

We shall be pleased to forward upon request our list of selected Canadian

Municipal Debentures

We offer the most desirable issues to yield from

5% to 6%

Wood, Gundy & Co.

Toronto Saskatoon
London, England

DOMINION BOND COMPANY, LIMITED

GOVERNMENT MUNICIPAL CORPORATION BONDS

Capital Paid-up - \$1,000,000
Reserve - - - 750,000

TORONTO MONTREAL
VANCOUVER LONDON
ENG.

The Old Proverb

"Make hay while the sun shines" is more adapted to Life Assurance than any other walk in life. To-day you may be a first-class risk for the Medical Examiner, to-morrow you may not. Are you embracing the opportunity when it presents itself; or, like far too many, haven't got the time? You'll regret it later on when the sun has gone down on the western horizon of your life.

Sufficient Assurance in the

Federal Life

will help you when the rainy days come.

Head Office: Hamilton.

THE STANDARD LOAN COMPANY

W. S. DINNICK, Vice-Pres. and Man.-Dir.
Debentures for sale bearing interest at FIVE per cent. per annum, payable half yearly.
Capital and Surplus Assets, \$1,400,000.00
Total Assets, - - - \$2,800,000.00

Write for information.

Head Office: TORONTO, Canada

Cawthra Mulock & Co.

Members of
Toronto Stock Exchange

Brokers

And

Bankers

12 KING STREET EAST
TORONTO, CANADA

CABLE ADDRESS--CAWLOCK, TORONTO



MONEY AND MAGNATES



Are Western Values Depreciating?

IN considering Western values it must be admitted that there are different grades of real estate. Inside properties are very different to those outside the twenty blocks, or it may be the five or six blocks which comprise the centre of the city. The COURIER does not wish to affirm that values of inside property are declining. On the contrary, they are improving very quickly and solidly. But the way-out subdivisions are depreciating markedly in value. The "wild-catter" who buys a parcel of land five, six and more miles outside a new city in the West, cannot be too strongly condemned. He goes over to England, produces faked blue-prints—which show his saleable property to be very much nearer the city than it really is—and, by making a big advertising splash, he induces the British investor to put up his money.

A prominent real estate man told the COURIER recently a few instances of the "wild-catter's" prodigal operations throughout the West. For four miles out of North Battleford, land has been subdivided, and sold. The town of Edson, Alberta, with a population that could be housed in ten blocks, has been subdivided several miles from the centre of the town. Many of the smaller and newer towns in the prairie provinces can boast about two or three thousand people; the land in them and around them would accommodate about a hundred thousand. This real estate game is rapidly degenerating into absolute roguery. If it were not so grave it would be positively ludicrous. The Britisher, the American, and even the Eastern Canadian bite when they see what looks to be a very tempting morsel, offered at a comparatively low figure. The awakening is rude. The tempting morsel turns out to be literally rotten, and the investor loses his money. And in no way is he to blame. The offerings of the wild-catter have a sort of official backing from the city in which the land is located, for the plans have to be passed and registered.

To a material extent, the "wild-cat" element has been eliminated. The straight real estate man himself deprecates it as much as the man in the street. It must be wholly eradicated. Otherwise the falsity of this feline will mean the cutting of things Canadian by the British investor.

Banks and the Rate of Interest

DURING the past few weeks there have been all sorts of experts testifying before the Committee on Banking and Commerce. They seem to be nearly all of one mind, and that is, that the present act needs amendment. Several changes are suggested which, if acted upon, may improve conditions for the depositor and the borrower. The chief point which the layman seems determined to discuss is the question of the rate of interest which the banks pay on deposits "on notice." The radical critics claim that the banks are a trust, and have combined to keep down the rate of interest paid to depositors. The Association insists that no chartered bank shall pay more than three per cent. The critics would like this combination broken up, so that when a small bank, or even a large bank, is in need of funds, it will offer a higher rate of interest on deposits, and thus induce people to increase their balances.

