



New Premises—Charlton Branch.

THE STATE SAVINGS BANK

OF VICTORIA

Guaranteed by the Government of Victoria

ESTABLISHED 1841



HEAD OFFICE: ELIZABETH STREET, MELBOURNE

ANNUAL REPORT

For Year Ended 30th June, 1941

THE STATE SAVINGS BANK OF VICTORIA

COMMISSIONERS :

W. Warren Kerr, C.M.G., C.B.E. (Chairman).
Jas. C. Gates, Esq. (Deputy Chairman).
Jno. Kean, Esq. Prof. D. B. Copland, C.M.G.
Hector T. McKenzie, Esq.

GENERAL MANAGER :

Norman R. Williams, O.B.E., B.Com.

ASSISTANT GENERAL MANAGER :

N. S. White.

ACTING SECRETARY :

G. Cartwright.

CHIEF ACCOUNTANT :

L. D. Johnston.

AT 30th JUNE, 1941.

Total Assets of the Bank.

| | |
|---------------------------------|--------------|
| Savings Bank Department | £79,320,554 |
| Credit Foncier Department | £21,748,751 |
| | <hr/> |
| | £101,069,305 |

Reserve Funds

| | |
|---------------------------------|------------|
| Savings Bank Department | £5,605,000 |
| Credit Foncier Department | £1,297,734 |

| | |
|------------------|-------------|
| Accounts | 1,515,835 |
| Balances | £71,746,740 |

221 Branches. 392 Agencies.

ANNUAL REPORT

FOR YEAR ENDED 30th JUNE, 1941, WITH THE
ACCOUNTS AND STATEMENTS REQUIRED BY
SECTION 123 OF ACT NO. 3777.

The Commissioners of the State Savings Bank of Victoria present with pleasure the Bank's hundredth annual report.

On the 1st September, 1841, the Legislature of the Colony of New South Wales, of which Port Phillip was then a District, enacted that "an institution to be called 'The Savings Bank of Port Phillip' shall be established at Melbourne . . . with power to establish branch banks." A Board of Trustees appointed on the 12th October, 1841, met for the first time on the 11th November, 1841, and had as its President the Superintendent of Port Phillip—Charles Joseph La Trobe—whose name will always be prominently associated with the early history of the State. Rules and Regulations were adopted on the 10th December, 1841, and on the 1st January, 1842, the Bank opened for business. In 1853, following the separation of Victoria from New South Wales, the title was changed to The Savings Bank of Victoria; in 1896, its large lending department—the Credit Foncier—was established as a separate and distinct department, and in 1912 the Bank's present title was adopted—The State Savings Bank of Victoria. The progress of the Bank has always been linked with the development of the State, and now in its hundredth year we record with pride that for the first time the assets of the two departments exceed £100,000,000.

For convenience of reference, the report is divided into three parts:—

Part 1.—Savings Bank Department, paragraphs 1 to 18.

Part 2.—Credit Foncier Department, paragraphs 19 to 31.

Part 3.—General, paragraphs 32 and 33.

Part 1.—SAVINGS BANK DEPARTMENT.

1. **The net profit** for the year, after making provision for doubtful debts, depreciation and contingencies, is £246,989/5/3. The balance of Profit and Loss Account including the amount brought forward from last year is £429,662/19/-. from which £275,000 is transferred to Reserve Fund and £154,662/19/- is carried forward to next year.

2. **Reserve Funds** total £5,605,000 comprising General Reserve £4,320,000 and Reserves for Interest Fluctuation, Depreciation and Contingencies £1,285,000.

3. Investment of Funds at 30th June, 1941:—

| | |
|--|------------------------|
| Cash on hand and deposits with other banks | £25,420,091 16 0 |
| Australian Consolidated Inscribed Stock and Bonds, and Commonwealth Treasury Bills | 31,872,071 19 11 |
| *Debentures of Municipal and other public authorities | 18,838,263 8 3 |
| Mortgage loans, etc. | 2,425,127 4 7 |
| Bank premises | 765,000 0 0 |
| | <hr/> †£79,320,554 8 9 |

*Including Credit Foncier debentures the amount of which has been deducted in calculating the percentage 38.76 appearing in paragraph 4.

†This sum includes funds of the Insurance Trust Account, which were deducted when calculating the percentage of liquid assets to depositors' balances shown in paragraph 4.

