nis comprehen-idian questions Canadian af.

hospitality to s everybody is marked; and r. and Mrs. The gathering itess Grey, the Hon. Herbert Emmott, the Australia, the New Zealand countess Mid-assillis, Lord n Murray, Sir ker, Sir Henry rbert Tree, Mr. rson, Mr. A. D. rs. Steel-Maiton Evans and ns, Mr. George ord Blyth, Miss

s, whose death of the few reof the sover-d Aberdeen, of a lord of the the establish-Rifle Associaesented the El-hich Canadian Captain T. H. ho as lady-inof Connaught e in Canadian frequently met

nto are spend-Albans. Mrs. Welleman mrs. Welleman ng with friends Mr. and Mrs. onto. The Rev. o has left Lon-

Edmonton is Miss M. Wyld of Quebec has ring his short ilt. Last week the Liberal Co-Albert Spicer fith. Professor e Parish, Mi bert Hadfield, and Mr. Ers-

quent drunken-The tale of the a dozen other

ality Girl. ht club senseotic excitement itues. The fun he laugh has a about it. The ests" are dancg in a sequence take her parthers round his sing into their inking brandy A new arrival the "ordinary personality noonday, busy oxicated with laughter, the er nights out and far besome way of he household ened she openly of visiting a dancing, lives ept from the She has had Isn't it lovely ach night. She a month or notously reguto take stimu. and depresso ins to feel th very thing if umps,' she is revelry, leavhours' sleep Why should that dull old nine? certain ways t, one doesn't

at your gown ght to my eye. ingering sigh. r-was it a

of night life

tine? impassioned. festive scene: ak, you were ms-and so,

stepped on -Judge

The Average House Shelters Eighty-Two Persons, Com--Germany Plans Great Housing Reforms and They Are Needed Quickly,

CITY PLANNERS ARE BLAMED FOR EVILS

Wide Streets, Wasted Land for workingmen. This form of acti-Cheap Building Loans.

BERLIN, July 18. — Germany has vigorously taken in hand her great housing problem. It is a troublesome using problem. It is a troublesome

decades, which arouse of evil; for tion, are a rich source of evil; for short distance away. The Prussian they have brought terrifically high housing bill provides that where the rents, unhygienic construction, and unrents, unhygienic construction, and the administrative authorities find it ne-exampled overcrowding. This is the cessary, the new housing bureau must fault of the town planners, who copied maintain housing indicators. the concentrated building system of Paris and Vienna, a system devised for mediaeval, fortified towns, and useless for Berlin, which has no fortifications. By plannig broad streets and deep blocks, the town-planners compelled the construction of five-storied apartment houses, instead of the dispersed one - family houses of England, America, Holland, and Belgium. The so-called 'flat barracks' dominates. so-called 'flat barracks' dominates. and a safe investment is found in the average Berlin house shelters 82 persons, as against 7 persons per house

house system is universally condemned. The apartment houses are unhealthy, being excessively hot in summer, thus conditioning high infant mortality. Half the apartments look onto airless, lightless courtyards. The working-class apartment houses have no elevators. The bad results are proved by the fact that the mortality of women and of sufferers from heart disease increases with each floor. The disease increases with each floor. The apartment house prevents the ownership of a home; turns people into nomads; produces overcrowding; and makes for higher rents. The possibility of crowding twenty-apartment dwellings on a plot of land sufficient for only two or three one-family houses, has raised building land values. Dr. Sydow, minister of commerce, told Prussia's diet last January, that buildtold ing land on the outskirts of Berlin is from 12 to 15 times dearer than on the outskirts of London. The working-class family which, under the foreign, one-family house system, has 4 or 5 small rooms, in Germany crowds into

Tenements Condemned.

What this means may be judgmillion apartments, 240,000 consist of only one heatable room, with or without a kitchen. Forty-five per cent. of the population lives in one-roomed apartments. In these precincts the family are guaranteed permanent pospers. thousand persons live 6 or 7 in a that if he dies any time after gaining possession, the house will remain free of mortgage for his family, and that if he lives for twenty-five or thirty years the mortgage will be paid off. The only thing that can threaten his possession is a sickness which onto courtyards, mostly so narrow and dark that only the upper-story apartments get sufficient light and air. Con-

