

INSUFFICIENT FIRE INSURANCE.

In a general way, much more is heard, especially in the sensational newspapers, of over-insurance than of under-insurance, but the latter matter is one of considerable importance especially in regard to public buildings or those which are held practically in trust for the public, either for purposes of worship, of education, or of charity. Many instances have occurred in Canada of buildings of this kind being destroyed which were under-insured to such an extent as to suggest that those responsible for them had been grossly negligent of their duties. Appeals have frequently been made to the religious and charitable public to rebuild churches and institutions which had been destroyed by fire, but on which the fire insurance was altogether inadequate in amount. In these cases the charitable public was badgered to make up what the trustees of the building were morally responsible for. It would be a good thing if those who receive appeals of this kind would ascertain the circumstances and if they are such as to suggest that there has been gross negligence on the part of those responsible for the buildings in not taking out sufficient fire insurance, to decline to subscribe to such funds. The lesson might be harsh, but it would be effective.

A MATTER FOR BUSINESS MEN

It is a matter of importance also that business men who are connected in advisory or executive positions with philanthropic or religious institutions, should make it their business to see that the proper safeguards are taken in regard to these matters. Those who are not under the discipline of daily business cares are notoriously slack about the most ordinary precautions in regard to insurance, not from any wilful desire to do things in a slipshod way, but merely because they have not had the necessary training to enable them to carry them through in a businesslike way. With a private individual who deliberately under-insures and takes the risk accordingly, it may be said that he has a right to run the risk entailed by this "penny-wise and pound foolish" policy. But in the case of property held in trust for public or other purposes this argument does not hold. Those in charge of buildings of this kind are in duty bound to see that the financial loss by fire which would accrue to those for whom the property is held in trust, is properly guarded against in the only way in which it can be guarded against, by the maintenance in force of sufficient fire insurance.

In another aspect of under-insurance, it must be remembered that persistent under-insurance is injurious to the business of the community as a whole. The monetary losses of the individual by fire react upon the community in which he lives. A man who is not sufficiently insured and is burned out

is placing himself in a sense in the position of a man who makes a bet which he cannot afford to lose. He who does not carry a fair amount of fire insurance is more than careless in his behaviour towards those with whom he has business dealings. If adequate fire insurance were more generally carried, business in Canada would be on a sounder basis.

RITZ-CARLTON HOTEL, MONTREAL.

Almost since the very day of opening this hotel has had great difficulty in making both ends meet and has failed to earn fixed charges. We look for a re-organization of the Company on a sound basis. The location is a good one for either a good family or Commercial hotel conducted on good business principles for the accommodation of the public.

CITY MAY BUY AN INDIVIDUAL PUMP.

On recommendation of Superintendent Lesage and City Engineer Janin, the Board of Control decided to buy a steam pump of 24,000,000 gallons capacity instead of two 12,000,000 gallon pumps, for which tenders have already been received. The tenders will be returned, and new tenders called for. It was explained that the 24,000,000 gallon pump would take less room and have other advantages.

Controller McDonald remarked that with this new pump the city would have a capacity of 102,000,000 gallons of water, and in a few years would be using electric power from the widened aqueduct as a means of supplying water.

LONDON & MIDLAND INSURANCE CO., LONDON, ENG.

It is announced that Mr. Walter C. Betts (formerly with the firm of Higgins & Cox, New York), has been appointed general manager of the London & Midland Insurance Company, London, England. Mr. Betts left for London per SS. Aquitania on the 2nd instant, to assume his new duties.

MUTUAL ISSUES WARNING.

The Mutual Life of New York has issued a circular to policyholders, warning them against policy speculators. It points out that although these men offer more than the company can legally allow because of the deferred dividend soon to accrue, in the end it is wiser to borrow from the company than from these speculators who buy deferred dividend policies. Generally when the assured accepts this proposition and the insured lives until the end of the distribution period—a year, or perhaps three or four years later—the purchaser will then surrender the policy and reap a tremendous profit on his investment.

If the policyholder dies before the end of the period, the purchaser will receive the full face amount of the insurance, which should have gone to the family of the insured, and will thereby realize a much larger profit than in the first case. If the insured is in failing health—likely soon to die—at the end of the dividend period, the purchaser will draw only the dividend in cash and a little later, on the death of the insured, will receive the face amount of the insurance also, all of which should have gone to the family of the insured.