



PROSPECTUS AND RULES
OF THE
CANADA
PERMANENT BUILDING
AND
SAVINGS SOCIETY.

INCORPORATED 1855,
PURSUANT TO ACT OF PARLIAMENT.

TORONTO:
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1855.

CANADA

PERMANENT BUILDING

AND

SAVINGS SOCIETY.

Provisional Board of Directors.

| | | | |
|-------------------|-------|-----------------|-------|
| J. D. RIDOUT, | Esq., | W. L. PERRIN, | Esq., |
| CHAS. BERCZY, | “ | E. C. JONES, | “ |
| E. F. WHITTEMORE, | “ | DAVID PATERSON, | “ |
| P. PATERSON, | “ | A. NORDHEIMER, | “ |
| T. D. HARRIS, | “ | J. G. BEARD, | “ |
| DUNCAN MACDONELL, | “ | THOS. MACLEAR, | “ |
| J. G. CHEVETT, | “ | GEO. J. BOYD, | “ |
| T. W. BIRCHALL, | “ | | |

Secretary and Treasurer, pro tem.

MR. J. HERBERT MASON.

Office.

**The Office of the Farmers' and Mechanics' Building Society, Toronto Street
Toronto.**

Shares, £100; Entrance Fee, 2s. 6d.; Monthly Instalment, £1;
Monthly Management Fee, 1s.

Half Shares, £50; Entrance Fee, 2s. 0d.; Monthly Instalment 10s.;
Monthly Management Fee, 7d.

Quarter Shares, £25; Entrance Fee, 1s. 6d.; Monthly Instalment, 5s.;
Monthly Management Fee, 4d.

PROSPECTUS.

The approaching early expiration of the Toronto Building Society, (established in 1846,) and of the Farmers' and Mechanics' Building Society, (established in 1847,) and their consequent inability to receive new Members, either as investors or borrowers, has induced many of the Shareholders of those Institutions to associate for the establishment of a new Society to succeed those about so successfully to terminate.

In establishing this Society, its projectors have availed themselves of several important improvements in its mode of operation, which experience and the opinions of eminent actuaries, have shown to be safe, and conducive to the mutual advantage and convenience of Members. From a number of systems on which Building Societies (or as they may be more correctly termed, "Mutual Loan and Investment Societies,") are conducted, the best features have been selected and embodied in a form, which, by the simplicity of its operations, and the certainty of its results, cannot fail to be generally acceptable.

TO INVESTING MEMBERS.

The advantages offered by a properly managed Building Society, founded on sound mathematical principles, as an easy method of accomplishing a secure and profitable investment, are so well understood as to require no further notice, than merely to direct attention to some of the peculiar privileges possessed by members of this institution.

New members may join at any time, without being called on to pay any arrears or premium.

A Stockholder is required to pay one Pound per Share monthly, and a proportionate sum for half or quarter Shares ; his subscription commencing from the time of his entrance, and continuing for the term of six years, when he will be entitled to receive the amount paid in, which with the accumulated profits, will, in all probability, considerably exceed the sum of £100 per share.

A payment, at the time of entering, of £64 0 0, entitles a member to the full amount of his Share, with the profits accruing at the expiration of the time specified ; and half or quarter shares in proportion.

A member paying in advance over three months, will be entitled to have the option of receiving interest at six per cent. per annum on the amount, or, with the consent of the Directors, be allowed an equal number of months credit without being subject to fines.

An investing member can withdraw at any time, by giving a limited notice, and after the first six months be entitled, in addition to the return of the amount paid in on his Shares, to compound interest at six per cent. per annum, calculated half yearly on his monthly subscriptions ; or a member finding himself unable to continue his subscriptions, can, on giving notice thereof, cease making further payments, and the amount to which he would be entitled, according to the above rule, may remain at compound interest until the time fixed for the realization of his Share.

To Charitable Institutions, Benefit Societies, Wardens or Trustees of Churches, on which a debt remains, or any other bodies requiring a Sinking Fund, it is confidently believed that a well conducted Building Society offers decided advantages over any other mode of investment.

TO MEMBERS BORROWING,

The Society will make advances for terms of from one to six years, re-payable by monthly contributions covering Principle and Interest according to the following

LOAN TABLE :

| | | | One Share of | Half Share of | Qu. Share of |
|------------------------|-----------------------------|-----|--------------|---------------|--------------|
| | | | £100 0 0 | £50 0 0 | £25 0 0 |
| To be repaid in 1 year | { a monthly payment of } | | £8 18 4 | £4 9 2 | £2 4 7 |
| “ “ 2 “ | | “ “ | 4 16 0 | 2 7 6 | 1 3 9 |
| “ “ 3 “ | | “ “ | 3 7 3 | 1 13 7 | 16 10 |
| “ “ 4 “ | | “ “ | 2 13 4 | 1 6 8 | 13 4 |
| “ “ 5 “ | | “ “ | 2 5 0 | 1 2 6 | 11 3 |
| “ “ 6 “ | | “ “ | 1 19 6 | 19 9 | 9 11 |

Money is advanced to members in the order of their application, and the amount loaned is paid in full to the borrower without deduction.

