

matters of finance. For the present no housing scheme should be carried out unless for some purpose directly connected with production necessary for the prosecution of the war. This brief outline of policy is not put forward as a recommendation to the government, but only as an indication of what the experience in other countries would lead us to believe to be the best policy—due regard being paid to our local conditions and forms of government."

Mr. Adams also gave an illustration of how the cost of a working man's dwelling is made up taken at a rental value of \$20 per month which may be regarded as the maximum rental value when wages amount to \$20 or \$25 per week:—

"The rental paid per annum of \$240 represents capital, at 10 per cent., of \$2,400. This may be estimated to be made up as follows:—

Cost of site of dwelling at \$15 per foot frontage for lot 25 feet by 100 feet	\$ 375
Cost of development, including pavements, sewers, school buildings and other improvements \$15 per front foot (from actual average cases)	375
Cost of dwelling	1,650
	\$2,400

"Of the above amount the city invests \$375 on a dwelling and recovers from one to two-thirds of same in local improvements taxes, and private enterprise provides \$2,025—at a profit varying from 10 to 1,000 per cent. on the site, and 15 to 25 per cent. on the building.

"But the city invests equal to another \$800 to \$1,000 for each such dwelling in city management, education, etc., most of which has to be collected from properties having a higher value than the above. Altogether the city's investment may roughly be regarded as at least half that of the private investor—under present conditions, but the profit bearing part of the enterprise goes to the private party. In cities where local improvements are made at the cost of the government, the building of houses for the working classes would only be an extension of the principle and not a new form of investment. Private enterprise would still build the houses as they build pavements. But it would be unwise for municipalities to do more building than is necessary for purposes of essential industries or for war-time production."

NEW TAXATION IN UNITED STATES

The National City Bank of Chicago, in their monthly financial letter, comment as follows upon the proposed taxes in the United States:—

"Interest converges upon the efforts under way at Washington to frame a tax law which shall provide for war outlays during the new fiscal year beginning to-day. The indications are that there will be material increases in taxes on incomes, excess profits and war profits. In some quarters the suggestion has been made that the new schedules should provide for doubling the \$4,000,000,000 tax fund collected by the government during the fiscal year just ended. Should this proposal be accepted, it would be imperative for the government to extend its list of taxes to take in a considerable area that has not been touched as yet. The whole nation is more actively interested in the war enterprise than ever, and on all sides there is a desire to co-operate with the administration authorities in the work of winning the war and providing the funds required by the government for this tremendous enterprise. It is not easy to see, however, how taxes could be doubled without recourse to additional expedients, as any such per capita tax as \$80 for the people of the United States would impose a terrific burden upon the nation. The indications are that this problem will be worked out satisfactorily by the revenue experts of both parties, who have joined together in the effort to formulate an equitable tax law. The question is a difficult one, and however it is answered, the probability is that both corporations and individuals will have to effect new economies in the effort to bring all branches of business to a 'war first' basis."

The agricultural committee of the United States Senate has agreed upon an amendment to the \$11,000,000 Emergency Agricultural Bill, providing for national prohibition.

INDUSTRIAL CONDITIONS IN ST. JOHN

Business Activity With Labor Shortage Being Experienced in Maritime Provinces

The midsummer report of the Board of Trade of St. John, New Brunswick, reviews present conditions in the city and province as follows:—

"Considering restrictions on food commodities and commercial disturbance incident to the war, the general business of the city of St. John and of the province has been particularly good. Commercial travellers are generally agreed on this point. Crop prospects for the province are good, though damage has been done in some quarters by frost.

"There is a labor shortage in many industrial lines. Shipbuilding and metal working plants are particularly affected by this shortage. The rolling mills and foundries have been working steadily. The same is true of the Atlantic Sugar Refinery, the flour and feed mills. The new sardine factory of the Booth Fisheries Company has begun operations with prospects of a good business. At present about 175 hands are employed. The pulp mill is running continuously. Sash, door and planing mills have been working overtime. Nail factories have been very busy. The lumber, box and shingle plants have begun work for the season. Considerable building repair work is going on. A splendid brick school building erected by the Roman Catholic denomination is nearing completion. St. David's Presbyterian congregation is preparing to reconstruct its church building. The second unit of the McAvity machine plant is being rushed to completion. The Imperial Oil Company is making large extensions to its tank area.

Activity in Ocean Transportation.

The federal government is negotiating for the resumption of Courtenay Bay development work and the establishment of a dry dock. The municipality and province are being asked to bonus a steel shipbuilding plant to the extent of \$500,000. The British Colonies Transportation Company with a capital of \$750,000 has been incorporated to do a shipping business here.

"The work of extending the grain conveyors from the Canadian Pacific Railway elevators to the new piers on the west side is under contract. The Canadian Government Railways elevator is complete and the railway department will probably utilize it shortly.

"The construction of the ballast wharf pier on the east side, south of the sugar refinery, has just been completed. Work has been begun on the upper ferry wharf, west side, the structure to be renewed.

"The wooden steamer 'War Fundy' will be launched on or about July 26th. Material for a second steamer is on the ground. The Marine Construction Company, who recently launched the schooner 'Dornfontein,' have begun work on a four-masted schooner. Launches of large-sized schooners at St. Martin's, Alma, Harvey Bank and Moss Glen are being arranged for this month.

"The city is carrying out an extensive street paving contract at North End.

"Civic grants have been made toward the establishment of three city playgrounds.

"The city has offered the Military Hospitals the free use for a term of years of one hundred acres of city land in Lancaster for soldier convalescent homes. The matter is under consideration.

"The War Gardens' Association is arranging for a fall exhibition of war garden products.

"Bank clearings from January 1st to July 5th, 1918, amounted to \$58,196,419, as against \$54,145,191 in like period 1917."

STOVE MAKERS WANT SUPPLY OF IRON

On Wednesday, the 3rd inst., a deputation, representing stove makers in the Dominion, waited on the War Trade Board in Ottawa and asked that efforts be made to supply them with sufficient pig iron to carry on business, even if on a reduced scale. Export of pig iron from the United States is permitted only under license, and it has been very difficult for the Canadian manufacturers to secure a supply. The War Trade Board promised that every effort would be made in this direction.