Please return to Mr. F.G. Shears,
Director,
Office of the Custodian, 506 Royal Bank Bl

SESSION 1947

HOUSE OF COMMONS

STANDING COMMITTEE

ON

PUBLIC ACCOUNTS

MINUTES OF PROCEEDINGS AND EVIDENCE

No. 4

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THURSDAY, MAY 8, 1947

WITNESSES:

Dr. E. H. Coleman, C.M.G., K.C., Deputy Custodian of Enemy Property;
Mr. F. G. Shears, Director, Vancouver Office; and
Mr. K. W. Wright, Counsel.

OTTAWA
EDMOND CLOUTIER, C.M.G., B.A., L.Ph.,
PRINTER TO THE KING'S MOST EXCELLENT MAJESTY
CONTROLLER OF STATIONERY
1947

MINUTES OF PROCEEDINGS

THURSDAY, May 8, 1947.

The Standing Committe on Public Accounts met at 11.30 o'clock a.m., the Vice-Chairman, Mr. Gordon B. Isnor, presiding.

Members present: Messrs. Boucher, Burton, Cockeram, Cote (*Verdun*), Cruickshank, Fleming, Gladstone, Golding, Grant, Green, Isnor, Jaenicke, Kirk, Marshall, Pinard, Probe, Raymond (*Wright*), Rinfret, Stewart (*Winnipeg North*), Stuart (*Charlotte*), Thatcher, Warren, Winkler.

In attendance: Dr. E. H. Coleman, C.M.G., K.C., Deputy Custodian of Enemy Property, Mr. F. G. Shears, Director, Vancouver Office, and Mr. K. W. Wright, Counsel.

The Chairman presented the Second Report of the Steering Committee, which is as follows:

Your Steering Committee met on Tuesday, May 6, and begs to present the following as a Second Report:

It is recommended that the Committee proceed immediately with an inquiry into the administration of the Regulations respecting Trading with the Enemy, in accordance with its Order of Reference dated April 30. It is also recommended that the various subjects be dealt with in the following order:

1. Examination of the Officer in charge of the Vancouver office of the Custodian, Mr. F. G. Shears;
2. Review of the administration of the property of illegal organizations;
3. Investigation of the Ottawa office of the Custodian;
4. Examination of the Custodian's accounts.

Mr. Burton moved that a representative of the Cooperative Committee on Japanese Canadians be invited to appear before the Committee.

After discussion, it was agreed that Mr. Burton's motion be referred to the Steering Committee.

Mr. Shears was called, heard and questioned.

Mr. Shears filed a copy of a registration form completed by persons of the Japanese race having property in any protected area, which is printed as *Appendix A* to this day's minutes of proceedings and evidence.

Mr. Shears filed a copy of *Catalogue of Real Property for Sale by Public Tender*, issued by The Custodian, Vancouver, B.C., and dated June 19, 1943.

At 1.00 o'clock p.m. the Committee adjourned until Friday, May 9, at 11.30 o'clock a.m.

A. L. BURGESS,
Clerk of the Committee.

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MINUTES OF EVIDENCE

HOUSE OF COMMONS,
May 8, 1947.

The Standing Committee on Public Accounts met this day at 11.30 a.m. The Vice-Chairman, Mr. Gordon B. Isnor, presided.

The VICE-CHAIRMAN: Order, please. The first order of business today is to receive a report from the steering committee which met on Tuesday, May 6; and I shall ask the clerk to read that report.

(See minutes of proceedings).

Now, gentlemen, it is moved by Mr. Golding and seconded by Mr. Fleming that the report as read be adopted.

Mr. BURTON: Mr. Chairman, I regret that at the meeting of the steering committee I did not have all the information I required, otherwise I would have moved my motion at that time; but with your permission I would like to move now that a representative of the Cooperative Committee on Japanese-Canadians be invited to appear before this Public Accounts committee.

The VICE-CHAIRMAN: Gentlemen, you have heard the report of the steering committee; is it approved?

Carried.

Now, you have heard Mr. Burton's motion with regard to Japanese-Canadians. Shall we pass that on to the steering committee?

Mr. GOLDING: I suggest, Mr. Chairman, that matters of that kind should be dealt with by the steering committee.

The CHAIRMAN: I think that is the general procedure.

Mr. FLEMING: Perhaps I am at fault in this matter. As a matter of fact I was late in getting to the meeting of the steering committee; it had just about adjourned; but I was interested in that same question. I have had some communications from that committee. I was tempted to open up the question of how far and in what direction we proposed to go in reference to this present inquiry. It certainly would not be practicable for this committee to undertake a review of individual cases or individual claims of which there must be a great many. In this committee we will have to give some consideration to administration conducted in this matter by the custodian's office, and it may be that we shall have some recommendations to make concerning the treatment of claims that may be made by some of these persons. I know there are some claims in the process of being made and which have been under consideration by the government. What kind of forum should be appointed to deal with such claims, or what should be the scope of the powers of that body is a matter of consideration; but if we can shorten the labours of this committee by having an organized presentation of views on behalf of those who may have been affected by the administration of the custodian's office, I think that would be infinitely better than having a number of individuals come forward with presentations and individual experiences; and others who would not have those views at all.

It seems to me that to achieve a full understanding of this problem we will want some presentation of views from people representing the interest we are

concerned with. I think that we will make time in the long run and hear a more complete presentation of the whole case, perhaps, if we invite these organizations to send a representative along to a meeting to put forth their views.

The VICE-CHAIRMAN: I think we would be following the general practice if we refer not only this but similar questions to the steering committee. There will be others which we will have to decide; requests with regard to the calling of witnesses. I do not think we are in a position to make that decision until we have heard the statement which will be made by Mr. Shears and others who will appear before the committee, as outlined in the report. Is that agreeable to honourable members?

Mr. BURTON: Mr. Chairman, that will be quite acceptable to me. As I pointed out at the beginning had I had this information at the time I would have made a motion in the steering committee.

The VICE-CHAIRMAN: Gentlemen, you have heard Mr. Burton's motion. Shall it be referred to the steering committee?

Carried.

Now, following your recommendation of approval I shall call on Mr. Shears as the first witness. You will recall that at our meeting of April 28 we had before us the Secretary of State, Hon. Mr. Gibson, and Dr. E. H. Coleman. Dr. Coleman made a complete statement and a very interesting one, and it was agreed at that time that he be allowed to complete his statement before being questioned. I suggest that we might follow the same procedure now, because it worked so satisfactorily before, and that we allow Mr. Shears to make his statement before we question him. Is that agreeable to the committee?

