETTLEMENT ESTATES.

As has been reported previously, half of the funds for the construction costs of public roads which serve soldier settlement estates are provided by the Soldier Settlement Commission whilst the balance is shared between the Country Roads Board and the municipalities concerned. During the year, expenditure by the Commission on roads to serve soldier settlement estates totalled some £80,000 making a grand total of £694,200.

SINGLE UNIT FARM ADVANCES PURSUANT TO PART III. OF THE SOLDIER SETTLEMENT ACT 1946.

During the year it was found necessary to discontinue making new Single Unit Farm Loans owing to the Commission's commitments for the year with the loan moneys available.

An amount of £356,380 was advanced in 58 cases making the total of advances since the inception of the scheme £10,896,490 in 2,715 cases.

A summary of the actual advances made under the scheme is set out hereunder and shows the progressive increase in the average loan made to settlers.

Period.	Number of Settlements Effected.	Total Loans.	Average Loan.
Inception to 30th June, 1947	93	319,173	3,431
1st July, 1947 to 30th June, 1948	752	2,537,814	3,375
1st July, 1948, to 30th June, 1949	417	1,460,838	3,503
1st July, 1949, to 30th June, 1950	368	1,356,907	3,687
1st July, 1950, to 30th June, 1951	434	1,736,861	4,002
1st July, 1951, to 30th June, 1952	195	914,518	4,690
1st July, 1952, to 30th June, 1953	51	247,890	4,860
1st July, 1953, to 30th June, 1954	97	512,888	5,288
1st July, 1954, to 30th June, 1955	144	806,926	5,604
1st July, 1955, to 30th June, 1956	106	646,295	6,097
1st July, 1956, to 30th June, 1957	58	356,380	6,144
Totals to 30th June, 1957	2,715	10,896,490	4,013

Capital repayments of Single Unit Farm advances amount to £3,360,757 and this figure includes repayment in full by 783 settlers. An amount of £219,028 is at present standing to the credit of settlers in their Mortgagors' Credit Account and represents payments made by settlers in excess of their normal commitments.

Wet weather conditions, unfavorable to the canning fruit orchards in the Murray Valley, have caused serious losses of trees, more particularly peach trees, and the Commission is investigating the losses in each case to determine the appropriate action necessary to assist mortgagors to effectively carry-on their holdings.

No losses of capital for advances made under this scheme have yet been incurred, but losses in a limited number of cases can be expected in the future particularly in cases where properties have been inundated or seriously affected by flooding.

Assistance Period Granted to Settlers.

The original Land Settlement agreement entered into with the Commonwealth provided for certain benefits to be granted to each ex-serviceman settler during the early stages of his occupation of a holding and included a free living allowance for twelve months, a rent free period of twelve months, and the remission of interest for a year on advances made for stock, plant and equipment.

During the year 270 settlers were granted the benefits of the Assistance Period bringing the total number to 2,475. The total amount provided by the Commonwealth for the free living allowance has now reached £839,706.

There is no doubt that the Assistance Period granted to settlers has been of great benefit in assisting to establish them on their properties and of stabilizing their financial positions particularly in view of the high cost of stock and plant.

Settlers have also been encouraged to lodge sums for payment to their Credit Accounts, and the total amount paid by settlers for this purpose is £837,222 of which £642,741 has been used to reduce the capital liabilities due under Purchase Leases.

ADVANCES FOR STOCK, PLANT, EQUIPMENT, ETC.

PURSUANT TO PART IV. OF THE SOLDIER SETTLEMENT ACT 1946.

During the year advances amounting to £732,724 were made to settlers under both the War Service Land Settlement and the Single Unit Farm schemes. This brings the total advanced under this part to £3,795,549.

Advances totalling £628,655 were repaid during the year making the total repayments to date £2,453,626.

The cost of stock, plant and equipment required for farms has reached a very high peak and careful supervision is necessary to ensure that the farming and trading activities of settlers are efficiently carried out to ensure success.

Under Section 81 of Soldier Settlement Act, assistance totalling £125,164 to purchase shares has been made to date to settlers who were required to establish co-operative factories to enable their produce to be processed, and of this amount £28,745 has been repaid.

AGRICULTURAL LOANS AND ALLOWANCES UNDER THE COMMONWEALTH RE-ESTABLISHMENT AND EMPLOYMENT ACT 1945.

