

dismiss them. The House can cause their removal from office on an address to the Throne, but it cannot appoint them or their successors. The Government, being responsible for their appointment, and being without power to remove the directors from office, will be very careful that only the best men are appointed. The Commission will establish a Valuation or Appraisement Board, to investigate and report on all applications and on the value of the securities offered. The Commissioners may grant the loan of the full amount applied for if passed by the appraisers, or may reduce the amount, or they may refuse to grant any loan at all; but they cannot increase the amount one dollar beyond what the Appraisement Board advises. On the other hand, while the Board of Appraisers may fix the value of the security, they have no power to grant a loan, so that every precaution for the safety of the funds that is humanly possible has been provided. The system of appointing Commissioners independent of the Legislative Assembly, but subject to dismissal for cause by that body, has proved to be the safest and wisest known, and has resulted in the most independent civil service yet evolved by any Government.

A HIGHER STANDARD OF LIVING

"While the primary object in providing this monetary institution for those engaged in the agricultural industry has been to increase production and make the industry more profitable, yet a secondary object will be achieved in the adoption of a higher and a better standard of living by those engaged in agriculture. This will make country life more attractive, and be a strong incentive to those engaged in the industry and to those born in the country to remain there and make farming their life work.

"The observations of a commission that visited New Zealand some years ago expresses very clearly my ideas of what will result in British Columbia after the introduction of this Act. This commission, after reviewing the history of the agricultural credit movement in New Zealand, says:

"With money thus available on terms suitable to the industry, the farmers have built better houses, have remodelled their homes, have brought a large acreage of land under cultivation that otherwise would be lying idle, have bought and kept better live stock, have bought and use more labour-saving machinery on the farm and in the house, have erected elevated tanks and wind-mills and laid on water in their dwellings and in their outbuildings, for irrigation for their vegetable and flower gardens around the house, and have installed modern conveniences in the houses; they have increased their dairy herds; they keep more sheep and pigs; and have so materially increased the revenue