No member can be called on, under any circumstances, to pay for a longer time than what he chooses for himself when entering.

A member holding an advanced Share may, if he desires it, charge the security, or sell the property subject to the mortgage; or, having borrowed for a fixed period, he may at any time redeem his property at certain fixed equitable rates; an advantage entirely consequent upon the clear position of the borrower with respect to the Society.

The interest in the above table is calculated at seven per cent. per annum on the sum advanced, and although theoretically the rate of interest may appear somewhat higher in consequence of the re-payments being made monthly, it is believed that practically, in the majority of instances, the privilege of being able to liquidate the debt by small periodic payments will more than counterbalance any apparent loss in this particular.

TO DEPOSITORS

This Society offers all the advantages of a

SAVINGS' BANK,

together with a higher rate of interest and more accommodating terms than those institutions are able to allow.

The whole capital of the Society is pledged for the security

of money received on deposit, and, being all loaned on real estate, no safer guarantee can possibly be given or required.

Although the difficulty of readily finding safe and profitable investments is much less among a young and progressive people than in older and wealthier communities, still it is well known that very considerable amounts, in the aggregate, are scattered unproductive throughout the country, in sums of from £5 to £100, when, through the medium of Societies such as this, the owners might be largely benefited themselves, and promote the enterprising industry of others, by bringing within their reach the capital necessary for its prosecution. Among the agricultural population of the Province especially, has this unwise plan of simply hoarding been followed, principally from the fact of their being less accustomed to business operations, and, therefore, less competent to successfully employ their surplus means, as well as from the want of institutions, such as this, worthy of their confidence: the security and certain profit guaranteed by this Society, both to depositors and members, recommends it to the attentive consideration of this large and important section of the community.

As an encouragement to habits of economy and forethought among the young and others in the receipt of small or uncertain incomes, who do not feel warranted in undertaking to make the monthly payments required from Shareholders, the Society will receive sums of one Pound and upwards on deposit, for which interest will be allowed according to the following

TABLE :

| | Subject to call with out notice. | Subject to call at 30 days notice |
|--|-------------------------------------|--------------------------------------|
| Interest allowed on { Deposits of from } 4 per c. pr an. } 5 pr c. p. an. | | |
| | | |
| | | |
| On sums of £100 and over 6 per cent will be allowed, subject to special arrangement. | | |

Further information may be obtained on application (if by letter, post-paid) to the Secretary and Treasurer.

The following extracts from standard works published in Great Britain, will explain more fully the nature and objects of the Society's operations, and will shew the estimation in which these Institutions are held in the Mother Country :

"It is now nearly forty years since the first Building Society was established in Scotland, under the auspices of the Earl of Selkirk. There are at present (in 1851) more than 2,000 such Societies, and their aggregate income amounts to £4,000,000 sterling a year : some of the most important of them possessing an annual income of £50,000 or £60,000."—[*Ward on Investments*.

"A Building Society, when properly constituted, is a species of joint stock association, the members of which subscribe periodically and in proportion to the number of Shares they hold, different sums into one common fund, which thus becomes large enough to be advantageously employed by being lent out at interest to such of the members who desire advances ; and the interest as soon as it is received, making fresh capital, is lent out again and again so as to be continually reproductive. The payments of borrowers are so calculated as to enable them to repay, by equal monthly instalments, within a specified period, the principle of the sum borrowed, and whatever interest may be due upon it throughout the duration of the loan. The other members who have not borrowed, and who are generally called Investors, receive at the end of a given number of years, a large sum, which is equivalent to the amount of their subscriptions with compound interest accumulated thereon. The idea of a Society upon this principle, correctly formed and afterwards properly managed, is of the most admirable kind ; for, on the one hand, it holds out inducements to industrious individuals to put by periodically from their incomes, small or large sums, which are invested for them by the Society, and at the end of a certain time are repaid to them in the shape of a large accumulation, without their having themselves the trouble of seeking for suitable investments. While, on the other hand, the money subscribed being advanced to some of the other members, enables them to purchase houses, or similar property, and to repay the loan by small periodical instalments, extended over a number of years."—[*Scratchley on Industrial Investment*.

