

owner) if the term "landlord's fixtures" is used in the building item, it should of course exclude machinery, part of which may be permanently attached to the building, and would therefore be landlord's fixtures.

#### TRADE FIXTURES.

As regards trade fixtures (other than machinery) which might rank as landlord's fixtures, I think trade utensils (as mentioned in 2 b) when permanently attached to the building would be the only property which it would be necessary to consider in any particular risk as to whether it merited the "building" or "machinery" rate, and in the large majority of cases I feel sure it will be found if not absolutely beyond dispute, at any rate in accordance with current practice to include them under the "building" item. If I am right so far, then in all ordinary cases where the only divisions of amount necessary are building, machinery, stock and patterns, it would appear to be in order to include under the "machinery and fixtures" item all other contents which are not stock or patterns. This would give us a wording somewhat as follows:—

1. On the building and landlord's fixtures therein, thereon or attached thereto, but excluding boilers and machinery of every description and the appurtenances belonging thereto.
2. On machinery of every description (including boilers) and appurtenances belonging thereto, trade and office furniture, fixtures, other than landlord's fixtures, fittings and utensils, the property of the assured or held by him in trust or on commission for which he is responsible, and on other contents, excluding stock in trade and patterns.

The stock in trade and pattern items present no difficulty, I think. "Stock in trade" includes all materials and supplies connected therewith.

*(To be continued.)*

#### UNPROFITABLE ACCIDENT INSURANCE.

According to Mr. Walter C. Faxon, vice-president of the Aetna Life (Accident and Liability Department), the easier the American accident companies have made the selling of their policies by the embodiment of special features, accumulative values, beneficiary insurance and all that sort of thing, the more they have increased commission payments for selling them, all forced by the keenness of competition, until as between the upper and nether millstone, the value has all been squeezed out of the business so far as there being any underwriting profits for the companies in its transaction.

#### DANGERS OF CONTRACT BOND BUSINESS.

The companies at present quite generally (there being only a few exceptions) are at last realizing the dangers of contract bond business, more especially in those communities where companies are responsible for the payment of labor and materials, and particularly, where it was held that the surety company is responsible for the payment of a loan made to a contractor by a bank, if the money was used directly or indirectly in the performance of the contract. A very large percentage of contract losses is due directly to false financial statements, and only legislation can help us here. Bankers have secured legislation on this important matter; why not the surety companies? Hundreds of thousands of dollars are annually lost solely because of false financial statements.—*William B. Joyce.*

#### HOW SOME FIRES START.

Enquiring into the origin of various Montreal fires this week, Fire Commissioner Latulippe gave several witnesses elementary lessons regarding the way in which fires start. One case was of a small fire on Marquette street. The householder, Delphie Belisle, was in the country at the time, and his wife, fearing to remain in the house alone at nights, stayed with relatives elsewhere, locking up the place before leaving. In answer to the Commissioner, she said that she could not remember whether she had lighted a match or not just before going out, but the fire broke out just shortly after she had left.

"You do not know how it started?" queried the Commissioner. "I will tell you, though I was not there. You set the fire, not intentionally, of course, but you lighted a match, threw it away still burning and left the house. It is very simple. That is how fires happen. How could the fire have started otherwise?"

Another case was that of a fire at 394 Wolfe street, in the rear of a grocery store kept by Miss Marie Pelletier. The fire started in a bale of hay which had been kept in a box in the yard. There were apartments above the store, the galleries hanging over the yard.

"How could you leave a bale of hay in your yard, openly, when you knew people upstairs smoked on the gallery, and would very likely throw their burning matches about?" asked the Commissioner.

Miss Pelletier said that she thought it was all right, for an inspector of the Fire Department had visited her premises only a short time before, had seen the hay there, and not told her to remove it.

"And that, too, is how fires happen," commented the Commissioner.

#### CONSEQUENTIAL LOSS IN STEAM BOILER INSURANCE.

That the demand for use and occupancy and other forms of insurance against consequential loss under boiler and fly-wheel policies is increasing and only needs intelligent soliciting to develop into an important feature of the business was the contention put forward by Mr. W. R. C. Corson, of the Hartford Steam Boiler Insurance & Inspection Company, in a committee report to the International Association of Casualty & Surety Underwriters' Convention. Especially during the last few months, said Mr. Corson, a demand for this kind of insurance has been marked on the part of concerns who have secured so-called war orders, and who have been careful to protect their anticipated profits by insurance against every vicissitude. These concerns have not overlooked the danger to production that lurks in boilers and fly-wheels. Of course the conditions under which these companies are working are abnormal, and their demands for insurance are abnormal, but it is up to the companies and agents to show these and other producing concerns that even under normal conditions and with normal profits financial loss other than that represented by property destruction is threatened by the inherent hazards of power plant operations. In many cases the entire output of a manufacturing enterprise is so dependent on a continuous supply of power that any prolonged interruption of that supply from the explosion of a boiler, or fly-wheel, in the supplying plant would cause financial loss in excess of that represented by the property damaged.