

dated loan must be for not less than 3 months nor more than 10 years, and need not be repayable by instalments. The amount of a short-dated loan to an individual shall not exceed \$5,000, but a loan of this kind made to an association may, subject to approval by Order-in-Council, exceed \$5,000 but not \$10,000. Up to November 5, 1919, 842 loans had been granted of an aggregate amount of \$1,632,300. Of these loans 47, amounting to \$95,600, had been repaid in full. Only 27 loans were in arrears for more than 6 months, and no foreclosures or seizures had taken place.

The interest on loans is to be, as nearly as is practicable, at such a rate as will be not more than $1\frac{1}{2}$ p.c. in excess of the rate paid by the Provincial Government on the net amount realized by the sale of securities to raise the funds used for the loan. Additions may be made to existing loans up to a total amount equal to 60 p.c. of the value of the property, on which the loan is a charge at the time of the application for an additional loan. If a loan is made to the pre-emptor or purchaser of Crown land, the value of the land is to be taken as the amount actually paid for it together with the value of improvements made by the purchaser.

The general policy of the Land Settlement Board is to reduce the money-lending feature to the minimum necessary, and to promote land settlement and development work to the fullest extent, along lines consistent with sound business principles, in accordance with the letter and spirit of the Land Settlement and Development Act, and with a view to stimulating the rapid and judicious development of the agricultural areas of the province. In furtherance of these objects, it is the aim of the Board—

(a) To direct efforts to the settlement and development of those agricultural areas situated conveniently for transportation facilities and available for production at the smallest possible cost;

(b) To adopt the necessary measures to establish community settlements in the areas suitable for mixed farming, fruit-growing and all branches of agriculture requiring intensive cultivation;

(c) To cultivate the active and sympathetic co-operation of the Faculty of the University of British Columbia and all other reliable authorities in determining the products for which specific areas are best adapted;

(d) To foster the co-operation of the Department of Lands, the Public Works Department and all other branches of the public service in harmonizing and co-ordinating public expenditure in the areas affected.¹

The Seed Grain Act (chapter 75 of 1918) authorizes the expenditure by the Minister of Agriculture of not more than \$50,000 in any one year for the purchase of seed grain and its distribution to occupiers of land, who may either pay cash for it or give as security promissory notes, bearing interest at a rate not higher than 7 p.c. per annum. The Minister is also to take as further security a charge against the lands owned by the debtor.

Under the Land Settlement Board, cattle clubs have also been formed, and up to 5th November, 1919, over 750 head of cattle, principally dairy stock, had been purchased with \$68,000 advanced to the farmers for this purpose. The terms of repayment are 15 p.c. cash,

¹See First Annual Report for the year ending December 31 1917, of the Land Settlement Board, Victoria, B.C., 1918.