

## BRITISH MORTGAGE LOAN COMPANY.

The eighteenth annual general meeting of the shareholders of the British Mortgage Loan Company of Ontario was held on Thursday, Jan. 21, 1897, in the offices of the company, Market Street, Stratford, Ont., the president, Hon. Thomas Ballantyne, in the chair, the other stockholders present being Mrs. Robt. Smith, Mr. J. W. Scott (Listowel), Mr. Jas. Corcoran (Toronto), Mr. S. S. Fuller, Mr. G. G. McPherson, Mr. Wm. Maynard, jr., manager of the Canadian Bank of Commerce, Mr. John McMillan, Mr. J. W. Brown, Mr. Geo. Innes (Woodstock), Mr. Dennis Clifford (Downie), Mr. Thomas Banfield (North Easthope), and Mr. Wm. Buckingham, manager of the company, who was appointed secretary of the meeting.

The following reports and statement were submitted:

## REPORT.

If concurrently with falling rates of interest an investor makes bad debts, he is in a double sense a sufferer. As respects this company, while we cannot claim exemption from the common lot of having to content ourselves with the current rate, whatever it may be, we have once more the pleasure of being able to state that we have carefully avoided the pitfall of danger arising from loans on the poorer classes of securities. Through this and other favorable causes, the shareholders will find satisfaction in seeing, by referring to the statement attached, that we have seldom done a better, and certainly never a sounder, business than during the past year, unpromising though the general outlook to capitalists and others unfortunately continues to be. The dividends have been maintained through a long period of depression at what has got almost to look like the standard rate, and besides some additional expenditures on the company's building, a handsome surplus as the outcome of the year's transactions has been carried to the reserve fund. No doubt we have been aided in the attainment of these excellent results by the ample funds which our patrons have felt merited confidence in keeping with us, and which we have been able to place well employed; so that the assets have reached now the volume of a million dollars. We do not say this in a spirit of boasting. We prefer rather to remark that we have never been attracted by the fascination, to some people, of trying to make a grand showing through the agency of merely big figures; rightly, as we think, regarding these as only a means to an end; and should at any time in the future that end—namely, the profitable and safe use of available money—be no longer attainable, we shall as readily let the tide recede from the present high water mark as we have had gratification hitherto in promoting its gradual rise to that point. Indeed, in some cases already we have found it expedient to check rather than encourage the offers of funds for the company's uses.

The sum of \$660.28 stood to the credit of profit and loss account at the beginning of 1896. Plus this amount, the gross earnings of the year were \$55,827.77, against \$53,535.06 in 1895. The two dividends at the rate of seven per cent. amounted to \$22,024.50. Interest on the money in the savings branch and on debentures, made up to December 31st, together with the necessary other claims, absorbed the balance, with the exception of the favorable remainder of \$6,000 for the reserve fund, and the nest egg of \$295.59 to start the current year. The Rest account is now \$90,000.

We have entered upon the year with an honorable record, and in the confident assurance that this record will be creditably maintained.

THOS. BALLANTYNE,  
President.

Stratford, Jan. 21st, 1897.

## FINANCIAL STATEMENT OF THE BRITISH MORTGAGE LOAN COMPANY OF ONTARIO FOR THE YEAR ENDED DECEMBER 31ST, 1896.

## CASH ACCOUNT.

## Receipts.

Repayments on loans, including interest .....	\$283,199 58
Payments on capital stock .....	37 70
Deposits received .....	523,106 98
Debenture money received .....	66,168 95
General interest .....	2,032 27
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	\$874,545 48

## Disbursements.

Due Bank of Montreal, December 31st, 1895 .....	\$ 8,408 33
Loans on mortgage .....	241,525 36
Deposits withdrawn .....	532,340 01
Interest on deposits .....	18,547 16
Debenture money paid .....	35,000 00
Interest on debentures .....	1,790 50
Dividend No. 35, paid in January .....	11,009 93
Dividend No. 36, paid in July ..	11,016 91
Office and all other expenses ...	6,180 32
Income tax .....	462 00
Commissions on loans .....	355 95
Solicitors' fees paid by company ..	161 75
Balance due company by Bank of Montreal .....	7,747 26
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	\$874,545 48

## ASSETS AND LIABILITIES.

## Assets.

Cash value of mortgages .....	\$982,946 00
Company's building .....	11,000 00
Cash in bank .....	7,747 26
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	\$1,001,693 26

## Liabilities.

Paid on capital stock .....	\$314,794 25
Deposits and accrued interest ..	519,416 88
Debentures and accrued interest ..	66,168 95
Dividend No. 37, payable Jan. 2, 1897 .....	11,017 59
Reserve fund on Dec. 31st, 1895, \$84,000 .....	
Added for 1896, \$6,000 .....	90,000 00
Balance to credit of profit and loss account .....	295 59
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	\$1,001,693 26

WM. BUCKINGHAM, Manager.

We certify that we have carefully audited the books of the British Mortgage Loan Company of Ontario, monthly, for the year 1896; that we have examined all vouchers, and find them to correspond with the entries therein; and that the foregoing statement indicates the financial position of the company on the 31st day of December, 1896.