methods are three: firstly new housing laws; second a campaign by the ing laws; second a campaign by the municipalities against high rents and housing famines; thirdly, the building housing famines; thirdly, the building out of public numbers of model dwellings are being of workmen's dwellings out of public funds. In the first Prussia is leading. Before the Prussian Diet is a bill which attacks the old system of town-plan-ning, and institutes housing inspecning, and institutes housing inspection on the lines laid down by the British public health act. The present rigid system of town-planning is to be reformed on the principle of free trade in house building. Hitherto municipalities have often used their restrictive powers to prevent the their restrictive powers to prevent the construction of working-class dwellings. Their aim was to attract rich with him is another housing reformresidents. They took advantage of the right they possess to prohibit building altogether, and make their approval conditional on the building approval conditional on the building approval communications. With nim is another housing reformer, Professor E. Francke, the general secretary of the society for social reform. All these houses would be ownof houses with expensive apartments. ground communications would, bring Prussia's new housing bill declares the workmen to the centre of the city that wherever working-class houses are needed the municipalities cannot Other states than Prussia are legiswithhold their consent. Years ago lating and working in the same direction. Bavaria will check the building chief housing expert, demanded this reform. He described the right to

middle-class exclusiveness. Next in Prussia's new housing bill comes a great system of inspection. In future every Prussian city with over 100,000 inhabitants will have to years,

maintain a municipal housing bureau, or to join with neighboring or subur ban municipalities to maintain Towns with less bureau in common. Towns with less than 100,000 inhabitants will main-tain housing bureaux if the local ad-ministrative authorities consider it desirable. The new housing bureaux will be managed and staffed by speci-ally trained officials. They will have two main functions. The most important is the inspection of private dwelling houses. The municipal offi-cials will have the right to enter without invitation any dwelling in Prussia except the Kaiser's palaces, the bar-racks, and other buildings which are pared With London's Seven public authority. The householder will have to give the officials all in-formation. Well-to-da people dislike this clause. In the few towns where a housing inspection system already exists, it is confined to small apartments occupied by working men. In future the rich also will have to admit the housing inspector.

List of Vacant Houses.

housing bureau will be to act as un-paid house agents; and find dwellings and Encouraged Building cator," the "Wohnungsnachweis," alof Tenements—Campaign
Against High Rents and for
Chean Ruilding Loans.

Teady exists in a few municipantics and feel of the most practical and helpful of all Prussian housing reforms. The "house indicator" office keeps a register of all vacant, and to be vacant, houses and apartments in the town; and it puts this register at the disposal of working men. Minute details are registered. Record is made of the number of rooms in the apart-ment, their size, the maximum numhousing problem. It is a troublesome task. Bad housing, says ex-minister of the interior, Count Posadowsky, is the reason why the national birthrate has fallen from 42 to 29 per 1000 in the last 40 years. The absence of imperial housing legislation is one imperial housing legislation is one source of the evil. Other social problems have been beneficially regulated by the bundesrat and reichstag; but housing has been left to the state housing has been left to the state legislatures, and these have done very legislatures and very legislatures are the maximum number of persons that may occupy them under public health regulations, the rent, the special terms of the landlord. Some indicators send agents to make plans of the apartments. There is a system of filling and indexing which makes it possible to lay hands at once on the addresses of all the apartments. legislatures, and these have done very legislatures, and these have done very little. Their neglect has caused friction. A year ago, Dr. Delbruck, who holds Posadowsky's portfolio, now holds Posadowsky's portfolio, threatened that, if Prussia did not improve her housing, the empire would intervene. This threat made the reformers hurry up. The Prussian and formers hurry up. The prussian and individuals began to compete with and individuals began to compete with and individuals began to compete with them in proposing plans of betterment. The indicators are economically run. The cost per applicant sulted works out at about thirty cents. Stuttgart compels house owners to register every dwelling immediately it becomes vacant. The indicators have a potent effect on improving housing. They enable workingmen to see at once the conditions of the housing market in different parts of the city, and they prevent the accurrence of housing famines with high rents in one district at times when there are many vacant dwellings in a district a short distance away. The Prussian housing bill provides that where the Their neglect has caused fric- agents and wasting his time by per-

Insurance Bureau Relys. A powerful influence for the improvement of German housing is being exercised by the state social insurance system. insurance organizations have become capitalizers of the movement for propersons, as against 7 persons per house in London and Antwerp. Crown Prince William, afterwards William I., agitated against this system, but the workers to build and own their own houses, the level of public health will be improved. the bureaux for sickness and invalid-On thygienic, social, moral and ity will be diminished. Up to date \$95,000,000 has been lent by the insurance bureaux to individuals, municipalities, and private societies for the

per cent until the amount of debt out-standing is reduced to half the value of the security. Speculators Driven Off. This cheap credit is confined to real working-class housing. Rigid rules

prevent it being used by speculators. The house must be satisfactorily designed as a warking-class dwelling and must contain not more than two apartments. This is an attack on the hig apartment-house system. The beneficiaries must be genuine residents who are insured in the local state insurance byreau, and the houses must be intended for their personal residence. No person may own more than one an apartment of one or two rooms and house built on insurance credit. Where a kitchen. it may not be sublet except to near ed from Berlin statistics. Of half a relations; where it contains two, the million apartments, 240,000 consist of tenant of the second must have the whole family live. In apartments with not more than two rooms live 77 per cent. of the population. Two hundred state insurance bureau, on the terms

ments get sufficient light and air. Conditions are aggravated by the absence of a housing inspection law. The police intervene only when they hear of very serious violations of hygiene.

