11.10

Rural

Difference in form of reports
Valuations sound on basis of qualifications
Confidential.
To me and Committees

Use made by Commtts.
Greater Van. Not always..
C.P.M proposed Min.

Rural (Having recommended-
Props in scat ered areas/
Accepted Appraisal as Min.
(Sometimes calling for another)

Tenders
Not opened if enveloped marked
If opened- sealed.
Envelope dated
Opened after expiry date
Listed & referred to Committs.

Refer again Sacrifice Bargain

Initial response
870 properties over 1 year
455 " received tenders.
Tenders on 52%
(Unsold @ "A" 48% No interest
2nd Cat-167 -108 Unsold)
Number accepted? -30%

Examples letters to Tenderers

14 ✓

Subsequent offers- Same manner
No price revealed until after offer
Criticism of this
Real Est. AGents viewpoint-
Other Clients had price

15 ✓ Advisory Comts recommended that time come
desirable indicate to prospective pur.
FOR SALE Last Catalogue.

Read

Catalogues

9 ✓

1. 15 pages
   Read cover
   Civic address &c-
   Agents name
   (Inspection- Information...)

2, Groups "B" & "C"
3. Rural Props.....
4. Unsold in Greater Van. June '44
5 " Combined Mar '46

Date 19 May 43

167	Group A
297	" B- C
81	New West- Fraser Valley
325	Van. Island - elsewhere
870	

10 ✓ Special Ad 80 approx.....
950 " (apart V.L.A.)

Distribution of Catalogues
7000 G.Van
5000 Rural

11 ✓ List of Licensed R/E Agents - 275- 300
At Custodian Office
"

Refer to Meetings with Real Estate Agents

12 ✓

Question of Appraisers
D.W.Reeve
A.R.Harvey
W.G.Moore
J.R.Reia
F.A Clelland
E.N.Copping

Aug 43 Reeve asks another
Sep 11 meeting in office
Reeve Harvey Moore divided work

13 ✓ Rural. Read letters

6

Evidence before Justice Bird. Sept 20 1948

Ordinary Employee 1st.April '42
Origin of "April Fool's day" with
Practice of playing tricks..
Sending on fruitless & impossible errands
lost in antiquity
Felt idea going to extremes
as became aware task, later expected direst

C.L.Drewry (Norwich Union)- in charge
Asked to come ..Custodian work-Winnipeg
Edgar T.Read ..left Dec.
Jan 1st '43- Acting Director- June 1st
Desirable..aware sequence
Responsibilities after sufficient carry

Aware Enquiry--Evacuees
For record-Enemy Section-Pearl Harbour
Enemy Assets
Gov.Notice Feb 7-Male enemy aliens leave P.Area

Evacuation section as result of
P.C.1486 Feb.24 -extending authority M.ofJ to
order any or all persons to leave
Followed by order 2 days later
i. Requiring to leave
ii. " surrender Motor V.

To implement these requirements &
take care of consequences which would flow
P.C.1665 Mar.4 '42
i.Security Com.- Plan-supervise evac.
ii.Custodian.. As protective---Vest

While close co-op.
Not possible take immediate,adequate
control in physical way

Unprecedented in history
No background of experience to guide
Forcible removal Arcadians from homes 1755
nearest parallel

Real

No discrimination,-those who took oath-or refuse d
Based on premise
In war Necessity knows no law
(Usually harder to prove the necessity)
Those exiles lost all- No administration
6000 set on ships- transported to Colonies

Gov.Census June 1941 23224
22000 domiciled in B.C.
Over 40% Nationals of J.

Be noted 1665..Vested under..provisos

3 ✓ Registration. "J.P"
"I,the undersigned--turn over"
Certify, true..
Conceded.."Brief description"
commenced Mar 13th '42
Heather Street-R.C.M.P.
Hastings Park
Fuji-Powell Street
Steveston
Victoria
B.C.Itinerary-
Through interpretors
English hard to understand

Process of Evacuation prolomged .....
During interim,
Assets recorded as left....
moved to other locations
sold
No criticism..Been urged to dispose..
But created further problems of
identy and accounting.

Dr.Coleman,.... March 10th '42
Representatives Trust Coys,.. (20) Advice
Chartered Accts.for Investigating
Real Es.Agents " assisting-management,rental
Committee. agents for
Instructions to Inverstigating Agents
Sample Reports. (various angles)

Real

Following the recommendations,-
Real Property.
Immediate concern-Make revenue bearing
(aware, incidental to present enquiry-...
Upkeep & manag. bearing on value
briefly, for continuity

.Real Estate Agents appointed,--
Usual functions,
Tenants,
Rents...
Minor repairs
Insurance Taxes
About 130

During this administration,
Became aware of type of property..
No sweeping statement..all inferior
some first class
(As group- Majority not most desirable)
Many Sub-standard
Even if contemplated bring up
permission cd.not be obtained from...
to do so..more than 30% Asses.
the maximum permitted

Conference City Hall Dec. '42
Alderman Buscombe Building..Health ..Legal
re General defective state
Electric wiring, plumbing
Defective sanitary conditions
Condemned
Placarded unfit
Co-operation
Prospective tenants work out...

'23 Report

Eventually most props. revenue bearing
$600,000

Believe, if policy continued
Record of our administration (with few exceptions)
Received lareg degree commendation

3

Chattels

Re-trace steps-from original investigation report
Personal Property.
Generally referred to -ominous word "Chattels"
Movable property ... Indeed so- Elusive
Parody

They seek them here ..there
Custodian seeks them everywhere
Are they in Storage?
Have they disappeared
Those --elusive Personals.

Any epigram?
"Never was known a night of such distraction"
Drama- Some cases Tragedy
"And now the stage is set
"The hand of fate is on the curtain
"And gives the scene to light"

As individuals
experience on cleaning up after change residence
Household effects- 22000 persons
Powell St
Fishing Centres
Farming districts
Secregated places

State in unequivocal terms
Nothing spared in time, genuine effort, expense
Staff. Personal attitude to Japanese question
Ass employees- Consonance- trustees
Maximum 120 110 210
Turnover. 320 different people
Temporaryposition..