4. **Liquid Assets** (cash on hand and deposits with other banks) are 34.98 per cent. of depositors' balances. A sum equal to an additional 38.76 per cent. of depositors' balances is invested for terms not exceeding five years in Government securities and those of Municipal and other public authorities.

5. **Loans on Mortgage.** In accordance with the Bank's policy to conserve funds for investment in war loans, advances during the year were restricted to existing borrowers to pay prior charges, to make improvements or to carry on, the amount advanced being £35,737. At 30th June, 1941, the balance of principal advanced in respect of 2,026 current loans is £2,414,850. The maximum term for these loans is three years; the rate of interest has been $4\frac{1}{2}$ per cent. per annum throughout the year.

6. **Bank Premises.** This asset consists of 255 properties stands in the balance-sheet at £765,000, the capital expenditure of £39,500 during the year exceeding the amount written off by £15,000.

7. **The amount at credit of depositors** is £71,746,740/1/2, as shown in the following statement, the increase of £4,386,116/16/9 for the year having been achieved despite substantial investments by depositors in Commonwealth loans and war savings certificates (see paragraph 14).

| | |
|---|----------------------|
| Depositors' balances at 30th June, 1940 | £67,360,623 4 5 |
| Deposits received during year | £54,559,205 16 1 |
| Interest added to accounts | 1,329,517 9 8 |
| | <hr/> 55,888,723 5 9 |
| Amount withdrawn during year | 51,502,606 9 0 |
| | <hr/> 4,386,116 16 9 |
| Increase during year | |
| Depositors' balances at 30th June, 1941 | £71,746,740 1 2 |

The amount of depositors' balances at 30th June, 1941, is the highest total attained in the history of the Bank.

After deducting 430,687 inoperative accounts under £1. the average amount at credit of depositors is £65/15/11, compared with £63/13/10 the previous year.

8. Depositors' Accounts.

| | |
|-----------------------------|-----------|
| Number at 30th June, 1940 | 1,477,133 |
| Accounts opened during year | 179,115 |
| Accounts closed during year | 140,413 |

Increase in number of accounts 38,702

Number at 30th June, 1941 1,515,835

There are also 208,856 depositors in school banks and 60,704 depositors in group savings clubs.

9. Interest on Depositors' Accounts.

- (a) Pass-book accounts (on minimum monthly balance up to £1,000)—2 per cent. per annum.
- (b) Deposit stock (on daily balance up to £1,000)—2½ per cent. per annum, free of State Income Tax (ordinary and special), but subject to State Unemployment Relief Tax and Federal Income Tax.

In addition to having a pass-book account, a depositor may invest in deposit stock, in multiples of £10. This stock may be withdrawn on giving notice varying from one week for £10 to six months for £1,000. In the event of the death of a registered proprietor, the whole of the stock is payable at not more than one month's notice.

10. **School Banks** number 2,889, compared with 2,884 at 30th June, 1940; 429 are in the metropolitan area and 2,460 are in the country. Depositors number 208,856 and the amount at their credit is £261,591—an average of £1/5/1 each.

Depositors' balances exceed £2,000 at each of 2 schools, and exceed £1,000 at each of 21 others.

In recognition of the voluntary services rendered by teachers, the Bank gives two scholarships, each of £40 per annum, for competition by resident students doing the primary course at the Teachers' Training College.

11. **The Service Department.** To enable employees to make deposits on their respective pay days without having to visit the Bank, 774 group savings clubs with a total membership of 60,704 are established in factories and business houses. During the year 1,239,865 deposits amounting to £515,589 were made. The amount at credit of these depositors is £351,065.

Pay envelopes numbering 8,923,150, conveying thrift messages, were supplied to 2,561 factories, firms, etc. The number of pay envelopes supplied since they were first distributed in October, 1915, is 155,892,430.

Safety money boxes numbering 57,628 were sold during the year at a cost of 6d. each. An approximate average of the contents of boxes opened at branches is £1/12/6. Since the date of the first issue in 1908, 1,603,222 have been sold.