To Take Radical Steps.

Germany will now take radical measures against these evils. Her measures against these evils. Her spirer of the Bismarckian social respirer of the Bismarckian social respirer of the serious conditions. of the greatest economists and an inspirer of the Bismarckian social reforms, first gave the spur to this form provided for families which in no other way could get capital to build their own houses. The system flourishes most in Westphalia, the Rhine Province and Hanover. In Hanover 47,000

sures so as to draw during sickness a

beild working-class houses freely as vent municipalities favoring the conworking-class nouses freely as went monte parties favoring the con-workman's charter against struction of dear and large apartments to the exclusion of working men. These state initiatives have checked the de-



Save Half Your Furniture Bills Sale of "Bedell" Stock Makes It Possible

Your inclination to have the best in home turnishings without paying much will be satisfied at this CLEARANCE SALE OF THE BEDELL STOCK. It does not take much of an expert to appreciate these true, genuine bargains. If you have ever bought any furniture at all you'll realize at a glance how extraordinary are the reductions. Here is a clearing sale of the very finest furniture, and as we have explained to the readers of this paper before, we bought it for much less than it was worth, and to dispose of it quickly we make big price concessions. This sale far excels any other clearance movement in furniture, and if there is anything you need you certainly are throwing away an opportunity by not taking advantage of the reductions. NO EXTRA CHARGE FOR CREDIT ON ANY OF THESE ADVERTISED PRICES

Electric Fixtures at



ed, 4 lights, brush brass finish, fitted with beaded, amber or fancy shades. Regular prices up to \$22.50.

Electric Brackets at 55c-50 only. assorted, in brush brass, fitted with globes. Reg. price

Four Excellent Bargains

All Wool Monkscloth at 99c a Yard-50 yards only, in brown or medium green shades, 50 inches wide, suitable for portieres or window hangings, in living rooms, dens or dining-rooms. Regular price \$1.60 per yard.

Genuine Red Cedar Chests—8 only, absolutely moth, vermin and dustproof, highly polished finish, some copper trimmed, all fitted with serviceable lock and castors, 36, 45 and 54 inches long by 18 inches wide. Regular prices \$15.00 up to \$35.00. Special at ONE-THIRD OFF—\$10.00to \$23.35

Screen Frames at \$2.95-11 only, early English finish, mission design, double action metal hinge, strong and neat, ready for filling, three-fold, 6 feet high. Regular price \$6.50.

Asbestos Table Pads at \$4.95-12 only, heat proof, will protect polished top of your dining-room table, washable slip covers, sizes for round tables, 42, 44, 47, 48, 52, 54 and 60 inches. Regular prices up

Electric Fixtures

Fifteen only, 3 and 4 lights, brush brass finish, fitted with amber or fancy shades, wired and put up complete. Regular price \$17.50.

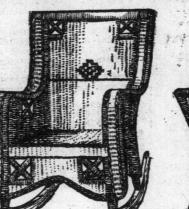
Domes at \$9.95-12 only, assorted in green or amber, can be fitted for gas or electric. Reg. price \$15.00.

Carpets and Rugs

Axminster Carpet-1,250 yards, some with borders to match, good assortment of patterns, in greens, tans and browns, suitable (for parlors, livingrooms and halls. Regularly worth up to \$2.25 per yard. Monday per yd., sewed, 1.33 laid and lined free.

Brussels Art Squares-32 only, mostly floral designs, in tans and greens, size 9 ft. by 12 ft., special at \$15.65, and 9 ft. by 10 ft. 6 in., special at \$13.45.

Oriental Rugs-17 only, Mosuls and Shirvans, a good assortment of patterns and colorings, ranging from 3 to 4 ft. in width and 4 to 5 ft. in length. Regularly worth \$20.00 to \$25.00. Clearing for, 9.65 each



A Comfortable Rocker, just like illustration, made in brown Hong Kong seagrass, just the thing for verandah use. Regularly \$10.00. To clear 6.95

at Arm Chair to match. Regularly \$9.25. Spe- 6.49 cial at Stools-In genuine old hickory, heavy woven splint

seat. Special at .. 1.80

This Dainty Rocker, exactly like cut, is made of No.

