

C H A P . 1 2 8

An Act to incorporate *La Société des logements ouvriers*.

[Assented to 5th March, 1915]

WHEREAS, by their petition, the persons hereinafter Preamble.
mentioned have represented that for several years
the question of sanitary, modern and cheap dwellings has
been before the public in large communities;

Whereas at all times, and especially at present, a great
many builders' workmen are unemployed, and as the form-
ation of an association for the purpose of enabling work-
men to make use of the time they may be without employ-
ment by enabling them to devote their labour to the
erection of buildings, whereof they might become owners on
easy conditions, would be a matter of public interest;

Whereas they have prayed for the passing of an act to
that effect;

And whereas it is expedient to grant such prayer;

Therefore, His Majesty, with the advice and consent of
the Legislative Council and of the Legislative Assembly of
Quebec, enacts as follows:

1. Messrs. Charlemagne Rodier, advocate; J. A. A. Company
Brodeur, advocate; E. E. Fontaine, manager; Maurice incorporated.
Larose, manager, and Adolphe Lecours, manufacturer,
all of the city of Montreal in the Province of Quebec, and
all other persons who may become shareholders in the asso-
ciation, are incorporated under the name of "*La Société* Name.
des logements ouvriers."

2. The provisional directors shall be the persons above- Provisional
mentioned. directors.

3. The head office of the association shall be in the city Head office.
of Montreal.

4. The association shall consist of:

a. *Shareholder members*, who shall be subscribers to the Members of
capital stock of the association; association.

b. *Registered members*, comprising all labourers, carters,
carpenters, joiners, brick-layers, plasterers, roofers, plumb-
ers, stonecutters, masons, cement-finishers, painters,
electricians, and all other workmen who, by a written
application, express their intention of participating in the
advantages of the association;

c. Beneficiary members, the name given to registered members when they have had placed to their credit, in the association's records, a number of hours' labour, representing an amount of at least twenty-five dollars.

Board of directors.

5. The association shall be managed by a board of directors, consisting of five elected yearly, by the shareholder members and beneficiary members. Each shareholder member shall have one vote for every share he holds, and each beneficiary member shall likewise have a vote for every hundred dollars of accumulated work.

Object.

6. The object of the association is to acquire land within the district of Montreal where the registered and beneficiary members shall devote the time during which they are unemployed, in building dwelling-houses on such land, of reasonable dimensions, provided with suitable and separate conveniences, and to allow them to become owners thereof at moderate prices and on the conditions mentioned in this act.

Plans to be prepared.

7. As soon as the association has acquired the necessary land in a municipality, it shall have plans of houses prepared which shall be on exhibition in its offices, and be numbered separately.

Approval by council.

8. Such house plans must be previously approved by the council of the municipality where the association will carry on its operations, or must be in conformity with the provisions of the by-laws of such municipality, as the case may be, and the plumbing work shall be done according to the health by-laws of the city of Montreal.

Application by registered members.

9. Every person qualified to be a registered member of the association may form part thereof by signing a written application to that effect.

Entry to be made in books.

10. His name shall then be entered in the books of the association according to the date of his application, and be given a serial number according to his application for admission, saving the association's rights to refuse the registration if the candidate cannot furnish satisfactory references or certificates as to his standing.

House to be chosen.

11. Every registered member shall, as soon as he is admitted to the association, choose, from among the exhibited and approved house plans provided for above, the house he intends to acquire.

12. After registration, all members may work on the land belonging to the association at building houses pointed out to them and under the direction of persons chosen by the association. Work to be done by members.

13. The association shall keep an account, in books devoted to such purpose, of the number of hours' labour contributed by each registered member, and, at the same time, of the price represented by such labour; it shall give each registered member a numbered pass-book in which his hours' labour and the said price shall be entered, and which shall be an exact copy of each registered member's account as it stands in the association's books. Account to be kept of work done.

14. The value allotted by the association to the labour of each registered member shall be equal to the price fixed by labour associations affiliated to the Dominion Trades and Labour Congress or eligible for such affiliation, for the same kind of labour, and the association shall fix the working hours in accordance with the by-laws of such associations. Value to be allotted to labour of each member.

