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Learn to labour and to wait."

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Some years ago it was established by law in New York that no company should write on any one risk to an amount exceeding ten per cent. of its assets in the United States; this was intended as a "conflagration rule," so that no company might be seriously embarrassed by any one fire, it being understood that "one risk" meant the risk by one fire. This was, of course, an experimental or cautionary rule rather than a settled one, and was treated with very little care by any of the companies.

It is natural to suppose that there are fixed principles by means of which companies in general arrive at the rules by which they limit the amount they wish to carry on any one risk or class, or in any one locality, but as they seldom if ever make any explanation as to why the amounts stated are the maximum of the liability they will assume, it may be of some interest that these principles should be discovered.

As a foundation, we will suppose that thirty per cent. of the earned premiums is required for the expenses of the company, then it is seen that not more than sixty-five per cent. thereof should be the extent of the losses, if five per cent. is to be profit; so far as it is possible, then, this principle should be established in every locality or class of risks, otherwise one locality or class has to pay for the losses of others.

Opposed to this principle is the fundamental idea of insurance, viz., that which does not burn should pay for that which does.

We have therefore what we may call two principles at work, one of which is the business or equitable one, and the other the theoretical or scientific one, and the conflicting

instructions of the different companies arise from their application of these principles in the establishment of their rules.

The presence of these two principles accounts for the discussions as to whether Fire Insurance is a business or a profession, the solution in each individual case depending on the training of the underwriter and the extent of his field, as, if he has been educated in fire insurance as a science, he will be content if the gross result of his business leaves a fair margin of profit, and will only seek an increase of that profit by the general increase of rates; but if his training has been on ordinary business principles, he will naturally look to every individual risk for its fair share of the necessary provision for losses, expenses and contingencies, on the principle of "so much risk = so much money."

The more extended the field of operations, the more likely is the manager of a company to follow the scientific principle, just as a general storekeeper may look for a profitable result at the end of every year although his sugars and cottons have been sold at less than cost, and, to prevent general competition, he has from time to time undersold his neighbors on other classes of goods.

It is obvious that in a contracted field of operation the fire underwriter must adopt more rigid business principles because he has not so large a proportion of sources of profit to fall back on. He is in the position of the dealer in simple goods alone, and must make a profit on them or fail in his business.

It will, of course, be objected that what is here styled the science in contradistinction to the business of fire underwriting is really main force, and not at all scientific. This we leave to the individual opinions of our readers.

It will naturally result from the adoption of either of the principles laid down, whether a company limits its lines on any class or in any locality by their general experience, or with reference to the income from the locality or the class of risk.

The business principle will limit the lines in every locality by the local circumstances, whilst the scientific one will limit in accordance with its general ones.

The true principle is that every increase of risk shall produce increase of rate, and at the same time decrease of amount at risk, or that rates being established upon proper business principles, then the amount at risk in any one locality would be found by establishing the maximum of income to be received from that locality.

"NEC TEMERE NEC TIMIDE."

The above is a capital motto for a Fire Insurance Company to guide itself by, for in underwriting there is quite as great changes from too much timidity; as from too much rashness, and though the bold Company striking out for a general and extended area of operations is subject to severer trials than its more timid neighbor, who merely does a quiet well-selected business round its own doors, yet, if well handled, the former will attain vigor and proportions which the latter can never reach. Just as a public school boy will be a healthier, finer specimen, than the child tied to his mother's apron strings, albeit he may now and again receive some ugly knocks which may never visit the others.

It is undoubtedly their being animated by the principle we are endeavoring to illustrate which has brought about the success of the large English Companies, and we can recall the time when the Company which may now be considered the leading Fire Insurance Company of the world was yet in its infancy, its business being confined to the United Kingdom, when it was very nearly being wound up, and would certainly have closed its career ignominiously had not the manager inspired his Directors with courage enough to entrust the helm to him, who ruled himself and the Company for forty years by the motto at the head of this paper. The result is too well known to need repeating here, and has emphatically shown us that which "points a moral and adorns a tale."

And as in the general policy of a Company, so it will be found equally true in minor details, a great deal more harm being done a Fire Insurance Company by over timidity or over caution, call it which you will, than people at first imagine, and Managers who make, "I dare not wait upon I would," who desire that their Companies should never lose above a very small amount on any one risk, nor very much more by a general conflagration, simply cannot grasp the first theory of underwriting, and, should they carry their ideas into practice, absolutely cut the very ground from under their feet. Too much restriction both as regards the classes of hazards and the size of lines a company is to insure will assuredly have the effect of not only cramping its business but of causing that business to be of an inferior character, for what is termed class insurance and small lines has ruined more than one Company.

Let us not be misunderstood, nor be supposed that while condemning timidity we are advocating rashness, for we would steer clear of both Scylla and Charybdis, but when from the "nettle danger we pluck the flower safety," it must be done with a bold, not a trembling hand. Of course it would be as foolish to argue that small Companies should carry as heavy lines and do as extended a business as large Companies, as that a coasting vessel should be loaded like an ocean steamer, and a question here occurs to us, whether now-a-days there is a desirable trade left for said coasting vessel, because if not, such had better be enlarged and remodelled in order to suit the traffic of the age.

If the business is given in lines of \$5,000 and upwards, those best Companies who cannot or will not write over \$2,500 need not be surprised to find themselves playing a losing game. Provided that the best merchants, manufacturers, and other insurers will not divide their policies into smaller amounts than \$5,000, it is evident that those Companies who only

accept smaller lines will gather their business from second or third rate parties, and the result is as plain as that two and two make four. To conclude then, a fire underwriter should never wantonly seek danger, but should always be ready to meet the same fearlessly, remembering that the very term "risk" implies something beyond mere calculation. So, as the Yankees say, let him "keep his eyes skinned," and be governed by the principle of "nec temere nec timide."

BOOKS OF ACCOUNTS AND VOUCHERS.

In some of the towns in Canada, the merchants deem it an impertinence on the part of the agents of the Fire Insurance Companies if asked concerning the facts and modes of keeping Books of Accounts, Taking of Stock, Filing of Inventories and such like accessories to a well-conducted business.

In this connection we would say that if all merchants were as careful in these respects as good business principles require, their questions concerning them might be deemed almost insulting, but as unfortunately this is not the case, then these questions are absolutely necessary.

If the merchant would reflect that the only motive for insurance is the obtaining of indemnity in case of loss, then he would perceive that the only way to obtain that indemnity would be by proving the amount of that loss, and the quickest, surest and most pleasant way of proving the amount of the loss must perforce be by such a statement of goods on hand, goods bought, goods sold, and profits realized as would enable him to make out a bill against the Insurance Company with the same ease and certainty as if he were making out the account of an ordinary customer.

The public in general, when they hear of trouble between an adjuster and a fire loss claimant, are sure to blame the adjuster and his company. Now in ninety-nine out of every hundred of such cases it is the claimant who causes all the trouble, either by unreasonable demands or by having so conducted his business affairs as to make his loss a matter of conjecture rather than of proof. Sometimes the claimants rely upon their general character as honest men, and think their conjectures should be deemed sufficient because no one can accuse them of a desire to defraud, but these very men would require to have proof indubitable of the quantity and quality of a case of goods before he bound himself irrevocably to pay for them; let him have ever so much confidence in the party who made the invoice, he would want something more than an invoice to convince him of the fact.

The majority of country store-keepers do not even present an invoice—some of them are too ignorant, and some of them are too careless to keep them; these people are always violent in their denunciation of Insurance Companies when they have to make a loss claim, and it is only ignorant and careless people who are unreasonable unless they be dishonest.

Now, no Company wishes to have anything to do with dishonest, ignorant or careless persons, therefore they try to avoid granting them any insurance, and if people feel insulted at being asked concerning their books, vouchers, &c., before a fire, it is far better to leave them to the care of careless companies than for an agent who has good companies to be annoyed by them.

THE NEW PROVINCIAL TAXES.

In another page we give some extracts relating to the new direct tax imposed by the Quebec Legislature on commercial corporations, including insurance companies, and it is a measure which they consider inequitable and unjust. Had it gone into effect as at first proposed, it would certainly have tended to annihilate several of the most important industries in the Province. What inducement, for instance, would manufacturers have to establish new factories or works here? Might we not expect to see even Montreal capitalists starting mills in Ontario instead of Quebec, and many of our smaller manufacturing companies gradually removing to Toronto? What manufacturer would prefer to remain here when he could have equal advantages further west without these heavy taxes, and without what is perhaps worse, the sword of Damocles hanging over his head, in the shape of probable largely increased taxes in the near future?

But it is with the bearings of the measure on the insurance companies that we have chiefly to deal. Had it passed in its original shape, it is probably not too much to say that nearly four hundred agencies would have been closed, and the business of legitimate insurance brought almost to a standstill in the Province. But few of the smaller agencies could have borne the heavy load intended to be imposed on them. Even in the case of a large fire company like the Liverpool and London and Globe, the taxes would have amounted to between fourteen and fifteen per cent. of the gross premiums at all their agencies outside of Montreal and Quebec, and if Sherbrooke and one or two other places were omitted, the taxes for the other agencies would probably swallow up twenty-five per cent. of all the company's receipts there. In the case of the smaller companies, matters would be even worse.

Strange to say, there are a few people who think the law would not have been an unmixed evil even as it stood before being amended. They argue that fire business would soon have settled down as it has done in some parts of Brazil, where there appears to be a mutual understanding among the chief companies, that not more than one company shall be represented in any one of the smaller towns. There is consequently no competition and heavy rates are charged. Extra lines are covered by reinsurance, and the taxes which would be incurred by having several agencies are avoided. We are afraid, however, that the business is too demoralized in Canada to allow any hope that co-operation of any such kind would be possible except on a very limited scale.

The most important question is, how does the Act, as it stands, affect the companies. It will be noticed by a comparison of the text of the Act with that in the Budget speech, that very decided reductions have been made in the scale of fees. These reductions were obtained by deputations sent down to Quebec by the Montreal companies, and it is evident that if the Act is not *ultra vires*, they are of the utmost importance. To illustrate their real extent, we will take the case of a company doing fire and life business and having twenty-five agencies besides those at Montreal and Quebec. As first proposed, such a company would have had to pay \$2,200 per annum, but as amended, \$775.

It was announced at first that the municipal taxes in this Province would be abolished as far as concerned the cor-

porations now specially taxed. As was expected, however, the Government dropped this part of the programme. As many companies pay nearly five hundred dollars in municipal taxes annually, the two combined form a very serious burden.

The Act will greatly assist the mutual fire companies and co-operative life associations, as they are exempted from its operation, while the regular companies are taxed *out* of many places. Should the Act be proved to be constitutional, it is very probable that several companies will retire altogether from the Province, as for instance the Ontario Mutual, Federal Life, Life Association of Canada, Star, and Briton. It is seriously under the consideration, we believe, of at least one life company to deduct the taxes from the profits of its Quebec policy-holders, and to notify them of that fact; this would indeed create a stir.

The inequitable way of levying the tax is shown by the fact that companies like the *Ætna* and Briton, Royal and Sovereign, pay practically almost the same taxes. The rate ranges from about a third of one per cent. to twenty-five or thirty per cent. of the provincial income of different companies.

