

Lawrence Ward, \$99,750; St. Louis Ward, and St. Mary's Ward, \$67,000 each; St. Jean Baptiste, \$57,000; St. George's, \$59,000; Hochelaga, only \$15,000. In the same month last year the total figures reached about the same amount. In the suburban municipalities recorded sales mounted up to \$390,644, and were as follows: Maisonneuve, \$185,545; Delorimier, \$15,706; Mile End, \$92,735; Outremont, \$6,000; Cote des Neiges, \$15,100; Notre Dame de Grace, \$33,986; Montreal West, \$400; Verdun, \$526; Cote St. Paul, \$21,734; St. Henri, \$12,412; Ste. Cunegonde, \$6,500.

Three hundred and forty building permits were issued in July, and the stated aggregate cost of the work was \$480,421. Nearly half the number of permits were for new buildings, consisting of 63 houses, 108 tenements, warehouses, factories, school, etc., to the total of \$392,000. The permits for alterations and repairs amounted to a value of \$87,000.

Money is easily obtainable, the Record adds, at five per cent. on first-class mortgage loans on property in the city of Montreal or its immediate suburbs, but lenders are disposed to be very conservative, and it is difficult to place loans unless up to their standard of requirements. The mortgage loans tabulated were mostly at 4, 5, and 6 per cent. in the Eastern End of the city. In the west one loan of \$6,400 was made at 3, but the great bulk was at 5, 5½ and 6.

LIFE ASSURANCE ITEMS.

We learn from the Insurance Record of London, England that Mr. Junkin, managing director of the Manufacturers Life Insurance Company, of Toronto, is on a visit to the Old Country, with the object, it is said, of opening an office in London, and of finding a manager to take charge.

In the language of the day, it is the "knocker" who does the "twisting," says W. S. Tupper. No man lapses one policy to replace it with another merely because he is solicited to take life insurance. It is because the soliciting agent attacks the other company and causes the policyholder to lose faith in it. Without attacking the company in some way the "twister" could not effect his purpose. Any company forbidding competitive literature in the interest of clean field methods, would certainly forbid scandalous and abusive literature; and the same principle should exclude verbal abuse.

The course in fire insurance and fire insurance engineering which the University of Michigan proposes to inaugurate next fall, would seem to have many points to commend it. The technical course in life insurance, established in this university two years ago, has passed beyond its experimental state and is now firmly established. This is the only course offered by any university or college which prepares students for actuarial work, and that it fills a demand is attested by the applications received from life insurance companies for men to fill office positions, a demand very considerably greater than the supply. The success of this course has amply demonstrated the fact that there is in this country a field for technical instruction in life insurance, and has made it a permanent feature of the curriculum. We can see no reason why a technical course in fire insurance should not meet with just as hearty a reception.—Detroit Indicator.

FIRE INSURANCE MATTERS.

Souris, Manitoba, is installing a gasoline engine valued at \$3,580, a chemical engine at \$750, and a hook and ladder truck at \$200, also tanks which will cost \$500, making a total of \$5,030 for fire protection purposes. It is understood that fire insurance rates will now be reduced in the town, as a consequence.

On Tuesday last, the ratepayers of Meaford voted by a large majority in favor of extending the water mains and increasing the pumping plant of that place. They also voted \$20,000 to the Meaford Wheelbarrow Co.

Several fires of suspicious origin have occurred lately in and around Dresden, Ont. Provincial Detective Murray has been despatched to investigate the causes of them.

The corporation of London has made a demand on the C.F.U.A. for a reduction of twenty per cent. in the key rate

of fire insurance in that city, which reduction, it appears, was promised not long ago. Correspondence is now going on upon the question, the underwriters having invited the London council to send delegates to confer with them in Toronto.

The capital city of Michigan, Lansing, has been quite recently subjected to a rise in rates of fire insurance. Indeed the new schedule has changed almost every risk in the place the advances ranging from 10 to 30 per cent. Naturally, the citizens do not like this and have demanded to know why it was done. Mr. N. C. Lowe, of the State Inspection Bureau, was asked to report. He did so thus: "On examination of the surveys made by our inspectors, I find that in nearly every instance where an advance in rate has been made, it is due mainly to the omnibus construction of buildings, exposures, faulty electrical equipment, or other defects which can easily be remedied if your patrons so desire. By so doing they will be entitled to a modification of the estimates." The lesson is plain enough; it is strange that so few, whether in Michigan or anywhere else, appear disposed to learn it.

ANSWERS TO ENQUIRERS.

During the absence of the Editor, a number of enquiries have accumulated. Some have been answered by letter within the week; others, unreasonably long, which we cannot undertake to answer, have been returned to the writers. To those replied to below, we pen this explanation of the delay.

F. McK., Edmonton.—We do not know of such a company in Canada as the Royal Canadian Trust Company. You must mean the Royal Trust Company, whose headquarters are in Montreal. It has a branch in Winnipeg, as the Toronto General Trusts Corporation has. The Royal is a respectable company. Its president is Lord Strathcona; its vice-president, Sir George A. Drummond; the remaining directors are: R. B. Angus, E. S. Clouston, E. B. Greenshields, C. M. Hays, C. R. Hosmer, Sir W. C. Macdonald, Hon. R. Mackay, A. Macnider, H. V. Meredith, A. T. Paterson, R. G. Reid, Jas. Ross, Sir T. G. Shaughnessy, Sir William C. Van Horne, K.C.M.G. The manager is Mr. H. Robertson. Paid capital, \$500,000; reserve fund, \$350,000.

Far West, Nelson.—It is very questionable if any company of the kind can afford to pay such dividends as that one promises. Better let it alone unless you have money to waste and want to gamble.

Borderer, Sault Ste. Marie.—There is no excess of modesty about your request. What you ask us to do would take a page of this journal. We have already published the figures, but as you probably do not file the Monetary Times, we shall repeat the amounts of Canada's imports from the West Indies for a series of years. This includes British Guiana, the British, Danish, Cuban and American West India Islands. Fiscal year, 1900, \$1,544,600; 1901, \$3,027,000; 1902, \$2,260,500; 1903, \$3,042,800. The exports to the same for the years given were: \$536,000 in 1900; \$610,000 in 1901; \$564,000 in 1902, and \$584,000 in 1903. Exports consisted of fish, lumber, flour, oats, peas, bran, animals, coal, hay, cotton, boots and shoes, books, drugs and chemicals, fruit, paper, butter and cheese, vegetables, meats, spirits and wines, household furniture, iron and steel goods, and a score of other articles.

R. C. D., Hull, Que.—Write to the New Brunswick Tourist Association, St. John, N.B., W. S. Fisher, president; Charles D. Shaw, secretary. They will send you an illustrated pamphlet and map. Take the Intercolonial Railway or board the steamer "Campana" at Montreal. The C.P.R. will only take you through parts of Quebec and the State of Maine.

J. H., Brantford.—Canada's exports for that year consisted of produce of the mine, \$31,235,165; of the fisheries, \$11,826,646; of the forest, \$36,431,114; animals and their produce, \$70,466,619; agricultural products, \$51,572,889; manufactures, \$22,880,176; miscellaneous, \$817,152. Total value of exports, \$225,849,724, including \$619,963 of coin and bullion.

R. B., 257 Pond St., Boston.—Your letter of July arrived while the Editor was absent on his vacation. Regret having no special knowledge of the place or people, beyond a general impression that the locality is almost ideal for the purpose.

E. B. H., Griswold, St., Detroit, Mich.—Your article is not suitable and has been returned. The subject does not pos-