Carried.

Frank G. Shears, Director of the Office of the Custodian, Vancouver, called:

The WITNESS: Mr. Chairman and gentlemen, as director of the office of the custodian at Vancouver I am pleased to have an opportunity of presenting a brief summary of the general administration and liquidation of Real Property and of the problems in regard to personal effects of the Japanese who were evacuated from the protected area. It was as a result of the policy of evacuation that the control and management of all property left in the protected area had to be administered by the custodian. The protected area is defined by a government order. Briefly, it extends along the whole of the coastline for several hundred miles and into the interior, roughly bounded by the Cascade mountains. In addition to that it takes in Vancouver island, the Queen Charlotte islands, and other small islands known as the Gulf islands. In that area there were approximately 1,700 parcels of real property which were owned by Japanese or in which the Japanese had an equitable interest; and in addition to that, of course, there were the businesses and household economy of approximately 22,000 Japanese who resided in that area, many of them not living in their own property but in rented homes or in rooms. Many of them were concentrated in small areas as, for instance, in the city of Vancouver, in one particular section. Others lived in fishing villages, for example, Steveston, about twenty miles from Vancouver. Then there was a considerable group who lived and made their livelihood in the Fraser Valley, on both the north and south sides of the river; and in addition to them there were the Japanese who were located here and there in isolated places throughout that protected area. Now, their property became vested in the custodian, either upon registration by themselves or automatically when they were evacuated and left that protected area.

During the period of evacuation which lasted several months—I think it was September or October before it was really finally completed—there did exist in the minds of the Japanese a considerable amount of confusion; they were not quite sure, so to speak, which way they were going: some of them were reluctant to place their affairs in the hands of the custodian, and quite a number of transactions were arranged by themselves during that period. Many of them had confectionery stores, fruit stores, dry cleaning establishments, dressmaking places, and they considered it desirable in their own interests that they should make their own arrangements for the disposition of their own businesses. Several hundreds of that type of property did change hands by the Japanese own negotiations.

By Mr. Gladstone:

Q. You said September or October; September or October of which year?—A. 1942. The evacuation commenced in March, 1942, but it continued to September and October 1942. I think it is true to say that in that period when many of these Japanese were making such arrangements certain sections of the general public took advantage of the situation and the Japanese disposed of property at prices which probably were not adequate. In any case, up to that point the custodian was not in the picture.

Q. What was the date of Pearl Harbour?—A. December 7, 1941. In order that the custodian might secure correct and adequate information with regard to all this property which was being left in this area a form was prepared for use in registration. I would like you to understand that this registration was not compulsory, it was purely voluntary. The statement made by them reads as follows: "I, the undersigned, hereby voluntarily turn over to the custodian all my property in the protected area as set out above . . ." and it goes on further and says, "I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia . . ."

(Form appears as Appendix "A".)

Now, unfortunately, from the custodian's point of view these registrations were not always true, and very often they were not complete. In a considerable number of instances they were certainly not accurate; and for the most part they were all inadequate. That is a fact without a shadow of doubt.

Mr. PINARD: What do you mean when you say they were not true?

The WITNESS: The statements the Japanese made in regard to what property they were leaving, the location and so forth, as subsequent events proved, were not correct. I will not say it was done deliberately; but the information on which the custodian had to base some of his initial work was largely taken from this form, and he was not supplied in many cases with correct and adequate information.

By Mr. Cockeram:

Q. Do you mean a description of the property?—A. Yes, a description of the property that he was leaving in the hands of the custodian.

Q. Does that include personal property?—A. Real property and personal property. There were a few exceptions which I will mention a little later on. Broadly stated, I am speaking of real and personal property.

By Mr. Boucher:

Q. It did not include money or securities?—A. No. As a matter of fact, it excluded money, bonds, stocks, shares, certificates and fishing vessels.

The VICE-CHAIRMAN: We will have this tabled before us.

Mr. FLEMING: Will it be printed in the proceedings?

The VICE-CHAIRMAN: If that is the wish of the committee.

The WITNESS: I think, perhaps, you might look at some other exhibits which I have. In regard to real property, gentlemen, the securing of information in regard to same, was not of course particularly difficult. We were able to secure information from the Land Registry offices and municipal authorities, and those departments co-operated in a very fine way. We were able to obtain the necessary information regarding ownership of Japanese real estate.

The first thing which we did was to appoint inspectors who would inspect these properties and make reports to our office. These inspections had to be made in a somewhat rapid and cursory manner, of course, and then, based upon these investigation reports, agents were appointed for the administration of those properties. These Japanese were being moved out of their homes. In some cases they had found a tenant for their property and in some cases they had not. It became one of our first responsibilities to find tenants for those properties and that was done fairly rapidly. There were very few properties that after a medium length of time were not occupied and revenue-bearing. As a matter of fact, the approximate amount of revenues which the custodian has collected from these properties was about $550,000.

There was another type of property which the custodian had to deal with and that was the farms which I have mentioned situated in the Fraser Valley. There were somewhat over 700 of them. The situation was this, that at the time the Japanese were being evacuated the crops were already growing. For the most part these Japanese were members of co-operatives, and with the assistance of the management of these co-operatives the Japanese themselves entered into negotiations with white people under which they leased their farms; these farms were half an acre or one acre or five acres—small farms—berry-growing farms. The Japanese made arrangements to lease their property for one year for an amount including the value of the growing crop. In that way to some extent these farms were protected; but as you can appreciate that type of farm might have rapidly deteriorated, but that condition did not arise—certainly not to the fullest extent because all of these farms were occupied by some white persons who took over after having made some arrangement with the Japanese through the co-operatives in which they were interested. The Japanese usually received some cash payments and the balance was all collected by the custodian subsequent to the owners' evacuation.

By Mr. Pinard:

Q. Did they have their own cooperative?—A. There was the cooperative called the Pacific Cooperative Union in which the membership was largely Japanese, but I do not know whether you would call it their own cooperative.

Q. Was it for their own people?

The VICE-CHAIRMAN: Gentlemen, I am afraid I shall have to ask you to respect the ruling with regard to interrupting the witness, because if I grant permission to one member to question the witness I shall have to do so to other members. It was agreed, may I say for the benefit of those who came in late, that Mr. Shears would complete his statement and then be open to questioning.