The Act is, we believe, likely to be contested, and we rather think that those who oppose it have a good cause. Justice at least is on their side whatever the law may be, for it is manifestly unjust to tax one section of the population for the benefit of another. The Provincial Treasurer, we hear, stated that as the amounts would be payable on the 1st of July, suits would be taken out simultaneously on the 2nd against those companies which had not paid. We may therefore expect lively times soon.

ADJUSTMENTS.

The use of competent adjusters is exemplified by an occurrence which recently took place in New York, where a grocery was damaged by water; the owner was insured for \$800, he first claimed \$600 and then scheduled his loss at the full \$800. Instead of having any words, the adjuster went over the whole stock carefully and patiently, and finally gratified the grocer with a check for \$75 in full of all demand!

Many losses in Canada are magnified by the ignorance or unreasonableness of the claimants, and many fires are caused by the examples of profit realized from unskilful adjustments, consequently Canada has not a good reputation amongst the underwriters of the world.

There is no doubt but that a systematic application of business rules in the adjustment of losses would lessen the loss ratios of Canada very materially; and although, in some cases, the popularity of the Companies who directed proper adjustments might be prejudiced, yet in the long run they would reap profit with comparative safety, because they would cease to be the mark for dishonest claimants.

In some parts of Canada the local agents are advertised as "adjusters of the losses of their agencies." We have no doubt of the competence of these gentlemen, but, locally, they must necessarily be embarrassed by their local necessities of business and social life, and it must require more than ordinary human nature to enable them to do exact justice in many cases.

FIRE LOSS APPORTIONMENTS.

As evidence of the general demoralization of Fire Insurance practice in the United States we find that on the Staten Island Brewery Loss the specific policies were compelled to pay a larger proportion of the loss than the general policies; the ancient land-marks are being removed, and the barriers of conservative practice thrown down. It is estimated that the fire losses of the United States for 1881 have exceeded one hundred millions of dollars, and that a large proportion of them has been caused by careless underwriting, competitions in blanketing of policies, and a false system of adjustments.

Empiricism and Charlatanism amongst the adjusters of the United States have reached such a pitch that careful conservative underwriting is mulcted in undue damages in favor of careless blanketing; this is the recoil from the practice of the old school of adjusters, who condemned the assured to suffer loss on some, or even on all the items, whilst unexhausted insurance existed on them, a position as indefensible as that now assumed by the new school.

The equitable rule of which all the companies in Canada were advised by circular in December, 1880, is the only one which is defensible before the Courts, in that it gives the assured the benefit of all his insurance on every item, gives each company the benefit of all co-insurance on every item it covers, exhausts all insurance on every item before making a loss to the insured, and yet, at the same time, protects the conservatism of the underwriter from the wild practice of blanketing by general policies.

The adjusters of the United States seem to have conceived the idea that "General" Insurance is "Excess" Insurance, and, as evil customs grow apace, it may come that this one will be so established there that Specific Insurance must be discontinued as a defensive measure on the part of the Companies; but before they adopt this course it would be wise for them to consider whether or not they intend to cover two or more risks for one premium, and, if so, whether or not they can afford to do so at the current or any obtainable rates of premium.

The practice of General Insurance, meanwhile, is growing and producing bitter experiences to the Companies in the United States, so that when they find specific Insurances liable with them on a loss, they protect themselves at the expense of their confrères, and at the expense of their own future experiences. Meanwhile there is not a single rule of apportionments practiced which is capable of being sustained before a court or board of arbitrators; whenever an apportionment is taken before the courts, whatever produces most money to the assured is there upheld, whether right or wrong; the companies know this so well that they very seldom attempt to defend the systems they have, for the time being, submitted to, preferring compromise to settled rule, for reasons which are not complimentary to their adjusters and are full of danger to themselves.

In Canada we have some adjusters who apportion a loss on the principle that the smallest loss should first be paid; others that the largest loss should be first disposed of; some are so antiquated as to enforce the Albany rule in all its rigor against the insured, and so on. Not one of these

has any possible ground of justification in any policy, or any law, or in equity, yet each one goes on the even tenor of his way, unheeding the first principles of his profession, and apparently unconscious of the fact that there is no priority in liability as the result of a fire which damages or destroys, at one time, more than one range or item, except under excess policies; and that no Company can have salvage from unexhausted Insurance whilst the assured suffers loss on the item on which unexhausted Insurance exists.

A settled, steady, practical, equitable rule of apportionments, such as was laid before the Companies for their consideration in the circular referred to, would at once cause better practice in the wording of policies, and lead to better results in the business generally; it would cause less ill feeling amongst the Companies, because there would be no taking advantage of circumstances when a loss had occurred; it would be perfectly just to the assured, and would be defensible before any court in the world. Surely then, this is a subject which INSURANCE SOCIETY, whether in the form of this journal or in that of the Managers and Adjusters of the Companies, may properly and profitably discuss with a view of removing one of the impediments to good practice and profitable results.

If general policies are to be treated as excess policies, they should at once be declared to be such, they should not be allowed to deceive the careful underwriter with the appearance of other contributing Insurance, if they are not to contribute when a loss occurs.

MARINE INSURANCE.

There seems to a good deal of poor human nature about Canadian Marine Underwriters. If they could be got to confess, like a good man of old, they would probably admit that "The good which we would, that we do not, and the evil which we would not, that we do." In view of the disastrous result of marine insurance business last year, the companies represented here made, some time last month, a virtuous monthly resolution, to wit: We the Canadian Lake Underwriters agree to certain terms on cargoes for Lake Ontario ports, certain terms for Lake Erie ports, certain terms for Lake Huron ports for the month of May, with wise exceptions for sailing vessel cargoes to certain exposed points. All right—agreed. Like the gendarme in the play: "I am here. Behold me! here I stand, to the death, so do all my friends." And it might reasonably have been presumed that, bearing in mind the losses of last year, there would have been a glad concurrence in the resolve to maintain the rates agreed on for the merry month of May.

Will it be believed that these same persons who subscribed in April to the rates for the succeeding month, assembled on the 5th day of May and gravely agreed that, the agreement of a fortnight previous having been broken by some one or more of the parties to it, it was of no use to attempt further business under an agreement, and therefore the rate so carefully arranged and adopted for the current month should be abandoned? Strange commentary on their own consistency and mutual faith! It results, then, we are told, in each of the four companies doing marine business at its own rates. A sort of Inland-Navigation Go-as-you-please. If there were not back bone enough in the group to cause them to adhere to the tariff framed, presumably, for their own good, we cannot expect that back bone will be developed sufficient to make any one member of the group hold out for adequate rates. Hence we look for an entertaining time—at the end of the season. He laughs best who laughs last, and we suspect that the cargo owners will have the laugh on the underwriters.—*Montreal Times*.

FIRE INSURANCE DEMORALIZATION.

A great deal has been written about the existing demoralization in Fire Insurance, and various explanations given for the same; some asserting that the cause is to be found in reckless competition, others that it is the brokers who ruin the business, and so forth.

A level-headed man once observed that there was a germ of truth in every religious belief, and we are not going to dispute the evils of the brokerage system or of headlong competition, but we submit that these reasons for the present unsatisfactory state of Fire Insurance do not strike deep enough, and are indeed merely the effects of a prior cause which produces them. This cause we will briefly point out.

Those who have charge of Fire Insurance Companies are human like the rest of us. As Shylock, would say, they have "organs, dimensions, senses, affections, passions," as others have, and in these days of steam and electricity the great aim or ruling passion, of those entering the world's arena is to become rich with a rush, so to speak, and any who are content to gather wealth by slow though sure degrees are generally voted old-fashioned and behind the age. So with Fire Insurance Company E starting a hundred years after Company A, is determined to be equal to the latter immediately. Company A has a large income, and therefore it is necessary for Company E to spring into what it has taken the older office half a century to build up, and instructions are issued to its agents that it must have business. The agents perhaps shake their heads solemnly and suggest that competition is keen, but Company E retorts that it is able and willing to compete with any first-class Company, the agents quickly smile, and then the game commences.

A rate is cut.—"Shake not thy gory locks at me, thou canst not say I did it," is the exclamation of each Company, in a tone of virtuous indignation, which being interpreted simply means that one could not afford to *lose* the business, and the other equally could not afford to *refuse* it! We thus reach the effect, but the primary cause lies in the craving to become rich immediately by a short cut without following a long, tiresome, beaten track. Should anything be said about a steady healthy growth, you are quickly met with the reply that we must keep up with the times, and if the world demands high pressure it is not only useless but positive folly to offer it another article.

And so with Insurance degenerating into speculation, and underwriting resembling a game of brag, it would be strange indeed if demoralization were not the result. We do not pretend to say that there are not honorable exceptions, but it appears to us that we have pointed out the cause which is so general as to lead to this demoralization, and that cause must be removed to a great extent before we can hope for permanent improvement.

The remedy it is plain rests with the Companies themselves. It is all very fine to say it is the public who are to be supplied, and if the public demands "shoddy" it is nonsense to try to force it to accept good, honest broadcloth, because the Companies have a duty to perform to their shareholders, and if they venture to sell broadcloth at shoddy prices their managers are clearly either incompetent or worse. A little stiffer backbone and a trifle more moral courage is all that is required to rectify the growing evil. Premiums we admit look

tempting, especially to a young Company, but if you accept a risk at 2 per cent. which your experience as an underwriter tells you is worth 3 per cent., trusting to luck that the said risk will not burn, what is this but gambling arising from the very cause we have been illustrating, whether in Fire Insurance or any other mercantile pursuit?

Our space is limited, and we think we have said enough for our purpose, so in conclusion we will merely add that it is false and foolish for the Companies to lay the blame of Fire Insurance demoralization on too much competition or the brokers, when in fact it lies at their own doors, and they should be sufficiently just to apply the old adage and "put the saddle upon the right horse."

PETTING FOR PREMIUMS.**AN OFFSET PLEADED ON AN INSURANCE POLICY.**

The case of McLaughlin vs. Teague, tried before Justice Ryan, recently, throws an halo of romance around the insurance business which cannot fail to be acceptable. The plaintiff pleaded his own cause, and placed upon the stand J. J. Desmond as his principal witness. Mr. Desmond testified that through him, as solicitor for Hutchinson & Mann, the defendant, Miss Teague or Mrs. Smolders, had taken out a policy of insurance upon her house; that he had allowed her ample time in which to pay the premium, but that she had utterly failed to do so. Upon the cross-examination the witness threatened Mr. Sheffield, counsel for the defendant, that if he did not stop asking questions he'd "kick him in the ear." Happily, however, for the undismayed counsel, the menace was not carried into execution.

There, in all the bravery of her fashionable apparel, the fair defendant, Miss Teague, or Mrs. Smolders, as the counsel insisted upon calling her, with a low bow to the court and her counsel, and a scowl at the unhappy Desmond, began her testimony, stating in a very gushing and animated manner that Mr. Desmond and she had been intimate—very intimate—that he had attended to her business, and, upon one occasion, insisted on taking out a policy on her house and furniture, to which she objected on the plea of poverty. Thereupon he agreed to make it all right. He often brought her "candy and wine, you kneow, and such things. Finally we had a row, you kneow, and that ended that part of the business."

Mr. Sheffield asked the witness what was the cause of the breach of their friendly relations.

"Well, you kneow," she responded, "the last evening he called he said he wanted to be petted, and I told him that I had joined the church, and couldn't, you kneow. I said I was awful sorry."

