

SIXTH ANNUAL REPORT

for the year ended 31st December, 1945.

The Directors have pleasure in submitting to the Shareholders the Sixth Annual Report and Statement of Accounts of the Society.

The Society has maintained the steady progress which has been a feature of its development since incorporation in 1940. A substantial increase in the Mortgage Assets is shown despite the continued limitation on new mortgage business. The Directors are confident that the Society has its roots firmly embedded in the public confidence and can look forward to increased co-operation and support from existing and new members.

TOTAL ASSETS.

The progress of the Society is shown by the following details of its Total Assets :—

| | | | | | | | | | |
|---------------------|-----|-----|-----|-----|-----|-----|-----|-----|------------|
| 1st May, 1940 | --- | --- | --- | --- | --- | --- | --- | --- | \$ 153,000 |
| 31st December, 1940 | --- | --- | --- | --- | --- | --- | --- | --- | \$ 160,134 |
| 31st December, 1941 | --- | --- | --- | --- | --- | --- | --- | --- | \$ 191,437 |
| 31st December, 1942 | --- | --- | --- | --- | --- | --- | --- | --- | \$ 229,752 |
| 31st December, 1943 | --- | --- | --- | --- | --- | --- | --- | --- | \$ 256,658 |
| 31st December, 1944 | --- | --- | --- | --- | --- | --- | --- | --- | \$ 309,681 |
| 31st December, 1945 | --- | --- | --- | --- | --- | --- | --- | --- | \$ 323,027 |

NEW ACCOUNTS OPENED

During the year 451 new accounts were opened with the Society compared with :—

1941 — 230; 1942 — 279; 1943 — 306; 1944 — 387.

MORTGAGES and PURCHASE-TENANCY AGREEMENTS

Advances during the year totalled \$95,007 the aggregate of the balances due to the Society by Mortgagors and Purchasing-tenants at the end of the period being \$264,256. This represents an increase of 16% over the corresponding figure at the end of 1944.

During the year no property came into possession and no loss was sustained on mortgages or purchase-tenancy agreements. The annual valuation of the properties in mortgage to the Society (required by Rule 32) has revealed no likely loss.

PROPERTIES

All the properties taken over from the British Guiana Building Society, Ltd., (in liquidation) have now been sold.

GENERAL RESERVE

The Reserve Fund now stands at \$7,948.

DIRECTORATE

Under the provisions of Rule 43, the Directors have appointed the Hon. E. F. McDavid, C.B.E., to be a Director of the Society, his appointment as a Director by the Governor-in-Council (in accordance with Rule 42) having terminated.

(Sgd.) F. J. SEAFORD,
Chairman

**PROFIT AND
for the year ended**

Dr.

| | | |
|---|----------|---------------|
| Management Expenses | \$ 9,357 | |
| <i>Less</i> Proportion (41.44%) charged to Redemption of Deferred Shares Fund (as at 30th April, 1945) | 1,308 | \$ 8,049 |
| Interest credited to Bond Certificate Accounts | | 2,638 |
| Interest credited to Deposit Accounts | | 1,301 |
| Balance, carried down to Appropriation Account | | 6,652 |
| | | <u>18,640</u> |

**PROFIT AND LOSS
for the year ended**

Dr.

| | | |
|---|----------|----------------|
| Interest credited to Members' Accounts :— | | |
| (a) On Fully-paid Investing Shares | \$ 874 / | |
| (b) On Subscription Investing Shares | 3,645 / | |
| (c) On Five Dollar Shares | 735 / | \$ 5,254 |
| Provision for Repairs to Properties | \$ 16 | |
| Depreciation :— | | |
| (a) Of Office Premises | 514 | |
| (b) Of Office Furniture | 40 | |
| | \$ 570 | |
| <i>Less</i> Proportion (41.44%) charged to Redemption of Deferred Shares Fund (as at 30th April, 1945) | 83 | 487 |
| Proportion (41.44%) of Profit credited to Redemp- tion of Deferred Shares Fund | | 466 |
| (as at 30th April, 1945) | | 2 |
| Additional Credit to Fund | | 127 |
| Loss on sale of War Loan Stock | | 316 |
| Balance of Net Profit, transferred to General Reserve | | <u>\$6,652</u> |

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**LOSS ACCOUNT
31st December, 1945.**

Cr.

| | | |
|---|----------|-----------------|
| Interest earned :— | | |
| (a) On Mortgage and Purchase-Tenancy Accounts | \$16,212 | |
| (b) On Temporary Loans to Investors | 647 | |
| (c) On Savings Bank Accounts | 129 | |
| (d) On 3½% War Loan Stock | 287 | \$17,275 |
| Net Revenue from Properties | | 529 |
| Net Revenue from office Premises | | 411 |
| Fees, Rule-books sold, etc. | | 425 |
| | | <u>\$18,640</u> |

**APPROPRIATION ACCOUNT
31st December, 1945.**

Cr.

| | |
|---|-----------------|
| Balance brought down from Profit and Loss Account | \$ 6,652 |
| | <u>\$ 6,652</u> |

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RECEIPTS AND PAYMENTS ACCOUNT

Dr. For the Year ended 31st December, 1945.

