

"The answer to that is that we have sent out more than £1,000,000 sterling, and lending money in Canada is very different from lending it in London. The fluctuations in the value of property in Canada are very different from those in London, where you cannot always expect to escape the risks and losses occasioned by a declining market. I hope we are not going to have a declining market in Canada, and that we are not going to be exposed to the same dangers as here; but at the same time we have not been able to avoid occasional losses, and I think we have done very well on the whole."

IN CASE A FIRE ADDS TO VALUE OF PROPERTY.

The recent fire by which the Academy of Music was burnt at Brooklyn, destroyed a building which encumbered the ground. The site clear of that structure is worth more than the entire property was, as it stood before the fire. The owners, therefore, made a gain by the fire, instead of a loss. The position is a singular one. The building was not insured, but supposing it had been, the "Insurance Press" asks: "Would the fire companies have been warranted in rejecting the claim, on the ground that there was no loss sustained?"

Were a suit instituted to recover the amount of a policy under such circumstances, it is almost certain that the Court would uphold the claim against the insurance company, and ignore the plea, that the ultimate result of the fire was a gain, not a loss. Were the "ultimate" effect of each fire to be a consideration in fixing amount of claims, fire insurance would become well nigh impracticable, every claim would lead to prolonged negotiations, and litigation would be endless. A judge would say something to this effect: "We have nothing before us in the policy relating to the value of the site. The plaintiff paid for indemnity for loss of his 'building,' which he has lost by fire, and for that loss he is entitled to be indemnified by the terms of the contract."

While this would, in all probability, be the case, it is a question for underwriters to consider when insuring certain classes of buildings, whether a fire would add to the value of the policyholder's property, for, if it would, there is a serious moral hazard involved, a hazard which it is desirable to avoid.

The directors of the building at Brooklyn displayed their smartness when they let the insurance lapse, and the "U. S. Review" says:—"The wisdom of the fire underwriters in advancing the rate on the Academy of Music, Brooklyn, 25 per cent., owing to insufficient water supply, which advance the managers of the building refused to pay, permitting the insurance to lapse, was well illustrated when the building was completely destroyed by fire on Monday last. The tariff rate, including the advance, was \$4.74 on building, and \$5.34 on contents, and \$93,000 insurance—being \$88,000 on buildings and \$5,000 on the contents—had been carried until the directors concluded to stop insuring on June 15, 1903.

"The insufficiency of the city's water supply was

conclusively proven by the long delay in getting a respectable size stream on the blaze. An amusing feature of the insurance transaction was that the managers of the Academy calculated that the saving of the premium could be used on the furnishings, and this was done. They now have the satisfaction of gazing at the ash heap and thinking what fools they were."

THE BANK OF TORONTO.

So regularly have the Statements of the Bank of Toronto been exhibits of successful management, that it would be almost a portent were one to be published otherwise than favourable.

The Statement for 30th November, 1903, is one upon which Mr. D. Coulson, general manager, the shareholders, and all connections of this eminent institution are to be congratulated. The net profits amounted for the year to \$424,200, this being added to the sum brought from 1902; \$93,128, and \$454,430 for premiums on new stock, make a total of \$971,758. The appropriation of this was made as follows:

Two dividends of 5 per cent. each.....	\$267,809
Taxes paid to Provincial Government.....	4,425
Transferred to Officers' Pension Fund.....	5,000
Written off Bank Premises.....	36,900
Transferred to Rest Account.....	554,430
Carried to next year.....	103,194
	\$971,758

The amount of the Reserve Fund is now \$3,154,430, which exceeds the paid-up capital by \$20,000.

The deposits aggregate \$15,474,069, the discounts, \$16,867,461; the call and short loans, \$1,443,202; the immediately available assets, \$8,158,088, figures which indicate a very strong and very profitable position. The overdue debts are stated to be only \$360, which, with discounts of \$16,867,461, is highly remarkable.

VICE-PRESIDENT TARBELL ON WINDING UP THE YEAR.

Vice-President Tarbell, of the Equitable Life has given out his last epistolary stimulant to the agents for this year. The tonic he administers to the staff associated with him is good medicine for all agents who need bracing up.

"Try something new once in a while. No matter if it be true that there is actually nothing new under the sun, look at something old in a new light. Turn that case you have been working on so long round and round in your mind until your vision strikes it from a new angle, and may be you will get an inspiration. I have often done this.

"If you find yourself in a rut or in the 'dumps,' or not toned up just as you ought to be for a race that counts for so much as this last month, do some-