Property in Rented premises
Most urgent
Make available for Owner.
Storages. List 36 in Report

Moved by Jap. themselves.
(No suggestion- Care --other than Cust)
In property owned ..Urgency upon speed rented
Room- basement--

Question what record,-
Only fair say- No thought of liquidation-in minds
At conclusion hostilities- returned
Some,-Not be long
inference not always- Allies Victors.
710 Interned.
But short time or longer-
Remain In Situ

No so necessary,
even if possible (practically not)
to take itemized inventories.
contents of boxes &c
details kitchen utensils

Some general imventories by agents
Continued to do so.
Valley Problems
Lease by Japanese
tenants left- no notice
" changed- not advised.
Field men and Cars

In addition to known factors
Results Adverse Public opinion
Theft & Vandalism

1. Read correspondence/

Type of goods.
Own inspection. Vancouver
Steveston
New Westminster
Valley
/~~Victoria~~- & Island
Nanaimo, Rupert.
Cumberland
Alert Bay

See 6v Report for please

Intrinsic Value

~~Impression conveyed by description~~
misleading ....

9

Inspection--with Jones-Whiteside --
Amazement at complexity of problem ...
inferior quality
Poor condition
Impression by description-misleading

Clothng remnants rags
Report on quality-Thompson

2 Relief disposition

Available for shipment.
Custodian's position -
Security Com. Interior Housing, not feasible.
Other points¾. Always
Cost against it

Liquidation considered by both Committees

"In view of such factors as storage expense, deterioration of many types of goods held loss by theft and fact that present time favourable for disposition of miscellan. household goods-
recommend Sale by Auction

3 Japanese advised again
by Notice in Camps
and New Canadian.

Advertisements (4)

Read List of Auctions Report page 61

Present. Members of Staff
(Outlying points- Agents)
Self 6 to 8 time -reports
Well attended,
Competition keen

5 Questionaire Field men

ce to discontinuance of gifts.

nimous opinion - exception

Office contributed to a small gift

Intrinsic value no concern

Establish a link with the office after gone.

Fountain pen
Service-
Last- wear out lost.

Book.
Trust enjoy
Conversations.

"Discussion the anvil on which the spark of truth is struck

On shelf for lifetime.
as reminder.

Inscribed.

Liquidation however,
"Stone of stumbling & rock of offence"
which engendered dissatisfaction not previously..

First indication of this policy
P.C. 469 Jan 19 '43 (other matters-later)
-Power to liquidate
No immediate change in policy
No instructions. Inference Contemplated

March 8 '43 Two Advisory Committees
Terms of Reference being,-
Page 38 of Report.

Greater Vancouver Committee
Mr Justice Sidney Smith
The late Mayor, then Alderman C.Jones
Mr K. Kimura July '43

Rural (outside G.Van..
Judge David Whiteside mar 8'43
Mr.D.EMacKenzie --well known Oct 7/8'44
Mr J.J.McLellan (almost immed. resgd.)
Mr Hal Menzies ..Long standing Haney
Mr Yamaga May '43
Mayor Mott (1st meeting Nov.'43

Methods not entirely similar
Greater Van. Own Office
Secretariat
-Only present on occasions/ Write
Weekly -- 2 weeks

Rural Judges Chambers - Mott Office
Desire Whiteside & Com. I attend
& present matters
36 meetings- 3 hours.

From my contacts with both,-
Testofy- interest, careful consideration
further information-
delay desirable

Calibre-

Before policy of liquidation

Perishables

Fish netting in this class

Large quantity-

Difficult problem- technical

size- thread-ply-depth- mesh-

Fair market value of used net difficult

Quality of new can vary with seasons Flax crop-

Reavels in 2nd & 3rd years.

Previous use (Factor in what life left

Difference among fishermen

1 year 2-3-or 4

Bluestoned in time

Cutch Gum Japonica

Constant care or rapid deterioration

Market Value of 2nd hand net not precisely defined.

JP Declaration (Inadequate -

5 Nets Salmon Nets

Majority left in Cannery houses (Considerable Number)

Generally tagged & priced

1. First attempt at problem

Fishermens Institute

Read May 1- 5- 8

reference to appraisal

C.P.Leckie-- Note heading

2. Policy Letters to Canneries

i Sell at Jap prices

ii Appraise & refer to Jap

wrote or wired

delays or no reply

Aug 31 '42

Ottawa "The Custodian policy is to get nets into production regardless of valuation place on Net.

Briefly- Sell at Jap price.

If offer less Sell at Appraised

12.

Following Examples of sales made

3. Canneries remitting for nets at Jap prices

4. Nets taken on credit

4A Sold & paid direct

Prior to finish of evacuation
Paid out or credited

B.C. Packers	42000
Nelson Bros	5000
G West Pack	1800
ABC	575
	48000

Inventories

5. Stated none given by Coys
My memo Aug 27

6. Nets still in Co houses.
Invty started by Robinson
Giving nets a number
set up card index

Secured Takahashi Net house Sep 42
Sub- let from Nat Fisheries
Leased by Japs)
Not sufficient capacity
sometime 2 month before moving
to warehouse after inventory

Further complications
Switching of tags
&
No tages (Suspense account)

7. Peters Memo & Net Book

C.P.Leckie Continued to appraise.
Robinson at Steveston Sold
Net Sales $115000

13 & 14

13/14

Cars

1. PC 1486 Feb 24 & Gov Notice (required to leave/ also deliver up- Motor Vehicles

2. Press Notice March 6th
surrender March 9th
(Cars disposed of in interval)
Justice ruling
Offence Not invalidate-

R.C.M.P. arranged space Hastings Park
Buildings required by Secy Com.
Cars put on Race track
Custodian accepted delivery

Enquiries from Army, Air Force RCMP
Attention Norman McLarty
Fair & reasonable prices
by appraisal

3. Appraisals made March 26th
Consolidated Motors (Cars in main
McDermot Motors Trucks
Davis Drake Victoria
Given Number (same as seizure no)

My Report Page 21 Sold to Department

4. Letter March 30th 1942 Dr Coleman
After Gov Depts
Custodian will approve
Advertisements & reserve bids

Also Custodian opinion be justified
in charging disbursements.-
Storage charges
Watchmen -
Insurance..
Racing Season
Moved to 9 Locations

5. Advertised Tenders July 25 '42

6. Newspapers used. 15.

Detailed Inventory - referred to in ad
(1) Mimeographed - 13 pages - Gen. Letter July 17 4+ 7a
Described - Make &c.
Results - (500)
Highest above appraisal accepted.

Tenders fairly close.
No prospects of improving
Retail Automobile Association
Mr. Cruise President
Mr. Walsford Secy.
At office June 16/42.

Pessimistic

Market lower than when surrendered
2000 cars on market

Because of this
Policy accept 15% - 20%
basis of dealers' percentage.

Public to enquire at office
Told Appraised price
Not re 20%
Told make offer
Negotiated.

