

NEW ADVERTISEMENTS.

EQUITABLE

Life Assurance Society of the United States.

JANUARY 1, 1892.

Assets Gold \$136,198,518
Liabilities 109,905,538
Surplus \$26,292,980
Income \$39,054,944
New Business 233,118,331
Assurance in force 804,894,557

Eastern Branch: HEAD OFFICE, SHANGHAI. Medical Director, L. S. LITTLE, Esq., B.A., M.D., F.R.C.S. (Eng.)

THE SIX ROOMED DWELLING HOUSE, No. 21, Whangpoo Road, Rent, 45 per month. Two four-roomed DWELLING HOUSES, in Aotter Terrace. Rent, 17.50 per month.

THE SHANGHAI LAND INV. Co., Ltd. Shanghai, 1st Oct., 1892. n.2-a-w 30ju-93 91

NOTICES. The French mail of the 14th Oct. is due at Hongkong on the 27th Nov., and here on the 28th Nov.

The English mail of the 21st Oct., is due at Hongkong on the 3rd Nov., and here on the 28th Nov.

The German mail of the 24th Oct., is due at Hongkong on the 24th Nov., and here on the 25th Nov.

The American mail of the 25th Oct., is due at Yokohama on the 10th Nov., and here on the 22nd Nov.

The Canadian Pacific mail of the 13th Nov., is due at Yokohama on the 27th Nov., and here on the 1st December.

The publication of the North-China Daily News commenced at 8h. 30m. a.m.

SICAWEE OBSERVATORY. 15th November, 1892.

WEATHER. Previous day. On date. 4 p.m. 9 a.m. 9 a.m. 9 a.m.

PREVIOUS DAY-14th NOVEMBER, 1892. WEATHER. Mean. Vari- tion from normal.

PASSENGERS, &c. ARRIVED. Per str. Yokohama Maru, from Japan, etc.

DEPARTED. Per str. Peking, for Ningpo-Mr. West. Per str. Tamsui, for Chefoo-Mr. Burgoyne.

TO-DAY'S DOINGS. AUCTION-Sundry Goods; L. Moore & Co. at Hongkong, 10.30 a.m.

THE SOUTH-CHINA DAILY NEWS. IMPARTIAL, NOT NEUTRAL. SHANGHAI, NOVEMBER 16, 1892.

That important and flourishing establishment, the Imperial Naval College at Nanking, was opened only about two years ago by the Viceroy of the two Kiang.

of each other. To effect this a College for the Southern Fleet became necessary, and the best ways and means for its establishment were taken into careful consideration.

Periodical Examinations are held under the direction of the Foreign Professors, at which marks are given in the usual way, and each student's standing in the College fixed.

they lead, under strict discipline and plenty of exercise, are good for them.

Mr. Barnes Dallas yesterday afternoon shipped on board the Friam for Foochow the racing ponies Sterling, Timekeeper and a Kiukiang pony.

On Monday three Shantung men were before the Mixed Court charged with having in their possession a sword, some spears, and a battle axe.

Mr. E. F. Bennett, who has been acting as British Consul at Chinkiang, is a passenger to Hongkong by the Fushin this morning.

LATEST INTELLIGENCE.

THE TARIFF QUESTION IN THE UNITED STATES.

London, 14th November. The extra session of Congress will probably deal with the Tariff question shortly after Mr. Cleveland's installation.

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Sicawei weather report, 15th November, 10 a.m.—Yesterday the barometer remained nearly steady at the various stations.

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The article recently published in a London magazine, with illustrations, on the dolls of which Queen Victoria was so fond when she was a child, has led to many amusing comments in the Press.

Sir Edwin Arnold is said to have made a bid for the laureateship with the following elegy on Tennyson contributed to the Daily Telegraph.

No moaning of the bar. Sail forth, strong ship, into the gloom which has God's face for light.

And praise, abounding praise—Fame's faint starlight Lamping this tuneful soul to that large Where thou shalt choir with angels.

Words of woe. Are the unfulfilled; not those whose music Of genius sinks full-orbed, glorious, and glow.

No moaning of the bar. Musical drifting. Of time's waves ebbing to the eternal sea; Death's soft wind all thy gallant canvas lifting.

It is probable that there are some inaccuracies in this telegraphed version.

The Yokohama Maru brought up Japan papers with dates from Yokohama and Nagasaki to the 9th, and Kobe to the 10th inst.—Tokio was threatened with a beef famine, the import of beef or cattle from Kobe, from which the capital is supplied, having been interdicted.

The steamer Sumidagawa Maru, belonging to the Oakes Shoshen Co., ran on a rock near Sakai on the 3rd, damaging over 2,800 packages of cargo with sea-water.

