

**43RD
Annual Report
and Accounts
1982**



THE NEW BUILDING SOCIETY LIMITED

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The New Building Society Limited

Notice of Meeting

NOTICE is hereby given that the Forty-third Annual General Meeting of the Members of the New Building Society Limited, will be held at 5.00 p.m. on MONDAY, 18th APRIL, 1983, at the Society's Office, Lot 1 Avenue of the Republic, Georgetown.

AGENDA

- 1 To consider the Annual Report of the Directors and the Financial Statement for the year 1982.
- 2 To elect Directors for the period 1983 - 1985.
- 3 To fix the remuneration of Directors for the year 1983.
- 4 To appoint Auditors for the year 1983, and to fix their remuneration.
- 5 To approve of an amount to be donated to Charity and for Educational Purposes.
- 6 To approve the sum of \$120,000.00 towards the cost of providing two Wells for the City of Georgetown.
- 7 Any other business of which due notice shall have been given.

BY ORDER OF THE BOARD

Jules de Cambra
Director/Secretary
31st March, 1983

DIRECTORS

A. I. Crum-Ewing, Esq., - OBE - Chairman
Mooneer A. Khan, Esq., JP - Vice Chairman
Miss T. Gaskin
Dr J.K.M. Richmond, DDS
C.H. da Silva, Esq., FCIS
G.A. Camacho, Esq.,

Jules de Cambra, Esq., - Director/Secretary
Samuel A. Ramdeen, Esq., - Assistant Secretary
Maurice L. Arjoon, Esq., - Accountant

BRANCH MANAGERS

New Amsterdam - Paul B. Purnwasy, Esq.,
Linden - Aubrey Mendes de Franca, Esq.,

SOLICITORS

Messrs. Cameron & Shepherd
2 Avenue of the Republic,
Georgetown.

BANKERS

Barclays Bank International, Ltd.,
Royal Bank of Canada
Guyana National Co-operative Bank
Bank of Baroda

AUDITORS

Jack A. Alli Sons & Co.,
145 Crown Street Queenstown,
Georgetown

The New Building Society Limited

Report of the Directors

The Directors are pleased to present the Forty-third Annual Report and Financial Statement of the Society for the year ended 31st December, 1982.

Shares and Deposits

During the year, 5,754 investors opened accounts and the total investments in the Society increased by \$11,570,896 to \$95,050,224.

The Interest rate structure was again revised during the year as a result of the rise in Commercial Bank Rates. From 1st July, 1982, Save and Prosper Accounts earned 12% p.a., Five Dollar Share Accounts 11½% p.a. and Deposit Accounts 9% p.a.

Mortgages

The total amount advanced during the Financial year as loans on the security of freehold and leasehold property was \$7,917,790. The total number of Mortgages executed was 400. At 31st December, 1982 there were 4,443 mortgages in force totalling \$56,851,623.

The Society gave a one per cent (1%) rebate for 1982 to mortgagors whose accounts were not more than two months in arrear at 16th November, 1982. The total rebate was \$479,842. The Interest rate on mortgages was held at 12% p.a. during 1982.

Assets

Total Assets increased by \$12,206,299 during the year to \$99,777,215 representing a growth of 13.94%.

Liquidity and Reserves

The Society maintained a strong financial position through 1982. At year end, liquid assets (i.e. Cash and Short Term Investments) were \$22,834,529 representing 22.88% of total assets.

The General Reserve was increased by \$613,851 to \$4,401,941 or 4.41% of total assets at year end.

Annual Valuation

The Annual Valuation of the Assets and Liabilities of the Society (as required by the Board) revealed no likely loss. Three properties were in the Society's possession at year end and will be sold in 1983.

Directorate

Under the provisions of the Society's Rule 47, the Directors, whose names are listed below, retire after the Forty-third Annual General Meeting. They are eligible and offer themselves for re-election.

