

C H A P . 95

An Act to incorporate the Association of the Real Estate
Brokers of the Province of Quebec

[Assented to 2nd June, 1904]

WHEREAS Rienzi A. Mainwaring, Fitzjames E. Browne, Preamble.
Rémi Goyer, William C. Palmer, U. H. Dandurand,
S. H. Ward, and Mendoza Langlois, and others, all real
estate brokers, of the city of Montreal, in the district of
Montreal, have, by petition, represented that it is desirable
that they be constituted into a corporation, and whereas they
have prayed that for their greater advantage an act be passed
to erect the said corporation ;

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

1. The said Rienzi A. Mainwaring, Fitzjames E. Browne, Persons incor-
Rémi Goyer, William C. Palmer, U. H. Dandurand, S. H. porated.
Ward, Mendoza Langlois, and such other persons as now
are or hereafter may become members, are hereby created a
body politic and corporate under the name of "The Asso-
ciation of the Real Estate Brokers of the Province of Quebec." Name.

The principal place of business of the corporation will be Head office
in the city of Montreal, and it will be entitled to have a seal. and seal.

The objects of the association shall be to promote good Objects of
understanding amongst its members, to enforce as far as association.
practicable uniformity in transactions with each other and
the public, to assist in creating and maintaining a healthy
tone in the real estate market, to afford accurate informa-
tion regarding current transactions, and to generally promote
the welfare of its members.

2. The corporation shall have power to exercise all the Corporate
powers conferred generally on corporations. It shall have powers.
power to acquire and own property, moveable and immove-
able, and the same to lease, alienate, exchange, sell, hypoth-
ecate, or otherwise dispose of or deal with, as may be best
in the interests of the corporation. The revenues arising out
of said immovable property shall not exceed twenty thou-
sand dollars per year. The corporation may further also ex-
ercise all the powers conferred on joint stock companies.

The corporation shall have power to issue debentures and Power to
bonds for an amount not exceeding two hundred thousand issue debentures.
dollars for the purpose of erecting a real estate exchange,
and for other purposes relating to the purposes of the law.

Board of directors.

3. The corporation shall be administered by a board of six directors, who shall be appointed, unless otherwise provided for by by-law, for a term of one year.

Provisional directors and term of office.

The said Rienzi A. Mainwaring, Fitzjames E. Browne, Rémi Goyer, William C. Palmer, U. H. Dandurand, S. H. Ward and Mendoza Langlois shall be the provisional directors of the corporation, until they have been replaced by the members of the corporation convened for such purpose by two of the provisional directors, after a notice of two weeks, published once in an English newspaper, and in a French newspaper of the city of Montreal.

Election of directors, &c.

At such first election those chosen to replace the provisional directors may be so elected according to the by-laws, which may be adopted at such first special meeting, regarding the election of the said officers of the corporation.

President and other officers, &c.

The board of directors shall be empowered to appoint, from amongst its members, a president, two vice-presidents, and a secretary-treasurer, and such other officers and employees as the board shall see fit for the interests of the corporation.

Power to make by-laws for certain purposes.

4. The corporation may adopt by-laws relating to the place, date and object of meetings of its members, the management of all property of the corporation, the duration and nature of office of its directors and officials, the imposition of fees for admission into the corporation and yearly dues payable by its members, the admission and classification of members of the corporation, and the expulsion of the same from it, and the issue of bonds and debentures.

Convening of meetings.

Meetings of the corporation shall be called according to the rules and formalities provided in the preceding section, unless any by-law provides to the contrary. The vote of the majority of the members present shall govern.

Majority to govern.

Coming into force.

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