

REPORT OF THE DIRECTORS OF THE  
**Canada Permanent Building and Savings' Society,**  
FOR THE YEAR 1892.

The return of the day fixed by the Rules for holding the Annual General Meeting furnishes the Directors with another of those periodical opportunities, of which they gladly avail themselves, for presenting to the Shareholders of the Canada Permanent Building and Savings Society, a Report and Statement of the transactions and present position of the Institution. The discharge of this duty is the more agreeable to them from the fact that the experience of each succeeding year adds its confirmatory evidence to the correctness of the principles and policy on which the Society was founded, and which has guided its management from the commencement; and perhaps, in no previous year has its healthy progress, both in internal development and in public appreciation, been more satisfactorily illustrated than in the one just ended.

From the wide-spread operations of the Society, it is to be expected that events generally affecting the great Agricultural interests with which the business of the Society is so extensively associated, should be watched with earnest solicitude by its conductors, more especially as far as they influence the annual receipts of the Society, and the general punctuality of Members. They therefore regret to notice that the past year has been characterised by a deficient harvest in many important Counties, by low prices for grain, and by the almost total cessation of the previously constant demand from the United States for Lumber, Stock and other Farm Produce. Notwithstanding these adverse circumstances, which have called for the exercise of forbearance in many individual cases, the periodical instalments falling due have generally been met with reasonable promptness; and it may be safely assumed that had the usual winter covering of snow been vouchsafed, providing roads by which the inhabitants of rear townships could have reached a market, the amount overdue on Mortgages would have been materially reduced before the close of the Books. The unremitting attention of the Officers of the Institution has been, and will be, directed to this important department of its business.

Although derived from a much larger amount of Capital, the average Income remains about the same as last year, which arises from the fact that a large number of Mortgages for short terms have been paid off, while the new Loans have been principally for the longer periods, on which the periodical instalments are proportionately smaller. The gradual Capitalization of the Stock has also had the effect of reducing the Income from Investing Shares, as mentioned in a previous Report.

A tabular statement showing the number of advanced and investing shares, with the additions and subtractions for the year, is herewith submitted, by reference to which it will be seen that a very considerable augmentation in the numbers of both descriptions has been made.

It is satisfactory to be able to say that, as at last year, all the accumulating shares which matured during the year, have been capitalized, making an addition to the permanent capital of \$107,650 (an increase of over 50 per cent.) and the present capital stock \$313,350. The whole subscribed capital is now \$690,150, on which the sum of \$537,520 has been paid.

All the funds at the disposal of the Board have been readily and satisfactorily invested and the arrangements made are such as it is believed will always secure a sufficient choice of the best securities. Four hundred and forty-eight loans have been made during the year, amounting to the sum of \$286,900. The course adopted two years ago of extending the time for the re-payment of advances to ten years, and last year of reducing the rates, has been attended with all the mutually beneficial results to the Society and the borrower, that were at the time anticipated. The large amount of Society business has enabled the Directors to make arrangements with the Solicitor, by which the conveyancing charges on loans have been materially reduced to the individual borrower — a result which cannot fail to be appreciated by the Society's customers. In this connection the Directors desire to bear testimony to the promptness and care with which the important and responsible duties attaching to the Solicitor's office are discharged, and also to acknowledge the valuable services rendered by the efficient staff of Surveyors connected with the Society, to whose local knowledge and good judgment the Board is frequently indebted.

The Deposit Branch continues to afford to a large and increasing number of depositors the advantages of a Savings Bank, with a much larger and more substantial guarantee than is usually provided by such institutions. Accounts are open with 498 depositors, as compared with 440 last year.

As in the preceding year two half-yearly dividends of 6 per cent. each have been declared. Following the prudent line marked out by a previous Board, an addition of two per cent. per annum on the capital stock has been made to the reserve, especially appropriated to that stock. It will also be seen by the statements herewith submitted that provision has been made for possible and anticipated deductions and losses by maintaining the Contingent Fund to an amount which is believed to be amply sufficient for that purpose.

The establishment of this Institution on a permanent and extended basis, and the fostering encouragement it has afforded to the accumulation of small amounts of capital, has furnished an opportunity to Canadian moneyholders and borrowers to aid each other, and thus retain in the country the profits of a kind of investment heretofore largely