

1961

VICTORIA

ANNUAL REPORT

OF THE

SOLDIER SETTLEMENT COMMISSION

FOR THE

YEAR ENDED 30th JUNE, 1961

PRESENTED TO BOTH HOUSES OF PARLIAMENT PURSUANT TO THE PROVISIONS OF SECTION 16 OF
THE SOLDIER SETTLEMENT ACT 1958.

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REPORT

Soldier Settlement Commission,
Melbourne, C.2.

The Honourable the Minister of Lands.

SIR,

The Soldier Settlement Commission has the honour to furnish to you pursuant to Section 16 of the *Soldier Settlement Act* 1958, its Annual Report and Balance-sheet for the year ended the 30th June, 1961.

GENERAL.

Under the requirements of the Act, this Report will deal separately with the administration of soldier settlement under the *Soldier Settlement Act* 1958 and the administration of land settlement under the *Land Settlement Act* 1959. However, before dealing with these subjects, the Commission feels it may be wise to refer to a number of matters which intrude when the future of land settlement is under discussion.

Since the Commission's last Report, the British Commonwealth countries have been trying to anticipate situations which may develop if the United Kingdom joins the European Common Market. The possibility of such a union by the United Kingdom has given all primary producers food for thought and in some circles pessimistic views are held as to the future of many of our primary products. It should not be overlooked that the European Common Market if vigorously pursued, may prove in the long run, a better market for our produce than the more restricted one we are trying to cling to in the United Kingdom. Whatever may happen regarding the Common Market, Australia will still have the same opportunity of feeding and clothing the same number of people as it had previously.

The most disturbing feature of the situation is that some primary producers' organizations apparently still hold the view that the answer to all problems is to curtail production in Australia. Surely Australia has had ample experience over the years of what happens to people who endeavour to fit their production into the calculated future export market. Two years ago the Chairman of the Australian Wheat Board with years of experience and a keen knowledge of the industry, warned of the difficulty of finding a market for Australian wheat in view of the high stocks in storage. Nevertheless, Australia subsequently produced one of the biggest crops on record and sold it at highly remunerative prices as fast as ships could transport it. Further, some years earlier Australia was faced with large surpluses of wheat overseas and apparently poor prospects of marketing the Australian crop. Within ten weeks the whole of the Australian storages were needed to feed starving stock within this country.

It is appreciated that the subject makes hard reading when old truths are trotted out but it appears necessary that at times we have a critical look at ourselves. Wheat is possibly the most unstable commodity in Australia as far as annual levels of production are concerned, but, even in those industries where production is more stable, the same cry of "over-production" is made. The dried-fruit industry continues to bury its head in the diminishing sands when it is known that the average dried-fruit production in Australia is gradually decreasing with old areas going out. Robinvale has the potential of being extended by a further 200 blocks over a number of years. Despite the fact that Robinvale has proved to have the highest average production per acre in Australia and having regard to the present high percentage of grapes being used for purposes other than drying, the extra plantings involved in the additional holdings would not necessarily increase the average export to what it was prior to vines being planted for soldier settlement in 1947.

Everywhere along the River Murray and its tributaries there is ample evidence of the haphazard use of water but nowhere from the Murray's source to the sea is there a better example of a flourishing oasis than the Robinvale Soldier Settlement of 246 dried fruit blocks.

It is not the desire of the Commission to exploit land settlement that is uncertain, or to produce commodities that are already unsaleable, or to produce on land that is marginal. The land and all the amenities in which the State of Victoria has already invested many thousands of pounds at Robinvale are waiting for the signal to go and this Commission is fully equipped to handle the project. If the only problem is lack of water, there is ample evidence throughout Victoria of irrigation water not being put to the best use and if water is in such short supply as claimed, future allocations should surely not be on the basis of increases for this person or that who happens to be within a certain defined area but rather that the limited supply should be reserved for the production of products which will return the greatest income per acre, particularly if it is export income.

Again let it be said that with hundreds of millions of hungry people at our front door we will have to show some of the characteristics of our pioneers who took sensible risks, if we are to be worthy of retaining this land.

It would not be out of order to also refer to the need of establishing some flexible form of finance to which exporters of our products, both primary and secondary, might have access when endeavouring to open up new markets overseas.

It has been apparent for many years that exporting countries are confronted from time to time with a demand for products from countries which find it nearly impossible to provide credit facilities to clinch dealings. At a time like this in world affairs when it is the recognized thing to assist under-developed countries, either with education facilities or with food stuffs for their under-nourished people, there are very sound reasons for being able to negotiate with the intermediate groups of people who want our products but who also want time to pay.

To do these things it is imperative that the Commonwealth Government should take steps to create a fund to finance such dealings either through the International Bank or, if necessary, an extension of its charter or by agreement with exporters and the Commonwealth Bank backed by the Commonwealth Government.

It is of interest to all discerning Australians to note that at a time when some of our biggest manufacturing companies are encountering some difficulties in finding a market for their goods they are, at the same time, planning for expenditure of millions of pounds for future expansion. Surely there is sufficient foresight and courage in our primary industries which carry the base load of paying for imports essential to our secondary industries, to utilize all our safe country to the full and having produced the product which fits our land and climate we will then have something to sell rather than allow our natural markets to be swallowed up by other countries more enterprising than ourselves.

In this effort alone, we not only find markets overseas, but create within Australia an ability to absorb more citizens who in the future will allow us to expand our population to a point much safer than it is at present.

SETTLEMENT UNDER THE SOLDIER SETTLEMENT ACT 1958.

Acquisition and Subdivision of Land.

During the past year one further property, of 570 acres, was purchased, bringing the total area acquired for soldier settlement from 1946 to 30th June, 1961, to 1,193,171 acres at a cost of £19,542,329.

In addition an area of 582 acres of Crown land was set apart under the Soldier Settlement Act, which brought the total area acquired or set apart to 1,244,707 acres. This area has been disposed of as follows:—

| | |
|---|-----------|
| | acres. |
| Allocated for General Settlement purposes covering 3,048 farms .. | 1,180,669 |
| Sold or disposed of as unsuitable for settlement purposes for reasons such as over capitalized homestead areas or appropriation for public purposes | 64,038 |
| | 1,244,707 |

Classification of Applicants as to Eligibility and Suitability for Settlement.