12. Progress of the Bank during the ninety-nine and a half years of its existence is reflected in the statements presented with this report, covering the operations of 221 branches and 392 agencies. At the principal metropolitan branch, in Elizabeth Street, the balances at credit of 193,223 depositors total £9,791,760. At 7 other branches, depositors' balances exceed £1,000,000:—

| | |
|----------------------------------|------------|
| Geelong | £1,918,887 |
| Swanston Street, Melbourne | 1,895,433 |
| Ballarat | 1,724,719 |
| Footscray | 1,290,266 |
| Bendigo | 1,245,221 |
| Prahran | 1,170,246 |
| Brunswick | 1,055,501 |

Growth in the number of depositors and in the amount at their credit, in three successive periods of ten years:—

| Year. | Number of Depositors (not including depositors in School Banks or Group Savings Clubs) | Amount at Credit (inclusive) |
|------------|---|------------------------------------|
| 1921 | 928,009 | £43,665,392 |
| 1931 | 1,250,873 | 57,138,263 |
| 1941 | 1,515,835 | 71,746,740 |

13. New Branch. During the year a branch was established at Ballarat East.

14. Commonwealth Loans and War Savings Certificates. During the year the Bank invested £1,950,000 in war loans, and depositors lodged through the Bank 10,113 subscriptions for £1,285,140. Since 1915 depositors have lodged subscriptions for £28,301,700.

Sales of war savings certificates, which have been on issue since 18th March, 1940, have been:—

| | Purchase Price | Face Value |
|-----------------------------------|-------------------|------------|
| During year ended 30th June, 1940 | £739,582 | £924,477 |
| During year ended 30th June, 1941 | 1,193,504 | 1,491,880 |
| | £1,933,086 | £2,416,357 |

The Bank has also assisted in the collection and transmission of gifts and interest-free loans to the Commonwealth Government.

15. Facilities for Members of the Defence Forces stationed within Australia and overseas have been provided.

At large camps in Victoria suitable buildings have been erected for use as sub-offices at which ordinary banking business may be effected at convenient hours. At other camps officers of the Bank attend regularly to provide similar services.

Members of the forces stationed in States other than Victoria may avail themselves of the inter-state facilities provided for the convenience of depositors.

Members of the forces serving overseas may, under an agency agreement with Barclays Bank Limited, withdraw sums by cable or mail at any branch of that Bank in Great Britain or the Middle East.

An arrangement has been completed with the Department of the Army whereby members of the A.I.F. abroad may operate on their Savings Bank accounts through the A.I.F. Paymasters. A member may have amounts transferred to the credit of his State Savings Bank account and may withdraw amounts by mail or cable on application to the Paymaster. These facilities are available in Great Britain, the Middle East and Malaya and are provided at a minimum cost.

For many members of the forces the Bank is collecting fortnightly allotment money for the credit of their accounts or of the accounts of their nominees. This service is appreciated by their dependants.

Valuable documents, securities, etc., are held for safe custody without charge during a depositor's period of service.

16. Banking by Post. Depositors, residing in sparsely populated parts of the State some distance from a branch or agency of the Bank, may deposit or withdraw money through the post free of cost, postage stamps and stationery being provided; 1,387 depositors avail themselves of this system.

17. The Safe Deposit Department holds, free of charge, on behalf of depositors 57,629 lodgments of debentures, issued or guaranteed by the Commonwealth or Victorian State Governments for a total face value of £12,405,000; 368,218 war savings certificates for a face value of £2,245,422 are also held. In addition parcels and boxes containing deeds, etc., for which (with the exception noted in paragraph 15) a small charge is made, are held for 14,686 depositors.

18. The Insurance Trust Fund Account, established in March, 1921, amounts to £853,631/0/2. There are 39,672 current policies providing an aggregate insurance cover of £30,011,757.

Part 2.—CREDIT FONCIER DEPARTMENT.

19. **The Credit Foncier Department** was established in 1896, under Act No. 1481, for the purpose of granting long term loans to assist persons employed in agricultural, horticultural, viticultural, or pastoral pursuits. In 1910, under Act No. 2280, the authority to make advances was extended to include loans for the purchase or erection of dwellings and shops, and in 1920 was again extended, under Act No. 3088, to include advances to persons of small means enabling them to purchase from the Bank homes erected or acquired by the Bank. Acts No. 3098 in 1920 and No. 3145 in 1921 authorized the Bank to make advances to country industries on the security of first mortgage over land, buildings, machinery and uncalled capital.

20. **Funds for the Purpose of Making Advances** are obtained from the flotation of Credit Foncier debenture loans and from repayments made by borrowers. Debenture loans current at 30th June total £19,754,930. Debenture loan "L" of £1,500,000 which matured 1st May, 1941, was converted by the issue of a new loan for the same amount at $3\frac{3}{4}$ per cent. per annum for ten years. These debenture loans are guaranteed by the State Government and the interest is free from ordinary and special State Income Taxes, but is subject to State Unemployment Relief Tax and Federal Income Tax.

