

nobles in England. Out of this jealousy grew the constant antagonisms between the Assembly which represented the resident landlords, and the Governor and Council who represented the non-resident landlords and royalty. Out of this warfare grew what limited liberty we enjoy today. It ultimately resulted in the American Revolution and finally gave us the home landlord instead of the foreign one as our master. Every school-boy is taught that such is American freedom.

(This Chapter to be Continued.)

EDMONTON, THE FREEST CITY IN AMERICA.

A CAPITAL CITY OWNING AND OPERATING ALL ITS PUBLIC UTILITIES, INCLUDING STREET RAILWAYS AND TELEPHONES.—A CONCRETE OBJECT LESSON IN HOW A MUNICIPALITY CAN CONDUCT ITS OWN AFFAIRS TO THE ADVANTAGE OF ITS CITIZENS.

(For the Review.)

By **LUTHER S. DICKEY.**

The City of Edmonton, the Capital of the Province of Alberta, is the freest city in America today. Although she levies a slight toll on the enterprising men and women who furnish the motive power for her wonderful prosperity, yet she can get authority to put an end to it whenever she deems fit. That she intends to do so at an early day is quite evident. Edmonton will then be unique among the cities of the American Continent, and perhaps among the cities of the world. In raising her public revenues she will then be free to exempt her citizens from all forms of taxation on industry, enterprise and thrift. She will then be free to exempt not only buildings for homes, but buildings used for any business purpose whatever. In fact she already has the power and is exercising it in exempting buildings for homes, but in an indirect way she now taxes buildings used to transact business, not in proportion to the value of the building, (for a dangerous fire trap may be taxed several times more than a fire-proof structure of ten times the value of the other) but according to the nature of the business transacted. Although this tax is very slight the electorate of Edmonton recognize it as wrong in principle.

But Edmonton's great measure of freedom is due to the fact that she is in absolute control of all her public utilities; owning and operating her water works, electric lighting and power plant, street railway line and a complete telephone system. It is true that when the business tax is abolished her citizens will still be compelled to pay an excise and customs' tax to the Domin-

ion, and a corporation tax to the Provincial Government, but the latter will soon give way to a land value tax.

The phenomenal prosperity of Edmonton since her incorporation as a city furnishes many illustrations of the justice as well as the wisdom of raising all revenues by a tax on land values. Perhaps the most illuminating one is the history of the First Presbyterian Church property situated in the business district of the City. Church sites to the extent of an acre are exempt from taxation. In 1900 the trustees of the First Presbyterian Church purchased three lots facing on Jasper avenue 160 feet and extending back on Third street 150 feet for \$1200.00. In 1907 they sold thirty feet frontage farthest from the corner for \$6,750.00. During the summer of 1910 the trustees put the remaining 130 feet frontage on the market and refused an offer of \$130,000.00 or \$1,000.00 a front foot; since then they have refused \$162,500.00 or \$1,250.00 a front foot. The trustees have borrowed \$80,000.00 on this property with which to erect another church. Even the members and trustees of the church—and among them are many of the shrewdest and most successful business men of the City—realize that the community has furnished the funds to erect the new church, and they are in favor of raising all revenues for public purposes by taxing land values. Some of them even favor making churches pay their share of the revenue, for they can see it is just as necessary for them to have police protection and fire protection as to have sidewalks, pavements and sewerage, and that churches ought to be willing to do their full share toward maintaining the things conducive to human welfare and happiness.

By the terms of the Deed of Surrender, the Hudson's Bay Company reserved 3,000 acres (the ultimate area permitted at one post) contiguous to Fort Edmonton, and this area of nearly five square miles was located in what is today the very center of the business district of Edmonton. The concrete object lesson presented by this giant land monopoly has been the most potent factor in educating the people of the Alberta capital to the evils arising from the monopoly of the natural opportunities, and to instruct them in the only practical means of checking these evils. For instance, 10 acres of the Hudson's Bay Company's Reserve which was not subdivided, were assessed in April, 1911, at a valuation of \$10,000. an acre. The attorneys of the Company made an appeal contending the valuation was much too high, but the Board of Revision sustained the assessors valuation. Immediately the property was subdivided and put on the market. Such object lessons as this, compel a man, even against his will, to admit that the taxation of land values is the only equitable method of raising public revenues.

As a city Edmonton is only seven years of age, her charter having been granted October 8th, 1904. At that time she had a population of less than 7,000, since then she has increased four-fold, her population now being 27,000.