No further applications were received during the past year so that the total number of applications stands at 16,673. The following table shows an analysis of this figure.

| Number of Applications Received for Classification. | Number Deferred Pending Further Experience. | Number Deferred Other Reasons (Withdrawn or Ineligible). | Number where Classification not Proceeded with. | Number Classified as Suitable. | Number Classified as unsuitable. |
|---|---|--|---|--------------------------------|----------------------------------|
| 16,673 | 1,564 | 1,444 | 1,335 | 11,267 | 1,063 |

In the year under review 34 ex-servicemen were allocated farms under the War Service Land Settlement Scheme. With the withdrawal of financial contributions by the Commonwealth Government to the War Service Land Settlement Scheme, no new holdings will be made available for Soldier Settlement. The only blocks which may now become available for application by ex-servicemen will be the odd surrendered or forfeited holdings which revert to the Commission for re-allocation.

The decline of interest by ex-servicemen, reflected in the number of applications for land and referred to in previous Reports, continued in the past year. Although under the War Service Land Settlement Agreement the number of ex-servicemen to be settled on the land was governed by the opportunities for settlement and not by the number of applicants, it is interesting to note that the diminishing number of holdings to be made available has corresponded with the lessening number of applicants.

In the fifteen years that the Soldier Settlement Scheme has functioned in Victoria, 6,152 ex-servicemen have been assisted in their establishment on the land and this figure compares more than favourably with the combined efforts of all other States. Of these, 2,878 were granted Single Unit Farm Loans to purchase farms of their own choice and 3,274 were allocated holdings under the General Settlement Scheme including 226 ex-servicemen granted blocks surrendered or forfeited by their original occupiers for various reasons such as ill-health, death, compulsory forfeiture, &c.

Development and Improvement of Soldier Settlement Holdings.

The development of soldier settlement holdings is now reaching the completion stage and the under-mentioned statement shows the main structural improvements which have been constructed on soldier settlement holdings during the year 1960-61 and the total completed since the inception of the Commission.

| | Prior to 30.6.60. | During Year 1960-61. | Total as at 30.6.61. |
|--|-------------------|----------------------|----------------------|
| Houses erected | 2,831 | 29 | 2,860 |
| Houses renovated and occupied by settlers | 178 | 2 | 180 |
| Dairy and milking sheds erected | 1,725 | 56 | 1,781 |
| Shearing sheds erected | 1,266 | 30 | 1,296 |
| Utility and general-purpose sheds and haysheds erected | 3,886 | 15 | 3,901 |

In addition to the above-mentioned structures, the Commission has constructed sheep yards, sheep dips and outer cowyards, where required, and erected 9,300 miles of fencing.

In providing essential water supply to settlers' holdings, 40 dams were excavated and 27 bores put down during the year under review, making a total of 1,873 dams and 2,157 bores provided by the Commission since the inception of its activities.

Single Unit Farm Advances pursuant to Part VII. of the Soldier Settlement Act 1958.

A summary of the actual advances made under the scheme is set out hereunder :—

| Period. | Number of Settlements effected. | Total Loans. | Average Loans. |
|--|---------------------------------|--------------|----------------|
| 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 | 247,899 | 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 |
| 1st July, 1957, to 30th June, 1958 | 69 | 410,560 | 5,950 |
| 1st July, 1958, to 30th June, 1959 | 72 | 462,590 | 6,425 |
| 1st July, 1959, to 30th June, 1960 | 21 | 165,859 | 7,898 |
| 1st July, 1960, to 30th June, 1961 | 1 | 14,801 | 7,500* |
| Totals to 30th June, 1961 | 2,878 | 11,950,300 | 5,230 |

* An amount of £14,801 which was approved and committed in the previous year was advanced during the current year. Of this amount, £7,500 was lent to assist purchase one farm and the balance advanced to several settlers who had loans approved for developmental works which were carried out and paid for in this financial year.

Capital repayments of Single Unit Farm advances amount to £5,046,137 including the amounts paid by 1,134 settlers in full repayment of their liabilities. In addition, an amount of £190,518 is standing to the credit of Single Unit Farm settlers in their Mortgagors' Credit Accounts.

It will be appreciated that the Single Unit Farm Scheme apart from loans previously committed, was suspended in July, 1959, in conformity with the policy applicable to the other forms of War Service Land Settlement throughout Australia.

Assistance Period granted to Settlers.

An amount of £59,975 was provided to settlers by the Commonwealth during the year for living allowances bringing the total since the inception of the scheme to £1,176,174. During the year 86 settlers were granted the benefits of the Assistance Period, making the grand total to date of 3,119.

Settlers have paid £956,429 to their Interim Credit Accounts and of this amount £826,065 has been used to reduce their liabilities under Purchase Leases and the balance £130,364 remains in their Interim Credit Accounts. Settlers under Purchase Lease have £332,692 standing to the credit of their Purchase Lease Credit Accounts as at 30th June, 1961.

Advances for Stock, Plant, Equipment, &c., pursuant to Part VIII. of the Soldier Settlement Act 1958.

Advances amounting to £200,407 were made to settlers during the year bringing the grand total advanced under this part to £5,880,405.

During the year £494,782 was received in repayment of advances bringing the total repayments to £4,923,270.

The total amount advanced under Section 117 of the Act for the purchase of shares in Co-operative Processing Factories is £125,164 and of this amount £108,052 has been repaid.

Agricultural Loans and Allowances under the Commonwealth ReEstablishment and Employment Act 1945.

Of the total of £1,769,851 which was advanced to 2,970 eligible ex-servicemen, £1,676,642 has been repaid.

A grand total of £296,013 was paid to 2,311 ex-servicemen for living allowances and this figure remains unchanged for the year.

