

1968. No. 132

[C]

BUILDING SOCIETIES**Annual Return**

REGULATIONS, DATED 31ST MAY 1968, MADE BY THE REGISTRAR OF BUILDING SOCIETIES, WITH THE CONSENT OF THE MINISTRY OF COMMERCE, UNDER SECTIONS 88(3) AND 91(2) OF THE BUILDING SOCIETIES ACT (NORTHERN IRELAND) 1967.

The Registrar, with the consent of the Ministry of Commerce, in exercise of the powers conferred upon him by sections 88(3) and 91(2) of the Building Societies Act (Northern Ireland) 1967(a) hereby makes the following Regulations:—

Citation and Commencement

1. These regulations may be cited as the Building Societies (Annual Return) Regulations (Northern Ireland) 1968 and shall come into operation on 1st July 1968.

Form of Annual Return

2. The annual return required to be made by every building society under section 88(1) of the Building Societies Act (Northern Ireland) 1967 (hereinafter referred to as the "Act") shall contain the information and be in the form set out in the Schedule.

Completion of Return

3. Where appropriate, the word "Nil" shall be inserted against any heading contained in any Schedule to the annual return, or against the whole of any such Schedule, as the case may require.

Revenue and Appropriation Account

4.—(1) There shall, if it is not otherwise shown, be stated by way of note to the Revenue and Appropriation Account in the annual return every material respect in which any items shown therein are affected:—

- (a) by transactions of an exceptional or non-recurrent nature; or
- (b) by any change in the basis of accounting.

(2) The expression "Expenses" where it occurs in the heading "Directors' Fees and Expenses" contained in the Revenue and Appropriation Account of a building society includes, in relation to a director, any sum paid by way of expenses allowance and the estimated money value of any other benefits received by him otherwise than in cash in so far as those sums and benefits are charged to United Kingdom income tax, and any contribution paid in respect of him, as a director, under any pension scheme. The expression "Remuneration" where it occurs in the heading "Remuneration of Auditors" contained in the said accounts includes any sums paid by a building society in respect of the auditors' expenses.

Balance Sheet

5. The following matters shall be stated by way of note to the Balance Sheet in the annual return, or in a statement or report annexed thereto, if not otherwise shown:—

(a) 1967. c. 31 (N.I.).

- (a) particulars of any moneys owing by the society in respect of deposits, loans and overdrafts which are wholly or partially secured;
- (b) the general nature of any contingent liability not provided for, and, where practicable, the estimated amount of that contingent liability, if it is material;
- (c) where practicable, the aggregate amount or estimated amount, if it is material, of contracts for capital expenditure, so far as not provided for;
- (d) where the amounts of the separate reserves or provisions as compared with the amounts at the end of the immediately preceding financial year show any increases or decreases, the sources from which the increases have been derived and how the amounts of any decreases have been applied;
- (e) the method of arriving at the amount at which any office premises, office equipment and other fixed assets are shown.

Size of Return

6. The annual return and every statement or report annexed thereto shall be made on sheets of paper of the size 13 inches by 8 inches.

Auditors' Reports

7. The auditors of a building society shall not be required to deal in their report on any annual return with the following matters contained therein:—

- (a) the information contained in the annual return up to and including the statement as to the date of the annual general meeting;
- (b) the information contained in—
 - (i) Schedule No. 1;
 - (ii) Section "B" of Schedule No. 2;
 - (iii) Schedule No. 5.

Revocation

8. The Building Societies (Annual Return) Regulations (Northern Ireland) 1964(b) are hereby revoked.

Dated this 31st day of May 1968.

Ernest Simpson,
Registrar of Building Societies.

The Ministry of Commerce hereby consents to these Regulations.

Sealed with the Official Seal of the Ministry of Commerce for Northern Ireland this 31st day of May 1968.

(L.S.)

A. C. Brooke,
Second Secretary.

SCHEDULE

To be submitted in duplicate

BUILDING SOCIETIES ACT (NORTHERN IRELAND) 1967

ANNUAL RETURN FOR YEAR ENDED.....

Name of Society..... Building Society
 Register Number.....
 Registered Office
 Date of Incorporation
 Total Membership of Society at end of year
 Number of Investing Shareholders at end of year
 Number of Creditors for Deposits and Loans at end of year
 Number of Borrowers at end of year

Names and Addresses of Directors, etc., at the date up to which the Annual Return is made:

	Name	Address
Directors or		
Committee of		
Management		
Manager ..		
Secretary ..		