"What did he do upon your refusal?" persisted Mr. Sheffield.

"Oh, well, I—you kneow—he! he! he!" nervously replied the fair defendant.

After the examination of several other witnesses, the court refusing to hear the learned argument which Mr. Sheffield wished to make, rendered his decision, stating that the policy was the offspring of the friendly relations between Miss Teague and Mr. Desmond. "They were on friendly terms—excellent terms," said the Judge. She was led to believe that she was not placed under any obligations by the taking out of the policy. He said that he would take care of that. The "petting" was a sort of offset for the premiums. He had offered to take care of the premiums, and she was not bound to pay. Under this view there was nothing to be done but to give judgment for the defendant, a duty which Justice Ryan gallantly fulfilled.—*California Exchange.*

FIRE INSURANCE AGENTS.

Mr. James Manson, a banker at Strathroy, Ont., has written a very severe article on the subject of the selection of representatives by insurance companies, in which he uses language calculated to destroy the efficiency of his comments.

It is fair to fire insurance agents generally to say that they compare favorably with any class of people on this continent, even with the professional men in any branch; but that there must of necessity be bad as well as good in any class of men, however carefully chosen.

No company is desirous of committing financial suicide; every company is desirous of avoiding over insurance. They select agents and instruct them, both the selection and the instruction are carefully done, but selection may be based upon information given carelessly from want of interest in the matter; charitably, with the view of enabling an inexperienced person to provide for his needs; or interestedly, for the purpose of relieving the informer from the burden of providing for a family in distress. In such cases the recommendations may be so strong as to convince the company that they are making a wise selection, and they may go no further; but even after the most careful selection an agent may be careless and may not follow his instructions; or he may have local or personal interests which he allows to overcome his prudence as an agent; sometimes he may be deceived, and it may be possible that an agent may sometimes be in collusion with the insured to defraud the company for which he is acting, but these are exceptions to the rule, and are no more arguments against the general efficiency and good conduct of insurance agents, than an occasional divorce suit is against the law of marriage.

We lately met with two diverse specimens of insurance agents;—one was waited upon by a countryman who was very anxious for insurance upon a building at some cross-road in Oxford County, Ont., which was originally erected for a country store, and for some time so occupied, but, becoming vacant, had been partially occupied as a dwelling. Now the inherent value of the risk so situate was not enhanced by its ceasing to be occupied for the purpose for which it was designed, but the agent took an application upon it as a dwelling, issued an interim receipt at one per cent. for three years, and told the owner that if it was again occupied as a store the rate would be $1\frac{1}{2}$ per cent. per annum for that time; here was an ignorant or willful piece of stupidity, which will create a scandal when the loss occurs, and judging by the applicant's anxiety we should judge it will not be long in coming.

The other is an agent who defended his company against local influences of a very powerful character and at the peril of his own personal interest, consequently the whole matter cannot be fully printed.

We were, however, pleased to note that the tendency of the day is to concentrate the agencies of the best companies in one or two hands in each place, and that in new appointments agents who are found experienced and reliable are preferred, even when they have companies able to carry all the business they can control; this practice will reduce competition and lead to better results in every way, as those companies which go for energy without experience

or discretion will need very energetic adjusters; and if they do not use their cancelling privileges very freely, they will find themselves cancelled in place of their policies.

We noted, however, that where several companies are represented in one office, the appliances, such as maps and plans, furnished by the leading companies are utilized for the benefit of all. This is scarcely honest or justifiable, because these appliances can only be prepared by the joint action and enterprise of the surveyors and the companies. The surveyors could not afford to make the plans except they could dispose of sufficient number to repay the cost of surveying, lithographing, printing, mounting and binding, and if in computing the price of what must needs be a very limited number of copies the cost is estimated upon the supposition that those who use them will honestly pay for them, and it is afterwards found that some of the companies and agents use them surreptitiously, then by so much is the surveyor and publisher defrauded.

A little reflection on the subject will no doubt cause the derelict managers and agents to follow the golden rule in this matter, and also to keep the plans as they should be, viz., as ever correct and complete records of the risks each separate company has in every different building and locality.

MODEL TAXATION.

At a meeting of the Municipal Council of the City of Progress held on the first day of May, 1882, Mayor Brown in the chair, Mr. Knot Green being the clerk in attendance, it was resolved that the following schedule of special taxes be adopted for the current year.

For the presence of a cesspool at the corner of Swamp and Slough streets, each Doctor of Medicine and each Undertaker shall pay an annual tax of fifty dollars.

For a hollow which holds water when it rains (and is dry in fine weather), situate on the top of Rough Hill, near the Sash and Blind Factory, each Fire Insurance Company doing business in this city shall pay annually one hundred dollars.

For a wooden sewer which runs under the whole length of the Main street, each Druggist shall pay thirty dollars annually.

For the combined benefit of the aforementioned cesspool and wooden sewer, and because they make people anxious for life insurance, each Company doing that sort of business shall pay two hundred dollars.

For five wooden buckets with the bails off, one hand engine with a broken lever and fifty feet of cracked leather hose with a fire alarm bell without a tongue, each Fire Insurance Company shall pay an additional one hundred dollars per annum, and if the city buys a Dawg, a special tax for his maintenance.

For places at the corner of C, B and P streets, where men are permitted to occupy the whole of the dry part of the road, every young lady shall pay an annual tax of fifteen dollars, being five dollars for each loafing place.

For each tavern, gambling house and saloon, each father of a boy shall pay a tax of five dollars per annum for each boy of his family.

And it is further enacted that whoever attempts to destroy any of these sources of revenue shall be expelled from the community as a meddlesome person.

"AVAILABLE" INSURANCE.

It must have occurred to many besides ourselves that the decisions in the law Courts with regard to what the judges are pleased to call "available" insurance is not only grossly unjust towards the Companies, but altogether inequitable in principle. To make offices X and Y contribute towards the payment of the debts of bankrupt office Z is an idea so outrageous to any underwriter, besides being so opposed to common sense, that it would be positively ludicrous were it a less serious matter.

For the sake of the uninitiated we will illustrate what we mean more fully. A B insures a stock of dry goods for \$7,500 in the three Companies X, Y and Z, giving \$2,500 to each. A fire takes place causing a damage of \$3,000, for which under the contribution clause in the policies each of the said Companies is liable for \$1,000, but Company Z having become insolvent it is held that there is only \$5,000 "available" insurance, and Companies X and Y must each contribute \$1,500, because the insured forsooth should not lose so long as there is any unexhausted insurance! Can any conclusion be more absurd or illogical? Suppose for a moment that A B entered into contracts with three firms, to deliver him certain merchandize, could he expect any two of them to make good a loss he might sustain through the insolvency of the third? People would justly ridicule such a proposition, and yet this is precisely the manner in which the judges have dealt with the Insurance Companies, and which we repeat is manifestly unjust, because surely A B is the one who should suffer for the insolvency of a Company he himself selected. The argument that A B was unaware and could not be expected to know of the financial weakness of Company Z is as sensible as if the same were applied to a promissory note which A B had accepted and found to be worthless.

A Fire Policy is neither more nor less than a promissory note, payable under certain conditions, and insurers certainly in our opinion gain more than they have any right to when they escape even part of the responsibility of their own choice. In fact it would appear as though the judges were endeavoring by their decision to force the Fire Insurance Companies to assume a particular business for which their charter does not provide, namely, the business of a Guarantee Company. There are cases, moreover, where the names of the various offices on a risk are unknown to one another, and where it is consequently impossible for any one Company to be aware of the standing of the others writing the risk conjointly with itself.

The law to our mind is too one-sided in this matter, seeking to protect the insured for the latter's own folly or want of foresight, and to these "Daniels come to judgment" the Companies when ordered to contribute for a rotten institution may fairly turn in surprise to their policies and exclaim, "Is it so nominated in the bond?"

Every honorable Company desires and is ready to pay every cent it justly owes, but we do not see by what rule of reason or equity they should be called upon to pay for what somebody else owes.

There is also another light in which to view the subject, which is this, that if the party about to insure were brought to understand that he must use the same caution and be

guided by the same business principles in transacting his Fire Insurance which regulate his other mercantile dealings, he would be more careful in his selection of the Companies from which he takes his policies, and these weak or bogus offices would be extremely rare, as they would lack the food upon which for a time they eke out a disreputable existence, and there would be no disputes as to what is "available" Insurance.

Are Decimals deceptive, or are the following estimates incorrect?

Say one year.
Risks, \$20,000,000.
Rates averaging 1 per cent.
Yielding premiums, \$200,000.
Loss ratio to amount at risk, 60 cents per \$100.
Losses amounting to \$120,000.
Margin for profit, for expenses, and for contingency reserve, \$80,000.
Next year.
The same risk of \$20,000,000.
Average rate, 60 cents per \$100.
Yielding premiums, \$120,000.
Average loss ratio to amount at risk, 60 cents per \$100.
Yielding losses amounting to \$120,000.
Margin for profit, for expenses, and for contingency reserve, Nil.

Or does the loss ratio depend more upon the amount of premium than upon the amount at risk? The expense ratio does have some relation to amount of premium, but is not wholly controlled by it.

The provision necessary for conflagration hazards must depend more upon the risks carried than upon the income received from them. By what system of calculation then are the present low rates for Fire Insurance justified? By what method of computation can *competition* justify itself in reducing a rate? Are conflagrations things of the past only, or is it necessary to provide for their occurrence in the future? Does a contingency fund grow of itself *a la Topsy*, or should part of every premium be set apart for that fund?

WINNIPEG.

Winnipeg may truly be said to have received a baptism of fire, which will, we have no doubt, be a lasting warning to all those interested in its future. We have every reason to believe that wooden structures are fast becoming a thing of the past, and they are being replaced by first class stone and brick buildings, which will reflect credit on the Prairie City.

The City Fathers are to be congratulated on the measures they are adopting to secure the most efficient means of protection against devastation by fire, such as we have had to record for the past few months. They have secured the services of an old and tried fireman as chief of the Fire Brigade, whose appointment we recently chronicled, and who will leave no stone unturned to make the Winnipeg Fire Brigade one of the most efficient on this Continent; the City Council have done their part towards the accomplishment of this in giving Capt. McRobie "Carte Blanche" as to outfit.

Taking these circumstances into account, and also the fact that "Fire Bugs" have been taught such a lesson as plainly intimates that Winnipeg will tolerate no more of their dastardly pranks, we consider they are well worthy of the attention of Fire Insurance Managers, and a due regard should be had therefore as to rates.