The WITNESS: Another problem, of course, was the matter of chattels and of personal property, household furniture of all those 22,000 people. In quite a number of instances the Japanese did show some initiative. Living in certain communities they gathered their effects together and stored them in one of their own buildings, a church or a school building; but for the most part all of their goods and chattels had to be handled by the custodian and moved to storage for protection. As a matter of fact, over thirty storage locations had to be secured in order to take care of the personal effects of these Japanese. In Vancouver—

speaking of one building in particular, a Japanese-owned building at 992 Powell street with four floors and a basement, something over, I think, 12,000 square feet of space, with each floor being higher than this room—that building was simply crowded with chattels and furniture and general effects of the Japanese. The position in which the custodian found himself in regard to the matter of chattels was this; he would go into a home from which the Japanese had been evacuated, in some cases we have found even the last meal on the table and not a thing done to the goods which were left; in other cases things had been packed very well. In quite a number of cases a certain amount of packing had been done by throwing certain small items into boxes without lids—sometimes in cardboard cartons. Now, I think you can imagine the condition. Even in our own homes, after having lived in them for a few years and moved out, we have quite a lot of stuff to either destroy or move. The Japanese did not destroy anything. We had the whole of the household effects of the 22,000 Japanese throughout all that protected area to handle in some way. I believe, gentlemen, that only by seeing that particular situation could you fully appreciate what a problem it was. Dr. Coleman, during one of his visits to Vancouver, was able to see some part of the type of chattels which we were handling. There were two advisory committees to which I will refer later. Mr. Justice Sydney Smith, Judge Whiteside, and other members of these committees on several occasions visited the storage places and were simply appalled at the detail of the problem which had to be faced. Even in regard to the matter of identification; because of the manner in which goods were often packed, we were not aware as to whose goods they were. For instance, Mrs. Takahashi would run across to her neighbour Mrs. Kobayhashi and borrow some boxes which might have Mrs. Kobayhashi's name on them, but she would put her own chattels in them and it would appear as though you were dealing with Mrs. Kobayhashi's chattels when you were really dealing with Mrs. Takahashi's chattels. I am simply giving some of the details of the problem which faced us. Now, gentlemen, that was all as a result of the policy of evacuation.

I would now like to come to what resulted from the policy of liquidation, and that, of course, is another phase. We are all aware that many complaints have been made—these complaints have appeared in the press; statements have been made on the floor of the House—that the custodian appears to have given away and sold for a song much of the property which was placed in his hands for protective custody. I should like on this occasion to make very clear the method by which the custodian has liquidated the real and personal property of Japanese who were evacuated from the protected area, and first of all I should like to deal with the real properties which were sold to individuals. No sale, not one sale, has been made by private negotiation; all properties have been advertised and tenders have been called for. The type of advertising is not the hole-in-the-corner method; you might look at these advertisements afterwards. This was the type of advertising which appeared in the newspapers (indicating clippings): "Real property for sale by tender, Department of Secretary of State. . . ." and so forth. These advertisements appeared in twenty-three newspapers, several insertions in each paper, never less than one month given for the general public to submit their tenders. This is the first advertisement and it is dated in British Columbia on the 19th day of June, 1943, and says that tenders will be received by the undersigned up to noon, daylight saving time, the 19th day of July, 1943, on those properties designated in the catalogue as group A. The catalogue was something which the custodian prepared, and I have a copy here which you might also look at. This catalogue gives the civic address, the legal description, and a brief classification of the type of property, such as a dwelling, rooming house, vacant land, nursery and so forth, and against each property there is the name of a real estate agent residing in the district in which the property is situated.

The VICE-CHAIRMAN: Gentlemen, do you wish this catalogue printed as appendix to the minutes? It contains fifteen pages.

Mr. PINARD: What does the catalogue contain?

The VICE-CHAIRMAN: Largely a list of the names of properties to be sold.

The WITNESS: I have several copies here and we have some in Vancouver.

Mr. STEWART: It should be sufficient for our purpose to have copies of the catalogue and thus save money in printing.

Mr. GLADSTONE: Were the newspaper advertisements large advertisements? Would you give us an estimate of the size in inches for the record?

The VICE-CHAIRMAN: They are twelve by three.

The WITNESS: This is more than three, sir.

The VICE-CHAIRMAN: Twelve by three columns in the newspaper.

The WITNESS: So the general public was well aware by the advertisements and by the fact that catalogues were available, that information could be obtained in regard to rental values, fire insurance, and everything concerned with any particular piece of property in which they might be interested. Then, in addition to that Mr. Chairman, every property was independently appraised. That is a valuation was made by appraisers who in the first instance were suggested to the custodian by the real estate boards of Vancouver and by the real estate boards of Victoria. Those names were submitted to our advisory committee and there again, if you will permit me, I will defer specific reference to that committee until later, and those names were approved by that committee. I had one meeting with this group of appraisers in Vancouver and another meeting with those in Victoria. The whole policy of the custodian was outlined to them. It was indicated that they were to make a fair, unbiased appraisal and that their appraisals were to be considered as confidential. The appraisals were sent in to myself as director of the custodian's office and were not even known to the members of the office until after the first tenders were opened. These valuators had no axe to grind. As a matter of fact, as those properties were to be offered for sale and an ordinary real estate agent might be able to participate in the sale, if anything, it would have been to his advantage to obtain as high a price as possible in order that the commission might be more favourable. There were approximately 900 of these properties sold to individuals on the valuation basis which I have just explained.

And now I would like to mention here what we do know in Vancouver, and I believe it is so in Ottawa, that there has been quite a change in the value of real estate. The situation in Vancouver in 1943 and 1944 was, however, not very much above normal and as an indication of this, I think it is fair to say, that as a result of this extensive type of advertising, the time which the public was given to make an offer on these properties, the facilities for inspection and so on, we only received, and I say only, we only received bids on 60 per cent of the properties when they were first advertised. That is to say they were not so attractive as to create 100 per cent demand. Not all of those 60 per cent were acceptable tenders. As a matter of fact, and I am not quite sure of this figure, but it was about 45 per cent of the tenders that were accepted. The others were refused. Those people who had made tenders which were not acceptable were informed that their offer had been rejected. They were not at that time told what price would be acceptable. They were advised that if they wished to revise their offer such revised offer would be given consideration. The type of property of course, varied, but I have here, gentlemen, just a few photographs of properties in the Vancouver area and some others on the islands and if you are interested afterwards I would like you to look at these photographs and they will give you some indication of the type of property which the Japanese owned throughout the protected area. I would like to mention this so that the story will be complete. After these properties had been advertised,

that is after this particular group of properties had been advertised, another group of properties was also advertised and another catalogue was printed and subsequently a further catalogue was issued of the unsold properties, where for the first time, it was indicated what the minimum acceptable price would be. That minimum acceptable price was the valuation. That only occurred several months after all tenders had been considered. The 900 properties have all been sold and the approximate returns were $1,750,000. There was another group of farm lands situated in the Fraser Valley. These were small fruit farms to which I previously referred and which were not offered to the general public but by government policy they were purchased and held for returned soldiers. The sale was made on the basis of a valuation which was made under an order in council whereby the Soldier Settlement Board of Canada valued all these properties. Negotiations took place between the director of the Veterans' Land Act and the custodian's department and there were exactly 741 properties included in the final deal. A certain number of properties included in the offer had to be withdrawn as some of them did not belong to the Japanese or the Japanese had previously sold them. The 741 properties were sold on the basis of the Soldier Settlement Board valuation, or at least within two per cent of that valuation, for the sum of $836,000.