21. **The Net Profit for the Year**, after making provision for doubtful debts, depreciation and contingencies, is £37,856/5/5 compared with £32,615/4/3 for the previous year. As required by the Act, the profit is transferred to the General Reserve.

22. **Reserve Funds** total £1,297,734, comprising General Reserve £697,734 and Reserves for Depreciation and Contingencies £600,000.

23. (a) **Credit Foncier Mortgage Loans.** At present loans not exceeding £1,000 at $4\frac{1}{2}$ per cent. per annum interest are granted for the undermentioned purposes:—

Farms.—Up to two-thirds of the Bank's valuation. To improve or develop the land, to purchase stock or implements, and to carry on.

Dwellings and Shops.—Up to 75 per cent. of the Bank's valuation. To erect dwellings and shops. Buildings must be erected under the supervision of either the Bank or an architect favourably known to the Bank.

Loans are repayable by instalments including principal and interest as follows:—

Farms.—Half-yearly payment of £3 for each £100.

Dwellings and Shops.—Quarterly payment of £1/10/- for each £100.

Each loan is granted for a period of ten years, but, provided the conditions of the mortgage have been fulfilled, the borrower will be entitled to a renewal on terms ruling at the time, subject to revaluation of the security if deemed necessary.

(b) **Credit Foncier Housing Advances.** At present advances at $4\frac{1}{2}$ per cent. per annum interest, not exceeding 90 per cent. of the Bank's valuation of the property, with a maximum of £1,000 for a brick house or £900 for a wooden house, are granted to persons who do not own a dwelling house and who are in receipt of an income of not more than £400 per annum to enable them to purchase from the Bank houses erected or acquired by the Bank.

The applicant is required to provide in cash the difference between the cost of the property (land, buildings, etc.) and the advance granted. The advance, which represents the balance of the purchase money owing at date of sale of the property, is repayable over twenty-eight years by monthly instalments. The rate of repayment for the first ten years, including interest, is 10/6 per £100 per month. At the end of ten and twenty years the instalment and interest rates will be reviewed, but the interest rate will not be increased beyond the Bank's then ruling rate.

Since 1921 when these advances commenced, 8,462 houses have been erected, and 4,293 have been purchased for sale to applicants.

24. **The Rate of Interest** for all loans has been $4\frac{1}{2}$ per cent. per annum throughout the year.

25. **Advances** made during the year amounted to £509,238, compared with £1,574,357 in the previous year. The reduction in the amount advanced is a consequence of the Bank's policy of conserving funds so that support may be given to war loans.

26. **Various Classes of Loans.** The following statement shows, under each class of loan, the total sums advanced and repaid from the commencement of Credit

Foncier loans in 1897 to date, the number of current loans and the balance of principal:—

| Class of Loan | Com- menced (Year) | Advanced | Repaid | Number of Current Loans | Balance of Principal |
|------------------------------|--------------------------|-------------|-------------|-------------------------------|----------------------------|
| Farms | 1897 | £11,898,104 | £7,665,189 | 4,503 | £4,232,915 |
| Dwellings and Shops | 1911 | 31,236,648 | 19,965,926 | 24,735 | 11,270,722 |
| Housing | 1921 | 9,300,573 | 4,184,484 | 9,256 | *5,116,089 |
| Country Industries | 1922 | 187,059 | 156,029 | 5 | 31,030 |
| | | 52,622,384 | £31,971,628 | 38,499 | †£20,650,756 |

*Including land at Garden City, Port Melbourne, for future operation, £18,131.

†Towards the repayment of this amount, borrowers have lodged to their credit, in advance, £482,827, which earns interest at the rate paid on the loan account.

27. The Average Balance of Loans at 30th June, 1941, is as follows:—

| | |
|---------------------------|----------|
| Farms | £940 0 5 |
| Dwellings and Shops | 455 13 2 |
| Housing | 552 14 8 |

28. Repayments of Principal. The amount of principal repaid by borrowers during each of the past five years is shown in the following statement:—

| Class of Loan | 1937 | 1938 | 1939 | 1940 | 1941 |
|------------------------------|------------|------------|-----------|------------|------------|
| Farms | £220,382 | 303,944 | £216,576 | £255,093 | £250,257 |
| Dwellings and Shops | 857,186 | 833,621 | 880,988 | 994,385 | 1,023,018 |
| Housing | 410,346 | 314,181 | 296,150 | 314,596 | 326,509 |
| Country Industries | 16,352 | 9,592 | 11,460 | 8,100 | 4,595 |
| | £1,504,266 | £1,461,338 | 1,405,174 | £1,572,174 | £1,604,379 |