Summary of the position of all Loans made by the Commission since its inception.

| | Total Advances. | Total Repayments. | Written Off. | Balance Outstanding. | In Mortgagors' Credit Account. |
|--|-----------------|-------------------|--------------|----------------------|--------------------------------|
| | £ | £ | £ | £ | £ |
| Single Unit Farm, Part VII. | 11,950,300 | 5,046,137 | 3,257 | 6,900,906 | 190,518 |
| Part VIII., Advances for stock, plant, equipment, and working expenses | 5,880,405 | 4,923,270 | 6,640 | 950,495 | .. |
| Advances for Shares | 125,164 | 108,052 | .. | 17,112 | .. |
| Commonwealth Loans | 1,796,851 | 1,676,642 | 729 | 119,480 | .. |
| | 19,752,720 | 11,754,101 | 10,626 | 7,987,993 | 190,518 |

Of the original loans made totalling nearly £20 million, over half this amount has now been repaid. The irrecoverable losses of capital for all reasons is .00054 of the amount advanced.

Valuation of Allotments.

During the financial year 1960-61, Interim Lease liabilities were determined for an additional 211 holdings making a total of 2,808 holdings for which such liabilities have been determined.

Settlement Purchase Leases.

At the 30th June, 1961, 2,115 settlers had been granted Settlement Purchase Leases of which 222 were granted during the year under review. These leases follow the grant of Settlement Interim Leases and provide for the settlers eventually freeholding their farms.

Quite apart from providing for repayment of the capital liability by way of instalments over a term of 55 years, the Soldier Settlement Act provides that, after an initial restricted period, any Purchase Lessee may freehold his holding by paying off his liability in full. As at the 30th June, 1960, 204 settlers had taken advantage of this provision and obtained Crown Grants for their farms. Of this number, 74 settlers repaid during the year under report.

Commonwealth Contribution to Excess Costs of Settlement.

Excess costs are defined as the difference between the actual cost of a holding and the liability carried by the settler. This liability is based on conservative estimates of yields and prices and not on cost or market value.

It is necessary to again point out that the Commonwealth has not as yet agreed to contribute to any write-off on land, even that purchased during the boom years which means that Victoria is contributing to an unfair proportion of the excess costs of settlement which is not reflected in the following figures which refer only to the limited formula where agreement has been reached.

At the 30th June, 1961, the Commission under the arrangement made with the Commonwealth in July, 1951, had lodged interim claims in respect of 1,725 blocks in the rainfall areas and 730 blocks in the irrigation areas. The total amount of these limited claims is £4,640,751 16s. 11d. of which £4,537,683 10s. 8d. has been paid by the Commonwealth and £103,068 6s. 3d. has been withheld. The amount withheld mainly concerns road access to Commission Estates and is still being disputed by the Commonwealth.



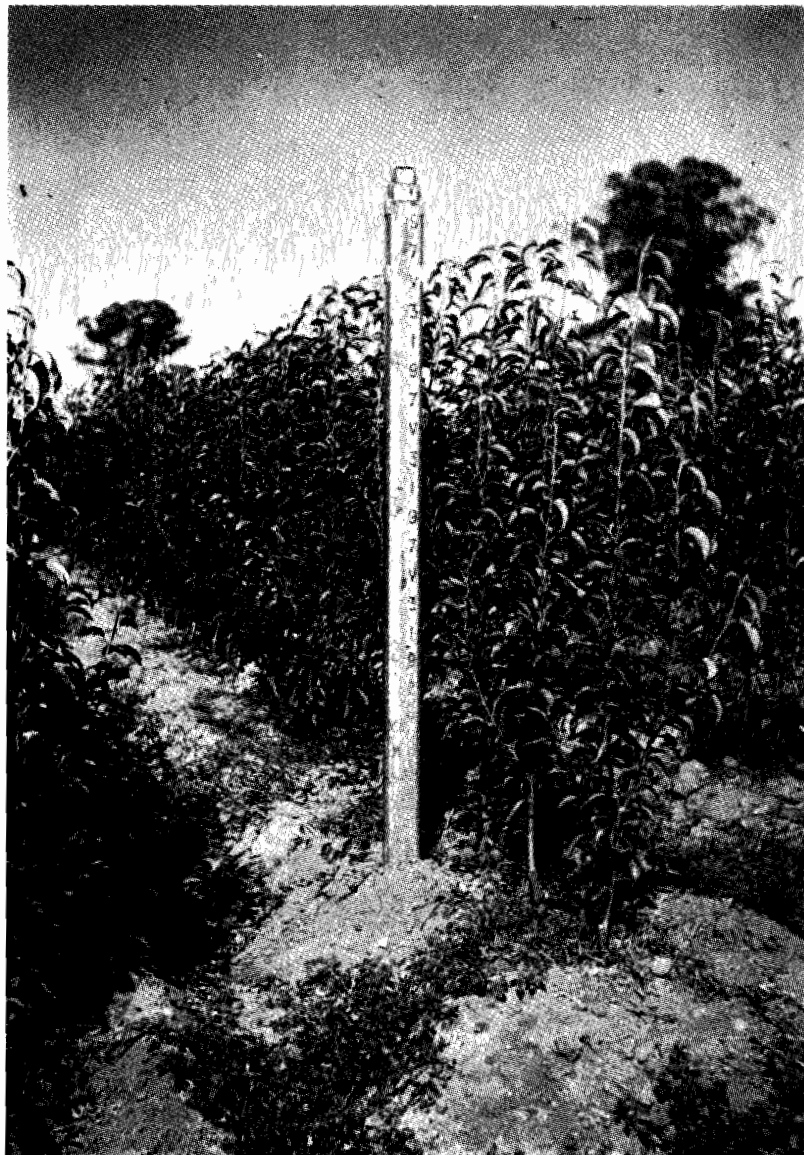
Portion of the drainage works carried out on the Swamp Area at the Yanakie Project.



First year pasture on the Swamp Area at the Yanakie Project.



A typical young orchard holding at the East Goulburn Irrigation Settlement Area.



Pear trees in the Commission's Nursery at East Goulburn prior to lifting for planting out on new orchard holdings.

The Commission continued lodging with the Commonwealth final claims in respect of these Estates where the settlers all hold purchase leases. These are on the basis of claiming one-half of the total excess costs less any payments already made by the Commonwealth.

