

1929.

(SECOND SESSION.)

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA.

WAR SERVICE HOMES ACT.

REPORT OF THE WAR SERVICE HOMES COMMISSION

TOGETHER WITH

STATEMENTS AND BALANCE-SHEET—1ST JULY, 1928,
TO 30TH JUNE, 1929.

Presented pursuant to Statute ; ordered to be printed, 27th November, 1929.

[*Cost of Paper* :—Preparation, not given ; 850 copies ; approximate cost of printing and publishing, £17.]

Printed and Published for the GOVERNMENT of the COMMONWEALTH OF AUSTRALIA, by H. J. GREEN,
Government Printer, Canberra.

No. 7.—F.2559.—PRICE 9D.

31st October, 1929.

SIR,

I have the honour to submit herewith for presentation to Parliament a Report on the administration and operation of the *War Service Homes Act* 1918-1929, from 1st July, 1928, to 30th June, 1929, together with the statements and balance-sheet required by such Act.

Yours faithfully,

H. C. BROWN,

Commissioner.

The Hon. Parker J. Moloney, M.P.,
Minister for Markets and Transport,
Canberra.

ANNUAL REPORT OF THE WAR SERVICE HOMES COMMISSION FOR THE YEAR ENDING 30TH JUNE, 1929.

CONSTRUCTION OF DWELLING-HOUSES.

With the exception of South Australia increases in the average cost of construction have occurred in the Commonwealth. The details are set out in Appendix "H", and the figure for the Commonwealth was £778 15s. 8d. For the last six years the figures are set out below, showing a definite increase each year :—

						£	s.	d.
1923-24	..	..	..	..	..	703	9	1
1924-25	..	..	..	..	..	722	15	10
1925-26	..	..	..	..	..	739	13	5
1926-27	..	..	..	..	..	747	19	0
1927-28	..	..	..	..	..	768	18	2
1928-29	..	..	..	..	..	778	15	8

The strike which occurred in the timber industry brought in its train difficulties and delays in supplying homes.

A high standard of architecture has been maintained, and in several quarters the work of the Commission in this phase of its operations has been favorably commented upon. As in past years many applicants have voluntarily signified their appreciation of the administration and satisfaction with the homes provided for them, but for reasons of economy these references have not been included in this report.

PURCHASE OF LAND IN BULK.

During the year several small estates were purchased in Sydney in the following suburbs :—

Pymble.

Hunter's Hill.

Bankstown.

The demand for the Commission's land is increasing. Each block is made available at cost price, and the value is usually at least 50 per cent. more than that figure. This means that where an applicant is asked to pay £50 for a block of the Commission's land, generally speaking its value is at least £75. In some estates the excess of value over cost is even greater, and the figures used demonstrate the material advantage which accrues to an applicant who selects the Commission's land rather than purchase a single block in the ordinary way, where in many cases he is required to pay market value.

One of the difficulties associated with this question is the inclination of some applicants, with limited finance, to choose blocks the cost of which, after deduction from the approved advance, does not leave sufficient to build a suitable home. In these cases the applicants have been advised, in their own interests, to choose less costly blocks, and in most cases those concerned have acknowledged the wisdom of the advice given them.

DISPOSAL OF LAND.

Following a decision of the Government some years ago all land not required by the Commission is passed to the Lands and Survey Branch of the Works and Railways Department for disposal. The majority of these allotments was purchased under the previous regime, and to date the net profit on disposal is £24,673.

HOMES PROVIDED.