15. The value of the labour which shall be required from every beneficiary member to allow of his becoming the owner of a house like that whose plan he has chosen, shall be strictly limited to the cost of the land, materials, labour and management; an estimate shall be made in advance for every house the plan whereof is exhibited, and such estimate shall be mentioned on such plan and on the application form to be signed by each member, but the beneficiary member shall only pay the actual cost of the house as established when the house is completed. Nevertheless, as regards extra work which a member may require for his house, such work shall be allowed on the conditions granted by this section, provided such work does not injuriously affect the general plan, and is approved by the board of directors. Value of labour, &c.

16. The amount of work placed to the credit of all registered or beneficiary members, and their interest in the association, shall not be liable to seizure. Work to be unseizable.

17. The board of directors shall alone see to the acquisition of the land and materials required, as well as the advancing of the necessary money for building the houses. It shall have the right to keep for the benefit of the association the twelfth of every dozen houses built under this act. Duties of directors.

Possession of houses.

18. The beneficiary members may take possession of the houses as owners when they are completed.

Right to take possession to be sold by auction.

19. When a house is finished, the right to take possession thereof as owner, shall be sold by auction to the highest bidder among the beneficiary members, and the premium realized shall be credited as receipts for the benefit of the association. The sale shall be made at the head office of the association, and notice thereof shall be given by letters mailed to the beneficiary members, to their last address as shown on the society's books, at least fifteen clear days before the day of the sale. Nevertheless, no member can acquire more than one house from the association.

Transfer of interest in association.

20. A member shall always have the right to transfer his interest in the association by following, as far as possible, the formalities prescribed by the Quebec Companies' Act relating to the transfer of shares. The association may make any by-laws to that effect based on the said Quebec Companies' Act.

Title deed.

21. As soon as a beneficiary member takes possession of a house, the association shall give him a title deed of ownership, stating the purchase price, and acknowledging the payment of a sum equal to the amount of labour appearing to his credit in the association's books and in his pass-book.

The association shall have an hypothecary right on the said house for the balance remaining due, without interest.

Right to continue work.

22. The member shall have the advantage of continuing to have hours of labour put to his credit until the purchase price mentioned in his title deed is paid, and the association shall give him every year an acquittance equivalent to the labour he has had put to his credit during that period.

Value of work may be repaid in money in certain cases.

23. In the event of the death or infirmity of a beneficiary member before entering into possession of his house the association shall, within thirty days, repay in money the value of the labour to his credit, to his heirs or legal representatives, or to himself, as the case may be.

Qualified heirs or representatives may replace member.

24. An heir or representative, qualified to be registered as a beneficiary member, may, however, avail himself of the advantages to which the deceased or infirm member was entitled, by assuming his obligations.

Work after

25. After a beneficiary member has taken possession

of his house, he shall be bound to work each year for the benefit of the association to the extent of one hundred dollars; in default of supplying such work, he shall pay in money the equivalent of such sum, or the amount necessary to complete it; this amount of one hundred dollars shall be credited to him on the balance remaining due by him.

26. Any beneficiary member who wishes to abandon his rights in the association, may claim therefrom a sum equal to one half the value of his work as entered in his pass-book.

27. The association shall send to each of its members an annual report certified by a licensed auditor, and its books shall be open to examination by its members.

28. The association may make agreements with any transportation company calculated to promote the objects for which it is incorporated; provided, however, that such agreements do not violate any of the provisions of the by-laws of the city of Montreal.

29. The association may, if it deems proper, pay money a portion of the wages credited to the beneficiary members with their consent, but, in such case, the value of the labour so remunerated shall not be entered in such member's accounts, nor in their pass-books.

30. The council of a municipality may guarantee the capital and interest of the loans to be effected by the association, and, in such case, the provisions of the act George V, chapter 49, relating to loans with guarantees, shall apply.

31. No contract shall be signed by the beneficiary members for the purchase of sanitary houses under the provisions of this act, unless the price and other conditions be approved by a board of censors whose further duty it shall likewise be to decide all disputes that may arise between the board of directors and the beneficiary members in connection with the carrying out of such contract.

