

Insurance companies have always money to lend. The funds must be lent on good security.

Investments at from 5 to 6 per cent. on first mortgages will always be taken by insurance companies.

Why could not insurance companies build cottages for workmen? The construction of these dwellings by companies, rich and able to get work good of its kind and well finished cheaply, would cost less than houses badly built, constructed by small owners. Let us suppose that one of these cottages is built by the company at \$1,200.

The company would sell these houses to workmen, who could give them a certain sum cash down, say \$200. This sum would serve as a guarantee, and would be a proof of the saving habits of the buyer. The company would keep a first mortgage of \$1,000 on the house, and the buyer would take besides a life insurance policy, payable to himself in fifteen or twenty years.

What will be the charges upon the buyer during these twenty years, supposing him to be thirty years old?

\$1,000 at 5 per cent.....	\$ 50 00
Taxes and repairs, 3 per cent. on \$1,200.....	36 00
Assurance, endowment, twenty years annual premium, with participation *.....	43 19

Total..... \$129 19

The twentieth year, that is to say at fifty years, time when work is least remunerative, the workman will receive his insurance of \$1,000, with which he will pay for his house, and during these twenty years he will scarcely have paid, including taxes and repairs, more than a rent of \$10.75 a month—about 10 per cent. of the cost of the house, a rate below ordinary rents.

If he dies before the twenty years are up his family will pay for the house with the policy which is due. If it happens that he is not able to continue his payments the insurance company will give him a paid-up policy for the sums contributed, which he will be able to discount or receive at fifty years, just as for ordinary policies, and he will have been cheaply lodged. In these combinations the workingman can lose nothing and has everything to gain, as also the lender has. We have calculated the interest on the mortgage at 5 per cent., and we believe that it is sufficient. This investment is perfectly safe; and, moreover, the insurance company will have clients who will not cost it any commission. The premium paid will bring its own benefit; the mortgage is but an investment.

Here is an honorable and lucrative speculation. Who will commence it?

If any company, if any association will not commence this work, why should not municipalities commence it?

Montreal, Toronto and many other cities have lent and given money to railways. Other places gave bonuses to manufacturers who came to settle within their limits, or to those whose factories were burned. (Page 1313, Que.) Towns, in a word, protect and aid capital. Why should they not protect and aid labor? and that with so much the more reason as, hitherto, capital has never restored what it has borrowed from cities, while in the present case cities would be perfectly guaranteed.

MUNICIPAL TAXES.

At this date according to the testimony received by the Commission, municipalities, instead of protecting their workmen, seem to have established their taxes in

* Premiums of La Canadienne, \$43.19; Canada Life, \$43.20." The risk classification of insurance companies will not alter the above premiums, as governmental assurance against accident will cover the extra risks of each trade. On the contrary, insurance companies may lower their premiums in consideration of this accident insurance, or may issue special policies, covering only natural death, and providing that in case of death by accident the heirs of the insured man shall be entitled to the return of the premiums, under the same terms as in the case of surrendered policies.