Appendix "J" particularises the result of operations in the provision of homes in every State as at 30th June, 1929. The total number of homes then provided under the War Service Homes Act (or under State legislation with funds provided by the Commonwealth) equalled 35,036 as set out hereunder :—

(a) Homes built and assisted to build	..	..	..	19,866
(b) Homes purchased	..	..	..	12,735
(c) Homes on which mortgages have been lifted	..	..	..	2,435
				35,036

The number of homes provided each year is shown in the following figures :—

From inception to 30th June, 1921	..	..	..	16,254
From 1st July, 1921, to 30th June, 1922	..	..	..	2,891
From 1st July, 1922, to 30th June, 1923	..	..	..	2,093
From 1st July, 1923, to 30th June, 1924	..	..	..	3,143
From 1st July, 1924, to 30th June, 1925	..	..	..	2,528
From 1st July, 1925, to 30th June, 1926	..	..	..	2,059
From 1st July, 1926, to 30th June, 1927	..	..	..	1,916
From 1st July, 1927, to 30th June, 1928	..	..	..	2,077
From 1st July, 1928, to 30th June, 1929	..	..	..	2,075
Total	..	..	..	35,036

DISPOSAL OF REVERTED HOMES.

The number of reverted homes on hand in each State at 30th June, 1929, was as under :—

New South Wales	..	31	of which	11	were occupied by tenants
Victoria	..	13	..	4	
Queensland	..	47	..	19	
Western Australia	..	4	..	1	was occupied by a tenant
South Australia	..	2	..	1	
Tasmania	..	53	..	42	were occupied by tenants
Total	..	150		78	

The figures show an increase of sixteen over the number on hand at 30th June, 1928, and this is accounted for by the depression which obtained in some of the States during the year. The disposal of homes in Tasmania still represents a serious problem, owing to the peculiar conditions existing in that State, and those conditions obtain in a similar form at Mount Morgan, Queensland, and at Newcastle, New South Wales. In the Newcastle area at 30th June, 1928, the number of homes on hand equalled fifteen, whilst at 30th June, 1929, the figure had increased to 23. Generally when homes are abandoned they are found to be in disrepair, and the average cost of renovating them for the purpose of resale is in the vicinity of £30.

The figures set out above for Victoria and South Australia refer to homes which have been provided by the Commission and do not include those supplied by the State Savings Bank of Victoria and State Bank of South Australia as principals under the agreements entered into with the Commission.

COMMONWEALTH HOUSING ACT.

In March, 1929, the Act was amended making it possible for the Commission to be a prescribed authority under the Commonwealth Housing Act and thereupon to make advances under that measure equal to the difference between the approved loan under the War Service Homes Act and £1,800.

Negotiations are in train with the Commonwealth Bank with the object of obtaining the necessary funds on loan, whilst at the same time action is being taken to prepare the necessary regulations and complete the office organization required to give effect to the scheme.

TRANSFERS TO CIVILIANS.

Until the Act was amended in March, 1929, an applicant could not sell his home to a civilian unless the whole of the purchase money was lodged in cash. This condition imposed a distinct hardship for the reason that if the proposed purchaser could not make available sufficient deposit to obtain private finance a sale could be made only to a person eligible for a loan under the War Service Homes Act. The amendment to the Act gives authority to the Commission to approve of sales to civilians on terms, and a number of applicants has taken advantage of this provision. Civilians are not given the benefit of the generous terms available to eligible persons, those available to each class being—

	Eligible Persons (i.e., returned soldiers, &c.).	Civilians.
Minimum deposit	£10	10 per cent.
Maximum loan	£800 or £950, according to number of dependents and size of home	£800 or £950, according to number of dependents and size of home
Maximum Loan Terms.. ..	Timber home .. 25 years .. Brick home .. 37 years ..	20 years
Rate of Interest	5 per cent. per annum	6½ per cent. per annum

The insurance premiums are on a higher basis in the case of civilians.

PROGRESS DURING THE YEAR.

Appendix "H" shows the activities during the year 1928-29 as well as the number of applications received, and the average cost of construction.

ARREARS OF INSTALMENTS.

The total amount of instalments due at 30th June, 1929, equalled £9,401,614, whilst those unpaid amounted to £94,945. The arrears of instalments were therefore 1 per cent. At 30th June, 1928, the arrears amounted to .92 per cent., so that the increase of arrears during the year was .08 per cent. This position is attributed to the industrial depression which existed in several of the States, and which is still in evidence.

