

V. Kohary-u. 4.

Budapest, 6 October, 1923.

320-1923.

Dear Mr. Mellone,

With regard to your inquiry about the state of the Mission-House in Budapest, I have been asked by Dr. Kozma to give you the following information:

On the completion of the purchase of the House, the whole property (site and building together) is going to be enacted in the Record Office in two-thirds to the title of the British and Foreign Unitarian Association. The enactment takes place in the Real Estate Record which is managed by the Record Office in conjunction with one of the local Courts. When the transfer has been legally performed, the purchaser gets a notice from the Court which serves as a document of the title for the owner.

As only two-thirds of the property have so far been secured by the British & Foreign Unitarian Association, the notice from the Court transferring to you the title of the House, will, of course, likewise be limited to a two-thirds ownership. The rest (one third) is not going at present to be transferred to Dr. Kozma, because he wants to save the expense involved in this procedure, and besides he hopes that the two Associations will see their way to buying up the last third of the House in favour of a full ownership. Dr. Kozma did not at all buy the third part with a view to keeping it for himself, but to give a chance to the Associations in securing the whole building for themselves, and let them have time enough to the appropriation of the money. As the whole block was only to be purchased, the money wanting was provided for by Dr. Kozma through the selling of his shares, & the expense of the third part was covered in this way.

If the Associations are not willing to take the third part from Dr. Kozma, he may at any time transfer it to somebody else, and in that case the full right of disposing with the Mission-House might be unfavourably influenced by the new owner.

When Mr. Forbes was staying with us last summer, he thought that the money necessary for the acquiring of the third part temporarily bought by Dr. Kozma, will be very likely collected soon; and it was chiefly this circumstance that induced Dr. Kozma to invest his money without interest into this noble undertaking.

To meet the requirements of the whole plan, we have to make certain alterations in the House; first of all, a large hall for week-day meetings & divine service, is needed, and all this would involve considerable trouble & difficulty, should the undivided property of a site & building be partly owned by a third person, whose interest might be quite contrary to the aims & efforts of the Mission-House.

May I mention at last that the rents will recently be raised by an order of the Government, & consequently we may count upon an increased income from the building, so that it will meet the expenses of the necessary alterations in the Mission-House.

The draft for Mr. Francis Balazs of Miskolc (Hungary) the Hungarian Student at M. C. O. has not yet come to my hands. The draft has been forwarded by me to Kolozsvár.

With kind regards & best wishes,

Sincerely yours
Pastor N. Józsa