In 1904 Edmonton placed on the market the first issue of debentures in respect to public utilities and at the end of that year the total utility indebtedness was \$165,000. The first issue of debentures was to acquire an old electric lighting and power plant; this was \$30,000. A second issue of \$25,000 was

(Continued on page 50)

EDMONTON, THE FREEST CITY IN AMERICA.

(Continued from page 32.)

sold for the extension of the plant. Debentures amounting to \$110,000 were issued for the waterworks system. The first issue of debentures on account of the telephone system was sold in 1905, when the system was acquired. The first issues on account of the street railway were marketed in 1907, \$120,000; this was increased in 1908 by \$165,000; in 1909 by \$211,000; 1910, \$412,500 — aggregating \$930,500, less redeemed \$8,536—making the total debenture indebtedness, for street railway department October 31, 1910, at \$921,963; and the total utility debenture indebtedness of the City at \$2,906,194.21, against which there is a sinking fund of \$83,980.

On October 31, 1910, the end of the fiscal year, Edmonton had incurred a debenture liability of \$5,928,205, of which \$2,080,189 represented the general indebtedness, \$2,906,194 indebtedness incurred on account of public utilities, and \$941,822 the debt on account of local improvements. The total liability of the City on all counts aggregated \$6,169,264; a per capita debt of \$246.75. The value of the lands subject to assessment was \$27,521,000, a per capita value of \$1,102. The value of the public utilities owned by the City with a liberal deduction for depreciation was \$2,435,301.26, as follows:

Light & Power Distrib'g Plant	\$117,634.78
Street Railway System.....	653,609.12
Telephone System.....	274,912.64
Water Works Distrib'tion Sys.	680,713.03
Power Generating & Pumping System.....	708,431.69

For the fiscal year ending October 31st, 1910, the value of the property assessed for taxation was as follows:

Land.....	\$27,521,000.00
Business.....	2,217,970.00
Incomes.....	366,140.00
	<hr/>
	\$30,105,110.00

The rate levied against this aggregated 17 mills, distributed as follows: General rate,

8.9; Debenture rate, 3.9; Schools rate, 4.2; a discount of 5 per cent. is allowed if paid on or before the following October. The gross revenue received including all local improvements, was \$497,856.06.

The Mayor of Edmonton receives so many inquiries from various sources as to the "Single Tax" system, that he has type-written letters ready for mailing as follows:

"Re Enquiry Single Tax Ordinance. I am enclosing extracts from our charter bearing on this matter, which explains our Single Tax system pretty well. However, I may say that at present about ninety-five per cent. of our total tax is on land alone; the balance is business tax. We have abolished the income and poll tax, and are rapidly approaching the abolition of the business tax also. This latter we hope to have accomplished by 1913. There are no franchises granted by our city, so none can be taxed. Improvements on land are exempt from taxation; i. e., buildings are not taxed whatever. We find this system of taxation very satisfactory and consider it extremely equitable.

Among the provisions of the charter sent with this letter are the following: Subjects of Taxation. Subject to the other provisions of this ordinance the municipal and school taxes of the City of Edmonton shall be levied upon: (1) land, (2) businesses, (3) incomes and (4) special franchises.

Exemptions: * * * (10) all incomes.

MODE OF ASSESSMENT.

3.—Land shall be assessed at its fair actual value. In estimating its value regard may be had to its situation and the purpose for which it is used or if sold by the present owner it could and would probably be used in the next succeeding twelve months. In case the value at which any specified land has been assessed appears to be more or less than its true value the amount of the assessment shall nevertheless not be varied on appeal unless the difference be gross if the value at which it is assessed bears a fair and just proportion to the value at which lands in the immediate vicinity of the land in question are assessed.

(2) The mode of assessing businesses shall be as follows: The assessor shall fix a rate per square foot of the floor space (irrespective of partitions, elevators, stairways or other obstructions) of each building or part thereof used for business purposes, and shall as far as they deem practicable classify the various businesses and may fix

a different rate for each and in so doing may place a wholesale business in a class distinct from a retail business of otherwise the same class and may classify each building or part thereof according to the class of business carried on therein and may fix a different rate for different classes of business carried on under the same roof and for storehouses and warehouses or other like appurtenant building than that fixed for the principal building, and may fix a different rate for different flats of buildings. Such rate shall not exceed \$5.00 per square foot except in the case of banks, loan companies or other financial institutions in which case such rate shall not exceed \$10.00 per square foot. And the assessor shall submit to the council a statement showing all the various classifications and ratings which he proposes to apply in the assessment of business and the assessor shall make his assessment in accordance with the directions which the council shall make up on a consideration of such statement.