The percentages for the individual States are—

New South Wales ..	1.21 ..	Increase .09
Victoria	.61 ..	" .1
Queensland	1.12 ..	" .13
Western Australia ..	.72 ..	" .05
South Australia ..	.48 ..	" .09
Tasmania	2.12 ..	Decrease .12

The collection of arrears is a difficult problem. The view is held by a number of people, based, apparently, on the fact that the Commission is a Commonwealth Government instrumentality, that when a purchaser falls into arrears definite action should not be taken. Every case is dealt with on its merits in the light of a sympathetic policy applicable throughout all the States, and whatever leniency is shown to some purchasers there arrives a time when steps must be initiated to secure possession of the property. The only alternative is to permit the purchaser to remain in the home either free from the payment of rent or paying such rent as he chooses. This course is not countenanced by the War Service Homes Act, and whilst the Commission is reluctant to take action in any case the duty imposed by Parliament in this respect must be carried into effect where, after a purchaser has been accorded full opportunity under the policy to meet his obligations, he is not in a position to carry out the terms of his contract.

FINANCIAL STATEMENTS.

The Balance-Sheet and Profit and Loss Account, Appendixes "A" and "B", and other financial statements required by the Act, are included in this report.

INSURANCE SCHEME.

During the year it was decided to insure homes against the following risks in addition to fire, flood and tempest damage :—Explosion, thunderbolt, earthquake, riot, civil commotion, strikes, labour disturbances, burglary or housebreaking including any attempt thereat, aircraft and bursting of boilers, hotwater pipes or heating apparatus.

These new risks were undertaken without any increase in premiums, notwithstanding that the Commission's rates are, on a Commonwealth average, 50 per cent. less than those charged by private companies for insurance against fire only.

The disastrous flood, which occurred in Tasmania in April last, caused damage to a number of homes being purchased from the Commission. These homes were the only properties insured against flood and tempest damage, and consequently the purchasers concerned obtained a material benefit which, unfortunately, was not available to those persons whose properties were insured with private companies.

INSURANCE CLAIMS.

The total amount of the claims, which have been admitted, is £43,482 15s. 5d., made up as under—

	£	s.	d.
Fire and lightning damage	37,628	19	3
Flood damage	350	16	9
Tempest damage	5,493	18	5
Other risks	9	1	0

ADMINISTRATIVE EXPENDITURE.

The expenditure under this head was £93,209 4s. 3d. as against £100,873 7s. 11d. for the previous year. This equals a reduction of £7,664.

CAPITAL EXPENDITURE.

The expenditure for the year in the purchase of land in bulk, provision of homes, &c., amounted to £1,606,469. The figures for the last three years are—

1926-27.	1927-28.	1928-29.
£1,522,463 ..	1,730,609 ..	1,606,469

The total expenditure from the inception of the Commission to 30th June, 1929, has amounted to £27,395,174.

REPAYMENTS.

The total repayments for the year amounted to £1,742,273, the figures for the last three years being—

1926-27.	1927-28.	1928-29.
£1,697,036 ..	£1,681,314 ..	£1,742,273

To 30th June, 1929, the total repayments amounted to £13,794,675. By an amendment of the Act during the year interest and rent receipts are paid to the Consolidated Revenue Fund, miscellaneous items to Trust Fund, and repayments of principal to the National Debt Sinking Fund. The estimated amount which will be paid to the Consolidated Revenue Fund for the year 1929-30 is £898,310.

SINKING FUNDS.

Any purchaser may pay sums in excess of £1 in addition to the instalments, and such amounts are credited to a special account and earn interest at 5 per cent. per annum. The balance at credit of purchasers is £165,331. Sums so accumulated by purchasers are available to meet future instalments or to discharge the balance of loan outstanding.