Such a reform might be accomplished by two clauses in the Bank Act; first, it should be made compulsory for every bank to be a member of the Bankers' Association. Secondly, every bank should be compelled to clear the cheques of every other bank. With these two suggestions carried out, it would be possible for any one bank to pay three and a half or four per cent. on time deposits without incurring the anger of the Association. At present, were a bank to pay four per cent., thus breaking a rule of the Association, all the other banks would refuse to clear the offending bank's cheques. To illustrate—some years ago, there was a loan company in one of the large cities in Canada, with a well-developed bank business. Those who controlled this business, decided to change from a loan company to a chartered bank, and secured a charter from Ottawa for this purpose. As a loan company, they were paying three and a half to four per cent. upon time deposits, and they feared that if they reduced their rate to three per cent., they would lose these valuable deposits, or a considerable portion of them. They applied to the Bankers' Association for the right to continue paying the higher rate of interest, without much success. The other banks held the whip hand, and finally forced the new bank to accept the general rule of three per cent.

So long as the Bankers' Association is allowed to refuse to clear the cheques of any other bank, it holds a whip hand which it can use on any recalcitrant bank. If the Dominion desired to see competition in the rate of interest paid on time deposits, it can easily do so by adopting the two clauses suggested above. This may or may not be wise, but the method is clear.

On the other hand, the position of the Western branch is intimately related to the question of increased interest to depositors. The Eastern banks, whose branches are in the West, regard their work there as just so much pioneer work. It cannot be pretended that it is profitable, at present. If through government savings bank competition, or otherwise, banks were obliged to give more than three per cent. to depositors, some western branches would have to be closed, unless the rate charged for loans was put correspondingly higher. The critic does not want this, either. He wants higher interest for the depositor, and a fixed rate of seven per cent. for loans. Such a combined reform might necessitate the closing of the branch banks, and a summary end to a goose that is laying golden eggs. For, unquestionably, the bankers are furnishing the West with the accommodation it so much needs.

On and Off the Exchange

New Pulp Company Gets Going

AMONG the newer companies, in Canada, is the Dryden Timber and Power Company, the latest addition to the many pulp and paper companies now operating in the Dominion. At the annual meeting of this concern, the shareholders approved a new issue of half a million preferred stock, which will be issued as required during the year, to provide for certain

A Time-Tried Investment

This is not only one of the largest and strongest, but also one of the oldest of the Canadian financial institutions. It has a record of considerably more than half a century of steadily increasing success, stability and strength. In this time an experience has been gained which entitles its Directors and Officers to be considered experts in the selection of choice, safe securities for the investment of its funds. Its Capital, fully paid, and Surplus exceed TEN MILLION DOLLARS.

Its record, experience and strength constitute it an unusually safe Depository for Savings, and its Debentures have long held a very high place in the estimation of those conservative, cautious investors, both in Great Britain and Canada, who prefer absolute safety to a high rate of interest. In Canada they are a LEGAL INVESTMENT FOR TRUST FUNDS, and are accepted by the Canadian Government as the Deposit required to be made by Insurance Companies, etc.

We shall be glad to send you a specimen Debenture, a copy of our last Annual Report, and full particulars, on receipt of your address. Write for them to-day.

Canada Permanent Mortgage Corporation

TORONTO STREET ESTABLISHED 1855.
TORONTO.

Chief Office for Canada: TORONTO
ALFRED WRIGHT, Manager.



IRISH & MAULSON, Limited,
Chief Toronto Agents

Western Assurance Company

(Fire and Marine)

Incorporated A.D. 1851

Assets over \$3,000,000.00

Losses paid since organization over
\$56,000,000.00

W. B. MEIKLE, General Manager

THE ROYAL BANK OF CANADA

Capital Authorized \$25,000,000
Capital Paid Up \$11,560,000
Reserve Funds \$13,000,000
Total Assets \$180,000,000

HEAD OFFICE: MONTREAL.

H. S. HOLT - - - PRESIDENT

E. L. PEASE, VICE-PRESIDENT & GENERAL MANAGER

300 BRANCHES IN CANADA and NEW-FOUNDLAND; 30 Branches in CUBA, PORTO RICO, DOMINICAN REPUBLIC and BRITISH WEST INDIES.

LONDON, ENG.
Princess St., E.C.

NEW YORK,
Cor. William
and Cedar Sts.

Savings Department at all Branches.

ERRORS IN WORDS

Spoken or Written

Easily corrected or avoided if you have

Desk-book of Errors in English

By Frank H. Vizetelly.

12mo, cloth, 240 pages, \$1.00 post-paid.
"It should be on the table of every one who wishes to speak or write pure English."—The Philadelphia Item.

NORMAN RICHARDSON,

12 E. Wellington St. - - - Toronto.