J. PALLISER,
ADVOCATE,
194 ST. JAMES STREET,
MONTREAL.

A TRUE STORY.**ATTEMPTED INSURANCE FRAUD.**

The president of one of the largest fire insurance institutions in the country gave us the following facts and particulars in regard to an attempt to defraud the company with which he is connected. "In a Western town, not long ago," said the president, "in the absence of the head of the family, a fire broke out one night in a dwelling house owned and occupied by a reputable household, which very soon resulted in its total destruction. The wife and child of the absent owner escaped death by jumping out of their bedroom window. The husband and father was greatly agitated when the news reached him at a distant place of the loss of his dwelling and the very narrow escape of his beloved wife and child. As the property was insured, its owner on returning home after receiving the hearty condolence and congratulations of his friends and neighbors on the great loss he had sustained and the providential escape of his wife and child, sent a message East to the insurance company of his loss, and asked that the assurance thereon be paid at its earliest convenience. The statements and facts presented to the company in the letter were duly considered by its officers, and there was but one opinion in regard to the matter. The full amount of insurance named in the policy, it was at once concluded, would have to be paid, as it was a total loss, and one which had occurred under circumstances which seemed to leave no doubt whatever as to the duty of the company. Instructions were, however, sent, as usual, to the local agent of the company to look into the matter very carefully and make an early report of the result. He went immediately to the place, called on the party who had had the loss, and soon came to the conclusion that there was but one thing to do by his company, and that was to pay the loss in full. The agent, however, felt 'down in his boots,' after much reflection, that there was somehow something very strange about this loss. He could hardly tell why, but he did not feel entirely satisfied about it. After a brief interview with the owner of the policy, he left him to go to his hotel and reflect on the subject. On the way there he saw a pretty curly-headed little boy in his pathway, and, being very fond of children, he spoke at once very kindly to the little fellow, patted him on the shoulder, and said, 'What is your name, sir?' His answer and the conversation which followed revealed the fact that the boy was the son of the man whose house had just been destroyed by fire. The agent dexterously and apparently in a playful way asked the child a great many questions about the fire and the providential escape of himself and mother from sudden death. Finally the child was asked how long after he and his mother knew about the fire before they jumped out of the window. 'In one minute,' he innocently answered. 'But,' said the agent, 'didn't you and your mother stop long enough to put on your clothes?' 'Oh no,' he promptly answered. 'We both went to bed with our clothes on, sir, so as to be all ready to jump when we saw the fire.' 'Did you have your shoes and stockings on?' said the agent. 'Oh yes, sir; we had 'em both on, and we didn't get hurt a bit in jumping out of the window.'

"The agent kissed the boy, set him down, and went on his way with a quick step. That was enough to satisfy the agent that the whole was a base attempt at fraud. After going to his hotel and duly considering what his duty was, he returned to the owner of the lost property, and, with closed doors, told him that he had come to settle with him. He asked the cunning faced criminal before him if he had the policy with him. He promptly replied in the affirmative, and at once laid the same on the table. 'Now, sir,' said the agent, 'I will give you just one dollar and not one cent more, to surrender that policy, and give my company instantly a receipt in full of all claims and demands for the loss of your house by fire. And let me tell you, sir, when you decide again to burn up your property and cheat your insurance company, be careful and not instruct your family to go to bed with their clothes on, boots and shoes included.' The dumbfounded owner of the lost house, who a moment before was the smiling and joyful expectant of the full amount of his insurance, suddenly turned as white as a ghost, surrendered his policy and gave the receipt demanded by the faithful agent of the company he represented."

"There," said the President of the company, "that is only a single specimen of what is occurring all the time in our experience. Why," he

continued, "I could fill a volume with facts like these which have occurred, and which we know all about. The private history of this Company in detecting frauds during the thirty years of its existence," he said in conclusion, "would, if published, be one of the most astonishing revelations ever given to the public."—*Watchman*.

CONFLAGRATIONS.

SIR,—It is really high time for the Dominion Government to pass a law compelling villages and towns in this country to provide proper fire extinguishing appliances and a properly drilled fire brigade. Until this is done we must expect to have such conflagrations as have lately taken place in Ridgetown, Hastings and Danville. One thing is certain, insurance Companies will only raise the rates higher than they have been in such places, where they have not adequate protection, together with sufficient water supply.

Villages with 500 to 800 inhabitants might have a large hand engine; over that number of inhabitants, a steam fire engine with a paid engineer to be always on hand. Town and village councils ought to have a fire limit, too, and hazardous buildings, such as frame factories or lumber yards and range or frame blocks, should not, on any account, be permitted on the main street or business portion of the place. In any case the roofs of such buildings should be metal, shingles laid in mortar, painted now with fire-proof paint, or covered well with gravel. The dry season is fast approaching, and great care will have to be taken to guard against serious or extensive conflagrations taking place, especially where such factories as burn wood are in the centre of towns or villages, and which have not their chimneys provided with proper spark arresters.—*Witness*.

INSPECTOR.

Montreal, 17th May, 1882.

REBUILDING OF PREMISES INSURED.

An interesting case was recently decided in the New York courts; the house of Mrs. H. C. Shaw having been damaged by fire, the New York Equitable Insurance Company, which insured it, chose to rebuild. The building being handed over to Mrs. Shaw, she objected to it as not being as good as it had been, and sued the Company for damages. In her complaint she asserted that green timbers had been put into the house, and that, generally, in both construction and ornamentation it was inferior to the old building as it stood before being burnt. She also claimed damages because of unreasonable delay in building. The trial occupied three weeks before Judge Van Vorst and a jury, in the Supreme Court. The judge ruled that the Insurance Company was bound, having chosen to rebuild, to make the new house as good in every respect as the old one, although not necessarily to make it a fac simile of the old one, and that it could not limit the cost of repairs to the amount of the insurance, but must expend whatever sum was necessary to make the building perfect. The jury gave Mrs. Shaw a verdict for \$1,621 damages.

A STEP IN ADVANCE.

The Connecticut Mutual Life, of Hartford, has decided to compute the net premiums and reserves upon future policies on the assumption of 3 per cent. instead of 4 and 4½ per cent., which are the legal requirements of several States. It is obvious that by this step the Connecticut Mutual will very much strengthen its position, but whether insurers will pay the premiums which this system will demand, or whether they will be content with the very moderate bonuses which must rule for some years to come, remains to be seen.

The Review, London.

We find by an American Exchange that the entire assets accumulated by the life insurance companies doing business in New York foots up over four hundred and fifty million dollars, against which their reserve and other policy liabilities amounts to \$373,678,800, leaving a surplus according to the New York standard of valuation, which assumes that 4½ per cent. interest is realizable on investments of more than seventy-six million dollars—of which the thirteen New York companies hold considerably over half, or \$40,007,918. As a whole the companies hold one hundred and twenty dollars for every one hundred dollars of present liability.

INSURANCE PLAN OF LINDSAY.

From the *Canadian Post*, Lindsay, May 26th, 1882:
 Mr. E. S. Yates, an engineer from the insurance bureau of Mr. Chas. E. Goad, C.E., of Montreal, is making a new and extended plan of this town for the use of the insurance companies, the old plan, which only embraced a small portion of the business part, having become out of date and being found too small to keep up with the growth of the town. The object of these plans is to facilitate business between head offices and agents, and give the head offices a means of seeing at a glance the distribution and nature of their risks. They have now become a recognized feature in insurance business, and Mr. Goad has published maps of every city, town and village of importance in Ontario, the Lower Provinces and Newfoundland. As it is necessary to show on these plans every feature of construction which can affect the insurance of the buildings, such as roofs, partitions, walls, etc., the engineer hopes citizens will afford every assistance in giving a correct description of their property.

FIRE INSURANCE AGENTS COMMISSIONS.

At the sixteenth annual meeting of the National Board of Fire Underwriters held in New York the attempt to regulate Agents' commissions was made. It was resolved that after July 1st the maximum commissions (including all allowances) to Agents on all classes of risks shall not exceed fifteen per cent, except on the Pacific Slope, the territory of the Western Union and specified cities, where brokerage is recognised. Observance of this rule is a condition of membership in the Board. The Executive Committee was directed to fix the maximum rate of commission and brokerage in the cities exempt from the general rule, except in the metropolitan district, where the rate was fixed at twenty per cent.

EXTRACT OF THE NEW TAXES.

The following is what was at first contemplated :

The corporations which I propose to bring under this license act, are banks, insurance companies, joint stock, manufacturing or commercial companies, loan, telegraph, telephone, city passenger and ordinary railway companies. There will in the first place be a business license, which will be the principal one, and also a small supplementary license for every office, place of business, factory or workshop of each company. The following is the list of dues to be paid for the different licenses which the companies are bound to procure :

Insurance companies, on each license to do business, \$500, with an additional sum of \$250 for each kind of insurance carried on beyond one; on each supplementary license, \$100 in the cities of Montreal and Quebec and \$50 in every other place.	
* * * * *	
I estimate that these dues will give a revenue of \$123,800, made up as follows :—	
Banks	\$25,850
Insurance Companies	34,600
Manufacturing Companies	15,000
Loan Companies	8,000
Navigation Companies	5,000
Telegraph Companies	5,250
Telephone Companies	1,100
City Passenger Railway Companies	1,000
Railway Companies	28,000
Total	\$123,800

Extract of the Bill as it became law :

Resolved, That in order to provide for the exigencies of the public service of this Province, every bank carrying on the business of banking in this Province, every insurance company accepting risks and transacting the business of insurance in this Province, every loan company making loans in this Province, every navigation company running a line of steamers, steamboats or other vessels in the waters of this Province, every telegraph company working a telegraph line or part of a telegraph line in this Province, every telephone company working a telephone line in this Province, every city passenger railway company working a line of railway in this Province, and every railway company working a railway or part of a railway in this Province, shall annually

pay the several taxes mentioned and specified in the following resolution :

Resolved, The annual taxes imposed on and payable by the commercial corporations mentioned and specified in the preceding resolution shall be as follows :

2. Insurance companies—(a). An insurance company carrying on the business of life insurance solely, five hundred dollars. (b). An insurance company carrying on any other kind of insurance, four hundred dollars; and when it combines two or more kinds of insurance, including life insurance, an additional sum of fifty dollars for each kind of insurance carried on beyond one. (c). An additional tax of one hundred dollars for each office or place of business in the cities of Montreal and Quebec, and of five dollars for each office or place of business established in every other place.

THE NEW LAW RELATING TO FOREIGN COMPANIES.

The following is a copy of the law lately passed, which prohibits Foreign Companies doing business in the United States to render statements other than those of their assets held and business done in the United States. We do not presume to try to fathom the meaning of this curious law.

STATE OF NEW YORK, INSURANCE DEPARTMENT, }
 ALBANY, June 3, 1882. }

To the Officers, Managers and Trustees of Foreign Fire Insurance Companies :

Gentlemen : I have to call your attention to chapter 235 of the laws of 1882, reading as follows :

"An act to prevent the publication or rendering of statements of foreign fire insurance companies, other than statements of their assets and business done in the United States.

Section 1. The Superintendent of the Insurance Department is hereby prohibited from making any publication or statement in his annual report to the Legislature which gives credit for the assets held or business done by any insurance company organized under the laws of any foreign government or country, and authorized to transact business in this State, other than for assets held for the protection of all the policy holders, on business done within the United States. Hereafter all foreign fire insurance companies making statements or reports to the Superintendent of Insurance shall only report and be credited with the business done and assets held by or for them within the United States, for the protection of all the policyholders residing within the United States, and it shall not be lawful for such companies to make any statement, publication or advertisement in regard to their assets and business, except as hereinbefore mentioned.

Sec. 2. It shall be the duty of the Superintendent of the Insurance Department to revoke the certificates of authority issued on behalf of any company violating the provisions of this act.

Sec. 3. All acts or parts of acts inconsistent herewith are hereby repealed.

Sec. 4. This act shall take effect immediately.

In answer to numerous inquiries made, the Superintendent begs leave to submit the following circular reply :

1. The annual statements from the home officers, heretofore made by companies doing business in this State, will no longer be required.