PROFIT AND LOSS ACCOUNT.

The year closed with a surplus of £23,027 0s. 11d. in the Profit and Loss Account, which is £4,069 7s. 9d. less than the figure for the previous year. The figures for each year are set out below—

	£	s.	d.
1925-26	29,173	19	2
1926-27	23,753	1	2
1927-28	27,096	8	8
1928-29	23,027	0	11

The reserve account at 30th June, 1928, amounted to £40,255 11s. 1d., including £5,000 placed to the general reserve account. This year it was considered advisable to increase the provision by £3,868 7s. 3d., thus making the total £44,123 18s. 4d.

Although the surplus is less than that recorded for the previous year, nevertheless the result is satisfactory having due regard to the financial depression, industrial disturbances, and general unemployment which manifested themselves. The earnings disclose the following decreases :—

	£
(a) Interest	954
(b) Rent, &c.	2,091
(c) Sale of surplus land to general public	769
(d) Queensland timber areas	341
(e) Insurance fund	1,689
Total	<u>5,844</u>

Items (a) and (b) can be ascribed mainly to the inability to dispose of certain abandoned homes or to make them revenue-producing. The reduction in Item (c) is due to a falling off in profitable sales, whilst Item (d) is the result of the completion of purchases in a number of cases. Item (e) was brought about by the transfer of a large number of homes to the ownership of the Victorian State Savings Bank, in accordance with Act No. 33 of 1927. This transfer also influenced Item (b).

ADMINISTRATIVE COSTS.

The total cost of the Commission's branches, i.e., Central Administration, New South Wales, and Queensland, equalled 9s. 2d. per cent. in comparison with the total of the loans outstanding. This is a very satisfactory position having regard to the rates paid to the State bodies who act for the Commission in Victoria, Western Australia, South Australia and Tasmania

NATIONAL DEBT SINKING FUND.

Practically the whole of the principal part of instalments repaid by applicants is paid to the National Debt Sinking Fund. The amount for the year so transferred was £799,508, the total to date being £4,584,700.

STAFF.

The operating surplus which has resulted, as well as the few complaints received, give proof of the general desire of officers to carry out the ideals of the Commission, which may be summarized as EFFICIENCY, SYMPATHY, and ECONOMY. The professional officers, including those private architects who act for the Commission in the country areas, have done much to raise the standard of architecture and to obviate complaints by the care and attention which they have given to their many duties, in particular the supervision of the construction of homes. The officers of the administrative staff have, with few exceptions, co-operated to the best of their ability, with the object of continuing the successful administration, which has been in existence now for some years. It is hoped that in the future the Commission will meet with even greater success than it has in the last few years.

H. C. BROWN,
Commissioner.

31st October, 1929.

WAR SERVICE HOMES COMMISSION.

A. BALANCE-SHEET AT 30TH JUNE, 1929.

<i>Liabilities.</i>				<i>Assets.</i>			
	£	s.	d.		£	s.	d.
Commonwealth of Australia ..	18,625,826	9	1	Advances to applicants—			
Sundry Creditors ..	21,511	14	9	Principal ..	£11,869,961	11	6
Reserve Account ..	44,123	18	4	Interest accrued ..	74,206	4	0
Operating Surplus during 1928-29 ..	23,027	0	11				11,944,167 15 6
<i>Note—</i>				Homes sold to civilians—			
Administrative expenditure, 1928-29 ..	£93,209	4	3	Principal ..	414,513	18	9
Sundry Creditors at 30th June, 1929 ..	729	10	2	Interest accrued ..	4,144	10	11
	93,938	14	5				418,658 9 8
<i>Less—</i>				Reverted Homes which await re-sale			69,198 1 11
Sundry Creditors at 30th June, 1928 ..	446	5	5	Homes in course of construction and other incomplete works ..			327,502 11 11
Administrative expenses for 1928-29	£93,492	9	0	Land purchased for future requirements ..			371,248 7 6
				Loans made to South Australian Government—			
				Principal ..	2,723,674	11	4
				Interest accrued ..	10,995	0	9
							2,734,669 12 1
				Loans made to Victorian State Savings Bank—			
				Principal ..	2,665,788	0	6
				Interest accrued ..	10,914	0	6
							2,676,702 1 0
				Sundry Debtors—			
				(a) Purchasers of Queensland Timber Mills and Areas ..	43,059	8	9
				(b) Purchasers of land not required ..	15,278	4	1
				(c) Miscellaneous ..	6,999	12	4
							65,337 5 2
				Motor Vehicles, Technical Instruments, &c. ..			2,096 13 2
				Cash Advances and Cash in Hand ..	101,187	19	6
				Trust Funds ..	3,720	5	8
							18,714,489 3 1
	18,714,489	3	1				