Date on which Annual General Meeting* was/will be held.....
 (*Delete as appropriate)

Names of Banks in which Society's funds were held on current and deposit accounts at date of the balance sheet:

Particulars of moneys held during the year on deposit with or on loan to an authorised Bank at more than 2 months' notice (enter 'Nil' where appropriate):

1. SHARES ACCOUNT

	£		£
Withdrawals (including £.... Interest, Dividend and Bonus paid out) Other Debits:— Due to Shareholders at end of year		Subscriptions Interest, Dividend and Bonus Other Credits:— Due to Shareholders at beginning of year	
Shares .. £ Interest .. £		Shares .. £ Interest .. £	

2. DEPOSITS AND LOANS ACCOUNT

	£		£
Withdrawals (including £.... Interest paid out) Other Debits:— Due to Creditors for Deposits and Loans (excluding banks) at end of year ..		Receipts from Depositors .. Interest on Deposits .. Other Credits:— Due to Creditors for De- posits and Loans (exclud- ing banks) at beginning of year	
Loans from Bank repaid, including Interest (or reduc- tion in Overdrafts) .. Due to Bank on Loans and Overdrafts at end of year		Loans from Bank (or in- crease in Overdrafts) .. Interest on Bank Loans .. Due to Bank on Loans and Overdrafts at beginning of year	

3. MORTGAGES ACCOUNT

	£		£
Advanced on Mortgages (classified in Schedule No. 1) ..		Repayments of Advances and Interest	
Interest		Insurance Premiums ..	
Insurance Premiums ..		Losses on Mortgages ..	
Other Debits:—		Other Credits:—	
.....		
.....		
.....		
.....		
.....		
Due on Mortgages at beginning of year		Due on Mortgages at end of year	

4. INVESTMENTS ACCOUNT

	£		£
Investments made (classified in Schedule No. 4, Section "A"):—		Investments realised (classified in Schedule No. 4, Section "B"):—	
Quoted .. £		Quoted .. £	
Unquoted ..		Unquoted ..	
Profits on realisation of Investments		Losses on realisation of Investments	
		Depreciation of Investments	
Interest and Dividends ..		Interest and Dividends received (gross)	
Book Value of Investments and Interest Accrued at beginning of year		Book Value of Investments and Interest Accrued at end of year	

6. BALANCE SHEET AS AT.....

	£		£
Due to Investing Shareholders (classified in Schedule No. 6, Section "A") (as per A/c. No. 1)		Balance due or outstanding on Mortgages (classified in Schedule No. 7) (as per A/c. No. 3):—	
Deposits and Loans, not from Bank, (classified in Schedule No. 6, Section "B") (as per A/c. No. 2)		From bodies corporate ...	
Loans and Overdrafts from Bank (as per A/c. No. 2) ...		From persons other than bodies corporate where total indebtedness (a) does not exceed £10,000 (b) exceeds £10,000	
Deferred Liability:—		Total	
Corporation Tax for period ended		Less provision for anticipated losses on Mortgages	
payable		Mortgage Assets	
Other Liabilities:—		Investments (classified in Sched- ule No. 8) (as per A/c. No. 4):—	
Corporation Tax for period ended	£	Quoted:—	£
payable		Final redemp- tion date in not more than 5 years	
Income Tax		Others	
.....		(Market Value £	
.....		Unquoted:—	
Proposed Interest, Dividend and Bonus for period ended with Income Tax relating thereto		Repayable in not more than 6 months.	
Provisions:—		Repayable in more than 6 months	
.....		Interest Accrued	
.....		Total Investments	
.....		Cash at Bank and in Hand ...	
.....		Debtors	
Special Reserves:—		Office Premises	
..... Reserve		Office Equipment	
..... Reserve		Other Assets:—	
General Reserve and Balance carried forward:—		
General Reserve	£	
Balance carried forward (as per A/c. No. 5)	
		Balance (Loss) carried forward (as per A/c. No. 5)	

SCHEDULE NO. 1

Analysis of amounts advanced on mortgage during the financial year

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Building Societies

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1	Type of property on which advance is secured and, to the best of the Society's knowledge and belief, its intended use						Total 8
	Dwellings (including sites for such dwellings and buildings under construction)				Business and Other Properties		
	Wholly to be occupied by borrower 2	Partly to be occupied by borrower 3	Wholly to be let by borrower 4	Under construction and to be put up for sale by borrower 5	Including some dwelling accommodation to be occupied by borrower 6	Other 7	
	£	£	£	£	£	£	
*New Mortgages							
On.....Mortgages where advance agreed to will not exceed £3,000							
(a) to bodies corporate							
(b) to persons							
On.....Mortgages where advance agreed to will exceed £3,000 but will not exceed £5,000 ...							
(a) to bodies corporate							
(b) to persons							
On.....Mortgages where advance agreed to will exceed £5,000 but will not exceed £10,000 ...							
(a) to bodies corporate							
(b) to persons							
On.....Mortgages where advance agreed to will exceed £10,000 but will not exceed £25,000							
(a) to bodies corporate							
(b) to persons							
On.....Mortgages where advance agreed to will exceed £25,000							
(a) to bodies corporate							
(b) to persons							
Instalment Mortgages							
Second or subsequent advances on.....Mortgages where the first advance was made before commencement of the financial year ...							
†Existing Mortgages other than Instalment Mortgages							
On.....Mortgages							
Total							

*Excluding } further advances in respect of property already mortgaged to the society.
 †Including }

SCHEDULE No. 3

SECTION "A"

Particulars to be set forth in respect of advances made during the financial year covered by the annual return to any director or the manager or secretary of the society or to any person who, after the making of the advance, became a director or manager or the secretary of the society in that year, distinguishing between (a) new advances and (b) transfers with the consent of the society of properties subject to mortgages in favour of the society.

