

REPORT OF THE DIRECTORS
OF THE
Canada Permanent Building & Savings Society,
FOR THE YEAR 1873.

The business of the Society for the year 1873 presents few features to distinguish it from previous years. The same steady progress and the same satisfactory results that have uniformly characterized its operations heretofore have continued to attend them throughout the past year, and, in the opinion of the Directors, the position and prospects of the Institution, on entering its twentieth year, leave little to be desired.

One fact has been more strongly impressed upon the Board than ever before, and that is, that the more the Society is known as a source for supplying Capital to the owners of Real Estate in this Province, and the larger its transactions become, the better its terms are appreciated and the greater the demand for its funds. This affords gratifying testimony to the wisdom of the course adopted at the beginning, and persistently adhered to, of insisting upon the superior advantages of the Sinking Fund system to any other method for the repayment of mortgage debts.

The amount lent during the year was limited by the ability of the Directors to supply the demand. Much more could have been securely invested had the state of the funds permitted. The limit of the amounts at present authorized both of Stock and of Deposits having been nearly reached, no considerable enlargement of the volume of business can be made unless these lines are extended. This, it is believed, may safely be done to a limited extent in respect of Deposits, and, if found necessary, in respect of the Stock account also.

In the past year 941 Loans were effected, amounting to \$694,703; and a nearly equal number of Mortgages have been paid off. The aggregate amount now invested on Mortgage security is \$2,964,853; the net increase on the year being \$105,000.

The repayments by Mortgagors have been met with more than average promptness,—the amount received under that head for principal and interest being \$905,855. The aggregate Cash Receipts from all sources during the year amounted to \$1,358,547.

After paying two half-yearly dividends of five and one half per cent. each, amounting to \$113,239 on the Permanent Capital, crediting profits at the same rate on the Accumulating Shares, and making ample provision for contingencies, the sum of \$30,802 has been added to the Reserve Fund. By the capitalization of the Accumulating Shares maturing on 1st July next, large additions will be made to this fund and also to the Permanent Capital, which alone is entitled to participate in the advantages derivable from it.

The Savings Bank Branch has always formed an important part of the Society's business, and continues to maintain that high position as a Depository for the accumulation of money it has for so many years held.

One of the Societies incorporated under the general Building Societies Act having applied for and obtained special privileges and other modifications of the general law, it has been considered advisable that these increased powers, so far as they may be found desirable and safe, should be accorded to Building Societies generally. With that view, and also to secure other amendments, a Bill has been prepared for submission to the Dominion Legislature. Failing the passage of this Bill, the Directors ask the concurrence of the Shareholders to a petition in favour of a Special Act applying to this Institution alone.

The Directors request the careful consideration of their fellow Shareholders to the Financial Statements duly examined and certified to by the Auditors. In conclusion, they have much pleasure in stating that the Staff of the Office of the Society continue to perform the duties of their several departments to the entire satisfaction of the Secretary and Treasurer and of the Board. The Appraisers scattered throughout the country have also, with scarcely an exception, proved good and reliable valuers.

All which is respectfully submitted.

J. HERBERT MASON,
Secretary and Treasurer.

JOSEPH D. RIDOUT,
President.