WAR SERVICE HOMES COMMISSION.

B. GENERAL PROFIT AND LOSS ACCOUNT FOR PERIOD 1ST JULY, 1928, TO 30TH JUNE, 1929.

<i>Dr.</i>				<i>Cr.</i>			
	£	s.	d.		£	s.	d.
To Interest charged ..	903,864	19	7	By Interest earned on moneys at loan ..	908,456	10	10
„ Loss on disposal of house property ..	4,177	16	4	„ Rent and other earnings in respect of homes which reverted to the Commission ..	10,064	1	5
„ Bad and doubtful debts ..	1,174	4	4	„ Sales of surplus land to general public ..	46	13	10
„ Miscellaneous expenses and recoveries ..	373	14	1	„ Queensland timber areas ..	748	5	0
„ Balance—Operating Surplus during year ..	23,027	0	11	„ Insurance Fund Surplus ..	13,302	4	2
	932,617	15	3		932,617	15	3

C.

<i>Receipts.</i>						<i>Payments.</i>								
	£	s.	d.	£	s.	d.		£	s.	d.	£	s.	d.	
<i>Administrative Funds—</i>							<i>Administrative Expenditure—</i>							
Transfers from Revenue ..				93,209	4	3	Salaries ..		38,361	8	4			
							Contingencies ..		54,865	15	11			
							Miscellaneous .. Cr.		18	0	0			
											93,209	4	3	
				93,209	4	3					93,209	4	3	
<i>Capital Funds—</i>							<i>Capital Expenditure ..</i>		1,606,468	11	2			
Loan Funds on hand at 1/7/1928 ..	10,114	0	7				<i>Payments to National Debt Sinking Fund ..</i>		799,507	12	4			
Transfers from Loan ..	1,673,450	15	1				<i>Transfers to Consolidated Revenue ..</i>		885,007	14	4			
				1,683,564	15	8					3,290,983	17	10	
<i>Trust Fund Receipts—</i>							<i>Loan Funds on hand at 30/6/29 ..</i>				134,854	7	7	
Repayments of Principal ..	599,338	12	0											
Interest ..	874,502	9	6											
Sinking Fund Deposits ..	5,664	17	11											
Rents from Properties Let or Leased	10,505	4	10											
Repayment of Advances other than to Applicants ..	200,169	0	4											
Proceeds from Sale of Property ..	52,093	5	2											
				1,742,273	9	9								
				3,425,838	5	5					3,425,838	5	5	
Total ..				3,519,047	9	8	Total ..				3,519,047	9	8	

D.

TRUST FUND—WAR SERVICE HOMES ACCOUNT.

ADMINISTRATIVE EXPENDITURE FOR PERIOD 1ST JULY, 1928, TO 30TH JUNE, 1929.