Roll No.	Type of Property	Valuation of Property	Amount of Advance	Whether new advance or transfer and any further observations
1	2	3	4	5
		£	£	
	Total ...			

SECTION "B"

Particulars to be set forth in respect of advances made during the financial year covered by the annual return to (i) a company or other body corporate in which, when the advance was made, or at any later time in the said financial year, a director or the manager or secretary of the society held, either directly or through a nominee, shares the nominal value of which exceeded two and a half per cent. of the total paid up share capital of the company or other body corporate, or (ii) a company or other body corporate of which, when the advance was made, or at any later time in the said financial year, a director or the manager or secretary of the building society was a director, general manager, secretary or other similar officer, distinguishing between (a) new advantages and (b) transfers with the consent of the society of properties subject to mortgages in favour of the society.

Register No. of Company	Type of Property	Valuation of Property	Amount of Advance	Particulars of each Officer's Shareholdings which exceed two and a half per cent. of Total Paid-up Share Capital		Whether new advance or transfer and any further observations
				Officer's Shareholdings in Company or other body corporate	Percentage of Officer's Shareholdings to Total Paid-up Share Capital	
1	2	3	4	5	6	7
		£	£			
	Total ...					

SCHEDULE NO. 4

SECTION "A"

Particulars to be set forth in respect of Investments made by the Society during the financial year.

QUOTED

	Latest date of redemption WITHIN 5 YEARS from date of purchase	Latest date of redemption AFTER 5 YEARS but WITHIN 15 YEARS from date of purchase	Latest date of redemption AFTER 15 YEARS but WITHIN 25 YEARS from date of purchase	Total
	1	2	3	4
	Purchase Price	Purchase Price	Purchase Price	Purchase Price
	£	£	£	£
Northern Ireland and United Kingdom Gov- ernment Securities and Northern Ireland and United Kingdom Gov- ernment Guaranteed Securities				
Commonwealth Securities				
Local Authority Securities				
Other Quoted Securities				
Total				

UNQUOTED

	Purchase Price
	£
Tax Reserve Certificates	
Defence Bonds	
National Development Bonds and British Savings Bonds ...	
Ulster Development Bonds	
Treasury Bills	
Northern Ireland Treasury Bills	
Local Authority unsecured Deposits at not more than 7 days notice	
Local Authority Loans secured by way of mortgage:—	
Repayable at not more than 6 months notice	
Repayable not more than 2 years from date of investment	
Repayable not more than 5 years from date of investment	
Other unquoted securities	
Total	

SECTION "B"

Particulars to be set forth in respect of Investments realised by the Society during the financial year.

QUOTED

	Latest date of redemption WITHIN 5 YEARS from date of realisation	Latest date of redemption AFTER 5 YEARS but WITHIN 15 YEARS from date of realisation	Latest date of redemption AFTER 15 YEARS but WITHIN 25 YEARS from date of realisation	Latest date of redemption AFTER 25 YEARS from date of realisation, redeemable only at option of issuer or with no fixed date of redemption	Total
	1	2	3	4	5
	Proceeds of Realisation	Proceeds of Realisation	Proceeds of Realisation	Proceeds of Realisation	Proceeds of Realisation
	£	£	£	£	£
Northern Ireland and United Kingdom Government Securities and Northern Ireland and United Kingdom Government Guaranteed Securities ...					
Commonwealth Securities ...					
Local Authority Securities ...					
Other Quoted Securities ...					
Total ...					

UNQUOTED

	Proceeds of Realisation
	£
Tax Reserve Certificates ...	
Defence Bonds ...	
National Development Bonds and British Savings Bonds ...	
Ulster Development Bonds ...	
Treasury Bills ...	
Northern Ireland Treasury Bills ...	
Local Authority unsecured Deposits at not more than 7 days notice ...	
*Local Authority Loans secured by way of mortgage:—	
Repayable at not more than 6 months notice ...	
Repayable not more than 2 years from date of realisation	
Repayable not more than 5 years from date of realisation	
*Other Unquoted Securities ...	
Total ...	

*Separate details should be furnished of all loans realised by exercise of "a stress clause" (i.e. on the Society's demand for payment before maturity due to exceptional circumstances).