P.C.U. Trucks 72
Co-Op - 78% Jap. members
Made lease
Transferred to P.C.U.
8 Shimek letter to RCMP Mar. 7/42
9 P.C.U. Receipt Mar. 12/42
Taken Hastings Park.

Minister of Justice Ruling
10 G.W's letter Apr. 25/42 to R.CM.P.
11 Vesting under Reg. 39. 30 Apr./42
Schedule - 72 Trucks

(12) GW'S Memo 10 Sept. /42.

Mr. Shears' Letter of March 1/43
to Mr. W.G. McPherson - Ottawa.
13 Re: Pacific Co/Operative Union Trucks

per Donnell

Cars Sold

If sold $20. Expense $30 Customer dispo

Warehouse + Storage

3 months
4 "
5 "
6

20) $1000 under

Insurance
Value x Time

100 1 month is amount
500 1 " 5 "
500 2 " 10 "

$1000 -

16 a

Knowledge

Fishing Vessels - Excepted.
Brief review
Taken by Navy
Assembled Fraser River 1000
Prince Rupert 200

Desirable brought into use.
J.F.V.D.C. PC-288 Jan. 13/42
Justice Sidney Smith
Com. B.L. Johnson RCNR
Kishizo KIMURA

Purpose "Negotiate"
Disposed of Majority - 950
Did sell about 150 without the consent 2/3
later. Owners signed

Damage
P.C. 3737 May 5 '42 Fund
Surveyors Naval Service
" Committee
(Assessed damage)
$90,000. paid

Majority sold -(950)
Custodian brought in P.C. 6247 July 20/42

1. All unsold Vest on and after Aug. 1 (no
2. All unfinished business - on & after 1st
transferred to Custodian
Note limitation P.C. 469 gives.

Took delivery of 181 Vessels
The least desirable
Continued to negotiate

17

usual meeting
Hope of interest
Not without value
How approach?
After Pearl Harbour-Public attention
Recently again ..prominence
Especially concerning Custodian
As Director..closely connected

On some occasions in past, considered meeting
Aware been Ottawa
Headlines ....
Letter .Harsh criticism
Not greatly concerned
Am concerned... misapprehension
Know facts as relates my responsibility

Not from evey angle
Much of problem outside Custodian concern
The larger issues outside
Some issues.. all Christians agreement
others .. difference opinion
Some reference
purpose not discussion

Personal
March..Government employment..
Refused .....
Director ..not by self seeking
Not Liberal
Not defence or agreement

Running history
Starts with Pearl Harbour
Regulations Trading with Enemy
Vested
Custodian office in existence last war
Dr Coleman (1) page 11 Crimea
Official from Ottawa
Enemy Assets.. Timber
Treaty of Peace.

undersecy - coas deputy

aged
on other hand
Sabotage.
not occur till right time.
1500 Children in Japan
10000 - request go back before depart of Japan
40000 hard?
710 Internal

New Secretay State (Colin Gibson)
My Report
Page 5. Evacuation) Hyde apar
My opinion?- Discriminatory.
Evacuation (Security Commission)
Page 8-9

Continued negotiate
at appraised price.

Re surveyed by John Gould
Marine Surveyor
Went Fraser River.
Recommended removal

Brought to Coal Harbour Sep '42
Wharfage
Columbia Waterfronts
Stanley Park Shipyards
Caretakers
found necessary 24 hours
Pumping &c
Insurance
$14000-
Com of Cabinet Jan 11 '43
authorized charge

Adverised.-
Enquiries & referred to
Caretakers.

174

V.L.A.

Farms- mostly in Fraser Valley
At time of evacuation-- Growing crops
Marketed through Co-ops.
Lease arrangements made by Japanese
250 through Co/ops.
200 other than through Co-op
150 Leased by Custodian
150 No arrangements
750

This the position when
29 June '42 PC 5523
Except with approval S.S.B
i. Lease or dispose of Agricultural land
also
ii. Appraisal of fair present day value

Custodian remaind Vested owner
No fresh lease or rental..consent
Special form lease

P.C. 469- (Before- Clarified Custodian's
position re Vishing Cessels
& established power to sell
revoked 5523
Appraisal completed.
Custodian in original position
continued administration

19thnMay '43. Meeting of Rural Ad.Comtte- Vancouver
Executive Assistant to Custodian present
Informed Com. Offer 769 parcels $750000
No breakdown of offer except
SSB Apprisal Land $398251
Imp. 468769
867000
652 buildings (majority considered
sub-standard)
481 props classedas suitable
288 " unsuitable
Asses. Value $1,255,000

18

Chairman- suggested Spot valuations
17 selected. (not sure how selected)
Surry, Mission, Pitt Meadow, Maple Ridge
Only information given
Legal description
Assesd. Value Land & Bdgs
Acreage
Taxes.
Wednesday Agreed to meet
Monday 24th.

MacKenzies office.
Formal offer May 17th (Barnet-District Sup.)

Sub-Com. reported their valuations
comparative statement made

Assd.	Value	31119-00
S.S.B	"	28232-00
Com.	1/8	43100-00

Noted as 50% higher

Later
Reginal Com of V.L.A. at N.Westminster
later
T.Godfrey
E.Carncross
J.J.MacLellan
No idea -prospective purchasers
Lot of unsuitable property
High lands farmed intensively
soil values petering out
House -repair
Com. If appraisal $867000...
suggested $900,000....
Godfrey on behalf V.L. $800000
Refused by Advisory Com.
Adjourned
Godfrey wd.advise Chairman
if change in offer

Following day.(Dis.Sup Barnet-wrote Exec Ass.Cust.
indicating offer $825,000
refused...

Next.- Negotiations @ Ottawa pending Copy

Received Copy of correspondence between the two Departments at Ottawa.

Arranged Jude Whiteside - meeting June 1st

Letter G.Murchison-Director S.S. & VLA
May 29th Read

Discussion
Result
Letter Chairman to Sec.State
June 14

July 12th Advised by Ottawa

Re Vote 764
Cost
Relieve Parliament
Vote unanimous

Instructions to liquidate- * Powers for definite offs. V L Co

Dr.Coleman May 4th '43 - Winnipeg

Orderly liquidation

Methods adopted- beyond criticism

Not only fair market price

-Equal opportunity

Conforming to advice of Advisory Commit ees

Never..letter, phone,conferance
pressure, interference, urgency

Review methods adopted

Real Property (Apart from V.L.A) Later

Not now always able clearly define whether

i Ideas originated with Commtts.

ii Suggested- and approved.