Commonwealth.	New South Wales Branch.	Queensland Branch.	Central Administration.	South Australian Government.	State Savings Bank of Victoria.	Workers' Homes Board, Western Australia.	Agricultural Bank of Tasmania.
£ s. d. 93,209 4 3	£ s. d. 23,226 10 11	£ s. d. 10,160 1 4	£ s. d. 12,281 6 6	£ s. d. 13,194 17 8	£ s. d. 16,731 2 4	£ s. d. 13,235 3 3	£ s. d. 4,380 2 3

E.

CAPITAL EXPENDITURE FOR PERIOD 1ST JULY, 1928, TO 30TH JUNE, 1929.

Provision by Commonwealth Treasury for 1928-29	£ s. d.
Deduct cash advances held by State Institutions at 30th June, 1929, in excess of the amount on hand at 30th June, 1928	£ s. d.
.. .. .	1,731,208 18 2
.. .. .	124,740 7 0
	£1,606,468 11 2

	Commonwealth.	New South Wales Branch.	Victorian Branch.	Queensland Branch.	South Australian Branch.	South Australian Government.	State Savings Bank of Victoria.	Workers' Homes Board, Western Australia.	Agricultural Bank of Tasmania.
1. Purchase of land and construction of homes	£ s. d. 1,083,737 18 10	£ s. d. 383,086 13 9	£ s. d. 127 10 3	£ s. d. 141,138 4 2	£ s. d. (Cr.) 3 3 9	£ s. d. 84,557 14 7	£ s. d. 200,809 12 10	£ s. d. 267,563 19 10	£ s. d. 6,457 7 2
2. Purchase of homes and discharge of mortgages, and additional advances	432,188 9 0	164,156 4 3	7,746 4 1	70,403 14 8	544 18 0	68,663 0 1	76,302 14 11	22,014 3 3	22,357 9 9
3. Miscellaneous items	90,542 3 4	41,268 9 3	12,327 18 8	27,178 5 8	396 0 10	..	..	5,755 8 5	3,616 0 6
Total ..	1,606,468 11 2	588,511 7 3	20,201 13 0	238,720 4 6	937 15 1	153,220 14 8	277,112 7 9	295,333 11 6	32,430 17 5

F. TRUST FUND—WAR SERVICE HOMES INSURANCE ACCOUNT.

RECEIPTS AND EXPENDITURE FOR PERIOD 1ST JULY, 1928, TO 30TH JUNE, 1929.

Receipts.	Commonwealth.	New South Wales Branch.	Victorian Branch.	Queensland Branch.	South Australian Branch.	Workers' Homes Board, Western Australia.	Agricultural Bank of Tasmania.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1. Premiums ..	25,261 11 8	8,023 4 0	4,201 7 6	8,979 2 0	159 3 0	2,474 0 0	1,424 15 2
<i>Expenditure.</i>							
1. Adjustment of Claims ..	6,336 3 9	1,851 19 7	1,439 13 3	2,654 13 0	..	233 13 4	156 4 7
2. Administrative Expenses	4,646 6 11	2,102 13 6	695 0 4	896 13 7	60 10 6	661 19 0	229 10 0
3. Contributions to Fire Brigade Boards ..	1,239 8 0	543 13 8	335 3 1	233 0 7	9 18 5	93 4 4	24 7 11
Total Expenditure ..	£12,221 18 8	4,498 6 9	2,469 16 8	3,784 7 2	70 8 11	988 16 8	410 2 6