Building Societies have now been in existence for more than thirty years, and on account of their number, as well as the large capital invested in them, are become of the greatest importance. If they go on increasing in the same ratio they have hitherto done,

of which there is little doubt they will take even a more prominent position than Savings' Banks, and will effect a greater amount of good among the industrious classes of society. These Societies not only create the opportunity and inducement to save, to that class of society which supports Savings' Banks, but they extend the same advantages to the middle class of society, who are necessarily excluded from the benefits of Savings' Banks, because their means of accumulation are too extensive.

The mechanics, the higher domestic servants, tradesman's assistants, the tradesman himself, the professional man, and gentlemen of moderately independent fortune, may all of them greatly benefit by these institutions, and save money by its gradual accumulation at compound interest, with the utmost safety.

It is frequently supposed by persons in business that it would be unwise for them to join a society of this kind for the purpose of accumulating money at compound interest, when they can make a much higher rate of interest in their own business of every pound they can collect together; but there must be a limit, and in nine cases out of ten it would be found that an accumulation of *cash* from time to time by the opportunity given in these Societies, would eventually be more productive. Even in trade it will be found better to be able to make an outlay of some amount, than constantly to fritter away opportunities by the expenditure of small sums of money. It cannot be said that the payment of small periodical amounts of this kind can be likely to interfere with trade capital; but on the contrary it would be the means of raising capital from time to time for trade purposes, as the investor has the great advantage of withdrawing his money at any time when it is likely to prove most useful, and he can then take new Shares and begin to save again. It has been said that every young person, who can by any means afford to do so, should insure his life as a future provision for his family when they are deprived of his assistance. This observation may be enforced with even greater reason, in a majority of cases, with reference to these Societies; because a person who becomes a member, accumulates a sum for the benefit of his family in the event of his death; and, if he lives, he secures the means of advancing them in life to a much more satisfactory extent than he could otherwise have accomplished.

Those persons who have not taken the trouble to inquire into the nature of these Societies are quite at a loss to understand how

it is possible, that Investors and Borrowers should *both* benefit to the extent asserted by their promoters. It appears to them unreasonable to suppose that an Investor realizes a higher rate of interest than in any other mode of accumulating money, and that a Borrower, at the same time, obtains equal advantages. Now this, at first sight, appears to be very feasible, and to a certain extent it is true; but there are many other considerations which enter into the question, besides the mere amount of interest paid on the principal money borrowed. A number of persons, anxious to save money, agree to join a society for that purpose, and they are called investors. They contribute small sums periodically, which, from time to time, form a fund large enough to be advanced to a borrower, who can make use of it in some undertaking which he believes will be beneficial to him, by realizing a high per centage or profit. The borrower, on receiving principal money accumulated in this manner, re-pays it with interest by periodical subscriptions. These re-payments, in conjunction with the contributions of the Investors, produce *fresh capital* for a further advance; and by these means *the funds of the Society are constantly made reproductive* during the whole course of its progress, or as nearly so as circumstances will permit. A large profit is made by this continual *reproduction*, at compound interest, for several years. It must be manifest to every one, that without the combination just explained, the investing members on the one hand could not make use of the small sums gradually accumulated by them, in the same advantageous manner; and on the other hand, the borrower could in no other manner raise money on the security of his property, so as to redeem it by small periodical instalments within a reasonable period. But inasmuch as the half yearly payments of interest on a private mortgage are less than the re-payments to a Building Society, the amount of compound interest would be considerably in favor of the private mortgage, if it were assumed that the borrower could make compound interest on the small instalments paid to the Society; but this cannot be fairly assumed; on the contrary, it may reasonably be supposed that such small sums of money would, from time to time, lie idle and unproductive, and at the best could only be made productive at common interest, with considerable inconvenience and expense. The consequence is that the borrower does not pay a higher,—if so high,—a rate of interest in these Societies as he does by raising money on private mortgage; but even if it were allowed that the

borrower pays a higher rate of interest, still the advantages greatly preponderate in favor of the former.