But always their recommendation

In Brief.

By Public Advertisement
" Tender
" Use of Catalogues
" Co-operation with Real Es. Agents
" use of Qualified Appraisers.

Enlarge.

Advertisements

19th June-	19th July '43
1st Sep	4th October '43
30ty Mar	1st May '44
	15th June "

"A Matt"

21 Newspapers,
(Page 50 Report)

Suggestion,- Dumped.on market

Initial offerings one year

further say later

Deal with Catalogues

End another year.

8. Pearl Harbour- justification for existence.
Temporary office not yet extinct.
Best wishes- Health happiness

Further significance
departure of another group
Poem- Refrain- The tide rises- falls
Descriptive
Launched on uncharted sea
Navigation in rough waters.
Rising flood tide in first months.
Tide on the ebb
Not long before will be neap tide.
Lowest Ebb. + voyage over.

Land Exodus

Decision- discontinue valedictory
omit parting gifts.
Rose emblem of remembrance for all
Adhere to principle.

Not let occasion pass without expression of thanks
even if no gifts.
" if no studied eulogy
fulsome praise.

McArthur.	March	'42
Matheson	Dec	'42
Cleaver	Feb	'46
Scoby	March	'48
Hyde.	Feb	'48
Johnston	May	'43

A vain conceit- Done a good job
you vital contributors- share in thanks
Recent events-"Causes me to tremble"
as hasten to final culmination
Office pass.
Unhonoured and unsung.
No reflection on your efforts

Women. Solomon. -Thou excellest them all
Industry
Loyalty
Charity
Speech.

Among those leaving. One (earliest in service)
Others- No disparagement
diminution value your contribution

No employee
More jealous to maintain Custodian prestige
zealous further " policy

Express special tanks.

Mrs Mc. A Protestant'
not religious or theological significance
A Protagonist in any cause to which attached
Inevitable result-
disturber of the peace.

No matter settled until settled right
A dictum to which we subscribe.

When appointed Director. - Refused-
Read- Wright- Bob Alexander.
McPherson- spoke- more significance than though

Wright- Slow moving arm of law
Alexander dynamic agressive-
land Custodian in trouble.
Self Preserve balance
represent Custodian

We are-what we are by impact of those around us
? always
valuable contribution to formulation of policy
& course of action.

True to say.
Her contacts with
Liberal education to many fromer & present employees
indebted
Office left poorer by loss of her services.

2

Real Prop. (apart from V.L.A)- later)
In reviewing methods adopted
Not now always able to clearly define whetehr
i Ideas originated with Commtte
ii From methods suggested which they approved
But always received their recommednation

In brief,-
By Public Advertiement
Tender
Use of Catalogue
Co-operation with Real Esate Agents
Use of qualified appraiser

Enlarge,-

Advertisement
~~19th June~~ 13 Tenders by
~~1st Sept~~ "
"
"

Special ad.

A MATT"
identical copies
20 newspapers.
-
-

Suggestion dumped upon the market
initial offerings 4 groups from..to
further say about period later

Deal with Catalogue = See over

? thousand copies?
To every licensed Real Estate Agent
Number....
large numbers given out at Office.

6

July 20 1943 — 3000 #1 Grain

Sep " — 2000 " "

July 19 44 — 2100 #3

Apr 1946 — 1500 Corn

Apr 18 1944 — 3100 Rice

11 700

404

16

The methods of two committees not entirely similar
Greater Van Com.
Own office
" Secretariat - See folders
As general rule this committee considerec
the matters ~~presented to them~~ which I
presented to them, without my being present
On certain specific occasions I was asked to atte

Rural Com.
It was desire of Judge Whiteside and his com.
that I should attend their meetings and
personally present matters for their consideration.
~~As a general rule~~ general rule 3 hours

From my contacts with both I can testify
interest, careful consid.,

many times ~~did~~ not receive ~~the~~ approval expecte
required further information
thought some delay desirable.

Both committess..recommendations as to liq.
to them again as ~~deal~~ deal
Refer ~~to these committees again as to the~~
with carrying out of policy.

Enlarg. - Some - amazed - Faulkner Experts

Received my instructions directly from DR Coleman
May 4th '43 requested to meet him Winnipe
Orderly liquidation
By methods beyond criticism
not only fair market price
equal opportunity
always conform to advice of Comttees.

* advised re Ordinary Cents

Never a single occasion
letter, 'phone or conference
any special instructions, pressure,
urgency..

(5)

Begin -- Ordinary employee-
Origin of "April Fool's day"
practice of playing tricks
sending on fruitless & impossible errands
lost in antiquity
Frequently felt the idea
going to extremes

as became aware of the task ---
which I was later expected to
direct.

At that time.
Mr C.L.Drewry (Norwich Union) in charge
Mr Edgar T Read partic.execurive authorty.
Not until Jan 1st '43 any
June 1st. '43 Director.
Desirable be aware of this sequence
& period of my responsibility

Aware thise enquiry converns affairs of Evacuees
For record- Enemy section-Pearl Harbo r-- Dec. 7 '41
Assets .of ? Leave area?
Evacuation section as result P.C.1486 24th Feb '42
extended authority to Min.of Justice
order all persons. leave Protected area
defined Gov.Notice 29th Jan
Min of J auth to order
Followed by Gov.Notive 2 days later
iirequiring persond to leave
i surrender motor vehicles-cameras-

To implement these requirements &
take care of consequences which would flow
P.C.1665 4th March '42
i. Security Comn.-plan-supervise evacuation-
ii. Clause 12 ..as protective...Vest
(exceptions)
While close co-oparion with S.C. .....
not possible take immediate or adequate control
in physical way of assets R & P left

1

Unprecedented in history
No background of experience to guide.
Forcible removal ~~from homes~~
of Arcadians from homes 1755
nearest parallel.
~~Based on the necessity of war.~~
That evac. also ~~based on necessity~~ of war
~~no discrimination between those~~
~~who refused take oath~~
based on necessity of war
no discrimination those who refused
take oath
120 premise in war, necessity knows no law
harder prove the neces sity

those exiles lost all (no adminisr)
number ~~6000~~ set on ships & transported o
British colonies along Atlantic Coast
6000

Gov census June 1941 23224
22000 domiciled in B.C.
over 40% Nationals

property
Be noted 1665 vested under two provisos
i That it was turned over
ii ~~Property~~ which upon being evac., the owner un

Registration "JP" (~~information~~)
"I, the undersignes..."turn over"

conceded..in regard personal prop
"Brief description"

commenced 13th March
Heather Street R.C.M.P
Hastings Park
Fuji- Powell St.
Steveston
Victoria
through interpretors or
english difficult to understand.