The New Building Society Limited

For The Year Ended 31st December, 1982

A.I. Crum Ewing, Esq. O.B.E., Mooneer A. Khan, Esq. J.P., Dr. J. K. M. Richmond D. D.S. Miss T. Gaskin, C.H. da Silva, Esq., F.C.I.S. and G.A. Camacho Esq.

Auditors

The Auditors, Messrs. Jack A. Alli, Sons and Company, Accountants, retire and are eligible for re-election.

A. I. CRUM EWING
Chairman
31st March, 1983.

**Report of the Auditors To The Members Of
The New Building Society Limited**

We have audited the financial statements set out on pages 4 to 21 which are in agreement with the books of the Society in accordance with approved Auditing Standards. We have obtained all the information and explanations we have required.

We have inspected the mortgage deeds, transports, purchase-tenancy contracts and other securities and title deeds and found them to be in order.

In our opinion these financial statements are properly drawn up under the historical cost convention, modified by the valuation of freehold land, so as to give a true and correct view of the state of the affairs of the Society at December 31, 1982; of the excess of income over expenditure and of the source and application of funds for the year then ended.

3rd March, 1983

JACK A. ALLI, SONS & CO.
Correspondents of Price Waterhouse
145 Crown Street, Queenstown,
Georgetown, Guyana.

The New Building Society Limited

Revenue And Appropriation Accounts

Income

Interest earned on:
 Mortgage loans
 Housing loans and purchase tenancies
 Temporary loans
 Bank accounts
 Treasury bills
 Investments
 Net profit on sale of investments
 Net profit on sale of fixed assets
 Gains on exchange rate on sale of investments
 Fees - commissions, rule books etc.
 Administration fees - P.O.H.L.F. and others
 Inspection fees
 Rents received

Expenditure

Management expenses
 Directors' fees
 Directors' travelling
 Audit fees
 Office premises
 Charitable and educational donations
 Depreciation
 Losses on mortgage

Excess of income over expenditure

Distributed as follows -

Interest on:

Fully paid investing shares
 Five dollar shares
 Save and prosper shares
 Subscription investing shares
 Deposits

Unappropriated income before extraordinary item
 Extraordinary item

Unappropriated income transferred to revenue reserve

The notes on pages 12 - 21 form part of these financial statements

The New Building Society Limited

For The Year Ended December 31, 1982

	1982 \$	1981 \$
Interest earned on:		
Mortgage loans	8,708,285	8,708,285
Housing loans and purchase tenancies	2,721	2,681
Temporary loans	4,288	2,207
Bank accounts	998,826	947,048
Treasury bills	1,824,111	2,774,758
Investments	884,757	252,278
Net profit on sale of investments	287,288	18,880
Net profit on sale of fixed assets	65	47,888
Gains on exchange rate on sale of investments	133,929	-
Fees - commissions, rule books etc.	81,880	84,887
Administration fees - P.O.H.L.F. and others	11,728	12,227
Inspection fees	14,252	15,228
Rents received	50,733	78,878
	<u>11,039,284</u>	<u>12,494,289</u>
Expenditure		
Management expenses	1,097,708	1,097,708
Directors' fees	16,881	17,228
Directors' travelling	13,200	12,878
Audit fees	16,000	16,881
Office premises	64,346	271,957
Charitable and educational donations	54,000	44,000
Depreciation	70,654	74,782
Losses on mortgage	-	9,288
	<u>1,332,708</u>	<u>1,554,632</u>
Excess of income over expenditure	<u>8,706,576</u>	<u>10,939,657</u>
Distributed as follows -		
Interest on:		
Fully paid investing shares	7	7
Five dollar shares	7,324,018	9,217,285
Save and prosper shares	1,250,473	2,187,771
Subscription investing shares	102	102
Deposits	576,792	492,937
	<u>9,158,392</u>	<u>11,905,102</u>
Unappropriated income before extraordinary item	<u>648,184</u>	<u>834,555</u>
Extraordinary item	-	282,250
Unappropriated income transferred to revenue reserve	<u>648,184</u>	<u>1,116,805</u>