Mr. FLEMING: Are those the ones in the Fraser Valley?

The WITNESS: Yes, with the exception of about 20 they were in the Fraser Valley. There remained unsold about 50 other properties. 25 of these are registered in the names of associations, a number of church buildings and so forth, and they have not been offered for sale. In regard to the 25 other properties which have not yet been sold, ten of them are in a place called Port Essington, across from Prince Rupert. I have not been to that particular location, but I have been to Prince Rupert. I understand that Port Essington is kind of a ghost town and there have been no offers for these properties.

Mr. CRUICKSHANK: That is not the Fraser Valley you are speaking of now?

The WITNESS: No, no, I should say not, sir.

Then I think I would like to say something about the liquidation of the chattels and personal effects of these Japanese. There again the method adopted was surely sound. Advertisements were placed in newspapers in the areas in which the goods were located, sometimes calling for tenders if the type of property warranted it, such as certain types of machinery, but generally speaking it was all sold by public auction by licensed auctioneers. In the advertisement a rough description is given of the properties to be sold at such and such a date, electric washing machines, sewing machines, bread slicers, bread wrappers, tables, chairs, dressers, etc. That is to say, there was a pretty good indication given as to what was to be sold at the public auction. At all of those auctions there were representatives from my office and quite a number of times I attended the auctions. It can be said that they were always crowded and competition was quite keen. I think perhaps you will agree with me here, Mr. Chairman, in regard to auctions when I say there is a certain type of property which does often fetch as much or more than it is worth. Those are items of medium value. Articles which are valued at around $4 or $5 if you went down to buy them at a store, somehow or other in the heat of the auction, even though the article has been in use for a number of years find people who are prepared to pay four or five or even six dollars for the article. There is however, a type of property which sometimes does not, because of the demand not being there, fetch its highest value. Because of the type of property which the custodian had to sell, I think without a doubt it could be said the goods which were sold at public auction fetched good, fair, market prices. It is a fact of course that not all of the goods and chattels received from the Japanese in the protected area have been sold by the custodian and that is on account of theft and vandalism which

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undoubtedly has taken place. Now there has been criticism in regard to that. The statement has been made that it looks as if the custodian did a poor job. I am suggesting that if anyone had 7,000 units of chattels to protect which were distributed throughout the whole of the protected area that to give adequate protection, the custodian would have needed 7,000 watchmen. The fact was that in many cases before it was possible for any representative of the custodian even to see, let alone to take actual possession of the property, other people had been there before him. Reference has been made in the House to the property of the Japanese Consul. That was situated in one of the best residential districts of Vancouver. Because it was consular property it did not come into the hands of the custodian but it was under the protection of the protecting power. The first power was Spain and afterwards it was Switzerland. They took charge of that property and the officials boarded it up, and then they boarded it up again and they boarded it up again after that. After the cessation of hostilities the custodian was charged with the responsibility of taking over that property. Mr. Wright and myself went with the Spanish authorities to take over. As I have already said, this property was located in one of the best districts in Vancouver and it was situated almost in its own spacious grounds. Leaded glass windows and doors had been completely taken out. Every light fixture had been taken out and even the grates were taken away and that was the condition in which that particular house was left. Now that illustration has been used to show the public the way in which protection has been given. The force of that illustration is in just the opposite direction. If that was the problem in connection with a house right in Vancouver in one of the best districts, what was the problem of protecting as I have already said, the 7,000 units which were spread here, there, and everywhere? It is a fact that theft and vandalism did take place before the custodian was able to get physical possession and it is also a fact that theft and vandalism did take place even after he was in possession in spite of having night watchmen and night patrols and so on. These places were broken into. It was not only the actual quantity of goods that was removed but it was the fact that you would go into the storage room and you would find box after box had been dumped right onto the floor making it difficult to identify the ownership of many of those small articles, pots and pans and so forth, of which there were numbers galore. I do not want you to think all assets of that nature have been dissipated. As from chattels, and fish netting, something over $650,000 has been realized by the sale of that type of asset.

Mr. FLEMING: $650,000?

The WITNESS: $650,000. I am giving you round figures on it but the figures are approximately correct.

I have just mentioned fish netting which causes me to introduce the matter of fishing vessels because I think it should be understood by this committee that as far as the custodian is concerned fishing vessels were excluded from the original order in council. Fishing vessels were impounded by the navy, and by order in council a Japanese Fishing Vessels Disposal Committee was set up and I believe about 950 of those vessels were disposed of by that committee for the sum of approximately $1,400,000. I believe it is also a fact that the majority of those sales were made by negotiations between the Japanese and the purchaser through the committee before he was evacuated. I would not venture to give the exact percentage but the majority of those sales were negotiated by the Japanese and the Japanese himself signed the transfer of the registry of his vessel to the white purchaser. There were a certain number of vessels left over and the order in council speaks of, I think, about 220, but some more were sold by the Japanese Fishing Vessels Disposal Committee and 180 were finally taken over by the custodian. As you can imagine they were the poorest of the whole fleet. They were the unsold ones. They were advertised by the method

that I have already indicated and those 180 vessels have also been sold which means to say that all of the fishing fleet of the Japanese has been disposed of either through the fishing vessels committee or through the custodian.

Now, gentlemen, I think perhaps I should hurry on to the end.

