

DOMINION BUILDING AND LOAN ASSOCIATION.

We are still being asked for information about the prospectus of the Dominion Building & Loan Association. We feel strongly that the gentlemen whose well-known and respected names are on the pamphlet as either officers or solicitors, are unaware of the misleading statements which are plentifully besprinkled through the said prospectus. In a recent issue of this journal occasion was taken, in answering the letter of an "Old Subscriber," to show that the illustration on page 8 of the pamphlet, showing cost of a thousand dollar loan, payable monthly at an apparent 5½ per cent. rate, was really within a fraction of 10 per cent. per annum, and Watson's tables were quoted as proof of this fact. The statement therefore that, "Thus a borrower has had the use of a thousand dollars for eight years for \$423, or less than 5½ per cent.," is, putting it mildly, a misstatement.

On page 4 of the pamphlet the reader is told that if he pays up his stock in advance he will receive a dividend of 6 per cent. per annum, payable semi-annually. In other words: on ten fully paid-up shares costing five hundred dollars cash, the owner would receive \$15 every six months. "The amount of the dividend is deducted from the profits earned, the balance being credited to the stock." Then on page 7 is found the following: "The interest on all such loans will be 6 per cent. per annum, payable monthly with the regular instalment on the loan." A very child in business would not require to be told that there is not much margin of profit between six per cent. payable half-yearly, and six per cent. payable monthly. But herein lies the deception which is sought to be practised upon the uninitiated. The six per cent. interest payable monthly with the regular instalment is, of course, based upon the same plan as the illustration which we have already given, the interest for the whole term being added as follows: amount of loan say one thousand dollars—six per cent. interest for five years at sixty dollars per annum equals three hundred dollars, or a total amount to be repaid of thirteen hundred dollars (\$1,300). Dividing this into sixty equal monthly payments of \$21.66, the rate really borne, actually paid by the borrower and actually received by the lender, is eleven per cent. per annum, making a profit of five per cent. per annum on the money over and above what is allowed to the stockholder on the money paid in by him in respect of his shares. What we object to is not that the Dominion Association should make this profit, but that it should make it out of the ignorance of the borrower.

Then again, on page 13 of this pamphlet, the statement is made that "your money in the Dominion B. & L. Co. is turned to make you several profits during a year, and more than that, it soon gets into several mortgages and makes you several profits all at the same time. This is more than compound interest, it might be called compound principal." Surely it is a waste of time for us to point out that no man can

lend the same one hundred dollars to several people at the same time. It can only yield one profit, no matter how it is repaid. If the rate be six per cent., only six dollars can be made in any one year out of one hundred dollars, if the interest be payable yearly. And if the rate be eleven per cent., nothing more than the eleven dollars per annum can be made—at any rate, by any plan that we have seen mentioned in the prospectus. By the law of the land the true mathematical rate borne by a mortgage loan must be stated on the mortgage, and if the Dominion Company will refer to the Statute 43 Vic., Cap. 42, they will find it there enacted that "no interest whatever shall be chargeable, payable or recoverable on any part of the principal money advanced, unless a statement is contained in the mortgage showing the amount of the principal money and the rate of interest chargeable thereon;" and further, "no fine or penalty can be stipulated for or taken which shall have the effect of increasing the charge of any arrears beyond the rate of interest payable on the principal money not in arrears."

There is danger also in the clause which permits the withdrawal of shares in the Dominion Company, thus, viz.: "Any member whose stock is not less than six months old may withdraw at any time on giving thirty days' notice in writing, and shall receive the full amount of all payments, together with five per cent. interest." If the funds of the association are to be used as is stated on page seven for loans to members on the security of real estate, it is very easy to see that an embarrassing state of affairs would ensue in the event of any numerous applications for withdrawal at any one time. No company can have its funds loaned on mortgage for a term of years, and at the same time available for withdrawal in the terms which we have just quoted. The promoters of this concern incur a serious responsibility in giving assurance, as these pamphlets do, of results that are not likely ever to be attained.

SUGAR BEET CULTURE.