The New Building Society Limited

Balance Sheet

The New Building Society Limited

December 31, 1982

Investors' Balances, Liabilities And Reserves

	Note
Shares	1
Deposits	
Creditors and accruals	
Reserves	2

Assets

Loan assets	3
Investments and cash	4
Fixed assets	5
Debtors and prepayments	

1982	1981
\$	\$
87,733,952	77,212,523
7,316,272	6,266,806
325,050	303,498
4,401,941	3,788,090
<u>99,777,215</u>	<u>87,570,916</u>
56,977,281	58,042,490
41,757,222	28,519,823
975,050	960,114
67,662	48,489
<u>99,777,215</u>	<u>87,570,916</u>

Approved by the Board of Directors

A. I. CRUM-EWING Director

MOONEER A. KHAN Director

JULES de CAMBRA Director/Secretary

The notes on pages 12 - 21 form part of these financial statements.

The New Building Society Limited

Funds Administered By The Society

The New Building Society Limited

At December 31, 1982

		1982	1981
		\$	\$
A. Brezina - Guyana Housing Project			
		Note	
Liabilities			
U.S. Investors		353,684	374,061
Guyana investors		91,441	101,053
Sundry creditors		34,096	34,894
		<u>479,221</u>	<u>510,008</u>
Represented by:			
Assets			
Mortgages	8	455,348	490,319
Sundry debtors		23,873	19,689
		<u>479,221</u>	<u>510,008</u>
B. Linden Community Development Association			
Liabilities			
Linden Community Development Association		226,240	255,204
Represented by:			
Assets			
Mortgages	9	226,240	242,807
Properties in possession		-	12,397
		<u>226,240</u>	<u>255,204</u>
C. Public Officers Housing Loan Fund			
Liabilities			
Advanced by Government		66,464	82,464
Less - Accumulated overpayment of interest		61,422	61,422
		<u>5,042</u>	<u>21,042</u>
Excess of income over expenditure		16,939	16,110
		<u>21,981</u>	<u>37,152</u>
Represented by:			
Assets			
Mortgages	10	18,902	18,905
Cash at Bank		3,079	18,247
		<u>21,981</u>	<u>37,152</u>

The New Building Society Limited

Notes To The Financial Statements

1. SHARES

Fully Paid Investing Shares
Five Dollar Shares
Save and Prosper Shares
Subscription Investing Shares

2. RESERVES
CAPITAL

Balance at January 1 and December 31, 1982
REVENUE
Balance at January 1, 1982
Add:
Unappropriated Income for the year
Balance at December 31, 1982

TOTAL RESERVES

3. LOAN ASSETS

Mortgage accounts
Housing loans
Brezina-Guyana Housing Project
Properties-in-possession
Temporary loans

4. INVESTMENTS AND CASH

Foreign Investments

Final redemption date in:
not more than 5 years
5 - 15 years

Local Investment

a) Repayable in not more than 6 months
b) Final redemption date in:
not more than 5 years
5 - 15 years

carried forward

The New Building Society Limited

For The Year Ended December 31, 1982

	1982	1981
	\$	\$
	651	644
	76,896,632	66,193,425
	11,035,587	11,015,316
	1,082	3,138
	<u>87,733,952</u>	<u>77,212,523</u>
	55,828	55,828
	3,732,262	3,173,570
	613,851	558,692
	<u>4,346,113</u>	<u>3,732,262</u>
	<u>4,401,941</u>	<u>3,788,090</u>
	56,851,623	57,847,203
	24,154	23,217
	32,906	36,276
	39,769	86,393
	28,829	50,401
	<u>56,977,281</u>	<u>58,042,490</u>
	6,860	853,844
	1,788,279	2,254,000
	14,062,987	8,738,312
	3,780,141	2,554,263
	12,535,505	3,820,091
	<u>32,173,772</u>	<u>18,220,510</u>