2. No new advertisements, publications or statements of any kind, referring in any way to assets not held in the United States, for the protection of all policyholders therein, or to special deposits in the other States, for the protection exclusively of policy holders in such States, will be allowed. All such advertisements, publications, or statements now in existence must be withdrawn in a reasonable time. Upon this point the Department will rule reasonably, and will expect reasonable compliance. As to advertisements in newspapers having a special time to run there need be no difficulty in changing the words and figures to meet the new situation. The contracts are as to space and time, and not as to language used.

3. As to liabilities in States where special deposits are made, credit may be taken in ascertaining the same, for such deposits, to the extent that they are a protection to such liabilities. To settle that question, special supplemental reports will be required as to each such special deposit, and the liabilities appertaining thereto, in each separate State.

Other questions will be determined as they may arise in the transaction of business. Yours, very respectfully,

CHARLES G. FAIRMAN, Superintendent.

W. THOMSON & CO.,

Private Bankers and Real Estate Agents,
 Barrie, County of Simcoe, Ont.

We have a most intimate knowledge of the whole county, and buy and sell all kinds of Real Estate on Commission. A number of fine farms now on hand. Funds received for Investment and Interest allowed on Deposits.
 HIGHEST POSSIBLE REFERENCES GIVEN.

LEGAL DECISIONS IN INSURANCE CASES,

COMPILED BY

MESSRS. MONK AND RAYNES, ADVOCATES, MONTREAL.

COURT OF APPEALS, MONTREAL.

THE SOVEREIGN FIRE INSURANCE COMPANY OF CANADA, Appellant ;

and

DAME MARGARET PICKEN, *et vir*, Respondents.

This was an action by the present Respondents against the Company Appellant, to recover amount of a fire policy.

The chief points decided by the learned Judge in the Court below, and confirmed by the Judges in appeal, were :—

1st. That the special conditions endorsed upon the policy of Insurance are not binding upon the insured until the policy has been delivered to him, and that he is not bound by such special conditions but only by the general law, while he merely holds the Company's interim receipt as a certificate of his insurance.

2nd. That a declaration made by the attorney of the insured that he did not know whether the property to be insured was encumbered or not, having been accepted by the Company, and they having been content with such declaration, they cannot later on avail themselves of the fact that a mortgage existed at the time of the contract.

The judgment as to these points being as follows :

Inasmuch as the Defendant (the present Appellant) pleads *inter alia* that the valuation made by the said Plaintiff was exaggerated and fraudulent, that the description of the property did not shew all the risks that the Company would have to undertake, that it had not been declared that the buildings in question were insured in another Company, and further that it had not been declared that the property was encumbered by hypothecs.

Considering that the Company has not furnished to the Plaintiff (the insured) any policy of insurance but a simple receipt on which none of the ordinary conditions of the policy were mentioned, and that consequently the Company could not avail itself of these conditions.

Considering that it is established that the valuation of the property made by the insured, although more than the actual value, was not, however, over-valued through bad faith or fraud.

Considering that the description of the property was made in good faith, and that the existence of a wooden extension or wing attached to the house insured is mentioned incidentally in one of the answers of the insured to the questions asked in the application.

Considering that said application has been made by the intervention of the insured's attorney, and that as to the existence of hypothecs the Company was satisfied with the declaration of such attorney. That he did not know whether there were any hypothecs or not ; and that as to the existence of a former policy it was taken out by the hypothecary creditors without the knowledge of the insured or her attorney.

Considering * * * * *

Condemns the Defendant, etc.

SUPERIOR COURT, MONTREAL.

THE MUTUAL FIRE INSURANCE CO., OF JOLIETTE,

vs.

DESROUSELLES, *et vir*.

This was an action by the Company against a wife *séparée de biens* from her husband for certain assessments under a contract of mutual insurance.

The defendant filed several pleas, but the only one insisted on at the trial was that the application for assurance and the premium note were given for her by her husband without authority. The plaintiffs answered that she accepted the policy, and that at all events she had the benefit of it whether her husband was authorized by her to sign the application and premium note or not.

The Court, however, held that the husband, who signed as *procureur*, was really a *procureur* duly authorized, and that although he was not a special *procureur* for that particular purpose, that that was not neces-

sary in a mere act of administration like the present one. That he was *procureur* before the application was made, and that at all events his procuration in this instance was acknowledged by the acceptance of what it had effected by the defendant herself.

The learned judge concluding by saying that it was impossible to read the husband's evidence without seeing that the defence was not in good faith, and accordingly gave judgment for plaintiffs.

CHANCERY DIVISION, ONTARIO.

GILL vs. CANADA FIRE AND MARINE INSURANCE CO.

Held. 1. A vendor who has agreed to sell for full value, has nevertheless, pending the contract of sale, a perfect right to effect an insurance upon the premises sold.

2. If under such circumstances a vendor insures the premises, describing them as "His," there is no such misrepresentation or misstatement as to invalidate a policy where no enquiries have been made by the Company as to the nature or extent of the interest of the applicant for the policy.

3. The fact of the vendor insuring under such circumstances being an assignee in bankruptcy makes no difference from the case of the ordinary vendor. The insurable interest of such an assignee who contracts to sell is not less at all events than that of an ordinary vendor.

4. Where the words in a condition in a policy are if the risk be increased or changed by any means whatever, the term change must be held to be used rather as a synonym of "increase" than as a word of different signification.

(Ottawa Co. vs. Liverpool Insurance Co., 28 U. C. R., approved of.)

LIFE INSURANCE.

"No matter what may be the object of your solicitude be insured, whether you are thinking of the maintenance of general health, or of comfort and competence in your old age, or of the interest of wife and children when you may be no more, the provision for your boy, or the wedding portion of your daughter, never mind the subject matter, *be insured.*"—Charles Dickens.

COMPULSORY LIFE INSURANCE.

The Parisian Deputy, M. Talandier, has proposed a novel scheme for compulsory life insurance. His plan provides that every commune shall insure the life of every newborn child within its jurisdiction for 1,500 francs. Of this sum 1,000 francs are to be paid to the insured women at the age of twenty-one and to the insured men at the age of twenty-three, the remaining 500 francs to be expended partly for the benefit of the commune and partly in premiums.

The *Insurance Times* in commenting on the above says: This proposition seems to be sound in principle and moral in tendency. A great deal of the insurance practiced in England and elsewhere among the lower classes has proved demoralizing, and fostered infanticide and similar crimes. M. Talandier's proposition would have an opposite effect, promote the proper care of children, give them a start at maturity, and help to elevate them in the social scale. It would benefit the state and repay the outlay by helping to prevent pauperism and crime. Prince Bismark should take a lesson from M. Talandier.

We extract the following from an article on Life Insurance in the *Chronicle*. After dwelling upon the uncertainty of life, and the probability of a person's living to amass sufficient property to leave his family in comfortable circumstances, it says: "It is just here that Life Insurance comes in to his aid, and offers for a reasonable compensation to make the future of his wife and children certain. It guarantees against the element of uncertainty which clouds and obscures all human calculation. The capable, healthy man knows that he will be able to provide abundantly for his dear ones if he shall live out the usual allotted time upon earth; but to any thoughtful man, whose love for those de-

pendent upon him is strong and tender, that "if" is a terrible word. It may mean a widow making a hopeless fight with that frail weapon the needle; children drooping in the squalor of a tenement house, ill-clad and worse fed; lives for which he is responsible, blighted by want and warped to crime by the pressure of dire necessity, when, by the investment of a few dollars yearly, saved from useless expenditure, the fund can be established that, whenever death may come to the household, it will take the terror out of that dreaded "if," will make home and plenty sure to those who are left. It would seem as if such an investment was an imperative duty and its neglect a grievous crime.

GOVERNMENT LIFE INSURANCE.

As our readers are doubtless aware, the British Government has had in operation for some years past a system of Life Insurance in connection with the General Post Office. From the *Review* we learn that it has up to now been a failure, and is so declining that, whereas the average number of policies during the first three years was 510, the average during the last three years was only 261. In the 17 years only 6,524 life policies were issued, of which at present only 4557 remain in force.

It is now recommended by the Committee to unite the Life Assurance branch with the Post Office Savings Bank Department; persons therefore wishing to take out life assurances or purchase deferred annuities will have first to deposit money in the Savings Bank Branch and then give orders, at stated periods, for the transfer of so much of the deposits and interest as will pay the premiums. It is proposed to increase the number of offices at which assurance business can be transacted from 2,000 to 6,700. When it is remembered that there are nearly 3,000,000 depositors in the Post Office Savings Bank, the force of the proposition to print in each depositor's book a short and clear description of the manner in which assurances can be effected through the Post Office Savings Bank is at once apparent.

Still further facilities are to be offered by keeping the offices open till late at night. It is proposed to increase the maximum amount of life policies from £100 to £200, and to raise annuities from £50 to £200. It is suggested by the committee that policies shall also be issued for small amounts, and £5 is mentioned as the minimum; they seem to ask for power to exact or dispense with medical examinations. Children between 8 and 14 years of age are to be assurable for not exceeding £5. It is also suggested that children should commence saving a penny a week at the age of five years, and thus secure an annuity of about £5 a year, commencing at the age of 60. The Savings Bank slips for 13 postage stamps can be issued for this purpose, and sent every three months to the nearest Post Office Savings Bank.

The committee makes several other recommendations, but do not seem to like the idea of advising any plan for the granting of sick pay.

We have no doubt but that the whole matter will be fully discussed and carefully considered before any action is taken, as it is very unlikely that any scheme of Life Insurance which depends upon the voluntary action of the people will be successful.

LIFE vs. PROPERTY INSURANCE.

From the "Travelers Record."

Our brethren engaged in the various branches of property insurance, fire and other, have their hardships, perhaps more serious than any that afflict our own department: the volume and variety of fraudulent destruction of property is enormous, and the frauds on Life Companies are a flea-bite beside it. But in one respect we have cause to envy them; they never have to urge the merits of the system itself on reluctant ears. The necessity for the propagandism of fire insurance among the people has utterly ceased; Agents struggle not to get thoughtless people to insure at all, but to get an assured line placed with their own Companies; journals do not waste space descanting on the blessings of

the system. The man who should refuse to insure his property would be considered a fool by his neighbors, and probably be denied accommodation at the bank. Hardly any other business necessity has become so completely interwoven with the habitual life and thoughts of the public. The exceptions are regarded almost as *lusus naturæ*.

Very different is it with respect to personal insurance. Here the position of Companies has to be maintained by incessant solicitation and exhortation of people who, but for this, would never think of insuring at all; by Agents, leaflets, advertising in various ways, the interest and the duty of men has to be set before them, even at frequent risk of insult in doing it, and involving a large body of solicitors in most unmerited public opprobrium.

The reasons for this are not very difficult to find, and they are not particularly creditable to human nature. To some extent, of course, it is because men who have property to insure are better able to pay money for premiums than the bulk of those who have only their lives; in a measure, as we said above, it is a necessity for a business man who wants credit at bank. But the main reason is simply that in insuring his property a man is providing for himself; in insuring his life he is providing for others. The others may be his own flesh and blood, but his actions show clearly that their interests do not impress him like his own. If his shop or house burn down, he does not wish to be left to begin again empty-handed, and he knows it may burn in spite of all his care; but he is quite reconciled to having them left to struggle empty-handed with the world, though he is far more liable to die suddenly than to lose his property by fire, and they are far less able to make their way than he. Selfishness and indifference to moral duty lie at the root of this apathy. The average man would not leave the woman he has promised to support unprovided for so far as his daily labor is concerned, and he means to do well by his children; but he is not willing to stint and save for their protection in the same way that he would pinch to raise money for his own protection if he had property to be exposed to danger. No doubt it does not present itself to men's minds in just this fashion; but the feeling is not changed by their lack of perception.