No one ought to *borrow* money without considering in what way he shall *redeem* it or pay it back again. If a person be careless and thoughtless with reference to this important rule, the evil day will be sure to arrive, sooner or later, when either he or his family will suffer the consequence of his improvidence, in the sacrifice of his property by a forced sale or otherwise. He may go on pleasantly enough for a few years, keeping the interest pretty regularly paid; but the time comes when the principal money is required by the lender, which often happens when it is difficult to obtain money; and, if otherwise, there is at least the expense of a transfer to another person. It occurs, however, too frequently, that the property is sacrificed, or a great loss sustained. In the majority of cases of mortgages, of house property, under twelve hundred pounds, the Mortgagors are persons actively engaged in business, and have but little time to devote to the consideration of their private affairs; and, if they have time, it is only occasionally that men in such circumstances look forward to the future, and, after they have borrowed money, set to work to consider when and how they shall redeem it. It does not occur to them that a mortgage of property is, in fact, an absolute transfer of it to another person, until the money is repaid; that they subject themselves to his caprice, and to any casualty which may unexpectedly occur to him; and, in all probability, they will be called upon when they least expect it, to re-pay the principal money. It may be said that this is in the nature of things, and cannot be avoided; but it is manifest that Building Societies are the exact remedy for this evil: by joining them a person is constrained, as it were, to be provident, and he redeems his property from necessity. A borrower has the additional advantage of being quite as *independent* and free from the caprice of others as he was beforehand. All he has to do is, to provide with care for the periodical subscriptions payable to the Society, and all further anxiety is avoided. These Societies are now so constituted that a borrower may redeem, sell, or let his property at any time, with as much, or even greater, facility than he could if it were privately mortgaged. On the whole, it must be conceded that these institutions deserve the support and encouragement which they have hitherto received; and that they are calculated to prove extremely beneficial, by encouraging those who are inclined to

save, as well as those who wish to borrow money, to persevere in economical and provident habits, and by enabling each to realize those objects in an easy and convenient manner, the attainment of which would otherwise prove very difficult, if not altogether impossible.—[*Abridged from Stone on Building Societies.*]

R U L E S.

1. This Society shall be called the Canada Permanent Building and Savings' Society, and the intents and purposes for which it is established are to assist the members thereof in the acquisition of freehold or leasehold property; in the erection of buildings, and otherwise improving the same; and in the removal of incumbrances or liabilities upon property already held by them; and to enable them to receive the amount of their shares in advance, upon furnishing good mortgage security; and to facilitate the accumulation and the borrowing and redemption of capital.

2. All monies which shall, from time to time, be subscribed, paid, or given to or for the use or benefit of the Society, or which shall in any wise belong to the Society, shall be appropriated and applied, in the first place, in loans or advances to the several members, and toward the necessary expenses of the Society; but no member shall be entitled to receive, by way of loan or advance, more than the amount of his share or shares subscribed for: or should the funds of the Society not be taken up by the members, at the usual rates charged by the Directors, such funds may be otherwise invested for the benefit of the Society at the discretion of the Directors, of which members may, nevertheless, avail themselves.

3. The Shares shall be of the ultimate value of £100; half Shares £50; and quarter Shares £25.

4. Monthly subscriptions, and all repayments, fines, and other payments, shall be paid at the Society's office, on the first day of every month, or when the first day falls on Sunday, or a legal holiday, then on the day following, or to any of the Society's agents, three days previously, until otherwise ordered by the Directors. The subscription for each Share shall be twenty shillings per month; half Share ten shillings; and quarter Share five shillings; to commence, and be paid, on the first day in the month next after which the member shall be admitted, in respect of each share, and to continue for the term of six years, certain.

5. Shareholders making an immediate deposit of money for the purpose of meeting, in advance, their monthly dues for any period more than three months, shall be allowed interest on the amount so deposited, at the rate of six per cent. per annum, for the first six months; the amount that will have become due to the Society for subscriptions or otherwise, and three months payments in advance, to be then deducted from the amount of such deposit, and interest at the rate of six per cent. per annum be allowed upon the balance at his credit for the next ensuing six months, and so on until the whole amount deposited shall have been taken up in the payment of the monthly dues to the Society; or Shareholders paying any certain number of monthly payments in advance may, with the consent of the Directors, be allowed a like number of additional months credit without being subject to fines.

6. The affairs of the Society shall be under the control and management of a Board of eight Directors (of whom five shall form a quorum for the transaction of business), who shall hold not less than three unadvanced Shares each; and who shall choose from among themselves a President and Vice President. No Director shall hold the office of Treasurer, Surveyor or Solicitor of the Society. The Directors shall be elected for the term of two years, four to retire annually, but shall be eligible

for re-election : the four who shall retire at the first annual meeting of the Society, to be decided by lot, as the Directors may determine.

7. In the absence of both the President and Vice President, the Directors present, at any meeting of the Board, shall have power to appoint a Chairman, *pro. tem.*, and with such Chairman shall be competent to transact the business of the Society.

8. The election of Directors shall be by ballot ; and at such election any member, either personally present or represented by any other member as his proxy, shall be entitled to votes upon the following scale, viz. :

| | | |
|----------------------------|----|--------|
| For 1 Share or less..... | 1 | Vote. |
| 2 or 3 Shares..... | 2 | Votes. |
| 4 or 5 “ | 3 | “ |
| 6 or 7 “ | 4 | “ |
| 8 or 9 “ | 5 | “ |
| 10 or 11 “ | 6 | “ |
| 12 or 13 “ | 7 | “ |
| 14, 15 or 16 “ | 8 | “ |
| 17, 18 or 19 “ | 9 | “ |
| 20 Shares and upwards..... | 10 | “ |

But no Shareholder shall be entitled to more than ten votes. No member shall act as proxy for more than eight other members.