(3) The owner of a special franchise shall not be assessed in respect of business or income but in addition to an assessment on land shall be assessed for the actual cost of the plant and apparatus less a reasonable reduction for depreciation.

(4) No person who is assessed in respect of any business or special franchise shall be assessed in respect of the income derived therefrom and no person who is assessed in respect of any business or special franchise or of any income derived therefrom shall be liable to pay a license fee in respect of the same business, or special franchise.

This rapid advance towards the application of the method of taxation advocated by Henry George has not been brought about by a nomadic population or a landless electorate. Both men and women of the full age of 21 are entitled to vote if they are assessed upon the revised assessment roll for \$200.00 or upwards. A married woman assessed at \$200.00 or upwards can authorize her husband's name to be placed on the voters list. A very strict corrupt practices law is embodied in the Charter covering every phase of corruption and intimidation to prevent voters from exercising their franchise freely, prohibiting the hiring of horses or teams to convey electors to polls under a penalty of \$100 fine and disfranchisement for the next two years.

In voting on by-laws the property owner has a decided advantage. A voter on the assessment roll at less than \$2,000 is en-

titled to but one vote, while one with an assessment above that and below \$5,000 has two votes; from \$5,000 and any sum below \$8,000 three votes, and at the latter figure and above four votes. Any bank or corporation can exercise the same right as an individual, through its chief residing representative voting. This applies to by-laws alone. No elector can vote more than once for Mayor; but he is entitled to vote for the alderman in any ward in which he may have property.

The table given below illustrates the increase in Edmonton's assessment since the city's incorporation in 1905.

In March, 1908, an additional area of approximately 4,500 acres was taken into the city limits, and this is exempt from general taxation until 1913.

In 1910 the total assessment on all forms of property within the enlarged city limits was \$30,105,110.

Year	Municipal Assessment	Population	Assessment Per Cap.
1905.....	\$ 6,620,985	9,200	\$ 720.20
1906.....	17,046,798	14,000	1217.00
1907.....	21,985,700	18,000	1221.00
1908.....	22,303,770	20,000	1113.00
1909.....	23,569,470	23,000	1024.00
1910.....	27,521,710	25,000	1105.00

The following instances are given to show the rapid advance in land values in Edmonton as shown by the assessment rolls. The site of the Imperial Bank of Canada in area 50 feet by 150 is at the intersection of Jasper avenue and McDougall street, perhaps one of the most valuable sites in the city. In 1905 it was assessed at \$15,000; in 1906 and 1907 at \$40,000; in 1908 at \$42,000; in 1909 at \$41,250; in 1910 at \$55,000 and in 1911 at \$82,500.

A vacant lot at the corner of Jasper avenue and Fourth street, $53\frac{1}{2} \times 150$ feet, has been assessed as follows: 1905, \$8,000; 1906, \$18,000; 1907, \$18,000; 1908, 19,000; 1909, \$23,460; 1910, \$39,000; 1911, \$67,460. Lots 153 and 154 at this intersection, each $53\frac{1}{2} \times 150$ feet, total area $106\frac{1}{2} \times 150$ feet, were sold in June 1911, at \$167,000; these lots were assessed at \$134,920. A lot on Jasper avenue between McDougall and First streets, 50×150 feet, was purchased

in the Spring of 1907 for \$40,000, was sold in 1910 for \$75,000; the land is assessed at \$50,000; a lot on the opposite side of the street of same area and assessed at same figure sold November 1910 for \$75,000, and resold in February, 1911 at \$87,500. Lots 61 and 62, block 5, Hudson's Bay Reserve, were purchased May, 1910, for \$66,000, and were sold in January, 1911, for \$106,000; the land is assessed at \$54,500. Improvements are not on the assessment roll, but it is a pretty safe estimate to get the value by adding 25 per cent. to the assessed value of the site and deducting from the selling price. I doubt very much if there is another city, excepting New York, where the assessments approximate so closely and evenly the selling value of the land as they do in the City of Edmonton. The Assessor and Tax Collector, D. M. McMillan, has held the position for some years, and is not only efficient but does his work intelligently and conscientiously, and no man's opinion in determining land values is more highly estimated by the real estate men of Edmonton. Although his assessments keep close to the market value of land yet there are comparatively few appeals made for reduction. And when this happens, his estimates of values are generally sustained.