Every man not already insured ought to make this comparison to himself, and do in regard to personal insurance as he would do or has done in regard to insurance on property. Why should he pay out considerable sums of money every year, without return so long as his possessions remain uninjured? Because otherwise he would be penniless in case they were destroyed, and he has no security that he will not be the next victim; he can better afford a small annual sacrifice than even the risk of utter destitution, and being compelled to go through again the years of toil it cost him to amass what he has. Why should he pay out money that he will never get back at all, and even his dependents may not need? So that if he dies while his family still need his support (a risk *five times* greater than the other), they will not be forced to enter on a heart-breaking contest with a pushing, greedy world, while lacking the strength, skill, and experience which he could have brought to the fight in his own case. He has no right to load a woman with the responsibility of a family, to bring children into the world, and then refuse to take reasonable precautions against their being suddenly hurled into an abyss of suffering and privation; and if he is in any degree right-minded, his duty in this respect will be a pleasure also.

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SOCIETY NOTES AND ITEMS.

General Manager E. Cozens Smith, of the Imperial, has arrived in New York.

McCarthy, the Winnipeg fire bug, was sentenced to fourteen years in the Penitentiary by Justice Miller.

The Losses by fire in Hamilton up to May 31st this year are estimated at \$20,187.

An Act permitting Fire Insurance Companies to insure against storms and tornadoes was passed in the United States on May 29th.

Mr. E. H. Mannering, Fire manager of the *Northern*, has been appointed secretary to the *Sun* Fire Office, as successor to Mr. Relton.

Mr. James Clunes has been appointed fire manager of the London Assurance Corporation, as successor to the late W. H. Hore, deceased.

The Attorney-General of New York reports sixteen life, twenty-four fire insurance companies, eighteen savings banks, and one trust company in process of liquidation.

The Imperial and Northern Insurance Companies have dissolved partnership in the United States, and each company will continue business under separate management.

The Fire Insurance Association of London has re-insured the American business of the Hamburg-Magdeburg Fire Insurance Company.

The Phoenix Fire Insurance Company of England has declared a dividend and bonus of £10 10s per share, making, with the amount already paid, £15 per share for the year.

The Boston Underwriters' Union have decided not to insure buildings through or over which electric light wires pass, except after inspection and issue of certificates by the Union.

The Vanderbilt Residence is written at twenty-five cents for five years in three offices—\$100,000 on the building, \$150,000 on furniture and fixtures, and \$250,000 on paintings, etc.

The Canada Fire and Marine Insurance Company has re-insured all its risks in the Citizens Insurance Company, the transfer took effect on May 13th. The price paid was 32½ per cent.

The Canadian Steam Users' Association, at the recent annual meeting, adopted a resolution changing the name of the corporation to the Boiler Inspection and Insurance Company of Canada, under authority granted by Parliament.

General Manager Robertson, of the Fire Insurance Association, left for England by the Parisian on the 10th inst., and we understand he will be absent two or three months. He intends combining business with pleasure. We wish him a pleasant trip.

The Grand Trunk Railway has lately effected the settlement of various claims pressed against it on account of bush fires, caused by lights from locomotives. Messrs. Fairfield

have been paid \$11,000 and Mr. McKenty \$3,200. Other cases are being considered.

Incendiarism.—A man named Francis Logan, hailing from the United States, was arrested in St. Catharines on 7th instant for setting fire to McCraney & Son's Lumber Yard, and causing damage to the extent of \$500. He admitted his guilt, and was sentenced to seven years in the Provincial Penitentiary.

The Tecumseh Insurance Company, for the insurance of fire and marine risks, is being organized in London, Ont. The incorporators are said to be Benjamin Cronyn, George S. Birrell, Henry Taylor, George Jackson, John R. Minhinick, John A. McKenzie, and Duncan McMillan. The capital is to be \$500,000. As soon as \$50,000 has been paid up they will start business.

The annual meeting of the Provident Mutual Insurance Company of Canada was held on 5th inst., when a satisfactory report was submitted. The following gentlemen were elected directors: Messrs. A. L. DeMontigny, C. C. Snowdon, B. Globensky, J. McEntyre, J. Thomson, J. A. I. Craig, A. Gagnon, and O. P. Patton.

The Federal Life Assurance Co. has got into working order, and is now offering to take risks. The subscribed capital is \$650,000, and its deposit with the Dominion Government is stated to be \$51,100. The head office is in Hamilton. Mr. D. B. Chisholm is president; Messrs. James H. Beatty, of Thorold, and Robert Barber, of Streetsville, vice-presidents; Mr. David Dexter, managing director.

Insurance Inspector.—An Order-in-Council has been passed by the Local Government appointing Mr. Walton Smith, the present Inspector of Public Offices, to the office of Inspector of Mutual Insurance Companies created by an Act of the Legislature of Quebec, passed at its last session. Mr. Smith will immediately leave town to enter upon his new duties. The salary of a new official is saved, and Mr. Smith is to receive an addition to his salary of some \$300.

We are informed that a most wanton attack has been made on the Sun Life Insurance Company of Montreal at some of its more distant agencies by its late Inspector, Mr. DelesDerniers. It says but little for anyone to turn around and abuse those for whom they formerly worked. Fortunately, the Company is too well known and too strong to be much injured by anything of this kind, especially when the matter is so apparently the result of ill-will to the management. We are informed that the cause of Mr. DelesDerniers leaving the Sun Life was in consequence of their refusal to grant him an increase of pay.

—We haven't a doubt that the ingenious gentleman mentioned in this extract from the Philadelphia *Bulletin* of the 21st inst. made prompt claim upon his insurers for the loss described below: "H. Ellenburg is in business at No. 1007 Ridge avenue. While cleaning his store out this morning a rat ran across his path, and he at once gave chase. For a few minutes it was quite exciting, but the rodent was fleet of foot and had a hole handy into which he popped, leaving his pursuer gasping for breath on the outside. Now, Mr. Ellenburg had never seen a rat in his place before, and he determined to dispose of this one, so he hit upon the ingenious plan of fighting him with fire. Into the hole he thrust a huge piece of burning paper. The blaze evidently mistook its mission, for instead of reducing the rat to a crisp, it set fire to the floor, and before it could be extinguished considerable damage was done. What became of the rat is a mystery even to Mr. Ellenburg.

INSURANCE ON PROVINCIAL BUILDINGS.—The conditions under which insurance risks are taken upon Ontario Government buildings throughout the Province have been printed and issued by Mr. J. Howard Hunter, Inspector of Insurance for Ontario, to the agents of the different companies which have taken the risks. The total value of the buildings and their contents is estimated at \$3,121,754. On this property an insurance has been effected of \$1,618,910 in twenty-five companies, the total premium being \$24,723.03. A large amount of this \$1,502,160 is for three years at a premium of one and a half per cent., divided equally between twenty-four companies. Particularly hazardous property, including the workshops of the Central Prison and Boys' Reformatory at Penetanguishene, is covered by annual risks at 2½ per cent., the shops of the former having an insurance of \$51,500, and the latter of \$7,000 equally divided between five companies.

There is also an annual insurance against explosion amounting to \$58,250 upon the boilers and machinery and stock in the different buildings at a premium of one and a quarter per cent. Of the more important structures it may be noted that the Parliament buildings, with library and other contents, is valued at \$177,158, with an insurance of \$73,000. The Lieutenant-Governor's residence, with adjoining buildings, furniture, &c., is valued at \$126,927, and has a risk upon it of \$53,500. Osgoode Hall and the Court of Appeal, exclusive of the east wing and contents of the library, is valued at \$231,019, upon which there is a risk of \$108,000.

BRIGADE NOTES.

London East wants \$40,000 worth of Water-Works.

Havana, Cuba, is to have Water-Works at a cost of \$9,200,000.

The **Water Works** by-law was carried at Paris, Ont., by a majority of 128. The cost is estimated at \$30,000.

A **By-law** for the extension of the Sarnia Water Works was carried by a majority of 394—436 voting for and 42 against it.

The **Brantford Firemen's Tournament** was held on 31st ult., and was the largest ever held in Canada notwithstanding the unpropitious state of the weather.

Capt. Shaw, of the London (England) Fire Brigade, intends to be present at the Annual Convention of the National Association of Fire Engineers, to be held in Cincinnati next September.

James Watson has sent \$10 to the Secretary of the Firemen's Benevolent Society, Toronto, in recognition of the services of the Brigade at the fire in his premises on Bay street on the 12th ult.

Chief Patton, of the Fire Department, is in receipt of a communication from Mr. D. Parizeau, enclosing a cheque for \$25 to be added to the Firemen's Fund, in consideration of services rendered by the Brigade at the fire in his lumber yard, German street, on the 15th ult.

The late fire at **Orangeville** shows that property in that town is not to any satisfactory degree protected from destruction by either the Water Works or the Fire Department. Although the fire occurred early in the night, an hour elapsed before a stream of water commenced to play upon the flames, and then, according to the *Gazette*, the result obtained was little better than what might have been expected from an ordinary garden engine. There appears to be no properly organized Fire Brigade, and it is said that the men who in this instance undertook to perform the part of firemen behaved much like a parcel of giddy-headed boys.

Re-organized Fire Brigade.—The Winnipeg fire brigade has been re-organized on the paid system, which takes effect on Monday, with Capt. W. O. McRobie, late of Montreal, as chief. Three fire halls are to be built and thoroughly fitted up with appliances for three steamers, with hose reels to each, three chemical engines, and a hook and ladder combination. There will be thirty-two men, all told, including the chief, whose salaries aggregate \$16,500 per annum. The cost of the change and full equipment will be one hundred and fifty thousand dollars. It requires seventeen horses, at a cost of three hundred dollars each, for brigade service.

Capt. McRobie's fire-escape was tried on Messrs. Cochrane, Cassils & Co.'s building, near the Post Office Above, and just to one side of one of the upper windows, protected by an iron covering, is a folding (scissor-wise) ladder. It is kept in its compressed state by a wire cord which runs down to a box on the wall about eight feet from the ground. A handle being turned in this box, the cord slackens and the ladder gradually straightens out by its own weight, reaching within easy jumping distance of the ground. The joints were rather stiff, being new, but when a man descended, his weight had the desired effect.

MARINE NOTES.

The **Steamer Manitoulin** was burned on the 18th ult. at Manitowaning Bay.

The **Merchants' Marine Insurance Company**, of Halifax, acknowledge the receipt of \$700 from Rev. Monsignor Power, restitution money.

The **Steam Barge Vanderbilt** was burned on 12th inst., off Sea-Point Island, when on her way with a cargo from Collingwood, Ont., to Manawise, Lake Superior. Partially insured in the Anchor Marine.

The **St. Lawrence Navigation Co.'s** tug "Progress" was burned in the St. Lawrence gulf on the 17th ult., while going to the assistance of the Mail S.S. Peruvian. The loss is estimated at \$58,000 and is insured for \$30,000.

