

is now one of the most convenient as well as most handsome premises on this continent. It has been deemed advisable to devote the whole four flats of the building to the purposes of the company; and even these appear to be none too large for its increasing transactions.

The Governor of the British America Assurance Co. takes credit to the board, as we think he may, for having put an end to the treaties with English companies under which no money was made for years, while heavy risk was run in far distant countries, with practically no control over the business done. The risks of the British America are now concentrated in the United States and Canada, and the system of general agencies controlling the business done in the former country is replaced, as a rule, by direct head office control. Notwithstanding severe losses in the marine branch, through storms on the lake and ocean, the business of the year 1886 has resulted in an addition of \$50,000 to assets and about \$55,000 to net surplus, which is now \$206,000.

An improvement is noticeable in the conditions under which fire underwriting is done in the United States, and the outlook for profit in that direction is good. The fire compact is working well in New York city, a board is organized in Philadelphia, and one is being formed, we understand, in Boston. Rates and methods are more satisfactory, commissions being in more sensible proportion and the advantages are not now so much in favor of the agents. As one Canadian manager puts it, "Board rates and regulations are such that it is now a pleasure to do business in the States."

PROPOSED LAND MORTGAGE COMPANIES' ASSOCIATION.

It is proposed to form, in Ontario, a Land Mortgage Companies' Association. At meetings of loan companies, held in Toronto, a resolution was reached to invite the corporation of similar companies in other parts of the province. The initiative was taken by Mr. Herbert Mason, the veteran manager of the Canada Permanent Society. The circular inviting the co-operation of other companies instances certain legislative measures as specimens of others which may possibly be introduced, and against which it is necessary for loan companies to guard, to-wit: the Mechanics' Lien Act of Ontario, and the Dominion Act, "giving mortgagors the right to cancel their engagements, after five years, without any reciprocal right to mortgagees." Boards of underwriters, labor organizations and labor unions are mentioned as examples which loan societies may profitably follow. The object of the proposed association will be to deal with the following objects: Any proposed or existing legislation affecting the rate of interest, the inviolability of private contracts, municipal taxation of loan companies, unregistered hire receipts upon machinery and other fixtures, and the relations of loan companies to banks and insurance companies. A meeting will take place on the 8rd March, in the building of the Canada Permanent Loan and Savings' Company,

Toronto, to further the formation of the proposed Land Mortgage Companies' Association.

LOAN SOCIETIES' MEETINGS.

The Landed Banking and Loan Company, of Hamilton, is steadily adding to its Rest, year by year. The loans of this company have now reached a million and a quarter, and with \$188,000 more resources for lending added during the year, it has apparently no unused money. Although the ratio of earning is not high, it is under no stress to pay high dividends; so out of \$40,035 of net profits for 1886 it pays the usual six per cent. dividend and puts \$10,000 to Rest account. The repayments made to the company last year amounted to \$224,000 and its new loans to \$375,000.

Much is heard of the "boom" in real estate in Toronto, and truly prices of landed property in certain districts of this city have advanced in a remarkable degree since the summer of 1886. Not all the figures that we hear quoted represent solid value, and indeed something like a craze seems to possess people as to the prospective value of land here and there. But the rapid growth of the city, and the demand for houses are facts; and transactions in plenty, based on these sensible grounds, have resulted in profit. In this connection we observe that the Ontario Industrial Loan and Investment Co., whose profits on real estate in 1885 were nearly \$14,000, has shown earnings last year of nearly \$59,000, a large amount of real estate having been sold at a profit. The land now held by the company is valued at \$398,000, which includes the Yonge St. Arcade, and the aggregate of its loans is \$127,000 as against \$96,000 a year ago. The paid capital of the company has been increased to \$275,000 and out of last year's operations \$32,000 has been added to Reserve.

The reference to diminished opportunities for profitable lending, in the report for 1885 of the Home Savings' and Loan Co., appears to have found confirmation in the experience of that company during last year, for its earnings were smaller than before, although more capital was in hand for use. Mortgage rates ruled low, and by reason of the abundance of money offering for loans on collaterals, lower rates had to be taken for these. Still the net earnings sufficed to pay seven per cent. on the paid capital, add \$6,000 to Reserve and \$2,000 to Contingent account. The lock-up which occasioned, in 1884, the increase of the account last named, is not yet entirely removed, but there is reason to think that no call need be made on Reserve because of it. Nearly all the allotment of new stock has been taken by previous shareholders. The market now looks favorable for improved earnings in the current year.

We are glad to observe that, in the latest report of the People's Loan and Deposit Company, the excess of deposits in proportion to capital, which we had occasion to comment upon last year, has been rectified, assuming, of course, that there is no impairment of capital by stock loans. The report says: "stockholders are reminded"

"form a convenient method of borrowing money at reasonable rates without expense &c." Upon this we would remark that, in view of the limitations to companies' borrowing powers, it may not always be desirable to encourage borrowing by shareholders on the security of their stock. The company appears to have had a satisfactory year.

LONDON MASONIC MUTUAL.

The fifteenth annual meeting of the Masonic Mutual Benefit Association, was held at the Masonic Temple in London, Ont., on the 9th instant. There was a good attendance of members, and an earnest consideration of the position of the society with a view to prolonging its usefulness, now apparently nearly at an end. Increasing assessments and a decreasing membership, with scarcely an eddy or a ripple to stay the downward course, certainly does call for some "courage and persistent effort" on the part of those at the helm, and probably more wisdom than they possess, to keep the vessel from dissolution on the breakers.

The following is the secretary's report as to new members coming in and old ones dropping out:—

LONDON, ONT., Dec. 31st, 1886.

"The number of applications received within the year was 110, of which number the medical referees rejected eleven, and nine of the balance, not having perfected their applications, could not be written in, although some of them have promised to do so during the coming year. This leaves:—

Of new material.....	90
(Whose average age is 39 years; insured for \$57,000.)	
Number of members Jan 1, 1886	1,401
Total	1,491
Lapses during 1886:—	
By death, (average age 58½ years) ..	27
By surrender	83
By lapses and non-payment	127
	187

Net total Jan. 1, 1887 1,304
(Whose total insurance amounts to \$1,696,700.)

"The Reserve Fund has increased this year \$4,743.77, and now represents \$54,743.77 safely invested. This fund is considered one of the mainstays of the Association, as no other Mutual of the same membership can shew so large a reserve."

From this it will be seen that while 90 new members were induced to come in, 160 who had been in a short time, and gained experience, concluded to step out. In doing so they brought out with them their experience, in exchange for the admission fees, assessments, and interest in the reserve fund, left behind. And we presume they are satisfied with what experience they have had, or they would have remained longer and enjoyed more.

The officers seem to place considerable reliance upon a reserve fund of \$54,743.77 because it is, as they say, the largest held by any "Mutual of the same membership." Of course they do not mean mutual life insurance companies, for some of the oldest mutuals have about \$900 per member, while this society has but \$41.66 per member. The whole \$54,743.77 would not cover two years' death losses, if the society's income were cut off by a pretty general refusal, on the part of the healthier members, to pay further heavy assessments. The