Cr

| | |
|--|---|
| <p>Repayments of:</p> <p>(1) Advances on Mortgages and Purchase-Tenancy Agreements \$ 74,819</p> <p>(2) Temporary Loans to Investors..... 1,569</p> <p>Investments received:</p> <p>(1) Subscription Shares 51,659</p> <p>(2) Five Dollar Shares 16,706</p> <p>(3) Deposits 49,646</p> <p>Proceeds of Sale of War Loan Stock 19,920</p> <p>Interest on " " " " 672</p> <p>Withdrawal of P.O. Savings Bank 80</p> <p>Interest on " " " " 97</p> <p>Revenue from Properties 748</p> <p>Revenue from Office Premises 1,421</p> <p>Fees etc., (net amount received) 419</p> <p>Proceeds of Sale of Properties, etc. 7,645</p> <p>" " " " Office Furniture 59</p> <hr/> <p style="text-align: right;">Total Receipts 225,511</p> <p>Cash in Hand and at Banks on 1st Jan., 1945 \$ 17,462</p> <hr/> <p style="text-align: right;">\$ 242,973</p> | <p>Advances on Mortgages and Purchase-Tenancy Agreements \$ 95,007</p> <p>Temporary Loans to Investors 4,317</p> <p>Net Amount of Interest paid</p> <p>To holders of Bond Certificates \$ 2,659</p> <p>Investing Shares 1,284</p> <hr/> <p>3,943</p> <p>Withdrawal of Deposits & Interest 23,181</p> <p>do. do. Subscription Investing Shares & Interest 23,377</p> <p>do. do. Five Dollar Shares & Interest 3,801</p> <p>Withdrawal of Bond Certificates 673</p> <p>" " Fully-Paid Shares 29,489</p> <p>Expenditure on Properties 215</p> <p>Expenditure on Office Premises 1,003</p> <p>" " Office Furniture 18</p> <p>Payments on behalf of Old Society 12</p> <p>" to Former Holders of Deferred Shares..... 24,973</p> <p>Management Expenses, net amount 9,787</p> <hr/> <p style="text-align: right;">Total Payments 219,796</p> <p>Cash at Banks and on Hand at 31st December, 1945 23,177</p> <hr/> <p style="text-align: right;">\$ 242,973</p> |
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CERTIFICATES OF AUDITORS.

Report of the Board of Directors' Auditors to the Members of the New Building Society, Limited.

We have examined the foregoing Balance Sheet of the New Building Society, Limited, dated 31st December, 1945, and the statements of Profit and Loss Account and Profit and Loss Appropriation Account. We have also inspected the Mortgage Deeds, Transports, Purchase-Tenancy Contracts and other securities and title-deeds.

We certify that such Balance Sheet and Statements are in accordance with law and are drawn up so as to exhibit a true and correct view of the Society's affairs, according to the best of our information and the explanations given to us, and as shown by the books.

FITZPATRICK, GRAHAM & CO.,
Chartered Accountants. } *Auditors.*

22nd February, 1946.

Report of the Members' Auditor to the Members of the New Building Society, Limited.

I have examined the foregoing Balance Sheet of the New Building Society, Limited, dated 31st December, 1945, as well as the Profit and Loss Account and the Profit and Loss Appropriation Account. I certify that they are correct, duly vouched and in accordance with law, and the Balance Sheet, in my opinion, is properly drawn up so as to exhibit a true state of the Society's affairs, according to the best of my information and the explanations given to me and as shown by the books.

I certify that I have at this audit actually inspected the Mortgage Deeds, Transports, Purchase-Tenancy Contracts and other securities and title deeds belonging to the Society.

ALEXANDER YHAP,
Certified Accountant. } *Members' Auditor.*

22nd February, 1946.

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MATTERS TO BE DEALT WITH

at the

ANNUAL GENERAL MEETING OF THE SOCIETY

to be held on the 8th March, 1946, commencing at 3 p.m.