Warrants for \$6,072.50 Salvage, claimed by the owners and crew of the tug "Resolute," have been issued from the Vice-Admiralty Court at Quebec, and a seizure has been put on the wreck of the "Progress."

The **serviceability of weather forecasts** is now universally recognized by "those who go down to the sea in ships," but the limit of usefulness has evidently not yet been reached. The authorities of the British Meteorological Office have proposed to add to the facilities at their command, by engaging the services of masters of ocean-going vessels, in assisting in the preparation of a daily chart of phenomena. All captains who accept the invitation to co-operate will be furnished with blanks on which to record observations taken each day at eight in the morning, and at noon at ship's time. The inquiries will cover the following matters: the height of the barometer, the temperature of the air on deck and of the sea surface, the compass deviation caused by the iron of the ship, the direction of the wind by compass and its force, the weather and the ship's position at noon. Important changes of wind are to be noted—Their time, direction and force; also the reading of the lowest barometer during a gale.

The value of the meteorological service can be estimated in part by the diminution of wrecks reported by the British Board of Trade. In 1877 there were 1,805 wrecks attributed to weather; next year only 1,429, which in 1879 was further reduced to 1,109, while in 1880 there were only 891—that is to say a cutting-down of more than fifty per cent. in four years. It is proposed now to make every vessel a meteorological post, and by collation of the various logs further develop the comparatively new science of the laws of storms.

Fires in Canada during the Month of May, 1882.

EXPLANATION OF ABBREVIATIONS.

S 4, B 104, 243, means—Sheet 34 ; Block 104 ; No. 243 on plan. Nos. before name of place are days of month. In Loss and Insurance columns B means Building ; C Contents.

DATE.	PLACE.—No. ON PLAN.—BUILDINGS BURNT.	APPROXIMATE.		PLACE.—No. ON PLAN.—BUILDINGS BURNT.	APPROXIMATE.		
		Total Losses.	Losses to Ins. Co.'s		Total Losses.	Losses to Ins. Co.'s	
ONTARIO.							
1	ARPENTIGNY TWP., Stables and contents.	5000	....	15	HAMILTON, Barn and contents.	1000	800
1	BURNHAMTHORPE, Dwelling.	1500	None.	16	KINGSTON, { Stable and contents.	300	None.
2	PALMERSTON, General store and contents.	12000	6000	16	BOBCAYGEON, { 3 dwellings and outbldgs.	6000	....
2	BELLE EWART, Hotel and outbuildings.	....	....	17	ST. THOMAS, Forrest hotel.	200	290
2	PETERS VILLAGE, Dwelling.	1200	None.	17	ST. THOMAS, Oatmeal mill.	2600	1860
2	ROSS TWP., Dwelling and outbuildings.	B 600	400	17	INGERSOLL, Frame dwelling.	200	None.
2	ALDBORO TWP., Frame barn and contents.	550	380	17	MEADOWVALE, { General store.	1000	400
3	TORONTO, { S 24, B 123, Nos. 13-19.			17	MEADOWVALE, { Dwelling.	600	800
	{ Dwelling R. C.	352	352	17	NORTH NORWICH TWP., { Cheese curing house.	600	540
	{ Dry goods store.	435	435			2000	None.
3	RICHMOND TWP., Barn.	500	350			250	None.
3	RALEIGH TWP., Dwelling.	350	200			500	250
4	TYENDINAGA TWP., Farm house and stable.	650	400	18	PORTSMOUTH, Grocery store.	1000	1000
5	DUNDAS, S 2, B F, Axe factory.	15000	4000	18	TORONTO, { S 5, B 6, Outbuildings and		None.
5	FINCH, Barn.	300	160		{ ice house.	700	None.
5	TORONTO, { S 28, B 146, Nos. 210-214,				{ S 53, B 85, Dwellings.	300	....
	{ (in rear) stables, sheds and contents. }	1000	....		{ Dwelling.	400	200
5	HARVEY TWP., Dwelling.	350	250	18	VERULAM, Barns, sheds and contents.	3000	1200
6	BELLEVILLE, { S 1, B 14, Frame stores }			18	NAPANEE, { S 3, B, N, No. 40, Woollen }		2000
	{ and contents. }	880	650		{ mill and machinery. }	2580	150
6	OTTAWA, S 44, B 270, Ladies' College.	550	550	18	HAMILTON, Stable.	220	None.
6	BURLINGTON BEACH, Frame tavern.	507	507	19	PORT HOPE, { Lumber.	....	None.
7	GODERICH, Dwelling.	400	302		{ Docks.	2000	None.
7	LASTON TWP., Barn.	250	150	20	ST. CATHARINES, Dwellings.	650	550
7	ST. CATHARINES, { S 2, B 14, Barns and }			20	VERNON, Russell Co., Store and dwg.	2000	....
	{ slaughter house. }	2000	800	21	MANITOULIN ISLAND, Hotel.	2000	1000
7	BOWMANVILLE, Brick Dwelling.	1000	1000	21	MULMUR TWP., Boarding house.	400	300
8	NORTH WILLIAMSBURG, Brick hotel.	2825	1500	22	PORT DALHOUSIE, Dwelling.	1000	500
8	ROBERTSVILLE, Dwelling and office.	2000	None.	22	KINGSTON, Stable.	100	100
9	MARLBOROUGH, Barn and contents.	750	300	22	CALEDONIA SPRINGS, Hotel.	2000	1173
9	AVONMORE, Saw mill.	34000	None.	22	ST. ANDREWS, Hotel.	3000	....
10	ORO TWP., Dwelling.	250	100	22	MOUNT PLEASANT, Dwelling.	2000	1000
10	ST. CATHARINES, Dwelling.	500	300	22	TROY, Hotel.	2000	1000
10	OSGOODE TWP., Frame stores.	550	300	22	TEMPLETON, Dwelling.	1000	None.
10	RIDGETOWN, { S 1, B 9, No. 108, Tailor's shop }			23	BELLEVILLE, { Frame dwgs. and outbldgs. }		620
	{ Cabinet store. }	2400	1600		{ Brick dwelling. }	320	320
	{ No. 104, Tailor's shop and dwelling. }	4000	2900		{ Brick tailor's store. }	830	830
	{ No. 100, Butcher's store. }	1200	600	24	PORT HOPE, { Printing office. }	....	....
	{ No. 94, Boot store and dwelling. }	200	None.		{ Frame barns and contents. }	2500	1389
	{ No. 88, Boot store. }	300	None.	24	COLBORNE, Barn and contents.	1000	500
	{ No. 120, Bank offices. }	600	300	24	WATFORD G.W.R.Y., Wood.	....	....
	{ Nos. 124 to 126, Tailor's and barber shops. }	2800	1350	24	NAPANEE, Woollen Mill.	B 1340	900
	{ No. 130, Hotel contents. }	200	150	25	WOODBRIDGE, Dwelling.	400	....
	{ S 1, B 8, No. 38, Harness shop. }	900	651	25	OTTAWA, Stable.	500	500
	{ No. 40, Grocer's and barber's shop. }	1000	665	25	CHIPPewa, Dwelling and outbuildings.	1000	None.
	{ No. 44, Grocery store and dwelling. }	4000	2100	25	COLBORNE, { S 1, B 3, and 4, Globe }		3950
	{ No. 46, Grocer and liquor stores. }	5400	3000		{ hotel. }	4000	1500
	{ Nos. 50-56, Grocers' stores. }	5000	2734		{ Scott block. }	3000	....
	{ No. 58, Bank. }	3500	2000		{ Parsonage. }	600	800
	{ No. 60, Post office and dwelling. }	1800	1250		{ Dwelling. }	1150	800
	{ No. 70-74, Stores and dwelling. }	800	None.		{ Dwelling. }	1500	500
	{ S 1, B 10, No. 34, Woollen goods. }	4500	2500		{ Harness store. }	800	400
	{ No. 36, Bakery. }	400	250		{ Furniture store. }	879	138
11	HASTINGS, { S 1, B 2 and 4 Coughlin }				{ Dwelling. }	138	None.
	{ house and outbuildings. }				{ Boot and shoe store. }	1500	600
	{ 1 Carpenter's shop. }				{ Dry goods. }	800	500
	{ 2 Waggon shops. }				{ P. Office and grocery store. }	500	500
	{ 2 Harness stores. }				{ Hardware store. }	500	801
	{ 2 Grocery stores. }				{ General store. }	1101	147
	{ 2 Drug stores. }				{ Brick store. }	B 147	121
	{ 2 General stores. }				{ Brick dwelling. }	121	750
	{ Post and Tel. offices. }	25000	16723		{ Frame dwelling. }	1000	700
	{ 1 Surgery store. }			25	OSGOODE, TWP., Frame dwelling.	1000	None.
	{ 1 Bakery. }			25	ROTHESAY, Stables.	600	515
	{ 1 Tailor's. }			25	CHATHAM, Harness store.	775	None.
	{ Law offices. }			29	PENETANGUISHENE, Store.	1000	None.
	{ 1 Vacant store. }				{ Drug store and office. }	1200	None.
	{ Royal hotel and outbldgs. }				{ Dwelling. }	1000	1500
	{ Printing office and plant. }			30	TERS WATER, S 1, B 9, No. 80, Planing mill.	6000	....
11	ORANGEVILLE, Frame dwelling.	400	400	31	BOBCAYGEON, { Saddlers store. }	....	....
12	HAMILTON, { S 16, B 88, No. 26, Boiler }				{ Dwelling. }	....	None.
	{ and engine works. }	1597	1597		{ Dwelling. }	1000	2000
13	MIDLAND, Dwelling.	1500	None.				
14	HAMILTON, Dwelling.	393	393	31	BILLINGS BRIDGE, Tannery.	4500	....
15	NICHOL TWP., Dwelling.	500	None.				