The New Building Society Limited

Notes To The Financial Statements

4. INVESTMENTS AND CASH (Cont'd)
 brought forward
 Cash at Bank and in Hand
 Repayable in not more than 6 months
 Interest Accrued (gross)

Market value of Investments
 Maturity value of Investments

5. FIXED ASSETS

At December 31, 1982

- Freehold land
 Freehold buildings
 Motor vehicles
 Office Equipment
 Machinery and equipment

Movements to fixed assets

Cost/Valuation at January 1, 1982

Additions at cost

- Freehold buildings
 Office equipment
 Machinery and equipment

Disposals at cost

Office equipment

Cost/Valuation at December 31, 1982

Analysis of Cost or Valuation

At Valuation

Freehold land - year of valuation 1970

At Cost

- Freehold buildings
 Motor vehicles
 Office equipment
 Machinery and equipment

The New Building Society Limited

For The Year Ended December 31, 1982

	1982	1981
	\$	\$
brought forward	32,173,772	18,220,810
Repayable in not more than 6 months	8,771,542	9,901,568
Interest Accrued (gross)	811,808	497,745
	<u>41,757,222</u>	<u>28,519,823</u>
Market value of Investments	30,908,213	16,470,004
Maturity value of Investments	<u>32,252,871</u>	<u>13,585,519</u>

	Cost Valuation	Accumulated Depreciation	Net Book Value	Net Book Value
	\$	\$	\$	\$
Freehold land	94,830	-	94,830	94,830
Freehold buildings	824,789	120,501	704,288	641,941
Motor vehicles	53,942	21,204	32,738	41,930
Office Equipment	102,448	83,406	39,042	30,518
Machinery and equipment	370,029	265,877	104,152	130,585
	<u>1,446,038</u>	<u>470,988</u>	<u>975,050</u>	<u>900,114</u>
Movements to fixed assets				
Cost/Valuation at January 1, 1982			1,360,623	
Additions at cost				
Freehold buildings		77,933		
Office equipment		6,097		
Machinery and equipment		1,500		
			<u>85,530</u>	
Disposals at cost			1,446,213	
Office equipment			178	
Cost/Valuation at December 31, 1982			<u>1,446,038</u>	
Analysis of Cost or Valuation				
At Valuation				
Freehold land - year of valuation 1970			94,830	
At Cost				
Freehold buildings			824,789	
Motor vehicles			53,942	
Office equipment			102,448	
Machinery and equipment			370,029	
			<u>1,446,038</u>	

Notes To The Financial Statements

6. MORTGAGE ACCOUNTS

	No. of Securities
Balances not exceeding \$500	108
Balances exceeding \$500 but not \$1,000	67
Balances exceeding \$1,000 but not \$2,000	158
Balances exceeding \$2,000 but not \$3,000	145
Balances exceeding \$3,000 but not \$4,000	193
Balances exceeding \$4,000 but not \$5,000	160
Balances exceeding \$5,000 but not \$10,000	1,020
Balances exceeding \$10,000 but not \$15,000	976
Balances exceeding \$15,000 but not \$20,000	690
Balances exceeding \$20,000 but not \$25,000	474
Balances exceeding \$25,000 but not \$30,000	414
Balances exceeding \$30,000	29
	<u>4,443</u>

7. HOUSING LOANS

Balances not exceeding \$500	—
Balances exceeding \$500 but not \$1,000	—
Balances exceeding \$1,000 but not \$2,000	—
Balances exceeding \$2,000 but not \$5,000	1
Balances exceeding \$5,000 but not \$10,000	1
Balances exceeding \$15,000 but not \$20,000	1
	<u>3</u>

For The Year Ended December 31, 1982

1982 Amount	No. of Securities	1981 Amount
\$		\$
7,676	66	12,709
48,000	26	70,498
336,495	163	327,328
394,418	191	297,268
678,016	130	650,790
758,157	200	693,742
7,664,035	1,232	7,329,071
12,201,033	1,032	12,588,234
12,069,808	711	12,208,623
13,648,804	623	11,948,888
16,801		
11,325,160	387	15,025,887
886,605	32	7,435,002
<u>56,851,623</u>	<u>4,908</u>	<u>57,842,212</u>