May I just give a few general remarks concerning the course of the custodian's administration. Municipal taxes have been paid off, and arrears of taxes have been paid where it was advisable. Mortgages have been settled and unpaid vendors have been paid. That is in cases where property was being sold by white persons to Japanese, the white persons equity has been paid off out of the sale. We advertised in the early stages for the filing of claims from creditors. We received thousands upon thousands of them and the claims were submitted to the Japanese and where there was money available those creditors have been paid. Where it has been the wish of the Japanese, his life insurance policy has been kept in force, and the premium has been paid, if he had available funds. As you well know in our order in council, I think it is P.C. 1665, one section indicates that no charge shall be made by the custodian, "provided however that no commission shall be charged by the custodian in respect of such control or management". The money which has accrued through these sales has all been placed to the credit of the individual evacuees. The money, as far as the custodian has been concerned, was at all times available to them. In cooperation with the Department of Labour these Japanese who were living in what was termed their interior housing settlements, were sent money, so much per month, or whatever arrangement was made between the Japanese and the Department of Labour. As far as the custodian was concerned the money was to the credit of the individual Japanese and was available for payment at any time.

I would like now to deal with the advisory committees to which I have referred, and perhaps I should have dealt with it more fully before. Two advisory committees were set up. One was under chairmanship of Mr. Justice Sidney Smith, with Alderman Charles Jones and a Japanese representative. The other was under chairmanship of Judge Whiteside with Mayor Mott, Mr. D. A. MacKenzie and Mr. Harold Menzies, a citizen of the Fraser Valley area for many years. Every sale to which I have referred has been reviewed by these committees before final acceptance.

Mr. FLEMING: That is in connection with real estate only?

The WITNESS: Well, thank you for asking that. In connection with real estate the offer was submitted and the valuation made on the facts as they were known and the offer was approved or rejected upon the advice of these advisory committees. In regard to the chattels, they were not put up to these committees specifically but these committees did agree upon the principle of selling this type of goods by public auction, by specified auctioneers, whom it was thought it would be desirable to use and the committee ratified sales which were made on that basis. I think I am right in saying that these two committees have not just considered their duty in an offhand rubber-stamp type of way. In regard to the rural committee, their meetings have sometimes extended, as I know, to over three hours at a session and they have asked questions and have asked for evidence to be produced to substantiate statements which I might have been making and it was only upon their knowledge of the situation, their knowledge of the facts as presented to them, that they agreed finally to recommend or approve of the sale.

Mr. STEWART: Was a Japanese on the committee all the time?

The WITNESS: No, there were two Japanese, one was Kumora and the other name escapes me but they were on the committees in the early days and later had to resign. They were evacuated and they sent in their resignations which had to be accepted and no appointment was made in their place.

Mr. STEWART: When the principle business was being done the Japanese were not represented on the committee?

The WITNESS: That would be largely true. They were both there at the time that the policy of liquidation was being introduced but they really did not deal with any approving of the sales.

Just on that point we have received many complaints from the Japanese. There have been two types of complaints. The chief complaint was, it was not their wish that the property should be sold. That is to say they objected to the principle. Then there have been a certain number of complaints which have been more specific and they said "not only do we object to it being sold but we consider the price is not adequate". However, I would say, from my knowledge of the situation, many of those claims have been greatly exaggerated. In the light of the method which has been adopted as I have outlined here this morning, you can see for yourself the extent to which we went to protect the Japanese against the sale of their property at less than actual value.

Mr. Chairman, I would be very glad if I could answer any questions but I would just like to add another word or two. I know from experience that the task has been by no means an easy one. It was a type of problem that, as far as I know, was almost without precedent. In the early days we had a small staff which grew rapidly. The people employed had no special training for the job which had to be done. Those early days were certainly hectic and there was no such thing as not working regular hours. By the time six o'clock came and the desks were cleared it was necessary to come back in order to get somewhat of a fresh start for the following morning. That situation applied to Sundays as well. I think it is only right to say that with respect to the staff at Vancouver everyone has always acted in consonance with their position as custodian employees and on behalf of the Japanese.

The CHAIRMAN: Thank you Mr. Shears for this very full statement. Now, gentlemen, you are at liberty to ask any questions and I have the first signal from Mr. Stewart. I will try to keep you within bounds and not allow one particular member of the committee to monopolize the whole time, subject of course to your ruling. I will try to catch your signals as quickly as possible and I will call on the respective members. The first is Mr. Stewart.

By Mr. Stewart:

Q. The question I was going to ask now is based solely on Mr. Shears' statement. I think I speak for the committee when I say we appreciate what you have said and I think we can appreciate the difficulties which the custodian out there had in connection with the protection of this property. The first thing I would like to ask is whether as you said, registration of property on the part of the Japanese was entirely voluntary. What would you have done to them if they had not registered?—A. It was voluntary. The order in council read "That upon evacuation property left in the protected area became vested". The purpose of the registration form was only that the Japanese might help supply information. In the main they co-operated very well. On the other hand, there were certain numbers who moved out and they did not register and we simply discovered the property afterwards.

Q. They had no alternative but to register?—A. Well it was all to their advantage to register, but they were not forced to register.

Q. You said later on that inspectors were appointed to examine the property. How many inspectors did you have at the peak time, could you tell me offhand or give me their names?—A. The inspectors who, first of all, looked at these properties in Vancouver were, sometimes, chartered accountants. This was for the purpose of investigation. This is going back some while, but I think probably there would be nine or ten employed in that area. Then, in the other

areas where a person was appointed, for example, in a place such as Cumberland someone—as a matter of fact, in that case I was over myself and had an interview with a bank manager. I found out that such and such a person would appear to be the right type of person to act in a temporary way on behalf of the custodian. This particular person was approached. He was given a list of the properties of which we knew. He went around and made his report saying that this was a property which was vacant. He suggested it might easily be rented and so forth. Real estate agents were then appointed. You will get the names of a considerable number of them from these catalogues.

Q. In connection with the farms in the Fraser Valley, you said there were some 741 sold. Were the valuations made by the D.V.A.?—A. The valuations were made by the Soldiers' Settlement of Canada.

Q. How did those valuations compare with the assessed value?—A. On the 741 properties, the assessment was $1,250,940 and the appraisal was $847,878. The offer accepted, which I said was within 2 per cent, was $836,256.

Q. Many of these matters I intend to pursue later. I just wanted to get certain facts for the moment. With regard to the chattels the vandalism which took place, can you tell the committee if any suspects were apprehended by the police and whether there were any prosecutions?—A. There were no prosecutions. In some cases there was some suspicion. The police suggested it was usually a group of youths who did it. No one was prosecuted any way.

Q. Who is going to bear the loss caused by this vandalism? Is it the Japanese themselves?—A. I can only refer to the statement which was made by the Honourable Colin Gibson in the House a few days ago. I do understand that the matter is under active consideration by the government, that is, in regard to the payment of any claims in regard to such matters as you have mentioned.