Mr. McMillan is a native of Inverness, Scotland, but has been a resident of Canada since a boy. He was secretary and treasurer of Chilliwack, British Columbia, from 1874 to 1880; was the first assessor of Brandon, Manitoba and subsequently served for fifteen years as secretary and treasurer of that town. He came to Edmonton in 1906 and since then has been assessor and collector of taxes continuously.

It matters not how influential the property owners are they are accorded the same treatment at Mr. McMillan's hands as the humblest tax-payer in the city.

As a further illustration of the rapid advance of land values in Edmonton the Hudson's Bay Company's unsubdivided lands assessments are given for the past two years. The total value of the Company's unsubdivided lands in Edmonton in 1910 was \$3,303,870. This was increased in 1911 to \$4,799,550, an increase of \$1,495,680.

The charter of Edmonton aims at making legislation and administration separate functions of city government to be exercised by different bodies. The Council is the legislative branch while the administration is placed in the hands of three commissioners, two of whom are appointed by the Council and the third by the Mayor, who is a member ex-officio, and chairman of the commission.

In an article published in a Canadian magazine, *The Trail*, John Blue, Provincial Librarian says:

"Edmonton presents an instructive example of economic determinism in the genesis and development of her public utilities. In 1901 the population was 2,626. Civic activity was cribbed and cabined in the crude municipal organization of a frontier village. Settlers were coming. The town had no conveniences. Water was drawn from the river and dumped in barrels as it was done ages ago. There was no drainage; no fire protection. * * * William Short was mayor (in 1904) and possibly he, more than any other individual is the father of municipal ownership."

Ex-Mayor Short tells the story on page 25.

In the foregoing pages the economic history of Edmonton as a city is given, but its history as a settlement, a village and a town, is intensely interesting, especially as it shows the rapid progress of a community from a semi-feudal condition to the freest and most independent city on the continent.

Her history began in the 18th century. The servants of the Hudson's Bay Company and the traders of the Northwest Company had penetrated that region and both companies had selected the site of Edmonton as a trading post during the last decade of that century, the Hudson's Bay Company erecting Fort Edmonton and the Northwest Company Fort Augustus. When the Hudson's Bay Company surrendered its sovereignty over Rupert's Land she naturally reserved the maximum area of land contiguous to Fort Edmonton, permitted by the terms of surrender, 3,000 acres. This reservation embraces a part of the most valuable sections of the City of Edmonton today. Among the very first lands staked off after the surrender was

made was an area of several acres for a mission of the Methodist Church by the Rev. George McDougall, in 1871, with a frontage of 400 yards on the principal thoroughfare.

A church and parsonage were erected during the next year, the funds coming from the Missionary Society, supplemented by contributions from friends in the neighborhood of Fort Edmonton.

Beyond the activities of Hudson's Bay Company, there was no industry of any consequence until 1880 when the Edmonton Milling Company erected a grist-mill, which was ready to turn out flour January 10, 1881. By this time all the land in the neighborhood had been pre-empted by squatters. To encourage building contiguous to their property they announced in 1881, that they would give each alternate lot of a portion of their property to persons who would erect homes immediately.

During the Summer of 1881 the Hudson's Bay Company had the plot of a town measured off. At a public sale on October 26, and 27 of that year, more than twenty lots were sold; corner lots bringing \$50.00 and inside ones \$25.00. These lots were sold for cash on conditions requiring the purchaser to erect a building within a given time, a stipulation that apparently was not enforced. These lots which first sold at from \$25.00 to \$50.00, were situated on the South side of Jasper avenue, extending back towards the Saskatchewan river, in the very center of trade of Edmonton today, and have increased in value within less than thirty years from one to two thousand fold. Up to this time schools were held at irregular periods either at the Methodist mission or by private enterprise.

In the fall of 1881 a public meeting was called at the home of Mr. M. McCauley, now warden of the Dominion Penitentiary at Edmonton, for the purpose of organizing a school. Sufficient subscriptions were made to a school fund to justify hiring Richard Secord as teacher. The census that year gave the adult population in the vicinity of Edmonton and Fort Saskatchewan as 275.

The first newspaper issued in Edmonton was the *Bulletin*, the first number of which

appeared December 6, 1880. The proprietors were Taylor and Oliver, the latter, Frank Oliver, minister of the Interior of the Laurier Government, being the Editor. At the inception it was a four page sheet, the page being 6 x 5 inches, issued once a week. The *Bulletin* is now a prosperous daily.

