

but it would take 25 years to get the information, but in Ontario, I could go through the registry office in Ontario, of each one in half the time that it took me in Prince Edward Island and get five times the amount of data.

Q. Did you get every case?—A. I judge I did get the records of all the cases of land that sold twice.

Q. Are you very sure about that?—A. Well, I will give you my reasons for thinking so. I addressed 472 school trustees and the number of replies was 407. So that there were 65 who did not reply at all. Out of that number 200 replied reporting that there were no sales occurred within the twenty year period, within their school districts. Many of them stated that it was unusual for lands to sell down there, that people held from generation to generation or from father to son. There was another reason why in the earlier part of the period there were few sales, and it was for this reason that it was not until 1875 that people on the island owned land, prior to that it was owned by—

Q. We don't want a speech from you?—A. Unless—

Q. We don't—

THE CHAIRMAN—Witness, answer the question and then give any explanation you like.

By Mr. Clancy :

Q. You are quite sure, then, you got a record generally of all the changes?
—A. Yes.

Q. Did you examine those lands?—A. Oh, no, it would not help us.

Q. Did you examine to see whether there were any improvements on the land?
—A. We took improvements as a fixed amount.

Q. Did you examine them?—A. It would be unnecessary for the purpose in view.

Q. I am not asking you if it was necessary?—A. No, I did not.

Q. Have you any personal knowledge that a piece of land sold this year say for \$1,000, and \$1,500 a year later; have you any personal knowledge as to whether they were increased in value by the erection of buildings?—A. For the purpose we have in view it would not make any difference.

Q. I am not asking about that. Did you examine any case and have personal knowledge?—A. Certainly not. It had no bearing on the point we wished to get at.

Q. Then you did not take into consideration any of the changed circumstances in the locality by way of general improvements going on, did you?—A. No.

Q. Nor whether buildings were burned, and the property was therefore sold at a less value?—A. No, nothing of that was taken into consideration.

Q. Why did you take the years from 1866 to 1900 in Carleton, from 1897 to 1900 in Elgin and Durham, and from 1880 to 1900 in Prince Edward Island?—A. Because my work was restricted to those years in the different counties. Carleton being near was the most economical to work, and I went completely through the county from the earliest statements to 1900.

Q. Which county?—A. Carleton. Then in order to find out whether the trend of values indicated during the later years was the same in Western Ontario and Central Ontario, I went to the two offices there, and examined for the four years. It took less time, and helped us to see whether the upward movement which we saw occurring in Carleton was general, or the same in Central Ontario and Western Ontario.

Q. When did you make the examination in Carleton?—A. As far as Carleton was concerned, I did a little work in 1897 and some more in 1898, and in 1900, and 1899 again, I examined for that year, and then in 1900 I got the results crystallized somewhere, up into the fall of the year.

Q. In 1900?—A. After I had returned from the west.

Q. Did you send out any letters there?—A. No, there was no necessity there.

Q. And Durham and Elgin, when did you get the information there?—A. In July, 1900.

Q. July, 1900, you got it there in July, 1900?—A. Yes, in July, 1900. I think it took me just about eleven or twelve days in each place.