The Commission is administering, on behalf of the Commonwealth in Victoria, the relative Sections of the above-mentioned Act, and at 30th June, 1957, 2,970 loans totalling £1,796,725 had been made to ex-servicemen. Of the total amount advanced, the principal sum of £1,502,535 has been repaid.

It is not anticipated that many more loans will be granted under this Act in view of the statutory limits on the time in which applications may be made for assistance.

No Agricultural Re-establishment Allowances were paid during the year and the total amount paid in living allowance to 2,311 ex-servicemen remains at £296,013.

VALUATION OF ALLOTMENTS.

In view of some doubts expressed by settlers and other persons interested in soldier settlement matters, regarding the present basis of determining settlers' liabilities, it is perhaps appropriate to reiterate the advice dealing with this matter in the report for the previous year. As was then pointed out, the average of prices for each of the major rural industries for the twenty years 1936-55 is generally at least double the average which prevailed for the twenty-year period 1926-45, from which the 1942-49 Price Control period emerged. In fact, prices for wool showed a trebling in average.

Against this background, the Soldier Settlement Commission was obliged to determine a new level of liabilities for Interim Lease purposes to take effect after the 1st January, 1954. Liabilities determined under the basis prevailing after the 1st January, 1954 showed an increase of between 40 per cent. and 50 per cent. on the liabilities determined for the earlier settlers.

During the financial year 1956-57 Interim lease liabilities were determined for an additional 348 holdings, making a total of 1,911 holdings for which such liabilities have been determined.

In addition, at the 30th June, 1957, 1,000 settlers had been granted settlement purchase leases of which 381 were granted during the financial year 1956-57. These leases provide for the settler eventually freeholding his farm and follow after the grant of a settlement interim lease.

As has been reported on previous occasions, whilst it was envisaged that the difference between the settler's lease liability and the cost of acquiring and developing a holding would be shared equally between the State and the Commonwealth, it has not been possible to arrive at a mutually acceptable interpretation of the original Agreement entered into between the Commonwealth and the State of Victoria. However in 1951 the Commonwealth War Service Land Settlement Authorities did agree to contribute to certain excess costs and the Commission has lodged a number of claims on this basis.

At the 30th June, 1957, the Commission has lodged with the Commonwealth claims in respect of 184 estates covering 1,176 blocks amounting to £1,907,870 17s. 10d. Of this amount £1,865,593 17s. has been paid and £42,277 0s. 10d. withheld. This amount mainly concerns road access to Commission Estates and has been disputed by the Commonwealth.

In addition, claims have been made in respect of the Murray Valley Irrigation Area, Zones 1 and 2, covering 189 blocks, and Nambrok-Denison Irrigation Area, Zone 1, covering 30 blocks amounting to £283,834 15s. 4d., and these claims have been paid in full.

This makes total claims on the Commonwealth as at 30th June, 1957, £2,191,705 13s. 2d. of which £2,149,428 12s. 4d. has been paid and £42,277 0s. 10d. withheld.

It must be appreciated that whilst the payments made by the Commonwealth cover its one-half share of the excess costs provided for in the arrangements made in 1951, the amounts paid are much less than one-half of the total excess costs and, as a consequence, the State of Victoria is continuing to bear a much higher proportion of the costs of rehabilitating ex-servicemen on the land than was visualized when the War Service Land Settlement Scheme was first launched.

CONSENTS TO SALES OF LAND UNDER SECTION 87 OF THE SOLDIER
SETTLEMENT ACT 1946.

The number of applications received has been well above average. Three thousand, seven hundred and ten were lodged during the year ending 30th June, 1957, making a total of 36,228 since May, 1946, when the legislation came into operation.

Twenty-nine objections were lodged in the past year, making a total of 1,156, of which 209 are pending receipt of applications for consent to sales of particular areas.

The provisions of this section of the Act have assisted many ex-servicemen to acquire farming land.

They are also helpful to the Commission in the acquisition of suitable properties.

INSURANCE.

The following table shows the position of the Insurance Fund under the provisions of the Soldier Settlement Acts, to cover structural improvements on settlers' holdings.