Q. When the chattels were sold by auction, what expenses were charged against the gross amount received?—A. The usual auctioneer's fee in Vancouver, for an individual, is that he will sell your goods for a 15 per cent commission. We made arrangements with the auctioneer, in view of the exceptional circumstances, that he would charge 10 per cent and we would do the advertising. As a matter of fact, our advertising only came to about 3 per cent so, as far as we have gone, it was about 13 per cent instead of 15 per cent. However, because of the very nature of the case, it did cost us almost, I think, 9 per cent of the value to collect up these goods. We could not just hand them over to the auctioneer. We, ourselves, had to do the unpacking and sorting out and that charge has been assessed against the Japanese.

Q. That was an expense, but it was an office expense, and that means 22 per cent would be charged against the gross?—A. Yes, I think about 21 per cent; that would be the average. In some cases it would not be as much as that.

Q. Then, you would credit that amount to the various Japanese's accounts? —A. Yes.

Q. Was any allowance made for interest on credit balances whenever there were credit balances?—A. No, no interest has been allowed.

By Mr. Gladstone:

Q. Could we have a word picture of some of the localities, the coast homes, the area in Vancouver, the Steveston location, and a picture of the Fraser Valley, just briefly?—A. I am just wondering, in that regard, whether this might not be the answer. This, as you can see contains pictures, mostly of the area of which you are speaking. Then, I have here what we called "Little Tokio", the Powell Street area, and another one for one of these sections of Vancouver. I brought this as a sample from Vancouver. We have nine or ten of them. These deal with Vancouver and the municipal area.

Q. I had in mind something which might go in the record.?—A. Well, I think it is certainly true to say this, when speaking of the Powell Street and Cordova Street area in Vancouver, that the Japanese property consisted of a group of sub-standard properties. Many of them were in terrible shape. As a matter of fact, when we came to make rental arrangements for that type of property, we could not get a tenant to go in unless we made an arrangement whereby he would, himself, make certain improvements which were absolutely necessary. To that extent, we rebated an amount of the rental.

The city authorities, after the evacuation of the Japanese, came to us. We attended a meeting of their board on one occasion. It was their hope this would be an opportunity to improve the standard of the properties in that area. Taking the custodian's point of view we said, "Well now, you have allowed these properties to exist in this condition until now. Should you be quite so strict just at the moment the custodian steps in?"

From that time on, the city authorities were co-operative and, providing a new tenant approached them and made arrangements that he would do certain things to the lighting fixtures or sanitary facilities, the city authorities allowed the new tenant to take possession of that property. This Japanese property was definitely sub-standard and this was true of the Japanese property in the main. Of course, there are some very nice properties but, in the main, the majority of the properties were not of any particularly fancy type. As in everything else, there would be some good properties. I do not know whether that answers you or not.

Q. What about the upper coast properties?—A. Would it be in order for Mr. Wright to say something about that? He visited some of those properties. Some of those properties were situated on the foreshore. In quite a few cases I have seen them housed on posts, with the water running right underneath them. Many of them were just shacks.

Then, there are some areas in the Fraser Valley facing the Fraser River, where the land is described as a peat bog district. In order to get from the front of the property up to the house, a walk has to be made. Between the property and the river, there would be a road, but between the road and the property a ditch had to be put in.

Mr. CRUICKSHANK: Just a moment, to keep the record straight in connection with this matter, my friend is entirely wrong in his description of the property. I defy him to name me any area in the Fraser Valley where that is true. I know the area to which you are referring down at Lulu Island, but that is not the Fraser Valley.

The WITNESS: I apologize, that is correct. I had the Lulu Island district in mind when I was making that statement.

By Mr. Cruickshank:

Q. I should like to ask one question. Is it not true, I am speaking of the farms in the Fraser Valley, that a large percentage of them were what is known in farm language as, burnt out farms?—A. The information which came to us was this, that the type of farming which the Japanese did, I am just passing on the information which was given to me, that they were not farmers in the real sense of the word but they were miners. I mean to say that they produced good crops, but they did so definitely at the expense of the land itself. Now, I am not a farmer and cannot say whether that is true, but that is the information I have been given.

Q. In other words, the land was burnt out?—A. Yes, that expression has been used, not of all, but of certain of the valley properties. The land was burnt out.

By Mr. Boucher:

Q. Is my understanding correct that you said the properties had sold at approximately 60 per cent or approximately 80 per cent of the assessed value? I think you said about $800,000 was received for the property.—A. The appraised value was—

Q. The sale value was less than the appraisal value?—A. The sale value was 2 per cent less than the appraised value.

Q. The appraised value was how much less than the assessed value?—A. I will have to do a little bit of arithmetic. The chairman says it is $1\frac{3}{4}$ per cent. It is about two-thirds, about 66 per cent of the assessed valuation, is that what you mean? The sale price to the V.L.A. was two-thirds of the assessed value, but it was within 2 per cent of the appraised value.

By Mr. Winkler:

Q. In regard to the sale of the fishing vessels, were those sold freely and if so were any sold by auction?—A. They were sold freely by the Japanese Fishing Vessels Disposal Committee. When the balance came into the hands of the custodian, the custodian took over this certain number of boats, 170 I think it was, and also what was termed the unfinished business of the Japanese Fishing Vessels Disposal Committee. The unfinished business consisted of collecting money from purchasers who had not yet paid the full sale price. These boats were all valued, advertised and sold on that basis. So far as the boats which the custodian handled, I can assure you that the 170 were not the worth-while boats by any manner of means. They were different types of boats. There were what are called seiners, packers, gill netters and cod fishers, all having a relatively different purpose and a different scale of prices. In the main the custodian has not been responsible for the sale of fishing vessels except the odd ones left over which we cleaned up.

By Mr. Cruickshank:

Q. I should like to ask one question. Do you say anything in your records of the amount of chattels such as washing machines and that type of thing which were not turned in or not taken over by any branch of the government, but which were left with private friends of the Japanese? What I am trying to get at is this, that it is not fair—I am not defending the custodian's branch at all—but it is hardly fair to say that there were a lot of cases in which the Japanese were not paid for their chattels by some branch of the government when they were left with private white friends of the Japanese. I presume your department has knowledge of that. For instance, there were frigidaires, beautiful stoves and even a piano left with private individuals in my own district. So far as I know, they are still in those private homes.

Mr. PROBE: Those all came from these sub-standard houses?

Mr. CRUICKSHANK: No, from farms, but it is not fair to say the custodian's branch has not paid a proper amount for the chattels. In other words, the Japanese have no right now to say they were not paid for a frigidaire by the custodian if it was not handed over but was left with private individuals. That is correct, is it not?