9. The Directors elected at the formation of the Society, or hereafter to be elected, shall continue in office till the election of their successors, unless in case of disqualification or resignation.

10. The Directors shall, at a special meeting to be called for that purpose, have power to fill up any vacancy that may arise in their own body in the course of the year, or in any office of the Society, by a vote of not less than two-thirds of the Directors present ; and the Board shall have power to make any By-laws and Regulations for the guidance of the Society, its Officers, Agents and Shareholders, provided that such regulations are not inconsistent with the general rules or the Acts under which the Society is incorporated.

11. The Directors may make such arrangements with any

of the chartered Banks doing business in the City of Toronto, for the deposit of monies and securities belonging to the Society, and for conducting other financial matters, as they shall, from time to time, deem necessary.

12. The Directors are authorized to borrow money for the use of the Society; to receive money on deposit, in large or small sums, and to pay such interest therefor, and under such regulations as they may, from time to time, deem advisable; and to loan such money, either on mortgage of real estate, or in any other way they may think best for the interests of the Institution.

13. The Directors shall, from time to time, inspect the books and accounts kept by the Secretary; and shall have power to appoint agents to transact any business for the Society, and to pay them out of the funds of the Society such remuneration for their services as they shall think reasonable: and subscriptions or repayments may be paid by members to such agents at the time hereinbefore provided; and such agents shall transmit the same, with an account to the Secretary, before four o'clock on the monthly subscription day, or pay such fine as the Directors shall think proper.

14. If any Director shall die, or resign, or become incapable to act as Director, or become bankrupt, or insolvent, or compound with his creditors, or cease to hold the required number of unadvanced Shares, or be removed from his office by a resolution of a special general meeting of the members, or shall for three months successively be absent from the meetings of the Board, without the consent of the Directors, he shall thereupon cease to be a Director of the Society; and the President may convene a special meeting of the Directors, and at such special meeting they shall appoint another member of the Society to be a Director in his place as hereinbefore provided; and no Director shall take any part in any discussion, or vote on any question, in which he shall be personally interested.

15. A general annual meeting of the members shall be

held at the office or rooms of the Society, or such place as the Directors may appoint, on the first Wednesday in the month of March, in each year, for the purpose of electing four Directors to serve for the ensuing two years, and for all other general purposes relating to the management of the Society; and at each of the said general annual meetings shall be submitted a full and clear statement of the affairs of the Society for the previous twelve months.

16. If it shall appear to the Directors at any time, that the profits of the Society will be more than sufficient to realize the amount of each Share in the time specified, such surplus profits shall be appropriated by the Directors equitably and equally between the investing and borrowing members, by way of bonus, in proportion to the number of their shares and the time for which they shall have been members in respect thereof. But if the Directors shall consider it for the advantage and well-being of the Society to set apart one-third, or less, of such profits for future contingencies, they shall have the power to do so, and the same shall form a part of the general funds of the Society. No bonus to be paid until the share is realized or withdrawn.

17. If it shall appear to the Directors at any time, that there is a deficiency of income, by which the Society may be prevented from meeting its anticipated expenditure and liabilities, the amount of such deficiency shall be equitably and equally apportioned, by the Directors, between the investing and borrowing members, in proportion to the number of their shares, and the time for which they shall have been members in respect thereof, and shall be paid by them severally and respectively forthwith, or by such monthly instalment as the Directors may determine; and if the same shall not be paid accordingly, every member who shall make default, shall pay the same fines as for an equal amount of subscriptions or repayments in arrear, as the case may be. But if a borrowing member shall sign the following declaration in the presence of the Secretary, and to be countersigned by him, viz. : I declare

that it is my desire not to participate in any profit, or to contribute towards making up any deficiency in the funds of the Society, nor to vote at any meeting, nor to take any part in the management of the affairs of the Society, in respect of the advanced Shares held by me.

Signed,

Witness,

Secretary.

Such member shall be excluded from the appropriation of any portion of the said profit, and shall not be required to contribute to any deficiency as aforesaid, as the case may be, in respect of his advanced Shares.

18. Extra general meetings of the members of the Society may be called by the Directors, upon the members being notified of such meeting, through the Post-office, or otherwise, at the discretion of the Directors.

19. All questions at the annual or other general meetings of the Society, (except the election of Directors as before mentioned,) shall be decided by a majority of the members, either in person or by proxy, represented at the meeting: the Chairman of any meeting, either of the Directors or members, having a casting vote, in addition to his vote as a member.