<i>Receipts.</i>				£	s.	d.	£	s.	d.
Credit Balance in Fund as at 30th June, 1956 ..	..	..	..	215,539	2	9			
Premiums received during financial year 1956-57 ..	..	..	..	74,038	10	2			
							289,577	12	11
<i>Payments.</i>									
Claims paid during financial year 1956-57—									
Reinstatement .. .. .	..	..	..	8,881	0	1			
Sec. 71 (8) (b) (Reduction of liabilities of insured where reinstatement not desirable) ..	..	..	..	698	0	0			
Administration Expenses .. .. .	..	..	..	9,318	11	9			
Balance of Fund—30th June, 1957 .. .. .	..	..	..	270,680	1	1			
							289,577	12	11

Arrears of Premiums at 30th June, 1957, amounted to £3,378 14s. 11d.

Claims admitted but not paid at 30th June, 1957, amounted to £2,872 2s. 6d.

INSURANCE COVER.

AT 30TH JUNE, 1957.

	£
Estates	3,727,251
Single Unit Farm Mortgagors	5,006,228
General Settlers	8,980,984
	17,714,463

STAFF.

The Commission again wishes to record its appreciation for the co-operation of its staff and for the manner in which its officers have continued to carry out their individual duties during the year.

The Commission also desires to express its appreciation to those other departments and instrumentalities from which it has continued to receive co-operation and advice.

H. L. SIMPSON, Chairman.

E. SINGLETON, Member.

SYDNEY J. KING, Member.

I. K. MORTON, Secretary.

SOLDIER SETTLEMENT COMMISSION
SOLDIER SETTLEMENT ACTS.

BALANCE-SHEET AT 30TH JUNE, 1957.

(Adjusted to nearest £.)

	£	£	£	£
<i>Credit Balances.</i>				
1. Loan Expenditure..	..	50,930,943		
Less Repayments to Loan Fund Credit Account	..	8,914,157		
Loan Liability	..	42,016,786		
Less Loan Liability transferred to and borne by the State	..	4,999,679		
		37,017,107		
2. Amounts Advanced by the Commonwealth Government	..	3,198,708		
Less Repayments to Commonwealth Government	..	10,001		
		3,188,707		
3. Amounts claimed from Commonwealth Government under an agreement to share costs in excess of valuations	..	2,159,212		
Less Amounts contributed by the Commonwealth Government	..	2,116,935		
		42,277		
4. Crown Lands taken over and set apart for settlement	..	..	126,495	
5. Interest on Loan Expenditure capitalized during the developmental period	..	1,845,718		
Less Liability relieved for interest included in excess costs	..	636,506		
		1,209,212		
6. Advance to Country Roads Board for road construction	..	21,000		
Less Amount held by the Country Roads Board	..	21,000		
7. Amounts held in Trust for sundry persons	..	110,750		
Less Balance in the Trust Suspense Account	..	110,750		
8. Settlers for Securities Lodged pending Settlement Purchase Lease	..	970		
Less Securities held for settlers	..	970		
9. Sundry Creditors for rents paid in advance, &c.	..	..	13,951	
10. Amounts provided from Consolidated Revenue to meet interest on loans and costs of administration	..	7,144,453		
Less Amounts paid to consolidated revenue	..	4,548,021		
Commonwealth Government for one-half share of rents and interest remitted during the Assistance Period	..	16,597		
		4,564,618		2,579,835
<i>Debit Balances.</i>				
1. Estates Purchased not disposed of, including expenses of subdivision, development and improvement	..	..	17,493,603	
2. Disposal of Unsuitable Land	..	1,202,778		
Less Proceeds of sales	..	974,865		
Principal charged under contracts of sale	..	26,293		
		1,001,158		201,620
3. Land and Improvements held under Settlement Purchase Lease	..	6,934,779		
Less Principal instalments charged	..	106,025		
Receipts in excess of instalments charged	..	847,823		
		953,848		5,980,931
4. Land and Improvements held under Settlement Interim Lease	..	8,132,037		
Less Receipts in reduction of settlers' liabilities	..	194,481		
		10,896,490		7,937,556
5. Advances to Finance Single Unit Farms	..	..	675,033	
Less Principal instalments charged	..	..	2,914,130	
Receipts in excess of instalments charged	..	3,589,163		
		7,307,327		
6. Advances to Effect Improvements and to purchase Stock, Implements, &c.	..	3,793,745		
Less Principal instalments charged	..	2,396,459		
Receipts in reduction of advances	..	60,209		
		2,456,668		1,337,077
7. Advances to Purchase Shares in Canneries, Packing Sheds, &c.	..	..	125,164	
Less Principal instalments charged	..	..	28,852	
		96,312		380,566
8. Stock, Plant, Materials and Services not yet allocated (at cost)	..	..	21,604	
9. Live Stock on Station Properties at valuation	..	..	18,812	
10. Proceeds of Working Station Properties not yet allocated	..	..	..	18,812
11. Buildings and Working Plant at cost, less depreciation	..	..	..	465,565
12. Amounts Advanced by the Commonwealth Government, unexpended	..	..	..	..
13. Commonwealth Government for share of costs in excess of valuations	..	2,159,212		
Less Amounts received from the Commonwealth Government	..	2,116,935		
		42,277		27,468
14. Sundry Debts to Loan Fund Credit Account—	..	..	8,770	
Sundry Persons for Materials supplied	..	..	18,698	
Settlers for Arrears of Principal Instalments	..	..	..	46,494
15. Sundry Debts to Consolidated Revenue—	..	..	..	143,660
Arrears of Interest, Rents and Fees due and payable	..	..	..	..
16. Interest and Rents accrued since instalment dates	..	..	..	..
17. Loss on Revenue Account (see explanatory footnote)—	..	2,878,143		
Accumulated Deficiency to 30th June, 1956	..	913,775		
Deficiency for year ended 30th June, 1957	..	3,791,918		
Less Profits on working Station Properties	..	1,115,206		
		2,676,712		
		44,177,584		