1982

1981

The New Building Society Limited

Notes To The Financial Statements

The New Building Society Limited

For The Year Ended December 31, 1982 (Cont'd)

	No of Securities	1982 Amount \$	No of Securities	1981 Amount \$
8. BREZINA - GUYANA HOUSING PROJECT				
Balances exceeding \$500 but not \$1,000	1		-	-
Balances exceeding \$1,000 but not \$2,000	1	904	-	-
Balances exceeding \$2,000 but not \$4,000	-	1,002	1	1,166
Balances exceeding \$4,000 but not \$5,000	-	-	1	3,217
Balances exceeding \$5,000 but not \$10,000	1	4,221	-	-
Balances exceeding \$10,000 but not \$15,000	35	289,777	36	312,014
Balances exceeding \$15,000 but not \$20,000	13	144,124	14	157,414
	1	15,320	1	16,608
	<u>52</u>	<u>455,348</u>	<u>53</u>	<u>490,319</u>

	No. of Securities	1982 Amount \$	No. of Securities	1981 Amount \$
9. LINDEN COMMUNITY DEVELOPMENT ASSOCIATION				
Balances not exceeding \$500	5	532	4	870
Balances exceeding \$500 but not \$1,000	3	2,273	2	1,769
Balances exceeding \$1,000 but not \$2,000	8	10,684	13	18,612
Balances exceeding \$2,000 but not \$3,000	5	12,436	7	18,038
Balances exceeding \$3,000 but not \$4,000	5	17,203	3	10,685
Balances exceeding \$4,000 but not \$5,000	5	22,030	4	17,375
Balances exceeding \$5,000 but not \$10,000	9	65,171	11	78,175
Balances exceeding \$10,000 but not \$15,000	-	-	1	14,059
Balances exceeding \$15,000 but not \$20,000	1	15,184	-	-

Notes To The Financial Statements

LINDEN COMMUNITY DEVELOPMENT ASSOCIATION (Cont'd)

	No. of Securities
Balances exceeding \$20,000 but not \$25 000	1
Balances exceeding \$25 000 but not \$30 000	1
Balances exceeding \$30,000	1
	<u>44</u>

10. PUBLIC OFFICERS' HOUSING LOAN FUND

	No. of Securities
Balances not exceeding \$500	1
Balances exceeding \$500 but not \$1,000	1
Balances exceeding \$1,000 but not \$2,000	1
Balances exceeding \$2,000 but not \$3,000	-
Balances exceeding \$15,000 but not \$20,000	1
	<u>4</u>

11. SIGNIFICANT ACCOUNTING POLICIES

(a) DEPRECIATION

Freehold buildings are written off over a period of fifty years. Motor Vehicles, office and other equipment are written off by equal instalments over the estimated useful lives ranging from 4 to 10 years.

(b) FOREIGN CURRENCIES

Transactions involving foreign currencies are converted at a standard rate of exchange. At balance sheet date all amounts denominated in foreign currencies are converted to Guyana Dollars at the exchange rates ruling at that date, but the resultant gain or loss is recognised in the accounts only if it would materially affect the accounts.

(c) INVESTMENTS

Investments are stated at cost to the Society.

For The Year Ended December 31, 1982 (Cont'd)

1982		1981	
Amount	No. of Securities	Amount	No. of Securities
		20,768	1
20,365	1	-	-
29,823	-	62,456	2
30,539	2	<u>242,907</u>	<u>48</u>
<u>226,240</u>	<u>48</u>		

1982		1981	
Amount	No. of Securities	Amount	No. of Securities
29	2	335	2
725	1	741	1
1,603	-	-	-
-	1	2,294	1
16,545	1	15,535	1
<u>18,902</u>	<u>5</u>	<u>18,905</u>	<u>5</u>