1. To receive and consider the Directors' Report and the Statement of Accounts for 1945.
2. To fix the remuneration of the Board's Auditors.
3. To appoint a Members' Auditor and to fix his remuneration.
4. To confirm the appointment made by the Directors (under the provisions of Rule 43) of the Hon. E. F. McDavid, C.B.E., as a Director of the Society for a further period of one year.
5. To consider and, if thought fit, pass as a Special Resolution, the following:—

BE IT RESOLVED that the Directors be authorised to apply to the Governor-in-Council or take such steps as may be necessary to pass the following Ordinance (amending the Society's Ordinance) with such amendments as the Legislative Council may make, namely:—

Be it enacted by the Governor of British Guiana with the advice and consent of the Legislative Council thereof as follows:—

1. This Ordinance may be cited as the New Building Society (Amendment) Ordinance 1946 and shall be construed with the New Building Society Ordinance 1940 (hereinafter referred to as the Principal Ordinance) and any Ordinance amending the same.

2. For the purposes of receiving any loan from any Bank or Corporate Body, whether by way of overdraft or otherwise under paragraph (4) of section six of the Principal Ordinance the Society may pledge with such Bank or Corporate Body any of its mortgage deeds, purchase-tenancy contracts or other securities as security for any such loan.

3. Section six of the Principal Ordinance is hereby amended—

- (a) by the substitution of the word "three-fourths" for the word "two-thirds" in paragraph (5) thereof;
- (b) by the insertion of the words "(exclusive of the value of any collateral security authorised by the Rules)" between the word "property" and the word "or" in the fourth line of paragraph (5) thereof; and

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- (c) by the insertion of the following proviso at the end of paragraph (5) thereof:—

"Provided that the restriction on the amount to be advanced upon mortgages shall not apply to any mortgages granted by the Society at the request of Government or any local authority or public body or housing society under or pursuant to any building or housing scheme."

4. The following section shall be substituted for section fifteen of the Principal Ordinance:

- 15 (1) The Society shall at each annual general meeting appoint a duly qualified auditor or auditors to hold office until the next annual general meeting.
- (2) If an appointment of auditors is not made at an annual general meeting or whenever the Board considers it advisable to appoint an additional or other auditor or auditors, the Board may appoint an auditor or auditors for the current year.
- (3) A person, other than a retiring auditor shall not be capable of being appointed an auditor at an annual general meeting unless notice of an intention to nominate that person to the office has been given by a member to the Society not less than fourteen days before the annual general meeting, and the Society shall send a copy of any such notice to the retiring auditor and shall give notice thereof to the members either by advertisement or in any other mode allowed by the Rules not less than seven days before the annual general meeting.
- (4) The Board may fill any casual vacancy in the office of auditor, but while any such vacancy continues the surviving or continuing auditor or auditors, if any, may act.
- (5) The remuneration of the auditors of the Society shall be fixed by the Society in general meeting except that the remuneration of an auditor appointed by the Board to fill a casual vacancy or as hereinbefore provided, may be fixed by the Board.

5. Section sixteen of the Principal Ordinance is hereby amended—

- (a) by the substitution of the word "income" for the words "all the receipts" in sub-section (1) thereof;
- (b) by the substitution of the word "The" for the word "Each" in sub-section (3) thereof.

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NEW BUILDING SOCIETY, LTD.

DIRECTORS :

Hon. F. J. SEAFORD, C.B.E., Chairman
W. S. JONES, Esq., Vice-Chairman
C. J. BETTENCOURT-GOMES, Esq., B.E.M.
F. B. HENDERSON, Esq.
J. ST. F. DARE, Esq.
Hon. E. F. McDAVID, C.B.E.

SOLICITORS :

Messrs. CAMERON & SHEPHERD,
Lot 2, High Street. Newtown, G.T., 9.

BOARD'S AUDITORS :

Messrs. FITZPATRICK, GRAHAM & CO.,
Chartered Accountants.

MEMBERS' AUDITOR :

Mr. ALEXANDER YHAP,
Certified Accountant.

BANKERS :

BARCLAY'S BANK (Dominion, Colonial
and Overseas)
ROYAL BANK OF CANADA.

SECRETARY :

A. C. SWAN.

ASSISTANT SECRETARY :

CARL WIGHT

OFFICE :

LOT 1, HIGH AND COMMERCE STREETS,
NEWTOWN, GEORGETOWN, 9.

OFFICE HOURS : 9 a.m.—3 p.m.
(Saturdays : 9 a.m.—11 a.m.)
TELEPHONE NO. Central 252

The NEW BUILDING SOCIETY Limited

SIXTH ANNUAL REPORT and STATEMENT OF ACCOUNTS 1945.

NOTICE

is hereby given that the Sixth Annual General Meeting of the Society will be held on Friday, the 15th March, 1946, at Lot 1, High Street, Newtown, G.T., 9, commencing at 3 p.m., to deal with the matters set out on pages 8—9, of this Report and Statement of Accounts.

By Order of the Board,

A. C. SWAN,
Secretary.