The board of censors shall consist of three members, one of whom shall be elected by the board of directors, and the two others from among the workmen belonging to the labour unions above mentioned, with the approval of the majority of the beneficiary members present at a meeting

duly called for the purpose; and the decisions of such board shall be final.

Provisions applicable.

32. Nothing in this act shall have the effect of withdrawing the corporation from being governed by the provisions of the charter, laws and by-laws of any municipality where the said corporation may exercise its powers, nor by the provisions of the Quebec Public Health Act.

Capital stock.

33. The capital stock of the association shall be one hundred thousand dollars, divided into one thousand shares of one hundred dollars each, of which fifty per cent shall be paid in cash and deposited in a bank holding a Canadian charter, before beginning operations.

Division of profits.

34. The profits which the association may make shall be divided among the shareholder members and the beneficiary members, according to their respective interests.

Hypothecs to be deposited in trust.

35. All hypothecs due to the association by the beneficiary members under section 21 of this act, shall be deposited in trust with a registered trust company to guarantee the accumulated work of the beneficiary members who have not as yet been put in possession of their houses.

Directors not to sell to association.

36. No directors of the association shall sell either land or materials to the association under a penalty of one hundred dollars upon summary conviction before a police magistrate, and, in default of payment of the fine, of an imprisonment not exceeding three months.

Procedure for liquidation.

37. In case of liquidation of the association, the procedure to be followed will be that prescribed by law for building societies.

Statement for Provincial Treasurer.

38. On or before the 1st of February each year the association shall furnish the Provincial Treasurer with a sworn statement certified to by the president or vice-president, and the manager or secretary, showing the authorised capital of the association, the amount subscribed and the proportion paid up, the assets and liabilities of the association, the number of registered and beneficiary members, and all such other details which the Provincial Treasurer may require. This statement shall be published, at the expense of the association, in the *Quebec Official Gazette* for two weeks.

39. This act shall come into force on the day of its sanction. Coming into force.

C H A P . 1 2 9

An Act respecting the Trustees of the Montreal Turnpike Roads

[Assented to 5th March, 1915]

WHEREAS the Trustees of the Montreal Turnpike Roads, a body politic and corporate, having its place of business in the city of Montreal, has, by its petition, represented that under the acts 3 Victoria, chapter 31; 4 Victoria, chapter 7; 9 Victoria, chapter 67; 13 and 14 Victoria, chapter 103; 58 Victoria, chapter 44; and 59 Victoria, chapter 65, the Trustees of the Montreal Turnpike Roads have the control of certain roads situate in the vicinity of the city of Montreal, and power to commute the tolls on such roads or any portions of the same with any persons or municipalities desiring to effect such commutation, and also power to issue bonds and debentures not exceeding two hundred in number, for the sum of one thousand dollars each, making in all an amount of two hundred thousand dollars, which amount is payable on the first day of January, 1915, and bears interest at the rate of three and a half per cent, payable half-yearly; whereas, in fact, the Trustees of the Montreal Turnpike Roads have issued such debentures, which become due and payable on the first day of January, 1915, and the said debentures are at present the property of the Government of the Dominion of Canada, and in its possession; whereas the said trustees have, in fact, commuted the tolls on the roads or portions of roads situate in the municipalities hereinafter mentioned, at an uniform rate for each of them of four thousand dollars per mile, namely: the city of Maisonneuve, the city of Westmount, the city of Outremont, the city of Verdun, the city of Lachine, the town of Sault au Récollet, the town of La Pointe aux Trembles, the town of Montreal East, the city of Montreal, the town of Cartierville and the town of Lasalle, by various authentic deeds deposited in the archives of the said Trustees of the Montreal Turnpike Roads; whereas the said corporations wish to pay the capital of the said commutations mentioned in such deeds, which they are, moreover, bound by such deeds to do; whereas, in order to meet the debentures issued by the said Turnpike Trust as aforesaid, it is necessary that the capital of such commutations be paid, and that the said Trustees be authorized