C. J. MACGREGOR, } Auditors.  
WM. DAVIDSON, }

Stratford, January 15, 1897.

The president moved the adoption of the same. He said that in view of the markedly declining rates of interest and the marked shrinkage in the value of real estate, the report could not be regarded in any other light than as most satisfactory. Allowance had been made for every possible depreciation. The policy that had always characterized those to whom the welfare of the company had been entrusted was not to wait until a loss had actually been realized, but if a loss were at all probable at once to make adequate provision for it. With Mr. McMillan, one of the most experienced of the directors, and with the manager, he had spent two or three days lately in closely examining every one of the many securities, and had found them to be in most excellent shape, thanks to the care exercised in the selection originally and the manner subsequently with which they were watched by the manager, of whom he spoke in very appreciative terms.

The vice-president, in seconding the motion, endorsed what the president had said, and gratulated the shareholders on the result of the year's business, and the continuance of seven per cent. dividend and an addition to the surplus funds of the company of \$6,000.

Mr. J. W. Scott, Mr. Maynard and others spoke in similar terms, Mr. Scott, as one of the charter members, saying he felt proud to think of the steady run of the company's prosperity, which was never more evident than in the year 1896.

The motion was adopted, and in answer to a shareholder, explanations were given regarding the issues of and payments on stock.

Mr. C. J. Macgregor, M.A., and Mr. W. Davidson, county clerk, were re-appointed auditors.

Messrs. Maynard and Brown were chosen scrutineers, and reported the unanimous election of the former board of directors, namely, Hon. Thos. Ballantyne, Messrs. S. S. Fuller, James Corcoran, J. W. Scott, John McMillan, George Innes, John Parker and Malcolm MacFarlane.

Thanks were cordially voted to the president and vice-president, the manager and assistant manager, and a grant of \$200 was made to the

president, and of \$150 to the vice-president, in recognition of their services during the past year.

Hon. Mr. Ballantyne was afterwards re-elected president and Mr. S. S. Fuller vice-president.

## RESPONSIBILITY OF ARCHITECTS.

Architects are in a large measure responsible for the high cost of insurance. They do not appreciate the relation which exists between good construction and the rate of insurance. If we look the world over we shall find that the rate of insurance is high where building construction is the poorest. This should be a self-evident fact. We should know this if we only thought about it; but we don't think. We just build, and build carelessly. As a typical instance it may be well to call to mind that many of the buildings of Indianapolis are separated only by twelve-inch walls. In most instances the walls are not corbelled—the joists run into them. This is a typical example of the condition which exists in many cities. The same class of buildings is being put up in all of the county towns of our Middle and Western States. In Indianapolis we now have building regulations which do not admit of the building of thin party-walls, but nevertheless the older buildings exist and help to make the high rate of insurance. When men place tens of thousands of dollars of goods of an inflammable nature, or packed in inflammable packing-cases, on light joists and on each side of a twelve-inch wall, it is taking a great risk, and it is right that they should pay for it.

What has the architect to do with this? Is he responsible for the twelve-inch wall and the goods on each side of it? Is he responsible for the parsimonious ideas of its owner? Is he responsible for what the owner does or would have him do? Maybe not all that; but there is one thing which the architect can do, if he knows enough. He can tell the owner the insurance value of different kinds of construction. He can assure him that with certain kinds of construction he is entitled to pay a high rate of insurance, and that the rates on that kind of a building will, with time, get higher instead of lower. With good construction—that which meets the approval of the insurance companies—he may not at once realize the low rate to which he is entitled, but he will realize certain immediate benefits, and with time his risk will improve in the eyes of the insurance organizations rather than get worse, as in the instance of the poorer building.

There are few men who are not amenable to influences of this kind. Things being equal, there is not a man alive who will not build as cheaply as possible. He will do anything as cheaply as he can, if there is no advantage to be gained by doing better. But with a good reason attached to it, there are few indeed who will not elect to do the better thing, or at least make a respectable compromise.—*Rough Notes* (Indianapolis).

## DUCTILE IRON.

An important future in the mechanical world is predicted by a writer in *Engineering* for the material known as ductile iron, now being introduced in this country as well as in England. Its tensile strength is represented to be 63,000 lbs. and more to the square inch, and after being heated to a dull red and plunged into cold water, it can be easily filed, showing that it takes no temper. Specimens are shown which have had portions heated and drawn out under the hammer after being twisted cold, without fracture, and a notable piece of work of the new metal is mentioned, viz.: a heavy chain, of which the links were cast open, then joined and welded without the use of flux; also valve stems, crankshafts and other similar pieces, finished to pattern in a lathe and exhibiting surfaces without a blowhole, intricate castings, too, being reproduced regularly without failure, while a very high percentage of losses has attended other methods of producing very strong castings. The main question, however, is that of cost, for there are foundries that produce castings which will stand all the above tests, but without being really cheap, as is claimed for this new method.

The official returns of the output of the gold mines of British Guiana for the year 1896 show that it was in excess of \$2,250,000.