

houses were put into habitable repair, others were enlarged and all are now occupied. A large number of new houses have also been built and many others are in course of construction.

"In 1911 the official returns showed a population of 16,032. No systematic census or accurate estimate of the population having been made since 1911 I instructed the municipal assessor when making his rounds last year to ascertain how many persons resided in each house. The replies showed that at that time 28,156 people were living in the municipality, or four persons for each "live" water service. On the same basis at the present time the population is slightly over 30,000.

"On May 1, 1918, the water services numbered 6,336. On May 1, 1920, the number was 7,574; an increase of 1,218 services.

"The following tables will show the increase in the collections in the different departments:

Taxes	Schools	1918-1919		Sundry	Total
		Water			
\$ 587,645.44	\$93,344.35	\$79,677.29		\$34,229.97	\$ 794,897.05
		1919-1920			
\$1,061,482.51	\$96,813.90	\$82,752.66		\$53,979.75	\$1,295,028.82

"There has been a large increase in the number of pupils and teachers in the schools of the municipality, as evidenced by the following comparative figures:

Year	No. Teachers	No. Pupils	Monthly Salary, 10-Month Plan
May 1, 1918	145	4,782	\$16,612.00
May 1, 1920	174	6,000	\$23,775.00

"The municipality of South Vancouver has 267.44 miles of roads, of which 44.11 miles are macadamized, 6.93 miles permanently paved and 4.14 miles hard surfaced. Of plank-ed streets there are 12.85 miles. In addition we have many miles of lanes and 118 miles of plank sidewalks. The up-keep of sidewalks and planked roadways, with the high price of lumber, greatly reduced the fund for maintenance work, leaving for actual roadwork considerably less than was anticipated.

"At December 31st, 1919, the amount owing to the Canadian Bank of Commerce was \$467,370.12, having been increased by \$102,370.12 on the 1st of April, 1919, to pay interest on debentures, since which time no money has been borrowed by South Vancouver for any purpose whatever except to pay off the balance of the Spitzer-Rorick loan, known as the "1917 Tax Loan," due March 1st, 1920, payable in New York, presented a problem early in the year owing to the rate of exchange. Approximately \$36,000.00 was required to pay premium on principal and interest due on this loan, but the problem was solved by issuing short term notes to the value of \$227,000.00 at 6 per cent. to the Lumbermen's Trust Co. of Portland.

"The cash on hand had increased from \$34,869.96 at January 1st, 1919, to \$428,727.88 at December 31st, 1919, thus showing an improvement in the general financial position of the municipality.

"The sum of \$92,495.50 was deposited to Sinking Fund Account, reducing the unpaid sinking fund from \$307,057.17 to \$296,876.60, after providing for the 1919 allotment.

"There is still an amount of \$50,000.00 due to the Joint Sewerage Board, and \$15,540.70 due to the British Columbia Electric Railway Co., against which we hold a contra account. Outstanding retention moneys were reduced to \$14,269.84 by payment of \$5,007.00, this item being held against the Kingsway contract.

"Special trust funds have been opened to reduce loans under government guarantee. Amounts on deposit to these accounts at April 1st were as follows:

1917 Trust Account	\$111,844.85
1920 Trust Account	\$ 9,766.96

These amounts are being increased by monthly collections. The sum of \$17,848.64 was gained by taking advantage of the low rate of exchange to England in transmitting debenture interest during the past year.

"There was paid on account of principal on loans advanced by previous councils from sinking funds \$2,845.83, and on account of interest \$6,295.92, leaving a balance still owing on principal of \$98,754.17, and \$32,246.98 unpaid interest. Practically all the properties on which loans were made are in arrears for taxes. Foreclosure proceedings were ordered and the municipal solicitor is pushing the matter, but all those who have shown any disposition to pay taxes and interest have not been proceeded against. It is doubtful if any of these properties, if forced on the market, would bring what is against them, while many of them would not sell for anything like that amount.

"During the year a number of people wished to purchase lots taken over by the municipality at the tax sale of 1915. I found, however, that we were unable to give title to these properties, and I further found that the great majority of the purchasers refused to buy and secure their own title. I therefore placed this matter in the hands of our solicitor, Mr. Wismer, with a view to having all the titles cleaned up. At the present time we have title to probably half of these lots and the remainder are in various stages. In every case an application was made to secure title before the change made in the Municipal Act last session. This will run into a great deal of money but I had no choice until the change was made in the Act. Immediately this

The Corporation of the District of South Vancouver, B.C.

Tax Notices were all mailed some days ago, and taxes are now coming in well.

Last year's collection at this date beaten easily. Looks like making new record. Help the good work along.

10% penalty must be added on July 1st., and an additional 5% on October 1st., in accordance with the Municipal Act. Extension of period impossible. Pay early and avoid the rush that is sure to come on the last few days in June.

Consolidation By-law is now effective, and persons desirous of protecting their property from Tax Sale can do so by taking advantage of said By-law.

A. E. CARR, Collector.

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