

# London Guarantee and Accident Coy. Limited

WRITE

## FIRE INSURANCE

FIDELITY GUARANTEE  
ACCIDENT and SICKNESS  
PUBLIC LIABILITY  
AUTOMOBILE  
TEAMS  
ELEVATOR  
COURT and CONTRACT BONDS

### BRANCH OFFICES IN ALL PROVINCES

Head Office for Canada : TORONTO  
General Manager for Canada : GEO. WEIR  
BRITISH COLUMBIA LOSSES SETTLED IN VANCOUVER  
B.C. Rep.—J. H. WATSON, Ins. Agencies, Vancouver

402 PENDER STREET WEST, VANCOUVER, B. C.

the allowance for co-insurance if the building departs from the standard. I may say that in the Baltimore conflagration and in the San Francisco conflagration, — especially in that in Baltimore — a number of fireproof buildings burned — about a dozen and the loss on them averaged 66 per cent., that average being brought down by a few low buildings which escaped the hot blast of the conflagration while in the large buildings ten storeys high, the loss ran in several cases to 80 per cent. of the value. If a man says to you: "I don't need to carry much insurance, I think it unreasonable for you to ask me to carry insurance to 80 per cent. of the value" you can tell him what has actually happened in city conflagrations. You might look from the street and perhaps not think the building was badly damaged, but the interior trim would be burned out and the elevators and stairways a mass of twisted iron, and in some cases it cost over \$100,000 to tear out the debris, to chip out the walls, to insert the new trim, new wiring, new plastering, etc. to merely get ready to repair the buildings. Many owners of buildings forget that buildings must be repaired at present day prices and they should insure their buildings on the basis of what they would cost to build today less a proper depreciation for wear and tear. Many buildings which have been kept in good order are worth today considerably more than they cost to build 15 or 20 years ago and they should be insured on their present day value.

Now the experience we have had emphasizes the advisability of having a schedule based as is that of the Canadian Fire Underwriters' Association on flat charges rather than on percentages. It enables an agent to explain to his client how his rate was arrived at, and we find that the antagonism between the insured and the Companies has been greatly removed by that very fact. Under it we are charging higher rates where hazards exist, and lower rates

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## MARINE INSURANCE

AETNA INSURANCE COMPANY of Hartford, Connecticut

Cash Capital.....\$ 5,000,000  
Assets ..... 26,706,547  
Surplus to Policyholders.... 13,503,325

### VANCOUVER INSURANCE AND VESSEL AGENCY, LIMITED

W. A. LAWSON, Managing Director

British Columbia Agents:

Telephone Seymour 7540 Vancouver Block  
Vancouver, B. C.

## Phoenix Assurance Company Limited FIRE AND LIFE

General Agents:

CEPERLEY, ROUNSEFELL & CO., LTD.

Winch Building, Vancouver, B. C.

Losses Adjusted and Paid in Vancouver

Montreal Halifax Toronto Winnipeg Vancouver

## DALE & CO. LIMITED

Marine and Fire Underwriters

107-110 Pacific Building, 744 Hastings St. W.

Telephone Seymour 3252

VANCOUVER, B. C.

## London & Provincial Marine & General Insurance Company, Limited

### MARINE DEPARTMENT

Insurance effected on Hulls, Cargoes, Etc., at current rates.

### R. V. WINCH & CO., LIMITED

General Agents for B. C.

VANCOUVER, B. C.

VICTORIA, B. C.

## London & British North America Company, Limited

REPRESENTING:

North British & Mercantile Insurance Company and

Hartford Fire Insurance Company.

LOANS—INSURANCE—ESTATE MANAGEMENT

London Building

Vancouver, B. C.

## A Fire Insurance Policy does not cover

Loss or Damage resulting from Explosion, War, Invasion, Insurrection, Riot, Civil War, Civil Commotion, Military or Usurped Power. Protection against these hazards is provided by special policy issued by

NOVA-SCOTIA-FIRE  
Underwriters Agency

Premium Rates may be had from

MACAULAY & NICOLLS

General Agents, 746 Hastings St., Vancouver, B. C.