29. Borrowers who have Paid their Interest in Full. The percentages, at 30th June, of those who have paid their interest to the end of the previous quarter (31st March) are as follows:—

| | |
|---------------------------|-----------------|
| Farms | 82.93 per cent. |
| Dwellings and Shops | 98.26 " " |
| Housing | 99.03 " " |

30. The Percentage of Properties in Possession is only .42 of the total number of securities.

31. Garden City, Port Melbourne. At 30th June 256 houses have been completed and 17 are in course of construction. The area will permit the erection of a further 49 houses.

Part 3.—GENERAL.

32. Mr. J. Thornton Jones, General Manager of the Bank since 1st March, 1937, retired on 1st September, 1940. The Commissioners accepted his resignation with regret and placed on record their appreciation of the valuable service which Mr. Jones had rendered to the Bank and the community over a period of nearly 54 years. Mr. N. R. Williams was appointed General Manager to succeed Mr. Jones, and Mr. N. S. White was appointed Assistant General Manager.

33. The Staff. At 30th June 232 members of the staff have enlisted in the navy, army or air force; of these 195 are on service abroad or in Australia and 35 are awaiting entry into camp. It is recorded with regret that two of the Bank's officers have lost their lives during service overseas.

Although the staff has been much depleted by enlistments and the absence of trainees at militia camps, the enthusiastic co-operation of officers has ensured the maintenance of the Bank's high standard of service to the public.

W. WARREN KERR,
Chairman.

JAS. C. GATES,
Deputy Chairman.

JNO. KEAN,

D. B. COPLAND,

HECTOR T. MCKENZIE,

Commissioners.

N. R. WILLIAMS,
General Manager.

18th August, 1941.

THE STATE SAVINGS BANK OF VICTORIA

SAVINGS BANK DEPARTMENT

BALANCE SHEET, 30th JUNE, 1941

| LIABILITIES | | | | |
|---|-------------|----|----|--|
| Depositors' Balances, with Interest to date:— | | | | |
| Current Accounts | £68,831,965 | 3 | 8 | |
| School Bank Accounts | 261,591 | 13 | 6 | |
| Victorian Savings Bank Deposit | | | | |
| Stock Accounts | 2,653,183 | 4 | 0 | |
| | £71,746,740 | 1 | 2 | |
| Balance due for Agents' Salaries, and School Bank | | | | |
| Commission | 12,438 | 2 | 10 | |
| Sundry Amounts held in Trust | 68,997 | 1 | 0 | |
| Fidelity Guarantee Fund | 10,000 | 0 | 0 | |
| Officers' Trust and Provident Funds | 869,085 | 4 | 7 | |
| Insurance Trust Fund Account | 853,631 | 0 | 2 | |
| Reserves for Interest Fluctuation, Depreciation | | | | |
| and Contingencies | 1,285,000 | 0 | 0 | |
| General Reserve | 4,320,000 | 0 | 0 | |
| Profit and Loss Account | 154,662 | 19 | 0 | |
| | £79,320,554 | 8 | 9 | |

Melbourne, 18th August, 1941.

N. R. WILLIAMS,
General Manager.

We, the undersigned Auditors, in accordance with Section 49 of Act No. 3777, report that we have examined the books, accounts, and vouchers of the Commissioners, that we have satisfied ourselves as to the existence of the whole of the assets, and that the above Balance-Sheet is, in our opinion, a correct statement of their accounts, and agrees with their books.

The Balance-Sheets from the Branches have been accepted on the signatures of the respective Managers.

J. G. DAVIS } Chartered Accountants (Aust.),
A. H. BARRACLOUGH } Auditors.

Melbourne, 11th August, 1941.