The latest bulletin issued by the Ontario Department of Agriculture, viz., that of December 16th, is devoted to a summary of the results of the experiments in sugar beet culture carried on in the province of Ontario during the year 1890. The seed for these experiments were furnished by Mr. Wilfrid Skaife of Montreal, having been imported from the establishment of Herrn Karl Krueger, Muecheln, Germany. The beets were grown in various parts of the province, and samples were forwarded to the chemical laboratory of the Ontario Agricultural College, where they were analysed by Prof. James and Mr. Skaife. In the analyses in all cases "solids" refers to the amount of total solids in juice; "sugar" refers to the sugar in the juice; and "purity" refers to the relationship between sugar and total solids. P. Sugar÷Solids.

A table is furnished, giving sugar beets by districts and for the whole province, the number in each case being the number of samples analysed:—

District.	No.	Solids.	Sugar.	Purity.
Guelph.....	28	17.21	13.52	78.56
Whitby.....	32	17.40	13.35	78.54

Cobourg.....	11	17.07	14.28	79.23
Bay of Quinte.....	8	16.93	13.35	78.43
Oakville.....	11	16.09	13.37	78.41
Essex.....	8	16.74	13.41	78.63
Various.....	19	17.37	13.92	80.10
Average of province	117	17.12	13.58	79.32

The Professor of Chemistry at the Ontario Agricultural College, C.J.C. James, M.A., gives in the bulletin his conclusions from the yields shown. He considers the results of growing a whole acre of sugar beets, as was done by Mr. T. B. Carlaw, of Percy, Northumberland County, much more satisfactory and better adapted to generalize from than those of experimenters who grew but a row or two of the roots. "Our average of sugar," he says, "is nearly 14 per cent., much exceeded in some well-grown beets, and not attained by overgrown and poorly cared-for samples." Some analyses available may prove interesting for comparison, as the following:

Locality.	Sugar in Juice.	Purity.
Ontario.....	13.58	79.32
California.....	14.38	83.70
Kansas.....	10.85	72.64
Nebraska.....	12.55	58.30
Wisconsin.....	14.31	
Michigan.....	12.04	
Indiana.....	11.76	
France (large).....	10.91 to 12.24	
France (small)....	15.50 to 18.60	

Mr. Wilfrid Skaife, of Montreal, who has studied beet root culture and beet sugar-making in Germany, and who has had experience of both in the province of Quebec, considers that these analyses "are valuable evidences of the fact that sugar beets of fine quality may be grown in many parts of Ontario with proper care. Wherever the roots were well cultivated, both as regards keeping them below the ground and keeping the soil loose, the result was satisfactory. There are some instances also of roots sown in stony or very lumpy ground turning out well because of their being kept well below the surface. There are further instances of roots which have been well cared for, but have not succeeded owing to unsuitable soil or climate. But on the whole it may be said that the analyses would have averaged at least 14.5 per cent. sugar had the printed instructions been carefully followed." It appears that the richest beets received were grown by Mr. R. Willis, of Whitby. The finest and most regular lot, with probably the highest yield of sugar per acre, were from Mr. Thomas Ballantyne, of Stratford. The most remarkable beet was sent by Mr. Aaron Shantz, of Waterloo, being 4 lb. 8 oz. in weight and analysing 13.2 sugar, with 82.3 purity coefficient. "The general appearance of the samples, together with their net weight and analyses, seems to point to the general conclusion that the yield per acre in the province of Ontario would be higher than in Europe, while the percentage of sugar would be as high under intelligent cultivation."

One fact of decided weight to be gathered from the above comparison, is that the yield in Ontario is better, than either Michigan, Indiana, Kansas or Nebraska, while California and Wisconsin give better results. It appears that the larger the beet the lower the purity, and the more the root is out of ground the lower the purity. Attention to size and to cultivation will improve the saccharine quality. There is good reason to think that the sugar-beet industry might be made a success in this province.

—The ninety-fourth half-yearly dividend of the British America Assurance Company is announced at the annual rate of 7 per cent.