REVENUE ACCOUNT FOR THE YEAR ENDED 30TH JUNE, 1957.
(Adjusted to nearest £.)

	£	£	£
<i>Debits.</i>			
Interest on Capital including discount and expenses of loan raising	1,691,235		
Less Interest on loan liability transferred to and borne by the State	163,015		
	1,528,220		
Costs of Administration—			
Salaries and Wages	183,818		
Travelling expenses	10,984		
Stores, stationery and incidentals	11,172		
Maintenance of property, repairs	3,177		
Payments in lieu of shire rates	17,976		
	227,127		
Depreciation	2,837		
Bad Debts	949		
Less Amount contributed by Commonwealth Government	293		
	656		
Remissions—			
Rents and Interest remitted during the assistance period	33,194		
Less half-share to be contributed by Commonwealth Government	16,597		
	16,597		
Interest waived on overdue instalments	248		
	16,845		
	1,775,685		
Accumulated Deficiency to 30th June, 1956		2,878,143	
Revenue Account Deficiency for year ended 30th June, 1957		913,775	
		3,791,918	
		3,791,918	
<i>Credits.</i>			
Interest Earned		495,317	
Interest on Expenditure for Land and Improvements capitalized		265,734	
Rents, Fees and sundry earnings		92,430	
Contributions by Commonwealth Government of amounts paid in lieu of shire rates		8,429	
Balance carried down		913,775	
		1,775,685	
Accumulated Profits on working station properties to 30th June, 1956		1,095,153	
Profit on working station properties for year ended 30th June, 1957		20,053	
		1,115,206	
Balance		2,676,712	
		3,791,918	

The accumulated deficiency shown in the Balance Sheet and Revenue Account is due mainly to the provisions of the Agreement between the Commonwealth and State Governments and of State legislation designed to assist the establishment of discharged soldiers on the land.

1. <i>Remission of rents and interest.</i> —During the early stages of occupation, referred to in the Agreement as the Assistance Period, all rent and interest charges are remitted. The cost is to be shared equally by the Commonwealth and State Governments. The Victorian Government's share to date is	£	137,152
2. <i>Concessional Interest rate.</i> —The Act fixes the rate to be charged to settlers at 2 per cent. per annum. Having regard to the average interest rate payable on loan moneys the reduced rate amounts to a statutory concession of	£	1,620,774
3. <i>Other costs not charged to settlers—</i>		
(a) Discount and expenses on the raising of loan moneys amounted to	£	299,350
(b) Costs of administration also borne by the State were	£	1,507,186
		<u>1,806,536</u>
		<u>3,564,462</u>

I. K. MORTON, Secretary.
R. D. HOWELLS, Accountant.

H. L. SIMPSON, Chairman
E. SINGLETON, Member.
SYDNEY J. KING, Member.

The accounts of the Soldier Settlement Commission have been audited, and, in my opinion, the balances shown in the Balance Sheet properly disclose the position of the Commission's accounts as at 30th June, 1957, and the Revenue Account and the Statement of Receipts and Disbursements correctly summarize the transactions of the Commission during the year ended 30th June, 1957.