THE STATE SAVINGS BANK OF VICTORIA

SAVINGS BANK DEPARTMENT

BALANCE SHEET, 30th JUNE, 1941

| ASSETS | | | | |
|--|-------------|----|----|--|
| Cash on hand and at Bankers, Bank Fixed Deposits | | | | |
| with accrued interest, and other liquid assets | £25,420,091 | 16 | 0 | |
| Australian Consolidated Inscribed | | | | |
| Stock for the State of Victoria | | | | |
| (Face Value, £28,144,980/4/8) | £28,144,980 | 4 | 8 | |
| Accrued Interest | 386,345 | 10 | 3 | |
| | 28,531,325 | 14 | 11 | |
| Australian Consolidated Treasury | | | | |
| Bonds and Stock, and Common- | | | | |
| wealth Treasury Bills (Face | | | | |
| Value, £3,356,000) | 3,322,257 | 2 | 11 | |
| Accrued Interest | 18,489 | 2 | 1 | |
| | 3,340,746 | 5 | 0 | |
| Credit Foncier Debentures and | | | | |
| Stock (Face Value, £12,943,850) | 12,943,850 | 0 | 0 | |
| Accrued Interest | 65,903 | 3 | 5 | |
| | 13,009,753 | 3 | 5 | |
| Melbourne and Metropolitan Board | | | | |
| of Works Debentures and Stock | | | | |
| (Face Value, £1,709,500) | 1,597,262 | 0 | 0 | |
| Accrued Interest | 25,367 | 12 | 6 | |
| | 1,622,629 | 12 | 6 | |
| Municipal and other Public Au- | | | | |
| thorities Debentures and Stock | | | | |
| (Face Value, £4,210,175/2/-) | 4,159,747 | 15 | 4 | |
| Interest Accrued or Due | 46,132 | 17 | 0 | |
| | 4,205,880 | 12 | 4 | |
| Mortgage Securities | | | | |
| Properties in Possession | 2,414,849 | 16 | 1 | |
| | 2,462 | 7 | 6 | |
| | 2,417,312 | 3 | 7 | |
| Interest after provision | 7,815 | 1 | 0 | |
| | 2,425,127 | 4 | 7 | |
| Bank Premises | 765,000 | 0 | 0 | |
| | £79,320,554 | 8 | 9 | |

W. WARREN KERR
JAS. C. GATES
JNO. KEAN
D. B. COPLAND
HECTOR T. MCKENZIE } Commissioners of
the State Savings
Bank of Victoria.

We, the undersigned Auditors appointed by the Governor in Council under Section 124 (2) of Act No. 3777, report that we have examined the above Balance-Sheet, and found it to agree with the books of the Commissioners of the State Savings Bank of Victoria, and have satisfied ourselves as to the existence of the assets.

A. A. FITZGERALD } Chartered Accountants (Aust.),
STANLEY G. YOUNG } Auditors.

Melbourne, 12th August, 1941.

THE STATE SAVINGS BANK OF VICTORIA

SAVINGS BANK DEPARTMENT

PROFIT AND LOSS ACCOUNT
For Year ended 30th June, 1941

Dr.

| | | | |
|--|------------|----|----|
| To Interest credited to Depositors— | | | |
| Current Accounts | £1,264,178 | 14 | 11 |
| Victorian Savings Bank Deposit Stock Accounts | 65,338 | 14 | 9 |
| | £1,329,517 | 9 | 8 |
| „ Interest credited to Fidelity Guarantee Fund | 500 | 0 | 0 |
| „ Interest credited to Officers' Trust and Provident Funds | 40,675 | 15 | 0 |
| „ Expenses of Management | 572,483 | 18 | 1 |
| „ Expenditure on Bank Premises for Maintenance, Painting, Repairs, etc. | 11,087 | 6 | 1 |
| „ Writing down Bank Premises | 24,500 | 0 | 0 |
| „ Transfer to Officers' Provident Fund under General Order No. 36 | 11,623 | 0 | 0 |
| „ Transfer to Reserve for Contingencies | 124,500 | 0 | 0 |
| „ Transfer to General Reserve | 275,000 | 0 | 0 |
| Balance— | | | |
| Forward from last year | £182,673 | 13 | 9 |
| Profit for year | 246,989 | 5 | 3 |
| | £429,662 | 19 | 0 |
| Less — Transfer to General Reserve | 275,000 | 0 | 0 |
| | | | |
| Forward to next year | 154,662 | 19 | 0 |
| | £2,544,550 | 7 | 10 |

THE STATE SAVINGS BANK OF VICTORIA

SAVINGS BANK DEPARTMENT

PROFIT AND LOSS ACCOUNT
For Year ended 30th June, 1941

Cr.

| | | | |
|---|-----------|----|---|
| By Balance from last year | £182,673 | 13 | 9 |
| „ Gross Income for year, after provision for doubtful debts | 2,361,876 | 14 | 1 |