20. A Treasurer shall be appointed, who shall also perform the duties of Secretary, and who shall be empowered to receive and pay all monies for and on behalf of the Society, and his receipt shall in all cases be a sufficient discharge: and he shall deposit with the Bank all such monies as he shall have on hand, when they amount to £25 0 0. He shall attend all meetings of the Directors or members of the Society: enter minutes of all resolutions or proceedings in the minute book, and shall keep the accounts in order,—in proper books to be provided for that purpose,—and prepare the same, or a balance sheet thereof, for the inspection and signature of the Auditors. He shall summons the Directors to all meetings, (by circular,) and

issue all circulars and notices to members which may, from time to time, be thought necessary by the Directors : conduct the correspondence of the Society, and perform all other duties that the nature of his office may require.

21. No monies shall be drawn from the Bank without the signature of the President, (or in case of his absence or illness, of the Vice-President,) and of the Treasurer.

22. The proceedings of the Society shall be entered in a minute book, in detail, in such manner as the Directors may, from time to time, direct; such entries to be signed by the President, Vice-President, or Chairman, as well as by the Secretary and Treasurer.

23. The name and place of abode of each Shareholder, shall be entered in a registry book, to be kept for the purpose; and any member changing his residence shall, within one calendar month thereafter, give notice, in writing, to the Secretary of such change, and of his new place of abode and address, or in default thereof be fined 2s. 6d.

24. One or more Surveyors shall be appointed, who shall survey and examine the property offered by any member of the Society, if the Directors shall consider it necessary, and shall, in all cases, render, at the Society's office, a report in writing, to the Directors, of the value and state of such property, in such form as the Directors shall prescribe, and who shall be paid such fees as the Directors shall think reasonable.

25. One or more Solicitors shall be appointed, (who shall hold not less than three unadvanced Shares each,) who shall transact such necessary business of the Society as the Directors may require, for which he shall receive a fair and reasonable allowance.

26. The Solicitor shall investigate the title to any property offered by any member as security to the Society, and shall in all cases render to the Directors a report, in writing, whether such title be deemed by him good and sufficient for the purposes of the Society; and shall prepare all necessary mortgage deeds and instruments in favor of the Society. The Solicitors

and Surveyor's fees and other charges shall, in all cases, be paid by the member on whose account they may be incurred.

27. Neither the Solicitor, nor Secretary and Treasurer, shall be removed from their respective offices except for misconduct or inability; and then only at a meeting specially convened for that purpose, and by a majority of the whole Board of Directors, and in case of a removal or resignation of such officer or officers the Directors shall proceed to elect other fit and proper persons in his or their stead as hereinbefore provided. Either of the said officers having been removed from office by the Directors, shall be at liberty to appeal to a special meeting of the Shareholders, to be called for that purpose, and he shall be reinstated in office if three-fourths of the members present at such meeting shall vote for such re-instatement.

28. All persons upon taking Stock in the Society shall sign the rules, in a book to be kept for that purpose, and (except when becoming members as transferees, legatees or legal representative,) shall pay an entrance fee of 2s. 6d. per Share; 2s. for half a Share; and 1s. 6d. for a quarter of a Share.

29. The fines, for the non-payment of the monthly subscriptions on unadvanced Shares, shall be—

| | Per Share. | | Half Share. | | Quarter Share. | |
|---------------------|------------|----|-------------|----|----------------|----|
| | s. | d. | s. | d. | s. | d. |
| For the first month | 0 | 6 | 0 | 3 | 0 | 2 |
| “ second “ | 1 | 0 | 0 | 6 | 0 | 4 |
| “ third “ | 1 | 6 | 0 | 9 | 0 | 6 |

And so on, increasing in the same sum every month until the fines shall equal the amount of the subscriptions paid in, when the same, and the interest of any member in respect thereof, shall become forfeited to the Society. Provided, that after any Share shall be in default for the term of six months, the Directors shall have power to recover, from such Shareholder, the amount due to the Society, by an action of debt in any Court of competent jurisdiction. The fines for the non-payment of monthly re-payments on advanced Shares, or of any other monies due by members, for which the fines are not

herein provided, shall be at the rate of 6d. in the Pound per month on the amount due.

30. At the time of paying each of the monthly subscriptions, each member shall pay therewith, towards the expenses of management, the sum of one Shilling per Share ; 7d. per half Share ; and 4d. per quarter Share.

31. The Directors may accept property situated anywhere within the limits of that part of the Province formerly Upper Canada, or the unadvanced Shares of any member of the Society, as security for loans.