As at the 30th June, 1961, final claims amounting to £443,919 7s. 4d. have been lodged with the Commonwealth, but no finality has been reached or payments made by the Commonwealth.

Soldier Settlement Insurance Fund.

The following table shows the position of the Insurance Fund under the provisions of the Soldier Settlement Act to cover structural improvements on War Service Land Settlement holdings and Single Unit Farms.

| | | <i>Receipts.</i> | | | | <i>Payments.</i> | |
|---|---------|------------------|-------|---------|-------|------------------|--|
| | | £ | s. d. | £ | s. d. | | |
| Credit Balance in Fund as at 30th June, 1960 | | 438,590 | 6 10 | | | | |
| Premiums received during financial year 1960-61 | | 80,600 | 18 8 | | | | |
| | | <hr/> | | 519,191 | 5 6 | | |
| | | | | | | | |
| Claims paid during financial year 1960-61— | | | | | | | |
| Re-instatement | | 15,159 | 0 2 | | | | |
| Section 105 (8) (b) (1) (Reduction of liabilities of insured where reinstatement not desirable) | | 542 | 10 0 | | | | |
| Administration Expenses | | 11,243 | 7 9 | | | | |
| Balance of Fund, 30th June, 1961 | | 492,246 | 7 7 | | | | |
| | | <hr/> | | 519,191 | 5 6 | | |

Arrears of Premiums at 30th June, 1961, amounted to £2,550 6s.

Claims admitted but not paid at 30th June, 1961, amounted to £6,035 4s. 4d.

SETTLEMENT UNDER THE LAND SETTLEMENT ACT 1959.

Acquisition of Land.

As mentioned in the previous Report, 82,496 acres of Crown lands had been set apart for settlement under the *Land Settlement Act* 1959 and 12,395 acres of freehold land had been acquired as at the 30th June, 1960.

During the year under review the Commission proceeded with the acquisition of land for development and subdivision in the East Goulburn Irrigation Project and 3,368 acres were acquired at a cost of £128,901. In the Heytesbury Project an additional 2,000 acres of Crown land were set apart, and one isolated freehold property of 100 acres was purchased.

Thus to 30th June, 1961, 84,496 acres of Crown land have been set apart under the Land Settlement Act and 15,863 acres of freehold land have been acquired at a cost of £531,163.

Allocation of Holdings.

The very keen interest in this scheme referred to last year has been maintained over the past twelve months and the Commission now has registered the names and addresses of some 8,000 persons who have indicated their desire to participate in this form of land settlement.

The large number of applicants for holdings is ample evidence of the wide interest amongst the young men of the State as 62 holdings allocated during the year attracted 3,085 applications.

The holdings allocated during the year were 32 dairying blocks at Heytesbury, 8 dairying blocks at Yanakie, and 22 soft-fruit orchards at East Goulburn. With the 24 holdings allotted at Heytesbury in the previous year, the number of farms now allocated under this Act totals 86.

Development and Improvement of Land Settlement Areas.

Since the last Report good progress has been made in developing Crown lands at Heytesbury and Yanakie and also on acquired land at East Goulburn for settlement under the provisions of the *Land Settlement Act 1959*.

The position of each of these Projects is as shown hereunder :—

Heytesbury.

| | During Year 1960-61. | Total as at 30th June, 1961. |
|-----------------------------------|-------------------------|---------------------------------|
| Area cleared | Acres. 6,614 | Acres. 41,914 |
| Area ploughed | 7,671 | 38,850 |
| Area sown down to pasture | 7,861 | 34,411 |

In addition to the above-mentioned work, the following permanent improvements have been effected as at the 30th June, 1961 :—

| | |
|-----------------------|--|
| Dams | 219 excavated and of these 75 have been equipped with mills. |
| Houses | 64 constructed, contracts let for a further 43, (a number of which are now under construction) and tenders called for the construction of a further ten. |
| Dairies | 57 constructed and a further 36 are under construction. |
| Utility Sheds | 71 constructed. and a contract has been let for a further fourteen. |
| Haysheds | 29 constructed and a contract let for the erection of a further eighteen. |
| Fencing | Approximately 277 miles erected. |

Up to the 30th June, 1961, approximately 62 miles of roads have been constructed and a further 30 miles have been formed.

As mentioned above, 32 additional allotments have been allocated during the past year and all the settlers are in occupation under limited production.

As at the 30th June, 1961, the total number of allotments allocated is 56.

It is anticipated that a further 50 allotments will be made available for application in this area during the coming year subject to a final pasture inspection.

East Goulburn Irrigation Settlement Area.

Development of canning fruit orchards in this area has progressed satisfactorily, and the target of 80 orchards should be completed in the winter of 1962.

To date, 72 orchards have been planted to the basic area of 17 acres peaches, 5 acres pears, and 3 acres apricots, in all a total of 1,800 acres. The remaining eight orchards have been planted to various areas of these kinds of fruit totalling 142 acres, making the total area planted to date 1,942 acres over the 80 orchards. To complete the overall target of 2,000 acres an average planting of $7\frac{1}{4}$ acres per block over eight blocks will be required in 1962.

Of the first orchards planted in 1958, 22 have now been allocated to applicants and all these settlers are in occupation of their holdings.

Arrangements have also been made for the erection of packing sheds on these holdings.

At this stage it is thought fitting to mention the establishment of the Commission Nursery. This began in 1957, and the first plantings from it were made in the field in 1958, and progressively each year up to the present. Peach and pear requirements have been propagated whilst apricot requirements have been met by purchases through normal trade channels.

The purpose in establishing the Nursery was to produce trees of the kinds, varieties and numbers required to maintain annual target plantings, as experience had shown that any irregularity of supply from nurseries seriously disrupted the planting programme and added to cost.

While certain teething troubles were experienced in a venture such as this, it has, overall, been very successful for not only have the required trees been raised on the spot, resulting in a quick transfer from nursery to field, but production costs were lower than contract prices through the trade.

During the year development of nine holdings for dairying under irrigation has been completed. An initial area of 65 acres on each of these has been ploughed, graded, check banked and sown to permanent pasture mixture and contracts let for the erection of dairies and utility sheds.

