The advances outstanding are as follows:—

	Number.	Amount. £	s.	d.
Not exceeding £500	11,261	2,280,512	16	1
Exceeding £500, but not exceeding £1,000 ...	2,136	1,643,694	3	2
Exceeding £1,000, but not exceeding £2,000 ...	955	1,326,670	6	9
Exceeding £2,000, but not exceeding £3,000 ...	156	416,756	1	11
Total	14,508	£5,667,633	7	11

The average amount of the advances now outstanding is £391.
Number and amounts advanced on freehold and leasehold:—

	Number.	Amount. £	s.	d.
On freeholds	8,686	4,160,187	0	11
On leaseholds	5,616	1,383,776	17	8
On freeholds and leaseholds (combined) ...	206	123,669	9	4
Total	14,508	£5,667,633	7	11

The average freehold advance is £479, the average leasehold advance is £246, and the average freehold and leasehold (combined) is £600.

Number and amounts advanced on rural and urban and suburban land:—

	Number.	Amount. £	s.	d.
On rural land	9,172	3,786,717	6	6
On urban and suburban land	5,336	1,880,916	1	5
Total	14,508	£5,667,633	7	11

The average rural advance is £413, and the average urban and suburban advance is £352.

The amounts of the advances granted during the year ended 31st March, 1910, are as follows:—

	Number.	Amount. £	s.	d.
Not exceeding £500	2,302	675,120	0	0
Exceeding £500, but not exceeding £1,000 ...	319	227,010	0	0
Exceeding £1,000, but not exceeding £2,000 ...	103	141,300	0	0
Exceeding £2,000, but not exceeding £3,000 ...	21	51,690	0	0
Total	2,745	£1,095,120	0	0

The average amount of the advances granted for the year is £399, and the tenure of the securities is—

	Number.	Amount. £	s.	d.
On freeholds	1,548	637,430	0	0
On leaseholds	1,175	437,315	0	0
On freeholds and leaseholds (combined) ...	22	20,375	0	0
Total	2,745	£1,095,120	0	0

For the year the average freehold advance was £412, the average leasehold advance £372, and the average freehold and leasehold (combined) £926.

The total sum raised by the Government on debentures for investment on mortgage since the Department was started is £5,743,800. Fourteen thousand five hundred and eight mortgagors are now indebted to the Department to the extent of £5,667,633 7s. 11d. in respect of principal moneys, an increase during the year of 1,398 mortgagors, owing £549,592 3s. 7d.

The gross profits for the year ended 31st March, 1910, were £50,684 12s. 10d., and the cost of management and expenses of the Department £8,846 5s. 2d., being 0·15 per cent., or 3s. per £100, on capital employed (the cost of the previous year was 0·19 per cent., or 3s. 10d. per £100).

The net profits amounted to £41,833 6s. 10d.

A sum of £57,438 has been added to the sinking fund established under section 30 of the State-guaranteed Advances Act, 1909, bringing the total amount standing to the credit of that account to £101,627 18s. 8d.

Seventeen freehold and thirteen leasehold securities have for various reasons been realized by the Department up to the present time. In one case this year a loss of £5 0s. 10d. has been made. There are, however, on the Department's hands two securities which are not satisfactory. At present they are leased at a nominal rental, awaiting a favourable opportunity for realization.

Mortgagors continue to meet their half-yearly payments of interest and principal in a manner creditable to themselves and highly satisfactory to the Department, the stringency in the money-market apparently not affecting to any noticeable extent their ability to meet their payments.

The total amount of interest collected for the year amounted to £241,465 1s. 11d., an increase on the previous year of £35,077 0s. 1d. The total amount of interest collected from the time