£2,544,550 7 10

THE STATE SAVINGS BANK OF VICTORIA

CREDIT FONCIER DEPARTMENT

BALANCE SHEET, 30th JUNE, 1941

LIABILITIES

| | | | | | |
|---|-------------|---|---|-------------|------|
| Debentures and Debenture Stock— | | | | | |
| 3% | £12,000,000 | 0 | 0 | | |
| 3½% | 1,500,000 | 0 | 0 | | |
| 3½% | 1,605,940 | 0 | 0 | | |
| 3½% | 2,000,000 | 0 | 0 | | |
| 3½% | 223,570 | 0 | 0 | | |
| 4% | 1,000,000 | 0 | 0 | | |
| 4½% | 1,425,420 | 0 | 0 | | |
| | £19,754,930 | 0 | 0 | | |
| Accrued Interest | 108,550 | 7 | 6 | | |
| | | | | £19,863,480 | 7 6 |
| Interest on Debentures and Debenture Stock, due but not paid | | | | 1,838 | 17 1 |
| Debentures and Debenture Stock matured but not yet paid | | | | 8,800 | 0 0 |
| Borrowers' Payments in Advance on account of Principal, with interest added | £482,827 | 3 | 7 | | |
| Other Payments in Advance not bearing interest | 107 | 0 | 5 | | |
| | | | | 482,934 | 4 0 |
| Sundry Amounts held in trust | | | | 85,913 | 7 2 |
| Savings Bank Department | | | | 8,049 | 18 3 |
| Reserves for Depreciation and Contingencies | | | | 600,000 | 0 0 |
| General Reserve | | | | 697,734 | 17 3 |
| | | | | £21,748,751 | 11 3 |

PROFIT AND LOSS ACCOUNT

| | | | |
|--|----------|----|----|
| Dr. | | | |
| To Interest on Debentures and Debenture Stock | £684,969 | 14 | 11 |
| „ Interest on Borrowers' Payments in Advance | 20,125 | 14 | 3 |
| „ Provision for extinction of Discount on Debentures and Stock | 3,046 | 6 | 5 |
| „ Expenses of Management | 106,931 | 1 | 11 |
| „ Valuers' and Architects' Salaries and Expenses | 17,259 | 2 | 3 |
| „ Profit for year—Transferred to General Reserve | 37,856 | 5 | 5 |
| | £870,188 | 5 | 2 |

Melbourne, 18th August, 1941.

N. R. WILLIAMS,
General Manager.

We, the undersigned Auditors, in accordance with Section 49 of Act No. 3777, report that we have examined the books, accounts, and vouchers of the Credit Foncier Department, and that the above Balance-Sheet is, in our opinion, a correct statement of its accounts, and agrees with its books.

We have satisfied ourselves that all securities are in the possession or in the control of the Commissioners, and that the cash at Bankers is correct.

J. G. DAVIS } Chartered Accountants (Aust.),
A. H. BARRACLOUGH } Auditors.
Melbourne, 11th August, 1941.

THE STATE SAVINGS BANK OF VICTORIA

CREDIT FONCIER DEPARTMENT

BALANCE SHEET, 30th JUNE, 1941

ASSETS

| | | | | | |
|---|-------------|----|----|-------------|------|
| Mortgage Securities— | | | | | |
| Farm Loans | £3,704,601 | 11 | 6 | | |
| Farm Loans, Returned Soldiers | 302,556 | 9 | 9 | | |
| Loans on Dwellings and Shops (including progress payments on houses in course of erection) | 9,462,650 | 9 | 7 | | |
| Loans on Dwellings and Shops—Returned Soldiers | 1,800,722 | 18 | 11 | | |
| Housing Loans (including land acquired for building purposes and progress payments on houses in course of erection) | 5,112,387 | 7 | 8 | | |
| Properties Let or Leased | 222,279 | 15 | 7 | | |
| Properties in Possession | 14,527 | 6 | 10 | | |
| Loans to Country Industries | 31,029 | 12 | 4 | | |
| | £20,650,755 | 12 | 2 | | |
| Interest after provision | 25,835 | 11 | 10 | | |
| | | | | £20,676,591 | 4 0 |
| Bank Fixed Deposit Receipts | 800,000 | 0 | 0 | | |
| Accrued Interest | 5,001 | 14 | 6 | | |
| | | | | 805,001 | 14 6 |
| Discount on issue of Current Debentures and Stock | 10,771 | 13 | 10 | | |
| Less — Proportion written off to date | 3,536 | 10 | 0 | | |
| | | | | 7,235 | 3 10 |
| Sundry Debtors | | | | 491 | 2 0 |
| Cash at Bankers | | | | 259,432 | 6 11 |
| | | | | £21,748,751 | 11 3 |

FOR YEAR ENDED 30th JUNE, 1941.