Applications have been called for these holdings under the provisions of the *Land Settlement Act 1959*, and it is expected that the successful applicants will go into occupation in the spring of 1961.

Work has been commenced for the development of a further fourteen holdings for dairying under irrigation and their sowing in 1962.

In addition to the above-mentioned developmental work, the Commission as at the 30th June, 1961, has erected 41 houses and a further 15 are under construction.

It has also erected 34 miles of fencing and excavated 22 dams.

Yanakie.—Since the last Report a further 700 acres have been sown to pasture, making a total of 5,050 acres sown as at the 30th June, 1961.

This total includes an area of approximately 300 acres being portion of the peat swamp referred to in the last Report.

In addition a further 760 acres of this swamp have been rotary-hoed in preparation for sowing in the coming year.

The balance of the swamp area (approximately 500 acres) will be rotary-hoed in the coming summer in preparation for sowing.

Considerable progress was made last summer with the drainage system throughout the swamp and this work has proved very satisfactory and efficient.

Notwithstanding the high level of salinity as disclosed by soil tests, it appears likely that pasture can be successfully established on this swamp land.

In addition to the above-mentioned work the following permanent improvements have been effected as at the 30th June, 1961, on the area to be settled under the *Land Settlement Act 1959* :—

| | | |
|------------------|----|---|
| Houses .. | .. | 8 constructed. |
| Dairies .. | .. | 8 constructed. |
| Utility Sheds .. | .. | 4 constructed and a further 4 under construction. |
| Haysheds .. | .. | 1 constructed and a further 7 under construction. |
| Fencing .. | .. | 24 miles erected. |
| Dams .. | .. | 20 excavated. |
| Bores .. | .. | 16 sunk. |

During the year under review eight allotments were allocated and the settlers are in occupation and in production.

Advances pursuant to Division 6 of the Land Settlement Act.

With 86 settlers now in occupation of their holdings, the Commission has approved advances to some of these men to assist them in the purchase of stock, plant, and equipment. Total advances granted to the 30th June, 1961, amounted to £7,276, and of this amount £1,768 has been repaid, leaving a balance of £5,508 outstanding at the 30th June, 1961.

*Land Settlement Insurance Fund.**Receipts.*

| | £ | s. | d. | £ | s. | d. |
|---|-------|----|----|-------|----|----|
| Balance of Fund, 30th June, 1960 | 772 | 8 | 9 | | | |
| Premiums received during financial year 1960-61 | 1,913 | 12 | 7 | | | |
| Advance from Public Account | 700 | 0 | 0 | | | |
| | <hr/> | | | 3,386 | 1 | 4 |

Payments.

| | | | | | | |
|---|-------|----|---|-------|---|---|
| Claims paid during financial year 1960-61— | | | | | | |
| Reinstatement | 613 | 7 | 8 | | | |
| Section 105 (8) (b) (1) (Reduction of liabilities of insured where reinstatement not desirable) | 1,800 | 0 | 0 | | | |
| Administration Expenses | 682 | 14 | 3 | | | |
| Balance of Fund, 30th June, 1961 .. | 289 | 19 | 5 | | | |
| | <hr/> | | | 3,386 | 1 | 4 |

Arrears of Premiums at 30th June, 1961, amounted to £69 15s. 9d.

STAFF.

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

It also desires to express its appreciation to the Victorian Branch of the Returned Sailors' Soldiers' and Airmen's Imperial League of Australia and those other Departments and Instrumentalities from which it has received 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, 1961.
(Adjusted to nearest £.)

| | £ | £ | £ | £ |
|---|------------|---|---|---|
| <i>Credit Balances.</i> | | | | |
| 1. Loan Expenditure* | 57,695,888 | | | |
| Less Repayments to Loan Fund Credit Account | 15,505,476 | | | |
| Loan Liability | 42,190,412 | | | |
| Less Loan Liability transferred to and borne by the State | 12,184,832 | | | |
| | 30,005,580 | | | |
| 2. Amounts Advanced by the Commonwealth Government | 7,198,703 | | | |
| Less Repayments to Commonwealth Government | 153,183 | | | |
| | 7,045,520 | | | |
| 3. Amounts claimed from Commonwealth Government under an agreement to share costs in excess of valuations | 4,995,743 | | | |
| Less Amounts contributed by the Commonwealth Government | 4,470,752 | | | |
| | 524,991 | | | |
| 4. Crown Lands taken over and set apart for settlement | .. | | | |
| 5. Interest on Loan Expenditure capitalized during the developmental period | 2,546,460 | | | |
| Less Liability relieved for interest included in excess costs | 1,841,537 | | | |
| | 704,923 | | | |
| 6. Amounts held in Trust for sundry persons | 230,697 | | | |
| Less Balance in the Trust Suspense Account | 230,697 | | | |
| | 7,853 | | | |
| 7. Sundry Creditors for rents paid in advance, &c. | .. | | | |
| 8. Amounts provided from Consolidated Revenue to meet interest on loans and costs of administration | 13,426,805 | | | |
| Less Amounts paid to consolidated revenue | 7,311,621 | | | |
| Commonwealth Government for one-half share of rents and interest remitted during the Assistance Period | 8,080 | | | |
| | 7,319,701 | | | |
| | 6,107,104 | | | |
| <i>Debit Balances.</i> | | | | |
| 1. Estates Purchased not disposed of, including expenses of subdivision, development and improvement | .. | | | |
| 2. Disposal of Unsuitable Land | 1,580,562 | | | |
| Less Proceeds of sales | 1,203,654 | | | |
| Principal charged under contracts of sale | 70,641 | | | |
| | 1,274,295 | | | |
| 3. Land and Improvements held under Settlement Purchase Lease | 17,582,662 | | | |
| Less Principal instalments charged | 656,063 | | | |
| Receipts in excess of instalments charged | 2,317,416 | | | |
| | 2,973,479 | | | |
| 4. Land and Improvements held under Settlement Interim Lease | 6,779,859 | | | |
| Less Receipts in reduction of settlers' liabilities | 130,364 | | | |
| | 6,649,495 | | | |
| 5. Advances to Finance Single Unit Farms | 11,942,879 | | | |
| Less Principal instalments charged | 1,104,713 | | | |
| Receipts in excess of instalments charged | 4,138,910 | | | |
| | 5,242,723 | | | |
| 6. Advances to Effect Improvements and to purchase Stock, Implements, &c. | 5,873,765 | | | |
| Less Principal instalments charged | 4,807,563 | | | |
| Receipts in reduction of advances | 118,714 | | | |
| | 4,926,277 | | | |
| 7. Advances to Purchase Shares in Canneries, Packing Sheds, &c. | 125,164 | | | |
| Less Principal instalments charged | 108,052 | | | |
| | 17,112 | | | |
| 8. Stock, Plant, Materials and Services not yet allocated (at cost) | 49,778 | | | |
| 9. Live Stock on Station Properties at valuation | 83,518 | | | |
| 10. Proceeds of Working Station Properties not yet allocated | 123,111 | | | |
| 11. Buildings and Working Plant at cost, less depreciation | 67,381 | | | |
| 12. Amounts Advanced by the Commonwealth Government, unexpended | .. | | | |
| 13. Commonwealth Government for share of costs in excess of valuations | 4,995,743 | | | |
| Less Amounts received from the Commonwealth Government | 4,470,752 | | | |
| | 524,991 | | | |
| 14. Sundry Debts to Loan Fund Credit Account— | | | | |
| Sundry Persons for Materials supplied | 665 | | | |
| Settlers' for Arrears of Principal Instalments | 18,260 | | | |
| | 18,925 | | | |
| 15. Sundry Debts to Consolidated Revenue— | | | | |
| Arrears of Interest, Rents and Fees due and payable | 29,671 | | | |
| Interest and Rents accrued since instalment dates | 175,883 | | | |
| 17. Loss on Revenue Account (see explanatory footnote)— | | | | |
| Accumulated Deficiency to 30th June, 1960 | 6,713,302 | | | |
| Deficiency for year ended 30th June, 1961 | 749,843 | | | |
| | 7,463,145 | | | |
| Less Profits on working Station Properties | 1,280,033 | | | |
| | 6,183,112 | | | |
| | 44,518,977 | | | |
| | 44,518,977 | | | |