32. Any member entitling himself to an advance of a Share or Shares, shall give notice, in writing, to the Secretary, of the situation, tenure, description, and full particulars of the property proposed to be mortgaged by such member to the Society, in such form as the Directors shall prescribe ; and shall deposit with the Secretary all necessary title deeds and documents relating thereto, and also such sum as the Secretary may consider requisite to meet any necessary expenses. Should any Shareholder decline to take up the amount awarded him, or fail to complete the necessary securities to the satisfaction of the Directors within one month, such member shall pay a fine of one Pound per Share, whether any deposit has been made or not ; and the Directors may otherwise dispose of the money granted to such member.

33. All mortgage deeds and securities to the Society shall be prepared in such form, and contain such clauses, provisos and agreements as the Solicitors for the Society shall think fit, with the approval of the Directors ; and that in case the Mortgagor shall at any time or times, neglect or refuse to pay his re-payments, fines, fees, or other payments, for the space of six months successively, then the Directors may, either with or without the concurrence of the mortgagor, appoint a person, or persons, with such salary or commission as they may think proper, to collect the rents and profits of the mortgaged premises ; with the same power of enforcing payment as the Mortgagor himself may possess ; also, power to sell

and dispose of such premises, by public auction, or private sale, when the Directors shall think proper. And that in case the Mortgagor shall be himself the actual occupier of such mortgaged premises, then the mortgage deed may contain stipulations that he shall become tenant to the Society, at a fair rent to be named in such deed ; and the Directors shall have power to distrain as between landlord and tenant. And when any sale shall take place of any property mortgaged to the Society, the Directors shall have power to retain and apply so much of the purchase money as will be necessary to pay the same sum as would be required to redeem the property, pursuant to the provisions contained in these rules ; together with all other payments, monies, and expenses due to the Society, and to pay the surplus thereof to the Mortgagor.

34. All property, secured to the Society, consisting of buildings, shall be insured by the mortgagor, if required by the Directors, in such sum and office as they shall think advisable ; and the policy or policies shall be assigned over to the Society. In case any member, having executed a mortgage to the Society, shall make default in payment of the expenses which may be incurred, in and about insuring, and keeping insured, the mortgaged premises, or of the ground rent or other payments to which the said property may be subject, pursuant to the covenant in the mortgage deed, he shall pay a fine of five shillings ; and if default shall continue beyond one monthly subscription day, he shall pay in addition such fine as he would have incurred for the non-payment of an equal amount of re-payments, at the time appointed for the payment thereof: the Society not to be responsible for any consequences arising from any omission in the payment of the premium, or other payment due on any Policy of Insurance.

35. In case of damage by fire, the Directors shall receive, from the Insurance Office, the amount payable in respect of such damage ; and the receipt of the Secretary and Treasurer of the Society, shall be a sufficient discharge, to the Insurance Office, for the money therein expressed to be received ; and the

Directors shall have full power to settle and adjust with the Insurance Office any question relating to such insurance, and to accept the amount to be paid by the Insurance Office, in respect to the damage done to the premises ; or to make such arrangements with the Insurance office as to the rebuilding or repairing of the said premises, or relating thereto, as the Directors shall think reasonable.

36. The Directors shall, at their discretion, either lay out the money which shall be received from any Insurance office as aforesaid, or any part thereof, in repairing the damage done to the premises ; or retain and apply the same, or such part thereof, as they shall think fit, in or towards payment and satisfaction of the amount which shall be due from the Mortgagor to the Society, and pay the surplus, if any, to the Mortgagor, or to such other person as he shall (by writing) direct to receive the same.

37. Every member executing a mortgage to the Society shall, if required at the time of such execution, give to the Secretary a written statement of all such particulars relating to the property comprised in such mortgage, as are usually required by Insurance Companies ; and if at any subsequent period any trade shall be commenced, or erection made, or other matter or thing shall take place which would in any way affect the validity of the Policy of Insurance, the like statement shall be given ; and the member neglecting to give such statement shall pay a fine, at the discretion of the Directors, of not more than ten Shillings, but not less than one Shilling per week for each Share ; and the Directors shall, if they think fit to do so, at least once in every year, appoint some competent person to obtain all the information he can with respect to trades, &c., carried on in and about the mortgaged premises, and to report to the Directors accordingly.

38. If any member who shall have executed a mortgage to the Society, shall desire to sell the mortgaged property, subject to the mortgage, he shall be at liberty so to do, with the consent of the Directors, upon first duly transferring the Shares

secured by such mortgage, to the intended purchaser in manner provided by these rules; and upon such transfer being completed, and all arrears due to the Society, from the Mortgagor, being paid, and the conveyance to the purchaser executed, such purchaser shall thenceforth become liable to pay all re-payments payable in respect of such Shares; and the Directors may grant to the original mortgagor, and at his cost and charges, a release from all future liability in respect thereof.

39. It shall be lawful for any member, having executed a mortgage in favor of the Society, to substitute, at his own expense, and subject to the approval of the Directors, any other property, as security to the Society, in lieu of the property originally mortgaged.

