

FIRST DRAFT OUTLINE: DOCUMENTARY BRIEF ON EVACUATION

TO BE PREPARED FOR JAPANESE CANADIAN CITIZENS ASSOCIATION

INTRODUCTION

- To assist the
Comm.
under the top.*
1. The Japanese Canadian Citizens Association, its branches and its work
 2. Reasons for making representation to the Royal Commission on Property Claims
 - a) to provide Commission with factual data on circumstances of evacuation
 - b) to indicate adverse conditions under which Japanese were required to move from areas where they had established residence
 - c) to impress upon Royal Commission, for reasons of a) and b), economic losses of Japanese claimants are sizable

BODY

- main emphasis
to focus*
1. Short historical outline of Japanese in Canada
 2. Point out rapid cultural integration with larger number of Nisei reaching maturity
 3. Economic and social trends prior to war: location and occupations of Japanese, greater economic security from ownership, and note on industrial, commercial and agricultural developments
 4. Outline of government evacuation policy: show inadequate notice and time for preparation in many areas, absence of consistent and adequate policy
 5. Show loss due to poor government policy and facilities in many cases: no storage facilities provided by government during greater part of period, restricted baggage allowance and restricted free freight list which came in only after evacuation completed
 6. Poor and crowded interior housing facilities did not permit families to bring more belongings with them and contributed to loss
 7. Evacuation was not considered permanent movement: never announced by government that return would not be permitted
 8. Attitudes and actions of some sections of general population indicate evacuation forced for economic profiteering: pilfering, etc.

*freed sale dependent upon
provision not "fair"*

- big print
of condition
at time out
left*
8. Government policy in management and disposal did not give adequate and sufficient protection to owners' interests
 9. As Custodian, required to protect interests of owners, sales were to be made at price most advantageous to owners
 10. Examination of Proceedings of Public Accounts Committee and reports of auditors of Custodians affairs does not bear out that these duties were fulfilled by Custodian: special mention is made of Fraser Valley farm lands

11. Some economic factors in determining real estate values

12. Techniques of Valuation to be recommended:

- a) personal property- replacement cost less depreciation
- b) residential property- replacement cost and price of comparable properties
- c) commercial property- replacement cost and capitalization of expected earnings
- d) industrial property- replacement cost and earnings as in previous type
- e) agricultural lands- cost of development and earnings as above and comparable price
- f) automobiles- at Wartime Prices and Trade Board ceilings *radios, glasses, cameras*
- g) fishing vessels and gear- at replacement cost less depreciation and capitalization of expected earnings

CONCLUSIONS

1. Arising from government policy during evacuation and policy of the Custodian after movement of owners from their established places of residence, sizable losses were experienced by Japanese claimants
2. These losses should be re-imbursed upon valuation methods outlined in this brief

not enough time to arrange own price