REVENUE ACCOUNT FOR THE YEAR ENDED 30TH JUNE, 1961.

(Adjusted to nearest £.)

| <i>Debits.</i> | | £ | £ | <i>Credits.</i> | | £ | £ |
|--|--|-----------|-----------|---|--|-----------|-----------|
| Interest on Capital including discount and expenses of loan raising .. | | 1,883,819 | | Interest Earned | | | 631,421 |
| Less Interest on loan liability transferred to and borne by the State .. | | 399,895 | 1,483,924 | Interest on Expenditure for Land and Improvements capitalized | | | 230,810 |
| | | | | Rents, Fees and sundry earnings | | | 36,634 |
| | | | | Contributions by Commonwealth Government of amounts paid in lieu of shire rates | | | 5,171 |
| <i>Costs of Administration—</i> | | | | | | | |
| Salaries and Wages .. | | 136,995 | | | | | |
| Travelling expenses .. | | 4,876 | | | | | |
| Stores, stationery and incidentals .. | | 7,217 | | | | | |
| Maintenance of property, repairs .. | | 5,168 | | | | | |
| Payments in lieu of shire rates .. | | 4,821 | 159,078 | | | | |
| Depreciation .. | | 1,864 | | | | | |
| Bad Debts .. | | 932 | | Balance carried down .. | | | 749,843 |
| | | | | | | | |
| <i>Remissions—</i> | | | | | | | |
| Rents and Interest remitted during the assistance period .. | | 16,161 | | | | | |
| Less Half-share to be contributed by Commonwealth Government .. | | 8,080 | 8,081 | | | | |
| | | | | | | | |
| | | | 1,653,879 | | | | 1,653,879 |
| | | | | | | | |
| Accumulated Deficiency to 30th June, 1960 .. | | 6,713,302 | | Accumulated Profits on working station properties to 30th June, 1960 | | 1,188,441 | |
| Revenue Account Deficiency for year ended 30th June, 1961 .. | | 749,843 | 7,463,145 | Profit on working station properties for year ended 30th June, 1961 | | 91,592 | |
| | | | | Balance .. | | | 1,280,033 |
| | | | | | | | 6,183,112 |
| | | | 7,463,145 | | | | 7,463,145 |

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 | £ | 183,564 |
| 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 | £ | 3,910,782 |
| 3. <i>Other costs not charged to settlers—</i> | | |
| (a) Discount and expenses on the raising of loan moneys amounted to | £ | 4,4070 |
| (b) Costs of administration also borne by the State were | £ | 2,279,684 |
| | | 2,733,754 |
| | | 6,828,100 |

I. K. MORTON, Secretary.
A. L. PEVERILL, Accountant.

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

The accounts of the Soldier Settlement Commission in respect of Soldier Settlement have been audited and, in my opinion, the balances shown in the Balance-sheet properly disclose the position in relation to Soldier Settlement as at 30th June, 1961, and the Revenue Account and the Statement of Receipts and Disbursements correctly summarize the relevant transactions during the year ended 30th June, 1961.

R. W. GILLARD, Auditor-General,
19th October, 1961.

SOLDIER SETTLEMENT COMMISSION
SOLDIER SETTLEMENT ACTS.