The WITNESS: That is correct. We think the amount of that type of chattel now is relatively small, but we cannot be certain. As has been stated, the Japanese, in certain cases, did not divulge to the custodian on this registration form all the information concerning these chattels. We were not aware of it. In one way and another, we did find out about it. In some cases, it may have been left with white friends just as you have stated. There were certain items of furniture and, from time to time, these have been disclosed. Sometimes

they have been taken over by the custodian and sold, but there are still some of them, I would say a limited amount, which are in the hands of other people and have not been handed over to the custodian.

By Mr. Warren:

Q. I should like to ask this question, before we get too far away from these burnt out lands, would you be able to give us an approximate idea at what price per acre this land was sold?—A. At the moment, I think I would prefer not to attempt to answer that, that is, on an acreage basis. I have not, immediately in front of me, any figures on that.

By Mr. Green:

Q. Was the price for this land set by the custodian or the Veterans' Land Act people?—A. Negotiations were carried on precisely in this way. Under the order in council, the Soldiers' Settlement people were appointed to make a valuation of the Japanese rural properties, the farm properties. They made that valuation, during which time the custodian was withdrawn from the picture. After the valuation had been made, the custodian again became the vested owner of these particular properties. The next step was that the custodian received an offer from the director of the Veterans' Land Act to buy 840, that is not quite the number, but that does not matter, of these properties for the sum of $750,000.

At that time, negotiations took place. A gentleman who came from Ottawa to Vancouver sat in with me in the advisory council on it. There was a representative of the director of the Veterans' Land Act and a representative of the custodian's office. Their offer, as I say, was $750,000 against a valuation of $867,000. I do not want to get you confused. The offer was for more properties than we eventually sold. The figures which I have given you and which are accurate are for what was actually sold. The offer was $750,000 for properties which, according to the Soldiers' Settlement valuation were worth $867,000. This offer of $750,000 was rejected. Negotiations were carried on and eventually the director of Veterans' Land Act offered $850,000 for those properties which were valued at $867,000. On that basis, the deal was consummated. Then, the exact number of properties were adjusted.

As I say, certain properties had to be withdrawn. The encumbrances were more than the offer in some cases and in some cases the properties belonged to deceased persons and had to be administered by an official administrator. Those properties were withdrawn from the sale which was made to the director of the Veterans' Land Act.

Q. Was the position that you were only allowed to sell these farms to the Veterans' Land Act people? The Veterans' Land Act people made the valuation and then offered $100,000 less than the valuation and finally came up slightly below their own valuation; is that the picture? Were you or were you not free agents? Were you able to sell to anyone outside or did you have to sell to the Veterans' Land Act department, really on their own terms?—A. Well, of course, I do not know. It is not for me to say. It was the Soldiers' Settlement people who made the valuation and the director of the Veterans' Land Act who made the offer. I am just mentioning that. Then it was a question of negotiation. It was, definitely, a suggestion of the government department that it would be desirable for these properties to be held for returned men. The negotiations were carried out, as I have said, on the basis of a valuation which was considered by the advisory committee as being a fair offer; that is to say, the obtaining of within 2 per cent of the valuation for a group of farms on the basis of a cash payment within a limited time. It was considered that would be quite a good deal.

By Mr. Jaenicke:

Q. I have a question or two which I should like to ask. I do not know whether or not I understand this situation correctly. You have mentioned the assessment of those properties as being $1,250,000, approximately, is that right?—A. Yes.

Q. Those are the properties which were finally sold for $850,000?—A. They were sold for $836,000.

Q. They are only rural properties?—A. They were all small farms.

Q. What about the urban properties?—A. They were those 900 properties about which I have spoken in the first instance which were advertised and placed in catalogues or specially advertised from time to time. You must have in your mind two groups of real estate sales, the 900 properties which were sold to individuals by this method which I have indicated and the 700 odd which were sold to the Veterans' Land people.

Q. How does the sale price of those properties compare to the assessed value?—A. You mean the urban properties?

Q. Yes.—A. The figures in the greater Vancouver area—I have a record here of 466 sales. The assessed value was $1,183,313; the appraisal was $915,600 and they were sold for $1,004,785.

Q. Are the assessments on improvements in Vancouver to the full value or only 60 per cent?—A. The question of relating sale price to assessment, while I presume it has some bearing, is a difficult thing because, I think I am right in saying in different areas there are different assessors, of course, and different methods of assessment.

Q. How are the improvements assessed in Vancouver, at the full value? —A. On the improvements, it is 50 per cent. We have been told by the officials in Vancouver that over a period of quite a few years, I believe almost ten years, no drastic change has been made in assessment values. At times, the court of revision was convened because of complaints put in, but by and large, they had been side tracked. There has been practically no change in assessment values for a long time.

Q. What about the rural areas, are they assessed each year and is there any change made each year?—A. I am sorry, I am not in a position to answer that question.

Q. Did you make any enquiries when you received the valuation from the Soldiers' Settlement people and found them to be so much lower than the assessed value? Did you make any enquiry as to how that came about?—A. The deal was consummated more on the basis of the valuation, not on the assessed value.

Q. You made no enquiries as to why there should be a difference between the assessment and appraised values by the Soldiers' Settlement people?—A. I do not recall that that point was brought up. I should like you to understand I am not shelving any responsibility but I was sitting in at that time with an official from Ottawa.

Q. I do not know how it is in British Columbia, but in our province the assessed values are usually lower than the actual valuation.

The VICE-CHAIRMAN: Are you speaking of the rural property?

Mr. JAENICKE: I am speaking of the rural property.

The VICE-CHAIRMAN: I wish all the members would keep in mind the fact that there are three separate headings under which these sales go, namely, those in the greater Vancouver area, those in the urban area at large and the rural properties which were handled, as I understand it, 741 sales through the Veterans' Affairs Department and the Soldiers' Settlement Act.

By Mr. Boucher:

Q. Can you give me any information as to the relationship of assessed value in the rural area to the relationship of sales in the year 1943, generally in the

municipalities? In other words, most municipalities can give you a calculation as to what portion of the current sale value the assessed value is. Do you have any information on that, or was any investigation made in that regard?—A. I think we have to have this in mind; we are thinking back to the year 1942 or 1943 and I think it would be right to say that, in the rural areas, the prices at which properties were changing hands were considerably less than the assessed value. I mention that with a certain amount of diffidence, but I am not making a wild statement. I have been given to understand that, in that area, apart altogether from the custodian's property, when properties were sold, the value obtained did not measure up to the assessed valuation.

