TORONTO'S FIRE LOSSES.

Toronto's fire loss in March totalled $418,876. This compares with $8,180 in March, 1913, and $409,713 in March, 1912. The total for January, February and March, 1914, is $873,713, compared with $132,614 in the same period last year and $792,443 in the same period of 1912.

The heaviest loss last month was $140,000, this being the Woodbine hotel fire. Five lives were lost in that fire. The number of alarms was 188, of which 12 were false, 5 the result of reflections from other fires, and 76 of trifling extent.

BUSINESS CONDITIONS IN THE WEST.

Monetary Times Office,
Winnipeg, April 6th.

The business situation in the West, while still quiet, is showing signs of improvement in most lines.

Real estate inquiries are becoming more numerous and several fairly large transactions have been put through. The element of speculation is almost entirely eliminated and transactions are, therefore, generally in land for business purposes or house property changing hands.

In Winnipeg, the outlook for a good building year is bright, as there is plenty of money available for building loans, and at rates somewhat less than a year ago.

Wholesale houses report Western trade to be improving, and claim that the general situation is much sounder than it has been for some time. Many local houses claim that their country accounts are in good shape. Commercial failures are reported less than a year ago.

Active preparations are in progress for a busy year in industrial circles, reports indicating that a great deal of building work that should have been done last year, and which was postponed on account of the financial stringency, will now be carried out.

Collections have been somewhat poor during the last few months, but there seems to be some improvement. Loans for commercial purposes are being amply provided for, and there is money available for mortgage loans at 7 per cent.

CANADIAN GOVERNMENT ANNUITIES.

Statistics of the annuity business transacted by the Dominion government during the fiscal year ended March 31, 1913, show that during the year 107 immediate annuities for $25,294.59 and 266 deferred annuities for $62,358.39 were issued, for which purchase money to the amount of $417,135.50 was received. From September 1, 1908, when the act went into force, to March 31, 1913, there have been issued 463 immediate and 2,621 deferred annuities, the total amount of the annuities being $612,063.31, and the total consideration received being $1,737,059.71. The total number of contracts in force at March 31, 1913, was 3,084, as follows:—Males, 1,831; females, 1,200; last survivor, 53.

The receipts for the fiscal year were:—For immediate annuities, $247,609.43; for deferred annuities, $170,288.11; amount transferred by government to maintain reserve, $67,494.33; total, $485,391.87.

The payments for the fiscal year were:—Annuities paid under immediate contracts, $92,481.90; return of premiums under Plan A contracts, $445.45; return of purchase money, $762.04; balance, March 31, 1913, $391,702.48; total, $485,391.87.

The assets on March 31, 1913, amounted to $1,686,659.94, which was the amount of the net present value of all outstanding contracts at that date. The valuation of the contracts was as follows:—

322 Immediate annuities for $77,405.66	$645,039.50
102 Immediate annuities, guaranteed, $21,418.02	219,453.50
39 Immediate last survivor (on two lives), $10,112.97	110,905.00
956 Deferred, Plan "A," $185,935.51	301,328.96
1,353 Deferred, Plan "A," guaranteed, $233,611.81	166,167.90
14 Deferred, last survivor (on two lives), $3,394.23	30,657.27
298 Deferred, Plan "B," $80,185.11	213,107.81
	$1,686,659.94