R. W. GILLARD, Auditor-General,
11th October, 1957.

SOLDIER SETTLEMENT COMMISSION
SOLDIER SETTLEMENT ACTS.

STATEMENT OF RECEIPTS AND DISBURSEMENTS FOR FINANCIAL YEAR ENDED 30TH JUNE, 1957.

<i>Receipts.</i>						£	s.	d.	£	s.	d.
Amounts Credited to Consolidated Revenue—											
Interest on Land and Improvements	..	..	..	..	..	305,724	13	6			
Interest on Advances	..	..	..	..	..	164,219	9	1			
Rents and Agistment	..	..	..	..	..	59,969	1	0			
Sale of Motor Vehicles	..	..	..	..	..	1,269	0	0			
Ascertained Profit on Trading in Livestock	..	..	..	..	..	14,353	8	0			
Recoup of Land Utilization Vote Expenditure	..	..	..	..	..	18,714	4	9			
Contribution by Commonwealth Government to meet excess costs and other losses on Soldier Settlement	..	..	..	..	..	265,578	17	4			
Contribution by Commonwealth Government to meet amounts paid in lieu of Shire Rates	..	..	..	..	..	8,429	15	11			
Sundries	..	..	..	..	..	2,018	16	4			
									840,277	5	11
Amounts Credited to Loan Fund Credit Account Section 5 (2) (e)—											
Receipts in reduction of Purchase Lease Liability	..	..	..	..	..	232,113	14	6			
Proceeds, Sale of Land and Improvements	..	..	..	..	..	129,144	8	8			
Receipts in reduction of Advances	..	..	..	..	..	975,780	6	4			
Proceeds, Sale of Stock, Wool, Plant and Material	..	..	..	..	..	21,581	0	2			
Contribution by Commonwealth Government for share of costs in excess of valuations and other losses	..	..	..	..	..	257,543	3	5			
									1,616,162	13	1
<i>Less</i> Amounts transferred from Interim Credit Account to Receipts in Reduction of Purchase Lease Liability									59,535	16	8
									1,556,626	16	5
									2,396,904	2	4
<i>Disbursements.</i>						£	s.	d.			
Expenditure from Consolidated Revenue—											
Proportion of Commissioners' Salaries	..	..	..	..	..	8,243	13	4			
Salaries and Wages	..	..	..	..	..	140,397	8	2			
Travelling Expenses	..	..	..	..	..	10,461	6	2			
Stores, Equipment and Incidentals	..	..	..	..	..	1,879	15	3			
Postage, Telegrams and Telephones	..	..	..	..	..	3,305	7	4			
Printing and Stationery	..	..	..	..	..	2,518	4	11			
Maintenance of Motor Vehicles	..	..	..	..	..	670	12	4			
Valuation Fees	..	..	..	..	..	1,257	5	1			
Upkeep of Commission's Property	..	..	..	..	..	2,291	3	5			
Payments in lieu of Shire Rates	..	..	..	..	..	17,977	16	10			
Purchase of Motor Vehicles	..	..	..	..	..	836	0	0			
									189,838	12	10
Pay Roll Tax	..	..	..	..	..	3,473	16	5			
									193,312	9	3
Land Utilization	..	..	..	..	..	19,906	13	0			
									213,219	2	3
Expenditure from Loans and Commonwealth Advances—(Including £1,598,780 7s.— chargeable to the Commonwealth Government)—											
Purchases of Land	..	..	..	..	..	1,298,227	14	7			
Advances—											
For Shares	..	..	..	..	..	15,000	0	0			
For Purchase of Land &c.	..	..	..	..	..	356,379	19	0			
For Improvements, Stock, Implements, &c.	..	..	..	..	..	732,724	19	11			
									1,104,104	18	11
Irrigation Development	..	..	..	..	..	143,020	6	4			
Other Expenditure—											
Development and Improvement of Estates	..	..	..	..	..	2,633,423	4	1			
									5,178,776	3	11
									5,391,995	6	2

I. K. MORTON, Secretary.
R. D. HOWELLS, Accountant.

H. L. SIMPSON, Chairman.
E. SINGLETON, Member.
SYDNEY J. KING, Member.

R. W. GILLARD,
Auditor-General
11th October, 1957.