STATEMENT OF RECEIPTS AND DISBURSEMENTS FOR FINANCIAL YEAR ENDED 30TH JUNE, 1961.

| | | | | | | | <i>Receipts.</i> | | | |
|--|----|----|----|----|----|---------|-----------------------|-------|-----------|-------|
| | | | | | | | £ | s. d. | £ | s. d. |
| Amounts Credited to Consolidated Revenue— | | | | | | | | | | |
| Interest on Land and Improvements | .. | .. | .. | .. | .. | 448,023 | 19 5 | | | |
| Interest on Advances | .. | .. | .. | .. | .. | 163,243 | 0 11 | | | |
| Rents and Agistment | .. | .. | .. | .. | .. | 27,067 | 8 6 | | | |
| Recoup of Land Utilization Vote Expenditure | .. | .. | .. | .. | .. | 35,670 | 15 1 | | | |
| Contribution by Commonwealth Government to meet excess costs and other losses on Soldier Settlement | .. | .. | .. | .. | .. | 212,123 | 7 6 | | | |
| Contribution by Commonwealth Government to meet amounts paid in lieu of Shire Rates | .. | .. | .. | .. | .. | 5,169 | 0 6 | | | |
| Sundries | .. | .. | .. | .. | .. | 22,301 | 15 10 | | | |
| | | | | | | | | | 913,599 | 7 9 |
| Amounts Credited to Loan Fund Credit Account Section 5 (2) (e)— | | | | | | | | | | |
| Receipts in reduction of Purchase Lease Liability | .. | .. | .. | .. | .. | 725,244 | 7 1 | | | |
| Proceeds, Sale of Land and Improvements | .. | .. | .. | .. | .. | 64,713 | 12 4 | | | |
| Receipts in reduction of Advances | .. | .. | .. | .. | .. | 918,370 | 17 5 | | | |
| Proceeds, Sale of Stock, Wool, Plant and Materials | .. | .. | .. | .. | .. | 98,582 | 4 3 | | | |
| Contribution by Commonwealth Government for share of costs in excess of valuations and other losses | .. | .. | .. | .. | .. | 219,893 | 7 5 | | | |
| | | | | | | | | | 2,026,804 | 8 6 |
| <i>Less</i> Amounts transferred from Interim Credit Account to Receipts in Reduction of Purchase Lease Liability | .. | .. | .. | .. | .. | 41,309 | 15 2 | | | |
| | | | | | | | | | 1,985,494 | 13 4 |
| | | | | | | | | | 2,899,094 | 1 1 |
| | | | | | | | | | | |
| | | | | | | | <i>Disbursements.</i> | | | |
| | | | | | | | £ | s. d. | | |
| Expenditure from Consolidated Revenue— | | | | | | | | | | |
| Proportion of Commissioners' Salaries | .. | .. | .. | .. | .. | 7,208 | 1 2 | | | |
| Salaries and Wages | .. | .. | .. | .. | .. | 102,100 | 19 10 | | | |
| Travelling Expenses | .. | .. | .. | .. | .. | 4,815 | 9 11 | | | |
| Stores, Equipment and Incidentals | .. | .. | .. | .. | .. | 2,194 | 16 0 | | | |
| Postage, Telegrams and Telephones | .. | .. | .. | .. | .. | 2,409 | 14 5 | | | |
| Printing and Stationery | .. | .. | .. | .. | .. | 1,852 | 2 10 | | | |
| Maintenance of Motor Vehicles | .. | .. | .. | .. | .. | 865 | 0 1 | | | |
| Valuation Fees | .. | .. | .. | .. | .. | 55 | 7 11 | | | |
| Upkeep of Commission's Property | .. | .. | .. | .. | .. | 1,894 | 17 11 | | | |
| Payments in lieu of Shire Rates | .. | .. | .. | .. | .. | 4,821 | 14 8 | | | |
| | | | | | | | | | 128,218 | 4 9 |
| Pay-roll Tax | .. | .. | .. | .. | .. | 2,540 | 12 9 | | | |
| | | | | | | | | | 130,758 | 17 6 |
| Land Utilization | .. | .. | .. | .. | .. | 31,999 | 4 9 | | | |
| | | | | | | | | | 162,758 | 2 3 |
| Expenditure from Loans— | | | | | | | | | | |
| Purchases of Land | .. | .. | .. | .. | .. | 35,306 | 13 5 | | | |
| Advances— | | | | | | | | | | |
| For Purchase of Land, &c. | .. | .. | .. | .. | .. | 14,801 | 6 5 | | | |
| For Improvements, Stock, Implements, &c. | .. | .. | .. | .. | .. | 200,406 | 16 4 | | | |
| | | | | | | | | | 215,208 | 2 9 |
| Other Expenditure—(Including Irrigation Development) | | | | | | | | | | |
| Development and Improvement of Estates | .. | .. | .. | .. | .. | 451,501 | 11 10 | | | |
| | | | | | | | | | 702,016 | 8 0 |
| | | | | | | | | | 864,774 | 10 3 |

H. L. SIMPSON, Chairman.

I. K. MORTON, Secretary.

E. SINGLETON, Member.

A. L. PEVERILL, Accountant.

SYDNEY J. KING, Member.

R. W. GILLARD,
Auditor-General.

LAND SETTLEMENT NO. 2.
LAND SETTLEMENT ACT.

BALANCE-SHEET AT 30TH JUNE, 1961.
(Adjusted to nearest £.)

| | £ | £ |
|--|-----------|-----------|
| <i>Credit Balances.</i> | | |
| 1. Loan Expenditure | 3,911,892 | |
| Less Repayments to Loan Fund Credit Account | 55,373 | |
| | 3,856,519 | |
| 2. Crown Lands taken over and set apart for settlement | .. | 21,806 |
| 3. Interest on Loan Expenditure capitalized during the developmental period | .. | 14,066 |
| 4. Amounts Held in Trust for sundry persons | 1,197 | |
| Less Balance in the Trust Suspense Account | 1,197 | |
| | .. | |
| 5. Sundry Creditors for rents paid in advance, &c., and Settlers' Credit Accounts | .. | 7,140 |
| 6. Amounts Provided from Consolidated Revenue to meet interest on loans and costs of administration | 293,647 | |
| Less Amounts paid to Consolidated Revenue | 78,261 | |
| | 215,386 | |
| | 4,310,825 | |
| <i>Debit Balances.</i> | | |
| 1. Estates Purchased not disposed of, including expenses of subdivision, development and improvement | | 3,629,947 |
| 2. Disposal of Unsuitable Land | | 21,806 |
| Less Proceeds of sales | | 14,066 |
| | | 7,140 |
| 3. Advances to effect improvements and to Purchase Stock, Implements, &c. | | 5,508 |
| 4. Plant, Materials, and Services not yet allocated (at cost) | | 26,639 |
| 5. Buildings and Working Plant at cost, less depreciation | | 408,307 |
| 6. Sundry Debts to Loan Fund Credit Account | | .. |
| 7. Sundry Debts to Consolidated Revenue— | | |
| Arrears of Interest, Rents, &c., due and payable | | 5,330 |
| Interest and Rents accrued since instalment dates | | 1,514 |
| 8. Loss on Revenue Account to 30th June, 1961 | | 226,440 |
| | | 4,310,825 |