Evacuation prolonged. rto
During interim,-
Assets recorded as left ....moved other locations
or sold
(no criticism- urged to do so)
created further problems identy & accounting

~~Only for records the purposes of reg.~~

Dr.Coleman
March 10th '42 -
Representatives of Trust Coys & indivuals trustees
(20) advice- Chartered Accounts & others
for investigation
also Real Estate Agents for assisying
management & rental

Sample reports
i Real Property
ii Personal property

~~Recommendations~~ following the
Real Property (Recommendations)
Immediate concern-- make revenue bearing
(aware incidental to present enquiry) for continuity
briefly, for continuity)
Real Estate agents appointed
tenats
minor reparis
rents
about 130

During this administration
became aware of type of property
no sweeping statements that all inferior
some first class (as a group)
majority not most desirable
Many sub-standard
Even if contemplated bringing up to standard, permission could not be obtained from building & health authorities, due to fact that cost of so do would be more than 30% as assesd.valuation, which was the maximum permitted in City By-laws to re-instate a property

Conference City Hall Dec. 1942
Alderman Buscombe
Building
Health
City Legal Advisor
The general defective state of
electric wiring
plumbing
defective sanitary conditions
Properties condemned
Pl acarded Unfit for human habitation
Co-operaton
Prospective tenants work out arrangeents
Eventually most props. revenue bearing
$570,000

Believe..if policy continued--
Our record of administration (with few exceptions)
wd. have received a large degree of commendation

The question of liquidation however
was"the stone of stumbling & rock of offence"
which engendered a dissatisfaction not
previously very pronounced. (much in
evidence)
First indication of this policy
P.C. 469- Jan 19th '43
-? i
ii ...power to liquidate
No immediate change in policy
No instructions

Advisory Comtts (for purpose of advising re liquidation)
? Directive ..
....
Greater Van.
March 8 '43
Mr Justice Sidney Smith
The late Mayor, then Alderman Charles Jones
Kimura.

Rural Properties
dealt with props.outside Greater Van
...
..... Victoria
Judge David Whiteside
DEMcKenzie
Hal Menzies McLellan Yamaga

Appreciate opportunity give summary
of General administration
Liquidation
Problems re Personal effects

As result of Policy of Evacuation
Control & man..prop. left in area ..
1700 parcels Real Property Evac.
Businesses & household ..22000
In rented homes--rooms
Concentrated in small areas
Fishing districts
Frazer Valley
Isolated..

Vested (Upon registration or when left)
During period of evacuation (Oct)
Confusion :- Many fearful -
Trans actions Sales by Japanese
Confectionery business
Fruit Stores
Dry Cleaning Establishments
Dress making
(Advantage taken by Public)

To secure information-Registration
Voluntary
"True & complete"
Not accurate
Inadequate

Real Property
Information Land Registry-Municipal
Investigation & Reports - rapid
Appointment of Agents
Rental arrangements ...
Growing Crops (peculiar problem
Revenues over $550,000

part payment :- collections on behalf

Chattels - Another matter
Stored by Japanese
Removed by Custodian (30 Storages)
992 Powell... 12000 sq.ft. ..
Condition & packing
Only appreciate by seeing
Dr.Coleman..Smith.Whiteside
Identification

As result of Policy of Liquidation
Another phase
Complaints..Press..Members on Floor
Given away ..Sold for song
wish make method clear
Real Property - pl. Individuals
No sale by private negotiation
Public Tender
The Advertisement..(Month)
21 Newspapers

General
Municipal Taxes paid
Mortgagees-Unpaid Vendors
Creditors
Life Insurance
No charge by Custodian

Money to credit of Evacuee
Co-op with Depart Labour

Complaints from Japanese
General- Object to liquidation
Specific Appear exagerated
Majority re those sold V.L.A.

Hon.Colin Gibson Statement

Glad answer if able Happy do so
Task by no means easy
Without president
Staff Rapid groth 1942
Decreasing
No special training
Early days Hectic

Always acted in consonance with their position as Custodian employees on behalf of Japanese.

Catalogues
Valuations
Appraisers (Real E. Boards)
Meetings -Fair-impartial-
Confidential

Two Advisory Boards
Tenders considered
(Real Estate demand-1943-4)
Tenders on 60%
Type pf property
Photographs
Further Advertisements
Acceptable price
960 $1,750,000

Another group (Farm Lands)
Not offered to General Public
V.L.A.
Government Policy-Returned men
Valuation Soldier Settlement
Negotiations on basis of app.
(within 2%)
741 $836,000)
All Sold
(Except- 25 Associations)
25 (Port Essing-10)

Liquidation of Chattels
Method
Advertisement- Auctions
Licensed Auctioneers
Attendance--Demand . Prices
250 Auctions

Not all goods left--sold
Theft & Vandalism
Criticism..Poor Job Custodian
Protection 7000 units
Shaughnessy
Force of illustration
Before & after
Not all dissipated
Chattels (Fish Netting)
$650,000

Fishing Vessels. (Excluded)
Impounded by Navy
J.F.V.Disposal Comtte (
950 $1,400,000 -1475
180 150,000 830

Unusual meeting..Interest--Value
How approach?
Pearl Harbour--Public attention
Again recently..prominence..Custodian
Considered meeting previously

Aware been Ottawa
Headlines.....
Letter, harsh criticism
Concerned.. misapprehension
Know facts as relates my responsibility

Not from every angle
Problems outside Custodian concern
Larger issues outside
Christian agreemen & difference
not main purpose to-night

Personal my entry & position

Running history
Pearl Harbour Regulations Trading Enemy
Property Vested
Custodian office in existence
Dr Coleman (1) page 11 Crimea
Official came from Ottaw
Enemy assets Timber Treaty Peace

New Secretary State (Colin Gibson)
Report Page 5 Evacuation
House Commons Report Ap.22 2383
Sabatage (not occur till right time
1500 Children in Japan
10000 request go back before defeat
4000 have gone
710 interned
My opinion Discriminatory
Evacuation (Security Com.
Page 8- 9

Result of Policy--Control & management All
1700 Real Household econmy 22000
Dry Cleaning,Fruit,Dress..
Registration
Disposal of businesses

1700 Real Properties
Revenue bearing
Agents Tenants Repairs
$550,000
Fraser Valley Farms
Leased Growing crops

Personal property
Household 22000..Pots pans..
Cremated ashes .....
In homes owned ...Rented premises
Accumulation
Quality.. Seen to appreciate
30 Storages
Identification
THEFT & VANDALISM page 25-27