By Mr. Cruickshank:

Q. Is it not true that in every rural municipality in British Columbia, the assessed value has practically no relationship to the sale price?—A. That is perfectly true. As an indication of that, just take a jump for one minute to the city areas. The city was selling vacant lands, I am not speaking of improved lands but there were some of them improved, but the city was selling these lands at 60 to 70 per cent of the assessed value.

By Mr. Probe:

Q. But they were conditional sales, conditional upon building, were they not? —A. That may be so, but in any event the purchaser had something which was not improved and it was sold at a proportion of its assessed value. In the rural areas, I think I am right in saying that the municipalities were prepared to sell land at from 50 to 60 per cent of the assessed valuation. If you are going to get into the question of the relationship of sale price to assessment, you would have to consider individually every municipality because it is not the same all the way through.

By Mr. Boucher:

Q. Is it not a fact that in almost every registry office they can give you that data as to the relationship of the sale value of land sold each year to the assessed value of the same land?

By Mr. Pinard:

Q. I should like to get some information in so far as the disposal of business concerns owned by the Japanese is concerned. They must have had business concerns. What happened to them? Were they sold, and if so, what was the policy followed in that respect?—A. In regard to businesses, as I indicated at the start, I believe quite a few hundred were sold by the Japanese themselves. If they were not sold, the custodian was in this position; he had a dry cleaning establishment, we will say, situated in rented premises. While the Japanese was there, he was carrying on and he had a business. The Japanese was evacuated and the custodian comes into the picture, having dry cleaning equipment in a rented building. We really sold the dry cleaning equipment, that is to say, we were not in a position, generally speaking to sell the goodwill or the concern as a business. That type of article was advertised and sold Tenders were called for on the actual equipment and, of course, the purchaser of that equipment had to move it unless he made some arrangement with the owner of the building.

Q. What happened to the accounts when there were credits to be collected from the customers?—A. This form provides for a declaration of monies owing to the Japanese. Any debts owing to the Japanese were collected, in so far as possible. Extensive correspondence was carried on and numerous collections on

behalf of the Japanese were made. I mean to say the custodian has collected, on behalf of the Japanese, any debts which were made known to him, where it has been possible to collect.

Q. Were the services of lawyers required in that respect in some cases? —A. I do not recollect any. There have been cases where the debtor refused to acknowledge the debt, in which case we got in touch with the Japanese and told him that this man disputed the debt.

Mr. STEWART: In conection with the Fraser Valley farms which were sold, they were sold on a basis of about $1,100 each, approximately. We have been told they were burnt out and were mined. If that is the case, the income resulting from the operation of those farms would have been low. How was it that the tenants or owners of those farms were able to acquire so much money that they could purchase frigidaires, pianos and washing machines in such vast quantities they could distribute them among their friends?

Mr. CRUICKSHANK: I would be glad to answer that, if I were permitted.

By Mr. Stuart:

Q. The thing I have in mind is that I remember, after the last war, property was worth much more than it was 15 years previous. I wonder if we could be told what the price of that property in question would be today compared with the price about ten years ago; has the value increased? In my province, property which would be worth $5,000 today would have been worth about $2,500 a few years ago.—A. I am very sorry, but I did not catch the import of that statement. Would you mind repeating it?

Q. In short, all I want to ask is this, is the property today, in those areas of which you spoke, worth far more money than it was prior to the war? The value today might be much greater—A. The value today is undoubtedly greater than it was in 1943. I do not think there is any doubt of that. Speaking generally, Vancouver real estate or property in that area has a considerably enhanced value.

The VICE-CHAIRMAN: Gentlemen, it is now after one o'clock. Mr. Shears, as you know, is from Vancouver. I do not know whether he is anxious, but I think the government is anxious that he return to his duties as soon as possible. He is here at your request and he will stay just as long as you need him, but I am naturally anxious to expedite the business, so we might sit to-morrow instead of waiting until next week. We will meet to-morrow at 11.30 in the hope of winding up his evidence.

The committee adjourned at 1.00 p.m. to meet again on Friday, May 9, 1947, at 11.30 a.m.

APPENDIX "A"

FORM "JP" FILE NO.....

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

Personal Information

Name .....

Home Address .....

Registration Number .....Sex.....Age.....

Occupation .....

.....

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

Employer .....

Married? .....

Name of Wife or Husband .....

Address of Wife or Husband .....

Names of Any Living Children .....

.....

.....

Address of Children .....

Age of Children .....

Statement of All Real Property (Each parcel must be mentioned and particulars given)

1. Location and Description .....
.....
.....
.....
2. Buildings and Other Improvements .....
.....
.....
.....
3. Insurance (Give particulars; state where policies are) .....
.....
4. Taxes (Amount and where payable) .....
5. Encumbrances (Including any unregistered claims or deposit of title deed)
.....
.....
.....

5. Sub-Tenants, If Any (Give name, address, rent and to what date paid) ...
6. Occupancy and Leases (If vacant so state) .....
.....
.....
7. State Whereabouts of Title Documents .....
8. State if any Other Person Has any Interest .....
9. If Farm Land State Crops Sown .....

Statement of Real Property Occupied

1. Location and Description .....
.....
2. Landlord's Name and Address .....
.....
3. Particulars of Lease and Rent and Date to Which Paid .....
.....
4. State Whereabouts of Lease .....
.....
.....
.....
6. If Farm Land, Particulars of Crops Sown .....
.....
.....

Statement of Personal Property Owned:

1. Give Brief Description and State Location of Furniture, Fixtures, Equipment and Machinery, Stock in Trade and Personal Effects:
.....
.....
.....
.....
.....
.....
.....
2. Horses, Livestock and Other Animals, Poultry and Pets .....
.....
.....
.....
3. Give the Name and Address of Any Person Having Any Interest in, or Claim on Any Such Property .....
.....
.....

Form "JP" File No.....

4. Insurance Carried on Above Property .....
.....
5. Mortgages, Liens and Other Claims on Property in Possession of Others
.....
.....
6. Moneys Owing to You (State if any of these debts assigned and if so, to whom) .....
.....
.....

7. Bonds, Debentures, Shares, Stocks or Other Securities (State whereabouts)
.....
.....

8. Bank Accounts.....

9. Life Insurance.....
.....

10. Interest in Any Estates or Trusts.....
.....

11. Safety Deposit Box.....

Liabilities:

1. Personal Debts.....
.....
.....

2. Trade Debts.....
.....
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.....
.....

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this.....day of.....1943.

(Signature).....

.....
Witness

For Departmental Use.....

.....