G. SUMMARY OF OPERATIONS UNDER WAR SERVICE HOMES INSURANCE SCHEME FROM INCEPTION TO 30TH JUNE, 1929.

	Commonwealth.	New South Wales.	Victoria.	Queensland.	Western Australia.	South Australia.	Tasmania.	Northern Territory.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1. Sum assured ..	15,190,783 0 0	7,252,630 0 0	1,956,301 0 0	2,771,529 0 0	2,303,833 0 0	188,184 0 0	716,735 0 0	1,571 0 0
2. Insurance by Cover Notes ..	531,250 0 0	344,916 0 0	4,742 0 0	52,131 0 0	122,911 0 0	190 0 0	6,360 0 0	..
3. Premium Income ..	216,416 5 2	57,514 6 0	64,007 11 0	66,615 18 0	14,968 3 0	1,912 16 0	11,341 2 2	56 9 0
4. Claims paid and outstanding ..	43,482 15 5	13,370 14 4	14,553 17 1	12,165 0 1	1,647 14 10	394 6 6	1,351 2 7	..
5. Contributions to Fire Brigade Boards ..	5,738 0 7	2,270 10 6	1,660 14 2	1,171 7 10	396 3 6	63 16 1	175 8 6	..
6. Administrative Expenses ..	34,545 2 0	13,783 11 9	9,027 14 9	6,479 6 1	3,359 1 3	517 12 11	1,376 2 7	1 12 8

H. SUMMARY OF OPERATIONS FROM 1ST JULY, 1928, TO 30TH JUNE, 1929.

State.	Number of Applications Received.	Number of Applications Approved.	Homes Placed under Construction.	Homes Commenced and Completed.	Homes Remaining under Construction as at 30th June, 1929.	Homes Completed during Period.	Homes Purchased.	Mortgages Discharged.	Transfers and Re-sales.	Dual Assistance.	Homes Enlarged.
New South Wales ..	1,845	1,228	460	305	155	449	61	123	117	4	..
Victoria ..	547	390	197	126	71	282	60	27	75	..	..
Queensland ..	622	379	179	134	45	212	64	27	55	7	..
South Australia ..	414	301	113	79	34	133	65	26	97	1	..
Western Australia ..	530	446	274	192	82	482	15	5	26	..	1
Tasmania ..	98	41	10	8	2	9	15	7	10	..	..
Commonwealth ..	4,056	2,785	1,233	844	389	1,567	280	215	380	12	1

AVERAGE COST OF CONSTRUCTION DURING 1928-1929.

	Commonwealth.	New South Wales.	Victoria.	Queensland.	South Australian State Bank.	Western Australia.	Tasmania.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Construction only ..	778 15 8	838 16 8	752 0 11	715 17 3	762 4 4	825 11 0	778 4 0
Land and Construction ..	892 3 4	918 18 3	898 16 0	839 11 11	909 0 2	910 2 0	876 12 0

J. SUMMARY OF OPERATIONS FROM INCEPTION TO 30TH JUNE, 1929.

State.	No. of Applications Received.	No. of Applications Approved.	Building Applications.				Homes Completed.	Homes Purchased.	Mortgages Discharged.	Transfers and Re-sales.	Dual Assistance.	Homes Enlarged.	Instalments paid to 30th June, 1929.	Arrears of Instalments as at 30th June, 1929.	Percentage of Arrears.
			Homes under Construction.	Contracts let.—Work not yet started.	Tenders called not finally dealt with.	Building Applications Approved, Tenders not yet called.									
New South Wales ..	31,572	12,999	155	73	197	311	5,788	4,196	1,181	1,099	5	..	3,758,717	46,081	1·21
Victoria ..	22,090	9,855	71	..	27	50	4,840	3,702	354	777	..	1	2,439,205	15,180	·61
Queensland ..	10,222	5,704	45	..	32	27	3,033	1,504	283	787	9	12	1,558,201	17,676	1·12
South Australia ..	9,144	5,720	34	20	..	..	3,313	1,627	237	447	15	14	202,264	980	·48
Western Australia ..	8,262	4,409	82	52	49	..	2,149	1,187	284	579	8	6	993,984	7,245	·72
Tasmania ..	3,793	1,501	2	..	1	..	671	519	96	207	..	..	353,791	7,772	2·12
Northern Territory	3	2	..	..	..	..	2	..	..	..	..	..	507	11	2·1
Commonwealth ..	85,086	40,190	389	145	306	388	19,796	12,735	2,435	3,896	37	33	9,306,669	94,945	1·00