PLACE—No. ON PLAN.—BUILDINGS BURNT.	Total Losses.	Losses to Ins. Co.'s	PLACE.—No. ON PLAN.—BUILDINGS BURNT.	Total Losses.	Losses to Ins. Co.'s
QUEBEC.					
1 MONTREAL, S 81, B 657, No. 174, } Grocery store and contents. }	1163	1163	27 MONTREAL, S 23, B 161, No. 217 { (rear) Sheds. S 23, B 161, No. 221-3 } Dry goods.	220	199
S 53, B 396, No. 325 (rear), Hay loft.	100	.....	27 ST. HYACINTHE, Dwelling.	100	100
7 BASTICAN, Frame R.R. Station.	4200	1950	27 THREE RIVERS, Paper Mill.	1300	300
9 SOUTH STUKELY, Store and dwelling.	10000	None.	30 LINE OF INT. R.R., Cedar sleepers.	20000	9000
9 BELCIEL MOUNTAIN, Frame dwelling and contents.	10000	None.	30 MONTREAL, S 32, B 230, No. 19, Storehouse.	700	700
9 MONTE BELLO, Dwelling and tools.	2400	1950	30 ST. LAWRENCE GULF, } off Green Island, } S Tug Progress.	1500	1500
10 LEVI, Outbuildings.	400	400	NEW BRUNSWICK.		
10 CALUMET ISLAND, S 79, B 638, No. 362, } Lumber yard. }	580	400	3 FREDERICTON, S 1, B 28, Dwelling.		
10 MONTREAL, S 55, B 408, No. 174, } Stone dwelling. }	100	100	4 ST. PETER'S VILL. Dwelling.	3000	2000
11 MELBOURNE, Frame shoe store and contents.	1800	900	4 LAKEVILLE, Dwelling.	800	None.
12 QUEBEC (Valcaster road), Frame barn and stable.	518	400	5 ST. LEONARDS, Barn.	1000	None.
12 ST. ANDREWS, Farm house.	5000	1100	6 CARLETON, S 1, B 42, Dwelling.	1200	None.
14 DANVILLE, "Conflagration"			8 SUTTON STATION, Dwelling.	1500	1000
1 Belt Factory.			9 MILLEDGEVILLE, Dwelling.	1000	None.
1 Engine House.			11 CARLETON, S 3, B 16, No. 11, Dwelling.	800	None.
2 Carriage Factories.			12 ST. JOHN, S 29, B 51, No. 183 (rear), Barn.	300	None.
1 Tannery.			12 ST. JOHN, Frame dwelling.	500	None.
Post Office.			13 (Near) GAGETOWN, Dwelling.	110	110
6 General stores.			18 CARLETON (St. James st), Dwelling.	1000	None.
1 Blacksmith's store.			18 ST. MARYSVILLE, Dwelling and barn.	700	None.
2 Dry Goods "			19 GREENHEAD, Dwelling.	1100	None.
21 Dwellings.	117,000	34000	23 LANCASTER, Barn.	2000	1000
18 Outbuildings, barns and stables.			25 GIBSON, Dwelling.	1000	None.
Law Library.				1300	500
Academy.			NOVA SCOTIA.		
Bakery and Confectionery store.			9 ST. ANDREWS, Spool Factory.		
Agricultural Implements, &c.			17 HALIFAX, S 14, B 166, No. 383, Bakery.	5000	3000
15 MONTREAL, S 78, B 622, No. 380, Lumber.	1100	973	21 HALIFAX, S 14, B 175, No. 255 { Carp'ter's shop. S 14, B 175, No. 257 } Cooperage.	4000	2600
15 MONTREAL, Dwelling.	1250	1000		600	400
16 BEAUPORT, { Dwelling. Mansion and outldgs. }	.....	.....	21 HALIFAX, { Storehouse. Junk store. }	B 2000	2000
Flour Mills.	10000	10000	31 HALIFAX, S 26, B 119, No. 14, Planing Mills, Machinery and lumber. }	C 300	None.
16 HADLOW COVE, QUEBEC, 3 Dwellings.	7500	7500		2000	2000
16 CHAPMAN'S COVE, QUEBEC, Frame dwelling and store.	1100	600		1000	600
16 MONTREAL, S 17, B 115, No. 1088, Grocery store.	500	293	MANITOBA.		
16 MONTREAL, Dwelling.	600	500	12 WINNIPEG, S 4, B 18, } No. 8 (rear) } Hotel stables.	1350	None.
17 WATERLOO, Wooden Peg Factory.	10000	None.	S 3, B 12, No. 158, } Storehouse.	2000	None.
19 ST. GUILLAUME, Shed and contents.	1500		26 PILOT MOUND, Implement Warehouse.	3000	.....
19 MONTREAL, Dwelling.	450	300	BRITISH COLUMBIA.		
19 MARTINVILLE, Dwelling.	250	250	13 ESQUIMAULT, Hotel and warehouse.	30000	N one
22 (Near) ST. LAMBERT, Barns and contents.	5000	.....		
24 ST. JOHNS, S 2, B K, No. 110, Carriage Factory.	0000	None.			

C. H. STEPHENS,
ADVOCATE,
112 ST. FRANCOIS XAVIER STREET,
MONTREAL.

JACKSON RAE,
GENERAL FINANCIAL, INVESTMENT
AND COMMISSION AGENT,
Office: Royal Insurance Chambers, Notre Dame St.,
MONTREAL.

BICYCLES FOR SALE.
"Special Club," "Matchless," "Invincible" and "Vista," from \$90.
Diamond and Astley Ridges, ball bearings, tobette wheel, from \$50.
Forrester and Excelsior for boys, cone bearings, rubber tyres, steel spokes,
hagskin saddle, &c., from \$35.
Also, the lightest and best tricycles from \$70 to \$125.
Two 82-inch Bicycles on hand, for sale cheap.
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THE KELSO CHEDDAR CHEESE FACTORIES,
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Charles Duncan, Salesman,
OFFICE 96 FOUNDLING STREET, MONTREAL.
CHARLES DUNCAN & CO., Produce Salesmen, will be pleased to
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*Importers of DRY GOODS, CARPETS & HOUSE
FURNISHINGS, Wholesale & Retail.*
BARGAINS ALWAYS ON HAND.
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JOHN TAYLOR & CO.,
MANUFACTURERS OF
SILK AND PULL-OVER HATS & FURS
Of all Descriptions.
ALSO IMPORTERS OF ALL SORTS OF
English & American Hats, Scotch Caps, &c.
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WHOLESALE CLOTHIERS,
41 to 45 St. Joseph Street, and 2 St Michael's Lane,
MONTREAL,
Offer to the trade the largest and best selected stock of
READY-MADE CLOTHING IN CANADA
SAMPLES SENT OF SPECIAL LINES TO COUNTRY MERCHANTS
ON APPLICATION.

LIST OF INSURANCE PLANS PUBLISHED BY

PROVINCE OF NOVA SCOTIA.

- | | |
|--------------|-------------|
| Amherst | Liverpool |
| Annapolis | Lunenburg* |
| Antigonish | New Glasgow |
| Arichat | Pictou |
| Bear River* | Shelburne* |
| Bridgetown* | Stellarton* |
| Bridgewater* | Sydney |
| Canso* | Truro |
| Chester* | Windsor |
| Dartmouth | Wolfville |
| Digby | Yarmouth |
| Guysborough* | |
| HALIFAX | |
| Kentville | |

* Places thus marked, mostly small villages, as soon as required.

SPECIAL SURVEYS.
No. 1

SPECIALTIES.
RAILWAY
Surveys, Estimates and Construction.

CORPORATION
AND
WATER WORKS.
Real Estate, Plans and Street Profiles.
INSURANCE
Surveys, Diagrams and Views.

CHAS. E. GOAD,
CIVIL ENGINEER,
102 ST. FRANCOIS-XAVIER STREET,
(Exchange Bank Building),
MONTREAL.

PROVINCE OF ONTARIO.

- | | | | |
|----------------|----------------|----------------|-----------------|
| Allea Craig | Cobourg | Madoc | Prescott |
| Alexandria* | Colborne | Markham* | Preaton |
| Alliston* | Collingwood | Meaford | Renfrew |
| Almonte | Corncwall | Merrickville | Ridgetown |
| Amherstburg | Dresden* | Milton | Riverside* |
| Arnprior | Drummondville* | Morrisburg | St. Catharines |
| Ancaster* | Dundas | Mount Forest | St. Mary's |
| Arthur* | Dunnville | Napanee | St. Thomas |
| Ashburnham* | Durham | Newcastle | Sarnia |
| Aurora | Elmira* | New Edinburgh* | Seaford |
| Aylmer | Elora | Newmarket | Shannonville |
| Ayr* | Essex Centre | Niagara Falls | Simcoe |
| Baden* | Exeter | Norwich | Smith's Falls |
| Barrie | Fenelon Falls | Oakville | Southampton |
| Beaverton* | Fergus | Odesa* | Stuyver |
| Belleville | Fort Erie* | Orangeville | Stouffville* |
| Berlin | Fort William* | Orillia | Stratford |
| Blenheim | Galt | Oshawa | Streetsville* |
| Blyth | Gananoque | OTTA WA | Tamworth* |
| Bobcaygeon | Georgetown | Owen Sound | Teeswater |
| Bolton* | Glencoe* | Paisley | Thornbury* |
| Bothwell* | Goderich | Pakenham* | Thorold |
| Bracebridge* | Gravenhurst* | Palmerston | Tilsonburg |
| Bradford | Guelph | Paris | TORONTO Vol. I. |
| Brampton | HAMILTON | Parkdale* | " II. |
| Brighton | Harriston | Park Hill | Trenton |
| Brockville | Hastings | Pembroke | Tweed |
| Brooklin* | Hawkesbury | Peterboro' | Uxbridge |
| Brussels | Heepeler* | Petrolia | Walkerton |
| Caledonia | Ingersoll | Point Edward | Wallaceburg |
| Campbellford | Jarvis* | Port Burwell* | Wardsville |
| Cannington* | Kemptville | Port Colborne | Warkworth |
| Carleton Place | Kincardine | Port Dalhousie | Waterloo |
| Cardinal* | Kingsville* | Port Dover | Watford |
| Carronbrook* | Lakefield* | Port Elgin | Welland |
| Cayuga | Leamington* | Port Hope | Whitby |
| Chatham | Lindsay | Port Perry | Windsor |
| Chippawa* | Listowel | Port Stanley | Wingham |
| Clarksburg* | LONDON | | Woodbridge* |
| Clifford* | L'Original | | Woodstock |
| Clinton | Lucan | | Wroxeter |
| | Lucknow | | Yorkville* |
| | Lyn* | | |

REFERENCE BOOKS.
kville
ford
ton

NEWFOUNDLAND.

- ST. JOHN'S
Harbour Grace
Carbonear

P. E. ISLAND.

- Alberton*
Charlottetown
Princetown*
Souris*
Summerside*
Montague*

PROVINCE OF MANITOBA.

- WINNIPEG
Emerson
Portage-la-Prairie

PROVINCE OF QUEBEC.

- | | |
|------------------|-------------------|
| Acton* | MONTREAL |
| Aylmer | Part I. |
| Beauharnois | " II. |
| Bedford | " III. |
| Berthier* | Nicolet |
| Brigham | Ormstown D'r'm* |
| Buckingham* | QUEBEC |
| Coaticook | Quebec Coves |
| Coteau St. Louis | North Side |
| Cowansville | South Side |
| Danville* | Richmond |
| East Farnham | Riviere du Loup* |
| Frelighsburg | Rock Island |
| Granby | St. Andrews* |
| Hemmingford | St. Cunegonde |
| Hochelaga | St. Eustache* |
| Hull* | St. Gabriel |
| Huntingdon* | St. Henri |
| Joliette | St. Hyacinthe |
| Lachine | St. Jean Baptiste |
| Lachute | St. Jerome |
| Laprairie | St. Louis of |
| L'Assomption* | Mile End. |
| Lennoxville | St. Scholastique* |
| Levis | |
| Longueuil | |
| Maskinonge* | |
| Melbourne | |

- St. Therese*
Shefford*
Sherbrooke
Sorel
Stanbridge*
Stanstead
Sweetsburgh*
Terrebonne
Three Rivers
Valleyfield
Waterloo
West Farnham

CITY
ATLASES.
Montreal.

PROVINCE OF NEW BRUNSWICK.

- | | |
|---------------|--------------|
| Bathurst | PORTLAND |
| Campbellton | Petitcodiac* |
| Carleton | Sackville |
| Chatham | Salisbury* |
| Dalhousie | St. Andrews |
| Dorchester* | ST. JOHN |
| Fredericton | St. Stephen |
| Grand Falls* | Shediac* |
| Hillsborough* | Sussex* |
| Moncton | Woodstock |
| Newcastle | |

APPLIANCE REPORTS
are prepared of most places above
noted, giving information respecting
means of protection against
fire, etc.