The Election laws of the Canadian Provinces confer a special privilege on land owners who are British subjects, permitting them to vote on matters of revenue, whether citizens of the district or Province or not. When the Hudson's Bay Company placed their lots on the market many of them were purchased by factors and subordinate officers, clerks, etc. of the Company, either for speculative purposes, or with the intention of building homes at some future time. After the Northwest Council authorized the organization of school districts with authority for the trustees to levy a tax on the residents of the district for school purposes, Mr. McCauley who had been most active in proposing that the revenue be raised by a tax on land for maintaining schools, was a candidate for school trustee. To defeat him the owners of these lots were brought from many distant points to vote against him. In fact, practically the only opposition he had came from the employees of the Hudson's Bay Company, and a few others who had purchased lots for speculative purposes. A friend of McCauley, who was an adept caricaturist, caused much amusement to the friends of the schools, by drawing a fish on the backs of the opposition, as the employees of the Company in that region were nicknamed "H. B. C. Whitefish."

In those days news traveled slowly in these remote regions. The *Bulletin* in its issue of December 20, 1881, had a news note as follows: "A letter was received here by this mail from Montreal, 29 days out. Not bad time, considering." The news of the Canadian Pacific land grant reached Edmonton early in March, 1881. The *Bulletin* made this grant the subject of an editorial, calling it "The Swindlecate." As the editor of the paper has many years represented the Province of Alberta in the Provincial Parliament, and has been a member of the Laurier Government, the

final words of this editorial sounds starting:

"Unfair to the settler in every point though the contract is, all the power of a wealthy company and all the strength of a political party, and all the self-interest of their myriad of hirelings, will be united in its support. But every settler in the North west is, and every man who comes into the territory to make his living by his own endeavors will become the natural enemy of each and every one who is connected with it; *and the time will come when not all the wealth nor all the influence, nor all the meanness that these three powers can bring to bear will keep this bargain—procured by corruption and founded on injustice—from being broken, by fair means or foul, by ballot or bullet.*"

Immediately after the Canadian Pacific Railway grant was made a real estate boom struck not only the territory where it was definitely settled the road would pass through, but even at points where rumor only located it. Early in 1882 it became rumored that this transcontinental railway would pass through Edmonton and instantly almost town lots as well as farm lands, which before were regarded as having no market value, found ready purchasers at good prices, although the titles were uncertain because of some defect in surveys. Lots that sold in Edmonton the fall before for \$25.00 readily brought \$300.00. This immense advance in the price of land offered quite an inducement to land jumpers. An incident of Edmonton life at this time will show the dangers confronting land jumpers.

Only a portion of the Methodist mission lands staked off were fenced in. The missionary having gone, the property was rented to Mr. McCauley, previously referred to in this article, the latter paying no rent but the expense of keeping the place in good condition. A man by the name of Bannerman, who had a brother in the Dominion Parliament, squatted on the mission property and began building operations. Mr. McCauley notified him to stop, but the latter claimed that the church had no right to the land and he refused to vacate. Two weeks previous to this another jumper had received summary treatment, after which the citizens organized a vigilance committee, 47 men enrolling in it and binding them-

selves by an oath to obey orders. In the middle of the afternoon of February 21, 1882, the vigilance committee, which embraced a large portion of the adult population, loaded the half-finished structure on a sled and hauled it to the river bank and threw it over to the bottoms below. On March 2nd Frank Oliver and Mr. McCauley were arrested and were committed for district court on \$400.00 bail. McCauley being the Captain of the Vigilance Committee was fined \$40.00.

The editorial columns of the *Bulletin* gave excellent advice from time to time on the evils of land speculation. During the land boom of the winter of 1881-82 a Primitive Methodist Colonization Company was formed. Commenting on this an editorial says:

"We humbly submit that this is running the thing into the ground. When the very churches turn land grabbers or lend their names and influence to such schemes, it is about time to stop if there is ever to be a stop made. But if the country is to be handed over to land sharks of every shade and kind, what is the use of prolonging the agony? Let us induce enough dissatisfied old country landlords to come out and divide the country between them and settle their serfs on the land and inaugurate a new Ireland on an immense scale, which shall be a reproach to Canada and a disgrace to the world."