SCHEDULE No. 5

SECTION "A"

The normal interest rates of the society for shares, deposits and mortgages, in categories, classified according to the various rates:—

	As at the end of the financial year	Changes made during the year
Shares:—		
.....		
.....		
.....		
Deposits:—		
.....		
.....		
.....		
Mortgages:—		
.....		
.....		
.....		

The highest interest rate charged on any mortgage during the financial year was:—

The lowest interest rate charged on any mortgage during the financial year (excluding special arrangements with staff) was:—

Particulars of any charges made to borrowers as consideration for advances in addition to the normal interest charge:—

SECTION "B"

Advanced on Mortgages during the financial year

Initial mortgage term of 26 years or more	Initial mortgage term 5 years or more but less than 26 years	Initial mortgage term, less than 5 years	Total
£	£	£	£

SCHEDULE No. 6

SECTION "A"

Classification of amount due to Investing Shareholders as at end of financial year:—

	£
(a) Classes of shares:—	
.....	
.....	
.....	
(b) Interest not credited to Share Capital	
Total	

SECTION "B"

Classification according to notice required of amount due to Creditors for Deposits and Loans (not from Bank) as at end of financial year:—

	£
.....	
.....	
.....	
.....	
.....	
.....	
.....	
Total	

SECTION "C"

Particulars of holdings exceeding £5,000 (excluding any holdings where the aggregate holding of a husband and his wife does not exceed £10,000):—

	Number of holdings	Total
		£
Shares		
Deposits and Loans		

SCHEDULE No. 7

SECTION "A"

Classification of Balances due or outstanding on Mortgages as at end of financial year:—

	£
On Mortgages where the debt does not exceed £3,000	
On Mortgages where the debt exceeds £3,000 and does not exceed £5,000	
On Mortgages where the debt exceeds £5,000 and does not exceed £10,000	
On Mortgages where the debt exceeds £10,000 and does not exceed £25,000	
On Mortgages where the debt exceeds £25,000 ..	
Total On Mortgages	

SECTION "B"

Balances due or outstanding on Mortgages as at end of financial year include:—

£.....on....Mortgages on Property of which the society has been more than 12 months in possession.

£.....on....Mortgages on Property of which the society is not in possession, or has been in possession for not more than 12 months, where the payments are more than 12 months in arrear.

£.....on....Mortgages on Property for which Receivers or Managers have acted for more than 12 months.

£.....in respect of (a) advances to bodies corporate and (b) advances to a person indebted in a total amount exceeding £10,000, representing.....per cent. of the total balance due or outstanding on Mortgages.

SCHEDULE NO. 8

Particulars to be set forth in respect of Investments held by the society as at end of financial year.

	Final redemption date IN NOT MORE THAN 5 YEARS from date of Balance Sheet			Final redemption date AFTER 5 YEARS but within 15 years from date of Balance Sheet			Final redemption date AFTER 15 YEARS but WITHIN 25 YEARS from date of Balance			Final redemption date MORE THAN 25 YEARS from date of Balance Sheet (including undated)			Amounts included in Balance Sheet	
	Nominal Value	*Market Value	Book Value	Nominal Value	*Market Value	Book Value	Nominal Value	*Market Value	Book Value	Nominal Value	*Market Value	Book Value	*Market Value	Book Value
	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Northern Ireland and United Kingdom Government Securities and Northern Ireland and United Kingdom Government Guaranteed Securities ...														
Commonwealth Securities ...														
Local Authority Securities ...														
Other Quoted Securities ...														
Total ...														

UNQUOTED							Repayable in not more than 6 months	Repayable after 6 months but within 2 years from date of Balance Sheet	Repayable after 2 years but within 5 years from date of Balance Sheet	Repayable after 5 years from date of Balance Sheet but at some fixed date	Repayable only at option of borrower	Amounts included in Balance Sheet
							£	£	£	£	£	£
Tax Reserve Certificates ...												
Defence Bonds ...												
Treasury Bills ...												
National Development Bonds and British Savings Bonds ...												
Ulster Development Bonds ...												
Northern Ireland Treasury Bills ...												
Local Authority, unsecured Deposits (not more than 7 days notice)												
Local Authority Loans secured by way of mortgage ...												
Other Unquoted Securities ...												
Total ...												

*At mid-market prices adjusted for net accrued interest where necessary.
 Signature of Director
 Signature of Director
 Signature of Manager or Secretary

Total Quoted and Unquoted Interest Accrued
 Total

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EXPLANATORY NOTE

(This note is not part of the regulations, but is intended to indicate their general purport.)

These regulations prescribe the form of, and the particulars to be contained in, the annual return as to their affairs in the previous financial year which building societies are required to make to the Registrar of Building Societies.

The regulations also provide that the auditors, in their report on an annual return, need not deal with certain specified matters.