General administration
Municipal taxes--Mortgages. Insurance
CLIAMS

AGREEMENT to this point
Protective custody even if inadequate
O/C Power to sell
The reason?
McDormand
Discriminatory Revenue bearing

Here criticism starts
Policy--- Government responsibility
Carrying it out..personall y concerned
Given away Sold for Song
METHOD
Real Estate 1Greater Van 500
2Valley 750
3Other Urban & 450
No private sale
Advertisement (21 papers)
30 days Tenders (competition)
Catalogue (Agents -
Appraisal
Committee
Suggest got market value at time of sale
Values increased...Better later
At time Tenders 60% 45 accepted
Refuse... Later disclosed minimum
$1,750,000
Justify 100%?
Margin error small

Dr Uchida $4500
Circumstances..2700 East 4th $12000
no offers

Sale of Chattels
Approved methods (see ads)
Tender. 255 Auctions.....
Nearly 3/4 million dollars

Omitted reference sale 750 Valley properties
Not offered to public
Purchased V.L.A. Returned soldiers.
(5) page 98
Two Gov Departments
ON BASIS VALUATION Soldier Sett
? Sound
Viewpoint

Could not say before
Complaints.. object to sale--price
95% concerned V.L.A deal
Aware Valuations in excess
Withdrew properties...
Expected enquiry
Called Ottawa
Determined
Situation re loss Chattels
Discrepancy price V.L.A.
Japs entitled to adjustment

Public Accounts Com
Largest ..Composed of ...
6 meetings
Unfolded V.L.A. deal
Proceedings (6) 114

Spoilt attempt at all other good work

Re-sold
asked 5/ 98
Murchison (8) 185.
Tomorrows news

Spoilt attempt at other good work
Satisfaction
Thanks
Norris & McLellan

RESULT Report of Committee
Restricted
From Custodians viewpoit
Value at time of sale
other contentions ...
Should not been sold & entitled to present values

Cabinet

Opportunity for redress
You & I expense
Dollars & cents can settle

As said at start
main problems outside Custodian admin

Permitted to come (cheap oriental labour)
20,500
13,500 Canadian born
No argument Christian or democratic
Certain rights vital & fundamental
Cannot deny rights citizenship
Cannot get rid of unless definitely
anti-social

Sat in
House of Commons. 57 Varieties
Bill for continuance of controls.
Speeches. all B.C.

Basis of argument
require continuance for year
To complete dispersal policy
Not indefinitely

Considered that dispersal in best
interests of Japanese and Country

Policy..Bring about conditions
under which Japs at present in Canada
more readily assimilated.

Controls.invasion of rights
Rent Controls
Fishing licenses.

This our Land ..We determine who come
Our immigration policy from any country
exclude any person that will not agree to
fit into our National life
Cant achieve by congregating in groups
Language schools.

One Blood
Bounds of habitation

Douet
3 companions in mysery
Final word
Life bears us on like
stream of mighty river.
Pause
as current takes . away
new channels
wider seas
uncharted
Fair sailing
winds not contrary

Good-byes.
Irrevocable
"Kiss me ..brow"
Not forever

Spirit with us
Spiritualist Seance ? Ectopharm
Is my Father here? Name?
If here- will know me

Know Douet
Nature never rhymes children
No two alike
Characteristics
How win friends &
some of that tact
Histrionic ability

Tough time?
Boxing match
No match for opponent
pounded unmercifully
Coach. To encourage
Doing well &c
next round the same
"Not reaching you"
Then keep eye on referee
Someone knocking dickens out of me
out of me

The test
Rotten wood cannot be carved
True worker wants something hard
to work at
Children build in sand
Artist must have granite
from mountain for his chisel

Helped shape
Think of us
when can write
Pen & Pencil

whether do so or not

Living epistle
Known & read of all men

another departing Soul
properly carry the body

Reason congregate-Miss Stevenson
Larger or smaller groups
someone ..
tries be jovial--anecdote..
Bold show as if occasion happy

Play acting
Fine thing..meet breaking up..smile

School. Hurrah
To cover regret
leaving....
only memory

Breakings up necessary law of progress
Hebrew literature
Eagle .....
deliberately wrecks

Larger life of Nations strivings of Expansion
England
Wolfe Canada
Clive India
Cap.Cook Australias
saved from littleness

Office by its nature
experiencing..phase of change
Partings frequent
Edgar T. &c.
Carrol Farrant
others
each in turn..service
made nitch in circle

Demands on time.
Our living-Recreation- Family
Church services- meetings
Duplication- Melting pot

Present idea
Study-foundations-Discussion
What?
As progress- suggestions
Logical order.

Last analysis.Faith -intelligent
belief-authority-infallibility
revealed-Word of God
First- Study the Book
Structure- claims-
Science-Prophesy-
Doctrines- Cults.
Through all- Person
In volume- written of Me

Interested?
Will last on merits. Fair trial
Continuity

Numbers.

Changes.
Charlotte.Not leving city..
Aux revoir
Not French-Canadian
Real French girl. 13 years

Great respect..languages
No linguist. Not proficient in bad
German- French conversation
"Have you the pen of your Father"
"No, but mys sister has some roast beef"

Embarrassed.- Fashionable restaurant
Menu French- not admit lack acquaintance
Studied- contemplative- Start with this
"Sorry,Sir, Orchestra playing that .."

June 4Y
Salary should be higher
You dont know the work
"Have to work much harder if dont know how to do it
--Confused in source

Aware second name?
Eulogized in song "Who is Sylvia"
All her swains commend her
Kind as she is fair
Without exception favourite

When small- Nurse-Mother Riddles
"What does everyone leave on bed
when get up in the morning
(Boreham Reel of Rainbow)
IMPRESSIONS
Experience--Not only bed
Every contact we make
Breakfast room
Dining room
Work shop
Office

Like impressions to be favourable
Steerforth- David Copperfield- Emily
"Think of me at best "
other things- not so good
Think of us at our best
pleasant recollections

You leaving impressions
conscientious work-well performed
Tidy- and ship-shape
Even Top drawers, Bottoms drawers
No enviable job.
Depressed person- Nervous
"See if can locate cause of neurosis
said psychoanalyst
What work do?
Sorting oranges all day long
described- down chute
Big- Medium-Little
Easy- Nothing to upset you
Dont you realse it means
Decisions- Decisions
all day long
Chattels
How stood up under strain?

