

# The British Columbia Permanent Loan Company

## TWENTY-FIRST ANNUAL MEETING OF SHAREHOLDERS

The Twenty-first Annual Meeting of the Shareholders of The British Columbia Permanent Loan Company was held at the Head Office, 330 Pender Street West, Vancouver, B.C., on Wednesday, February 12th, at 3 p.m.

The President, Dr. D. H. Wilson, occupied the Chair, and the Secretary-Treasurer, Mr. James Low, acted as Secretary of the Meeting.

The Secretary read the Minutes of the last annual meeting and presented the Report of the Directors and the Financial Statements for the year.

The Profit and Loss Account showed that the total earnings, including a balance of \$128,721.38 brought forward from 1917, amounted to \$337,221.38. Accrued Interest Receivable, but not yet in hand, amounting to \$71,067.25 was not appropriated into the Profit and Loss Statement. The Shareholders commended this practice.

After deducting all expenses of management, interest charges on borrowed funds, provincial and war taxes, taxes on properties held by the Company, and a contribution of \$1,000.00 to the Canadian Patriotic Fund, amounting in all to \$134,379.35, \$202,902.63 remained. Out of this sum, \$100,000.00 was credited to Reserve Fund, leaving a balance of \$102,902.63. The Reserve Fund was charged with \$158,853.79 to make provision for property and share loan depreciations. No dividend was declared on the business of the year—the Directors considering it advisable to continue their war policy of conserving the cash assets. The Permanent Capital is \$923,290.95; Surplus \$783,022.19, of which \$600,000.00 is specifically apportioned to the Reserve Fund. Public Liabilities are \$1,332,300.08, and Assets \$3,069,205.03.

In addressing the Shareholders and moving the adoption of the Report, the President said in part, as follows:—

"At no period in the history of this Company have I addressed the Stockholders with a greater degree of confidence. The reason for this is the fact that after four and one-half years of most unstable financial conditions, I am able to assure you that your company never stood in a sounder position than at the present moment. We have not declared dividends for the latter three and one-half years of the war. Nevertheless, in no year of this trying period has your Company failed to earn sufficient to pay at least a moderate dividend, had your Directors not deemed it prudent to husband the resources of the Company during the trying conditions through which we have been, and are, passing.

"During the year we subscribed for \$115,000.00 of Victory Bonds. While I am convinced this was wise finance at the present juncture, it was also the discharge of a patriotic duty.

"With the return of normal conditions, it may be the duty of your Directors, at a very early date, to consider the question of again loaning, at least, in a moderate degree.

"I do not wish to appear too optimistic or inspire unjustifiable hopes, but recollecting the result of the policy pursued by your Directors during the war, and realizing the war menace is passing, I feel justified in the hope that the business of 1919 and the improved conditions generally, may warrant your Directors in declaring a reasonable dividend on the business of the year."

Mr. W. H. Malkin, Vice-President of the Company, seconded the Motion to adopt the Report, and gave a review of the Company's history since its incorporation in the year 1898:

"Commencing in a very small way, the Company made wonderful progress, and I would like to remind the Shareholders of what it has really accomplished. I find that it has disbursed in dividends no less a sum than \$560,000.00, which is equivalent to a dividend of 8½ per cent. per annum from 1898 to 1914,—sixteen years. Since dividends were discontinued after June, 1915, it has been the policy of the Directors to strengthen the Company by leaving the profits undistributed, and we have added to the surplus the sum of \$178,000.00, which is equivalent to a gain of 5½ per cent. per annum.

Never in its history has the Company been in such a strong position as it is to-day.

"The average amount of mortgages outstanding during the year was \$2,003,000.00. The principal repaid was \$286,628.00, or 14 per cent. of the average monthly amount on loan. The interest paid was \$181,409.00, which represents 8.90 per cent. on the average amount outstanding. Our total income for the year 1918 is \$3,603.00 over that of 1917."

After the General Manager, Mr. T. D. Macdonald, dealt with the Financial Statement in greater detail, and the Shareholders present had endorsed the policy of Directors, the motion to adopt the Report as passed unanimously.

The election of Directors resulted as follows:—Messrs. Dr. D. H. Wilson, W. H. Malkin, C. Spencer, Geo. Martin, A. H. Douglas, R. J. Robertson, R. Gellately.

Messrs. Buttar & Chiene, C.A. (Edin.), and Messrs. Price, Waterhouse & Co., C.A. (London, Eng.), were re-elected auditors for the ensuing year.

At a subsequent meeting held by the Board, Dr. D. H. Wilson was elected President, and Mr. W. H. Malkin, Vice-President.

The following appointments were made:—T. D. Macdonald, General Manager; James Low, Secretary-Treasurer; Albert Whittaker, Inspector; Messrs. Harris, Bull & Mason, Solicitors; Bank of Montreal, Bankers.

### EQUITABLE LIFE PROGRESS

The statement of the Equitable Life Assurance Society of the United States gives evidence of the company's continued progress. Increases are shown in outstanding insurance, new insurance, payments to policyholders and assets. Group insurance for employees increased to the extent of \$80,000,000 during the year. Of \$27,799,000 distributed in death claims, \$5,200,000 was directly due to the influenza epidemic. Monthly life income insurance and insurance to cover inheritance taxes showed marked increases. The society recently entered the accident and health field.

## DEBENTURES FOR SALE

\$3,000,000

PROVINCE OF BRITISH COLUMBIA

20-YEAR 5½% GOLD BONDS

Sealed tenders endorsed "Tenders for the Province of British Columbia Bonds," addressed to the undersigned at the Parliament Buildings, Victoria, B.C., for the purchase of three million dollars (\$3,000,000) 20-year sinking fund gold bonds of the above province to be dated March 5th, 1919, bearing interest at the rate of 5½% per annum, payable half-yearly on the 5th day of September and 5th day of March. Principal and interest payable in gold at the Canadian Bank of Commerce, Victoria, B.C., Toronto, Ont., Montreal, Que., and at the agency of the Canadian Bank of Commerce, New York, U.S.A., at the option of the holder. Bonds to be in denominations of \$1,000, \$500 and \$100, in amounts to suit the purchaser, with coupons attached, and may be registered as to principal only. Payment of bonds with accrued interest to date of payment to be made at the Canadian Bank of Commerce, Victoria, B.C. Full payment at Victoria, B.C., on delivery of interim securities. Interim securities will be supplied to be exchanged for definitive bonds on completion. Tenders to be addressed to Hon. John Hart, Minister of Finance, Parliament Buildings, Victoria, B.C., and delivered not later than noon on Monday the 3rd day of March, 1919. Each tender must be accompanied by a marked cheque for \$50,000.00. The cheque of the successful bidder to be retained and applied as part payment for the bonds, other cheques to be returned immediately. Alternative bids will be considered for bonds running for five years. The highest or any bid not necessarily accepted.

JOHN HART,

Minister of Finance for the Province of British Columbia.