40. If any member shall desire to have his property discharged from a mortgage to the Society, before the expiration of the full term for which it has been taken, he shall be allowed to do so on payment of all re-payments, and any fines, fees and other sums due in respect thereof, up to the time of the redemption of such mortgage, and of the present value of the future re-payments, calculated to the end of the term, and discounted at such rate of interest and on such terms as the Directors may determine.

41. On the redemption of any security by a member, or when all re-payments have been made by him on advances pursuant to these rules, a full discharge of such security shall be executed, and the same shall be delivered to such member, with all other deeds and documents deposited by him in connexion with such security; and such discharge shall be prepared, and the necessary signatures obtained, and any matters relating thereto transacted, by the Solicitor to the Society, at the expense of such member.

42. In case of the death or insanity of a member before receiving an advance, and upon the application of the legal representative of such deceased or insane member, to withdraw from the Society, such representative, shall be entitled to a preference before ordinary members, and to withdraw at any time,

and to receive back the amount of subscriptions or Shares which such deceased or insane member may have paid to the Society, less all fines and fees due and unpaid by the insane or deceased member at the time of his seizure or death, with the interest thereon, as hereinafter provided.

43. Any member, not having received an advance, being desirous of withdrawing from the Society part or the whole of his shares, may, on giving one calendar month's notice in writing to the Secretary, be allowed to do so, and may receive back with compound interest at 6 per cent., calculated half-yearly, the net amount of his monthly subscriptions paid up, deducting any fines, fees, interest, or forfeiture that may be due; provided that no member shall be entitled to receive interest on any share on which less than six monthly subscriptions shall have been paid. But the Directors may allow a higher rate of interest than 6 per cent. to members withdrawing if they think it advisable so to do.

44. If the Directors shall be unable to dispose of the money in hand at the usual rates, they may if they consider it for the interests of the Society, call a special meeting of the members, and announce the fact to them, and the proportion of the profits which they consider it just and proper to pay to members withdrawing, and if the money on hand shall not then be taken up voluntarily, either in loans at the usual rates, or by withdrawal on the terms proposed by the Directors, they shall, in the presence of the members attending such meeting, proceed by ballot in such form as shall be prescribed by the Directors, to dispose of so many shares separately and one share at a time, as the money in hand will warrant amongst such of the members as shall not previously have received their shares in advance, or the entire number of shares for which they shall have respectively subscribed, and the person or persons whom the ballot shall determine to take the share or shares so balloted for, shall within ten days be obliged to withdraw or borrow from the Society to the extent of the share or shares so balloted on him on the terms previously determined on by the Directors,

or shall pay such fine as the Directors may determine. The ballot shall have application to each unadvanced share and not to individuals.

45. Any shareholder may transfer his share or shares by causing an entry of such transfer to be made in the books of the Society, in such manner as the Directors may appoint, and upon payment of the sum of 2s. 6d. for each transfer, and thereupon the transferee (after signing the rules) shall be entitled to all the privileges of the original shareholder.

46. In case of the death or insanity of any member the legatee or legal representative of such member shall, before becoming entitled to the privileges of an original shareholder, procure his place of abode and the particulars of his title to be registered in the books of the Society, or in default thereof for one month shall pay a fine of 2s. 6d., and shall at the same time exhibit the will or probate thereof, or grant of letters of administration or other document, (as the case may be), for the inspection and satisfaction of the Directors, and pay for such registry the sum of 2s. 6d.

47. The Directors shall be paid the sum of 10s. each for each Board or Committee meeting they may respectively have attended on the business of the Society, and shall be indemnified out of the funds of the Society, or otherwise, from all expenses in reference to the formation, conduct, and management of the Society.

48. No dissolution of this Society shall take place unless its affairs be deranged, or its principles prove inadequate to promote its objects, or its funds be insufficient to meet the claims, or from any other such cause, rendering the dissolution absolutely necessary, and then only by a vote of at least two-thirds of the members present either in person or by proxy at a special general meeting to be called for that purpose.

49. The Directors shall have power to make such arrangements as they may deem advisable with any Building Society wishing to become incorporated with this Society, and to allow to the members of such Building Society all the privileges of

original shareholders in this Society on such terms as the Directors may consider safe and equitable, subject to the confirmation, amendment, or disallowance of a special meeting of the shareholders, to be called for that purpose.

50. In the practical application of these rules or any rules hereafter to be made in virtue thereof, the construction put upon them by the Board of Directors shall be final and conclusive. Every word in the singular number shall be applicable to the plural, and every word importing the masculine gender shall where necessary be understood to mean a female as well as a male, unless there be something in the subject matter or context repugnant to such construction.

