

From the London Money Market Review.

THE PROPOSED ISSUE OF LAND DEBENTURES IN THIS COUNTRY, (ENGLAND.)

THE PLAN OF THE CANADA LANDED CREDIT COMPANY.

THE Canada Landed Credit Company is a highly respectable Canadian Association. The principles on which it is founded are so sound that if they are but rigidly adhered to its character will infallibly be marked with success, as well as with great public utility. It is very desirable that these principles should be made known and understood, as a Bill has been introduced into the House of Commons, during the last few days, having for its object the issue of debentures, chargeable on land, to the extent of *half the value of the estate*, so that a landowner may go to his banker and ask him to cash his debenture, after the manner of a railway debenture, and without the expensive machinery of a mortgage. This measure, if sanctioned by Parliament, and hedged in by every possible precaution against fraud, would, we believe, confer an immense boon not only on Ireland but likewise on England, provided the debentures be of long date, and redeemable by a sinking fund, the interest and the sinking fund being of course made a first charge on the estate.

The plan of the Canada Landed Credit Company may, with great advantage, be consulted by the framers of the Land Debentures Bill for Ireland, for it has been found to work well. The leading features in this Company's plan, and it is the principle which will insure success, is that the mortgages on which it advances money are themselves paid off by means of a sinking fund. This principle is found to act perfectly, both as regards the owner of the estate and the Company. The Canada Landed Credit Company is now prepared to receive money for five, seven, or ten years, in sums of £50, £100, £500, or £1,000, which it invests in mortgages of real estate in Canada West, and for which it issues debentures paying 6 per cent. per annum interest. The security of the debenture holders is not only that of the Company, the Directors of which are men of the first standing in Canada, but they have this double security—1st, The uncalled capital of the Company; 2nd, The security of the land, on which the Company makes advances to the extent of only one-third of its real value. Nothing appears more sound than this guarantee, based as it is on real estate, and there is no doubt it will find growing favor with the investing public.