From an editorial entitled Speculation:

"One thing should not be lost sight of and that speculation alone will never build up a town or country. Unless the expectations of those who speculate, in regard to the progress of the country are realized—unless the improvements made keep pace with the prices paid—there is bound to be a reaction sometime. So that every one, while trying to make as much money in a short time as possible, should seek to advance the material interests of the place, for on those interests the whole fabric of speculation rests. When the real interests of the place are left unthought of, speculation becomes a bubble, which, although it may be swelled to almost any size, is bound to burst sometime, and the more it is swelled the more certainly and quickly the smash will come. If, however, the money that wholesale speculation will bring here is put to its proper uses in the development of the country, and there is every prospect of this being done, there is no doubt that any prices that have been

paid for property so far will be far below the actual value in a few years."

In an editorial in the issue of December 4, 1886 the Edmonton and Saskatchewan Land Company's policy was criticised in the following terms:

"In the hands of the Company the land will be held closed from settlement until the labor and expenditures of present settlers have by the improvements on their own land so increased the value of that remaining unoccupied that the Company can realize the exorbitant price which, as a matter of speculation they necessarily put upon it. * * * The business men, mechanics and property holders of this town are as deeply interested. How is business to increase or the town prosper if half the land around is to lie waste for the next ten or twenty years. * * * Winnipeg's great drawback is that the lands surrounding it are held unoccupied by speculators. If Winnipeg cannot stand such a condition of affairs how can we expect it in Edmonton?"

If I were asked to name the most aggressive Henry George Single Tax men in Edmonton, I would naturally begin with those whom I came in contact with most intimately and frequently while there, for, like Vancouver the citizens of Edmonton all take pride in being called Single Taxers. However, among the young men from whom the spread of the basic principles underlying the Single Tax philosophy most depends are George C. Scott, the proprietor of a large printing establishment; John Blue, Provincial Librarian; John Perrie, Tax Commissioner of the Province of Alberta; William MacAdams, editor of the daily *Capital*. This quartet is comprised of able, fearless, intelligent young men, who are destined to play a leading part in making Edmonton a still freer and greater city, and also in placing the Province of Alberta well in the lead of all the commonwealths of the world—a commonwealth where every citizen will yet take pride in being able to exclaim: "We have no lord; we are all freemen."

THE LAND QUESTION IN A NUTSHELL.—I am not concerned as to who owns the land, but I am much concerned as to who benefits from the value the people put on the land.—*Joseph Fels*.

VANCOUVER'S REVENUE ACCOUNT.

(These tables, crowded out of our Vancouver number, are no less important here.)

Vancouver's Revenue Receipts for the year ending December 31, 1910 were as follows:

From Taxes on Land Values.....	\$1,554,743.30
" Local Improvements (Frontage Tax)	60,080.68
" Street Sprinkling (Frontage Tax)	3,005.00
" Licenses.....	135,859.25
" Sundry Receipts.....	10,326.95
" Sundry Fees & Receipts.....	165,766.23
" Provincial Gov't Grant for Schools	109,931.05
" School Trustees Credits and Int.	5,161.15

Total Receipts from Revenue.....	\$2,044,873.61
" Revenue Expenditure.....	1,942,227.26

Balance Carried to Revenue Surplus \$102,646.35

CAPITAL ACCOUNT.

Balance on hand January 1, 1910.....	\$1,263,339.52
Debentures Issued in 1910.....	2,497,501.02
	\$3,760,840.54
Total Expenditure on Capital Account and on Local Improvement Advances	\$2,730,632.00

REVENUE EXPENDITURES.

For General Expenses, Salaries, Fire, Police, Etc.....	\$ 668,580.10
" Schools, including Sinking Fund, Interest, Etc.....	411,676.49
" Interest and Sinking Fund Provision for Debentures other than for Water Works and Schools.....	397,958.04
" General Street Repairs, Maintenance and Repair of Bridges, Removing Stumps, Etc.....	464,012.63
Balance Carried to Revenue Surplus..	102,646.35
	\$2,044,873.61

CAPITAL EXPENDITURE.

For Local Improvements—Pavements, Sidewalks, Etc.....	\$ 851,763.06
" New Sewers.....	580,954.32
" Street Improvements.....	360,289.65
" Bridges.....	335,202.84
" Schools.....	217,872.78
" Water Works.....	170,941.36
Miscellaneous.....	213,608.79

Total Capital Expenditure for Public Improvements.....	\$2,730,632.80
Total Revenue Expenditure for Public Improvements.....	464,012.63

\$3,194,645.43

Vancouver owns her water works system,