REVENUE ACCOUNT TO 30TH JUNE, 1961.
(Adjusted to nearest £.)

| | £ | £ |
|---|---------|---------|
| <i>Debits.</i> | | |
| Interest on Capital including discount and expenses of loan raising | .. | 156,522 |
| Costs of Administration— | | |
| Salaries and Wages | 67,360 | |
| Travelling Expenses | 2,418 | |
| Stores, Stationery, and Incidentals | 3,455 | |
| Maintenance of Property, Repairs | 2,576 | |
| | 75,809 | |
| Depreciation | .. | 607 |
| | 232,938 | |
| <i>Credits.</i> | | |
| Interest, Rents, &c., earned | | 5,217 |
| Interest on Expenditure for Land and Improvements capitalized | | 80,878 |
| Rents and Sundry Earnings | | 27,393 |
| Balance | | 119,450 |
| | | 232,938 |

I. K. MORTON, Secretary.
A. L. PEVERILL, Accountant.

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

The accounts of the Soldier Settlement Commission in respect of Land Settlement under the *Land Settlement Act 1959*, have been audited and, in my opinion, the balances shown in the Balance-sheet properly disclose the position in relation to the said Land Settlement as at 30th June, 1961, and the Revenue Account and the Statement of Receipts and Disbursements correctly summarize the relevant transactions during the year ended 30th June, 1961.

R. W. GILLARD, Auditor-General.
19th October, 1961.

LAND SETTLEMENT NO. 2.

LAND SETTLEMENT ACT.

STATEMENT OF RECEIPTS AND DISBURSEMENTS FOR FINANCIAL YEAR ENDED 30TH JUNE, 1961.

| <i>Receipts.</i> | | | | | | | | | | | | | | | |
|--|----|----|----|----|----|----|----|----|----|---------|----|----|-----------|----|----|
| | | | | | | | | | | £ | s. | d. | £ | s. | d. |
| Amounts Credited to Consolidated Revenue— | | | | | | | | | | | | | | | |
| Interest on Land and Improvements | .. | .. | .. | .. | .. | .. | .. | .. | .. | 3,808 | 15 | 1 | | | |
| Interest on Advances | .. | .. | .. | .. | .. | .. | .. | .. | .. | 37 | 2 | 2 | | | |
| Rents and Agistment | .. | .. | .. | .. | .. | .. | .. | .. | .. | 27,311 | 5 | 1 | | | |
| Sundries | .. | .. | .. | .. | .. | .. | .. | .. | .. | 62 | 0 | 0 | | | |
| | | | | | | | | | | | | | 31,219 | 2 | 4 |
| Amounts Credited to Loan Fund Credit Account Section 5 (2) (e)— | | | | | | | | | | | | | | | |
| Proceeds, Sale of Land and Improvements | .. | .. | .. | .. | .. | .. | .. | .. | .. | 17,705 | 16 | 1 | | | |
| Proceeds, Sale of Plant, Materials, &c. | .. | .. | .. | .. | .. | .. | .. | .. | .. | 13,816 | 11 | 7 | | | |
| | | | | | | | | | | | | | 31,522 | 7 | 8 |
| | | | | | | | | | | | | | 62,741 | 10 | 0 |
| <i>Disbursements.</i> | | | | | | | | | | | | | | | |
| Expenditure from Consolidated Revenue— | | | | | | | | | | £ | s. | d. | | | |
| Proportion of Commissioners' Salaries | .. | .. | .. | .. | .. | .. | .. | .. | .. | 3,814 | 0 | 7 | | | |
| Salaries and Wages | .. | .. | .. | .. | .. | .. | .. | .. | .. | 52,078 | 9 | 11 | | | |
| Travelling Expenses | .. | .. | .. | .. | .. | .. | .. | .. | .. | 2,417 | 12 | 7 | | | |
| Stores, Equipment, and Incidentals | .. | .. | .. | .. | .. | .. | .. | .. | .. | 1,137 | 7 | 11 | | | |
| Postage, Telegrams, and Telephones | .. | .. | .. | .. | .. | .. | .. | .. | .. | 1,204 | 17 | 2 | | | |
| Printing and Stationery | .. | .. | .. | .. | .. | .. | .. | .. | .. | 970 | 14 | 0 | | | |
| Maintenance of Motor Vehicles | .. | .. | .. | .. | .. | .. | .. | .. | .. | 432 | 10 | 1 | | | |
| Valuation Fees | .. | .. | .. | .. | .. | .. | .. | .. | .. | 27 | 14 | 0 | | | |
| Upkeep of Commission's Property | .. | .. | .. | .. | .. | .. | .. | .. | .. | 947 | 8 | 11 | | | |
| | | | | | | | | | | | | | 63,030 | 15 | 2 |
| Pay roll Tax | .. | .. | .. | .. | .. | .. | .. | .. | .. | 1,270 | 6 | 4 | | | |
| | | | | | | | | | | | | | 64,301 | 1 | 6 |
| Expenditure from Loans— | | | | | | | | | | | | | | | |
| Purchases of Land | .. | .. | .. | .. | .. | .. | .. | .. | .. | 125,100 | 4 | 6 | | | |
| Advances | .. | .. | .. | .. | .. | .. | .. | .. | .. | 7,275 | 14 | 10 | | | |
| Expenditure—Development and Improvement of Estates | .. | .. | .. | .. | .. | .. | .. | .. | .. | 960,600 | 18 | 10 | | | |
| | | | | | | | | | | | | | 1,092,976 | 18 | 2 |
| | | | | | | | | | | | | | 1,157,277 | 19 | 8 |

H. L. SIMPSON, Chairman.

I. K. MORTON, Secretary.

E. SINGLETON, Member.

A. L. PEVERILL, Accountant.

SYDNEY J. KING, Member.

R. W. GILLARD, Auditor-General.