Cr.

By Gross Income, after provision for doubtful debts £870,188 5 2

£870,188 5 2

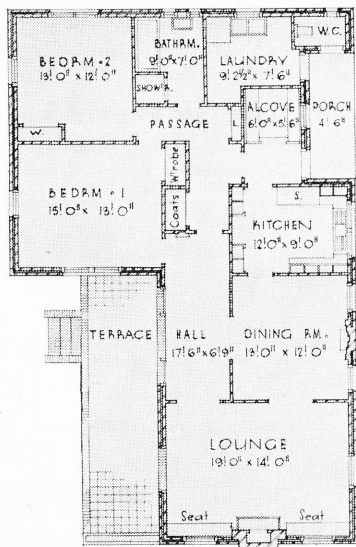
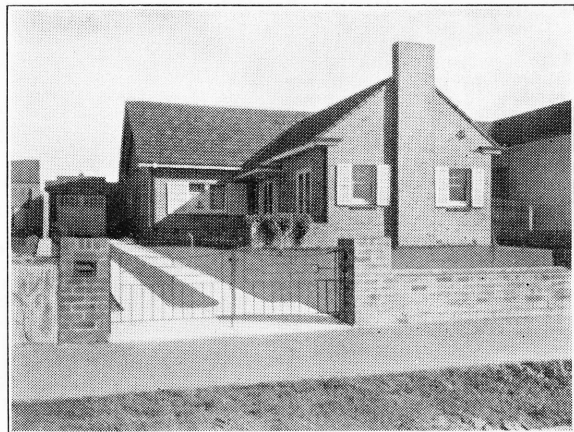
W. WARREN KERR
JAS. C. GATES
JNO. KEAN
D. B. COPLAND
HECTOR T. MCKENZIE } Commissioners of
the State Savings
Bank of Victoria.

We, the undersigned Auditors appointed by the Governor in Council under Section 124 (2) of Act No. 3777, report that we have examined the above Balance-Sheet, and found it to agree with the books of the Credit Foncier Department. We further report that in accordance with Section 122 (2) of the above-mentioned Act, and so far as we are able to form an opinion, the net profits are as stated.

A. A. FITZGERALD } Chartered Accountants (Aust.),
STANLEY G. YOUNG } Auditors.
Melbourne, 12th August, 1941.

BRICK VENEER RESIDENCE

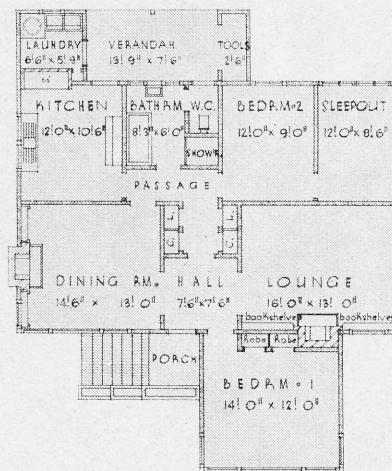
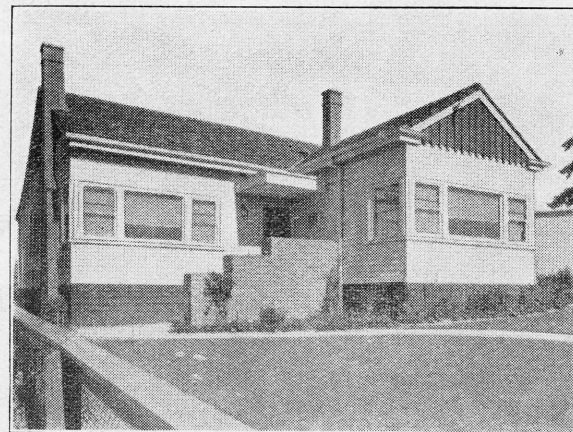
Erected under the supervision of the Bank,
on Credit Foncier Housing Conditions.



• GROUND PLAN •

TIMBER-FRAMED RESIDENCE

Erected under the supervision of the Bank,
on Credit Foncier Housing Conditions.



• GROUND PLAN •