Come up higher.
Rest in luxurious appointments
French Consulate office
where wicked cease from troubling
To remember us by weary at rest
Not intrinsic
Compact. Dont require it
Painting the Lily
Embellishing the sunset

Map of Canada.
While not say- This my own
Citizen

Mirror- your own map

Not know much about
Never been Sailor Nautical matters
Remarks under imagery of Sea Voyage
Another lap
Uncharted course of progress, Setting course
Dropped Pilot again
Others left this ship of State
voyage of matrimony "To be or not to be
terra firma To wed
First occasion on deck
Valedictory to whole company

Not vouch for entire accuracy of Story
First day of voyage
Choppy sea--got worse.
25 sat down to Dinner at Captains table.
"Hope pleasant trip"
Soup
Sincere hope assembly of 24 enjoy voyage
Smiling faces of 22 Father
Responsible for safety of 17
Ask all 14
join toast "Merry time"
We 8 most congenial
Applaud good fortune brought these 3 to my table
You & I my dear Sir, are..
Steward ...
Bring on the fish
Not disintegrated quite so rapidly
Those who left hope "Not sick of us"
Not because we "Sick of them"
Keep analogy of voyage
Had a choppy sea
To weather storm "All hands on deck"
Coming in to calmer waters

Criticism
Of Policy .....against Government
Of carrying it out ..personally
Given away Sold for Song
Method of sale
Real Estate 1.Greater Van 500
2.Valley 750
3 Other Urban & Rural 450 1700

1 & 3 (No Private sale)
Advertisement..21 ..30 days
Tenders (competition)
Catalogue (Agents- information)
Appraisal (Real Estate Board)
Committee
Got market value

At time of Sale
Increase in Values
Tenders on 60%
45% accepted
Refused....
Later..disclosed price minimum
$1,750,000
Justify 100%?
Margin error small
Dr Uchida 2700 E. 4th
$4500 - worth $12000
Special circs.
Grounds.. District

Better results later.

Sale of Chattels
Approved methods (See ads)
Tender
Auctions 255 ....
Nearly 3/4 million dollars

Omitted reference to 750 properties in Valley
Not offered to general public
Purchased by V.L.A.
Returned Soldiers
Two Government Departments
Basis Appraisal S.S. Board
Read Proceedings (5) 98

Could not say before Ottawa
my Evidence at Ottawa

Complaints
Object to Sale
" " " & price obtained
95% referred to sales to V.L.A.
Soldier Set. Valuation..? Sound . Viewpoint
Aware valuations in excess
Withdrawn properties
Expected enquiry be made
"Continuance of Regulations
"Public Accounts Comtte
Determined
Situation re loss Chattels
Descrepancy price V.L.A.
Jap entitled to adjustment

Public Accounts Com.
Largest...&c
6 meetings...
V.L.A. deal
Proceedings (6) 114 (8) 185
Re-sold
Spirit Attempt @ good work. * Humorous news
Satisfaction. Thanks
Norris McLellan

Report of Committee (Read)
Restricted
From Custodians viewpoint..
Value for what left at time of sale

Other contentions other losses
present values

? Cabinet Committee

As said Much of problem outside Cusdian Situation

5

Permitted to come in (Cheap oriental labour)
20,500
13,500 Canadian born
No argument Christian or demo ratic
Cannot get rid of unless defi itely anti-social

Certain rights vital & fundamental

Nor deny rights of citizenship

Hosue of Commons (57)
Continualnce of controls
Some always
Not indefinite contro
Policy to bring about conditions under which Japs at present in Canada can be most readily assimilated
That is where dispersal policy of some force
If agree this desirable
Requires continuance
(Better if before)

Controls invasion righ s.
Rent con rols
Fishing licenses

This our land
We determine who come
Immigration policy (from any Country)
Excl ude any person of any race that will not fit into our national life.
Cant achieve by congregating in groups
" " Jap language schools.

One blood.
Bounds of habitation.

Tagged with name & prices
Canneries could dispose or purchase
? $40,000 in this way
Custodian aware as follows,-

Prices too high. (interested source)

Letter Fishermens Institute May 1 1942
Repliy
...
...
removal requested.

Records (not admitted as inventory)

~~My Memo xxx 27 x Aug xxx 42 x~~

C.P.Leckie (1st June 42/
Importers Distributors Commercial fishg supp
Agents various linen thread & twine coys

My memo 27 Aug

Inventory while still in net houses

Switching of tags

Breakings in
Phoenix Cannery at least two aooccasion
similar reports other coys.

Takahashi Warehouse end Sep 42
capacity only partial

Proceeds in suspense

14

Before general policy of liquidation

Perishable articles — Store Model (made by Jarrod)

Fish netting — Problem

~~Large number employed~~

Problem

Kinds used on Pacific coast

Experience- Fish netting-commercial use Lakes

Description & identification techical

1. mesh
2. length
3. depth
4. make
5. ~~size~~ thread
6. thread
7. ply
8. manner "Hung" or "seamed on" Lines.

Quality (even in new nets)

Can vary- by seasons

Flax- Cotton crop

years when best coys- difficulties.

~~slip meshes~~.

Japanese netting

& appraisal

Identification ofused net difficult

thread

ply

make

previous use

Life of ~~max~~ same net vary diff fishmen

new every season

3-4 seasons

Bluestone Cutch Gum Japonica

Rapid deterioration

constant care.

J.P declaration inadequate

Some left in houses

Majority Cannery co houses

(disposed of in interval)

Representatives fishing Coys Hastings Park

Lot unsuitable property
High lands farmed intensively
soil values petering out
house need repair

Comtte If appraisal 867000
worthth that at least
suggestion $900000

Godfrey on behalf com $800000
refused

~~Exxxx

1st Ad.Com 15 March

V.L.A

Properties being administered

Lease arrangements mlstly made by Japs

220	through Co-ops
210	other than through co-ops
150	by Custodian
150	unoccupied.
730	

This the position when

PC 5523 29 June

SSB to appriase- fair market

to approve lease and sale

No change as far as Custodian Vested owner

no fresh lease or rental without consent

SSB supervised farm operations

Special form of Lease

PC. 469 (already referred to) 19th Jan 43

revokes.

continued

19 May 43 Meeting Ad. Com. at office (Wednesday)

Executive Assist to Cust presented offer

~~Notxoriginal~~

ToCusto Barnett May 17th $750000

No breakdown offer

Apprais Land 398251

Bld 468769

867000

Chairman suggested spot valuations

17 (not sure how)

Legal descrpt

ass value land & B

Acreage

Taxes.