1 quality Hong Kong seagrass, stained a rich brown, extra wide arms. Regular price \$9.00. 6.75 Clearing for 3 pieces, suitable for veran-

dah or living-room, in fumed oak, brown split reed, extra deep roll seats and wide, restful arms, settee, arm chair and rocker to match. Regularly 13.75 \$20.. Clearing at



handsome Seagrass Rocker, as illustrated, made with genuine Malacca cane frames, warranted not to spread or split, woven from the best No. 1 Hong Kong seagrass, natural finish. Regular price 5.75 \$8. Clearing at ... Arm Chair to match. Regularly \$6.75. To 4.75

clear for Arm Sewing Rocker, genuine old hickory, heavily woven splint seat and back, very comfortable. 3.25 Special at

and Rugs

Fibre Carpet Squares—33 only, closely woven, very choice designs, suitable for bedrooms, cottages, etc., in the following sizes -

9.0 x 12.0, regular price \$17.00. Monday 9.50

9.0 x 9.0, regular price \$15.00. Monday 8.50 6.0 x 9.0, regular price \$10.00. Mon-

Napier Matting-150 yards, 1 yard wide, natural tan color, suitable for steps or verandahs.

Regular price 65c a yard. 30 To clear at, per yard..... Hall Runners-5 only, Wilton and Smyrna, good Oriental patterns, in sizes 3 ft. by 9 ft. and 3 ft. by 12 ft. Regular

prices up to \$20.00. 10.90 Clearing at, each....

Bedroom Furniture Reduced

Dressers-In choice polished mahogany, 42-inch cases, containing 2 long and 2 small shaped drawers, brass trimmings, best quality locks, 24 x 30 shaped British bevel mirror. Regularly worth \$28.00. Special 19.50

Chiffeniers—In choice mahogany, polished, an exceptionally neat design, 82-inch top, containing 4 long and 2 small shaped drawers, brass trimmings and locks, shaped British bevel mirror. Regular price 18.75

Brass Beds-A range of three designs, 2-inch posts and top rail, large ball corners, massive husks, 11/4inch upright fillers with large rod ends, bright or combination satin finishes, finished in best quality English lacquer-absolutely guaranteed. Regular prices up to \$40.00. Clearing on Mon- 28.75 day at

Napoleon Wood Beds-3 only, in dull mahogany, with extra heavy roll, full double size, an exceptionally massive good-looking bed. Regular price \$67.50. To clear on Monday 45.00 Twin Beds-2 only, 3 ft. 6 in. wide, in dull mahogany, four-poster designs, with panel head and foot ends, exceptionally well finished. 27.50 Regularly worth \$45. Clearing at, each

Dressing Tables-A range of four designs, in quartered oak and mahogany, oval and shaped British bevel mirrors, shaped fronts, containing 1 long drawer, 32-inch cases, with wood or brass trimmings. Regularly ranging up to \$19.00. Special to 12.95

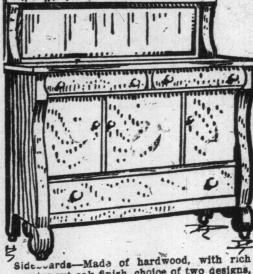
Write for Our New Illustrated Summer Furniture Catalogue.

Extraordinary Sacrifices in Dining Room Furniture--On Sale Monday

Buffets—Like cut, made of selected quartered oak, fumed and golden finish, 54 and 60-inch cases, three swell front cutlery drawers, one lined, large 3-door cupboard, full length linen drawer, large British bevel plate mirror in back, supported by scroll colonial standards and feet, best quality wood trimmings, brass locks. Regular price \$75.00. Clearing 54.65

Set of Diners-Made of selected quartered oak, heavy top rail and banister back, upholstered in genuine leather over slip seat, with heavy box under seat construction, very strongly braced, neatly shaped tapering legs. Regular price \$28.00. Monday, per set of

Buffet and China Cabinet-Made of selected oak, in forest green finish, suitable for summer cottage; buffet has cutlery drawer, 3 cupboards, long linen drawer, full length display shelf and mirror back; double door china cabinet, fitted with 4 display shelves. Two pieces, regularly worth \$56. 37.50 Clearing for ... 37.50



quarter-cut oak finish, choice of two designs, one with two cutlery drawers, long linen drawer, double cupboard, one long and two small display shelves, supported by carved standards, heavy carved pediment top. Regular prices up to \$20.50. 14.65

> CITY HALL Store Closes Daily 5 p.m. Saturday 1 p.m.