REGISTERED NUMBER: SC106572 (Scotland)

Abbreviated Unaudited Accounts for the Year Ended 31 July 2016

for

Oak Bay Properties Limited

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for the Year Ended 31 July 2016

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Company Information
for the Year Ended 31 July 2016

DIRECTOR:	A D Leonard
SECRETARY:	Mrs A T Leonard
REGISTERED OFFICE:	McLay, McAlister & McGibbon LLP 145 St. Vincent Street Glasgow G2 5JF
REGISTERED NUMBER:	SC106572 (Scotland)
ACCOUNTANTS:	McLay McAlister & McGibbon LLP Chartered Accountants 145 St Vincent Street Glasgow G2 5JF

Abbreviated Balance Sheet
31 July 2016

	Notes	31.7.16 £	31.7.15 £
FIXED ASSETS			
Tangible assets	2	1,072,829	1,072,829
CURRENT ASSETS			
Debtors		14,225	18,457
Cash at bank		1,649	5,464
		15.874	23,921
CREDITORS			
Amounts falling due within one year	3	(806,085)	(832,991)
NET CURRENT LIABILITIES		(790,211)	(809,070)
TOTAL ASSETS LESS CURRENT LIABILITIES		282,618	263,759
CAPITAL AND RESERVES			
Called up share capital	4	1,000	1,000
Revaluation reserve		470,623	470,623
Profit and loss account		(189,005)	(207,864)
SHAREHOLDERS' FUNDS		282,618	263,759

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 July 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 July 2016 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 26 April 2017 and were signed by:

A D Leonard - Director

The notes form part of these abbreviated accounts

Notes to the Abbreviated Accounts
for the Year Ended 31 July 2016

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The company has renewed its borrowing facilities post-year end and based on this the director has prepared these Financial Statements on a going concern basis.

Accounting convention
The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover
Turnover represents rents receivable, net of VAT, and is all from continuing activities.

Investment properties
Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transfered to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) which, unlike the Companies Act 2006, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company so their current value is of prime importance. The departure from the provisions of the act is required in order to give a true and fair view.

2. TANGIBLE FIXED ASSETS

	Total £
COST OR VALUATION	
At 1 August 2015 and 31 July 2016	1,072,829
NET BOOK VALUE	
At 31 July 2016	1,072,829
At 31 July 2015	1,072,829

3. CREDITORS

Creditors include an amount of £800,743 (31.07.15 - £817,477) for which security has been given.

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.7.16 £	31.7.15 £
1,000	Ordinary	£1	1,000	1,000

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.