Following Monday 24 May at MacKenzies office

R ported on valuations

Decided could not accept offer

Reginal Board VLA (later)

said no idea Godfrey Carncross MacLellan

purchase ~~Commissioner Noxxpossible~~

Reference made
Surrender of Cars (Gov Notice 26 Feb)

No action till March 6th
Notices in Press- surrended at specific locatiobs
Van Sun March 6 (3-4-5) by 9th.

Cras disposed of in interval

Minister of Justice Ruling
Offence but not invalidate sale
good title

RCMP arranged xxxxxx rent space
Buildings required by Sec Com
Stored on Race track
Four months

Custodian accepted delivery at various points

Cost of storage
watchmen
insurance
Racing season to begin
Secy Com opinion vehicles should not be released to take out Area
Deterioraton
Gov Depts Army Air Forc

Liquidation
Ottawa Dr Coleman March 25th
Matter discuussed McLarty
concerning fair & proper method of app

Further letter March 30
Approve Public Ad.
Disbursements

Appraisals
Consolidated Motors
McDermot Motors
...

15

Advertisements
Tenders 25 July ' 42

Newspapers used

Inventory (11 page mimeograph)

Results

great number tenders received
highest (above appraisal) accepted

Used car market (condition)
Lower than when cars surrendered
2000 cars on Van market
Dealers pessimistic

Tenders fairly close
no prospects market improving
accept up to 20% below
If turned over to Dealers they charge percentage

P.C.U.

Type of goods.
Inspection by Jones, Whiteside,

own inspection
BVan. Stev New West Valley Victoria

Clothing for Relief.

report on quality

Before dealing with liquidation
Availabel for shipment
Sec. Com. Not feasible Interior housing
other points always
New Canadian June 19 43(Shipment-expense)
July 31st
Liquidation (considered both comtts) apt
By Auction- Licensed auctioneers.
New Canadian July 31st

First the overall picture
(No of auctions & locations) ? dates

Advised Jan 11 1943
In view of such factors as storage expense. deterio
of many types of goods being held, loss by theft an
the fact that present time favourable for dis of f
furniture, missce household goods &c
recom that a policy of sale by public a c
should commence immediately an ocontinue
periofically (? date)

Overall picture.
Read list of auctions (analyse) Van

Advertisements

Attendance Attenders
My self- 6-8 times
Member of staff (except outlying
supervised by agents)

11

No. present

Read

(pick out more locations)

aaverage returns fairly consis $1000
258 for $250000

charges. ususl 15%

own advertising Auc 10%

22%

Listing & transporting

Some advs for Tender.

12

No price disclosed.

Suggestion made
sacrifice--bargain
Period 19 July-15th Jue (before)
865 properties

initial response 455 " (52% several to prop)
tender
No one interested in even making a bid od 48%

Fact tenders on 52% not mean 52% accep

Not eaxct 30%

2 things Market
type of Prop

Continued to receive offers.
Not revealing price until after bid receive

Date.
Advisory Com recommended that in their opinion
desirable to indicate to prospective
the min.

Real Estates viewpoint
Other clients had price

8

Given brief outline--Real Property
Re-trace steps & start again from Investigation .....
Personal Property
generally referred to by omimous word "Chattels"
Movable property (indeed so Elusive as Scarlet P)
paraphrase
They seek them here
there
Custodian seeks ..everywhere
Are they in strorage?
Have they disappeared
Those - elusive personals

Wondered if any epigram fit the case
exclamation ~~of x grxxx x writer~~ describing
"Never was known a night of such distracrion"
Drama. And now, the stage is set
action difThe hand of fate is on the curtain
And gives the scene to light.

As individuals
experience in cleaning up afetr change residence
For protective purposes .. 1665
Responsible..
22000 persons localaties as Powell St
fishing centres
farming districts
segregated

State in unequivocal terms
~~N x thing x spared x in x time, x expense x & x genuine x effort x~~
Nothing spared, time, genuine effort, to fulfil responsib.
Perhaps say here
From time to time -- early days
Staff together
While no control over personal attitude qap quest.
as employees- Act in consonance trustees
turn iver in sataff..
120

In addition to known factors
the added results of adverse ~~x~~ public opioion
combined with theft & vandalism

Most urgent problem .
Personal property in rebted premises....

make property available to owner.
Storages (For this purpose)
Vancouver. 992 Powell
Hompa Cordova
Selkirk St
West 1st.
Jap Asso. buildings Steveston
New West
Fraser Vall
every other location

30 locations
Moved by Jap themselves.
Same problem in Real Prop owned
urgency ddepended upon speed rented & arrangements
room ~~in house~~ -basement- attic

Question as to what record
" not overlooked
nox thought of liquidation
Only fair say in minds of .... Custody
(At conclusion of hostilities) returned
(some soon- 700 Interned)
but for shorter or longer..
inference not always that victors.

Did not appear so necessary
even if possible to do so
take itemized inventories
contents of boxes
details of kitchen utensils &c

Remain In situ.

In addition to known factors,
added results- adverse public opinion
theft & vandalism

Letters
~~xxxxxxder~~ Marpole Review
J.Shirras
Enright appointed.
Read to Police
Night patrol &c

? Something from outlying points

Real Estae agents name. ~~Gates~~
the agent previously ~~administxx~~ appointed to administer
To arrange for inspection
To supply information , rent, lease arrangements
Impossible by office.

Meetings Vancouver
Victoria

Will come back to Cat.

~~Appraisals~~
Pass~~s~~ to Appraisals (ers)

Douglas Reeve.

Harvey
..
..

instructions to appraisers

Read letters...

To me

Considerable difference in form of reports
Comt. considered valuations arrived at
sound on basis of jualifications.

Use made by Committeess of Val

G Van. C.P.M

Rural. ..Scattered. Used app

Tenders
~~Initial tenders opened office~~
~~Open in office (day after)~~
Not opened if enveloped marked as required
~~Envelope dated~~ If opened sealed.
Dated
Opened in office.usually Mr W. secy.
rep of Comtte.

Methods. Revise
If no bids equal App or C.P.M. -Rejec. Letter
If ~~some~~ one or more bids higer and some lower
reject all except highest
Letter to highest as follows,-
"Recommended for..
after approval

Accep letter

Chattels

Average returns $1000.

260 auctions- approx $260,000

Usual auctioneers charges- 15%

Our arrangements. 22%

Advertise by Tender. (Special items-not suitable for auctions)

some mistakes