At the annual meeting of the Yokohama S.T. Andrew's Society it was learnt that the Society's funds, less \$2, were in the New O.B.C. and half would probably be lost.

The members were to be asked by circular how the Saint's festival should be kept this year; probably it will be by a ball.—The New Game Regulations, according to the Hioyo News, "indicate two things: first, how near we are to Treaty Revision, and secondly, the evident intention of the Japanese government to entirely prohibit foreigners from enjoying the fascinating sport of shooting."

The tug-boat Fusan Maru, which left Osaka some time ago for Fusan, is missing.—The despatch-boat Kure, sunk in Akashi Strait, has been raised and taken to Kobe.

THE IMPERIAL NAVAL COLLEGE AT NANKING.

DR. FRYER'S OFFICIAL REPORT OF EXAMINATION. SIR,—At your request I have examined the students of the First Division of the Navigation and Engineering branches on the different subjects in which they have been under instruction.

In handing you the list of names with the number of marks and order of merit, I allow me to offer my congratulations upon the satisfactory results that have been achieved.

Considering that the College was only founded two years ago, and that it has been carried on under many difficulties and disadvantages, the efficiency and assiduity of the foreign professors and native teachers, and the perseverance and natural abilities of the students, while these essential conditions are continued, it is easy to predict for the College an increasingly prosperous and useful career in the regular supply of well educated and intelligent officers for the Imperial Navy.

Glancing through the list of marks, it will be seen at once that these subjects which depend chiefly on the use of mathematics have received particular care and attention. Indeed, the acquirements of many of the students in algebra, geometry, trigonometry, navigation, nautical astronomy, etc., are unusual, and considerably beyond what might have been expected under the same circumstances from average English youths.

But when it is further remembered that all their instruction has been imparted to them in a foreign language, and that they have to be examined in their own language, it is not surprising that they have done so well.

It is noticeable, however, that although some few can read, write, and speak English fairly well, the average attainment in this particular is perhaps hardly so high as it ought to be, seeing that this language

was the basis upon which their entire professional education rests. I would therefore venture to suggest that a higher standard of proficiency in the practical use of the English language should at once be aimed at; because the further the students advance in their courses the more will this necessity make itself felt.

The assistance rendered in this examination by Professors Pennell and Hearson in looking over the papers on their special subjects has been considerable, and deserves my grateful acknowledgments.

The general arrangement and regulations of the College, as well as order and discipline that prevail, it must be impossible for me to praise too highly. The kindness and courtesy extended to me by yourselves and every one connected with the establishment have combined to render this visit one of unimpeded pleasure and gratification, and call for my warmest thanks.

I remain, Sirs, Your obedient servant, JOHN FRYER, H.E. Kwei, Commissioner.

Imperial Naval College, Nanking, 27th October, 1892.

THE APPEAL OF THE RENT-COLLECTORS. To the Editor of the NORTH-CHINA DAILY NEWS.

SIR,—In the advertising columns of your paper there appears under the heading of "The Difficulties of Collecting Rent" an advertisement that has caused me a great deal of surprise.

I am surprised at the barefaced audacity of the so-called "All the compradors and others charged with collecting rents in Shanghai." Who are they, and what foreign property owners are they the employees of? It is the Chinese way of putting the word "all" to make up the idea of unanimity.

The tone in which the advertisement is couched is doleful enough, with the intention, of course, of enlisting the sympathy of the foreign public in general, and foreign property owners in particular.

The tale of woe is certainly interesting; and were "all the compradors and others charged with collecting rents" not in the habit of abusing the confidence of their foreign employers and of squeezing the native tenants, their pitiful story might have some effect.

As it is, the sooner they mend their own ways it will be better for themselves, their foreign employers, and the tenants; any hypocritical howl I will do them no good.

I will expose some of the usual methods employed by these house-renting agents, or compradors, when renting one a house. You decide on and hire a house; on entering you pay what is termed the minor rent.

小租, ranging from \$1.50 to \$10.00 and upwards, according to the amount of the lawful rent, at the comprador's office; then you pay a door-opening fee, 門門錢, varying from \$1 to \$2; and again you pay a monthly sum (掃街錢) from \$0.25 to \$1.00 to the door-keeper (concierge) for street or alleyway sweeping.

In some houses minor rents are charged monthly. These different charges are simply squeezes unbeknown to the foreign property owners.

The native house-renting agents or compradors do not care to have a long tenant; they rather prefer to have a new one every month so as to gain the squeezes. More-over the houses are never, as a rule, attended to. They always make promises of doing the needed repairs when collecting the rent, and the promises are speedily forgotten as soon as the money drops into the receiving bag.

Sometimes the condition of the building is so very bad, or threats of complaining at the proper quarters so menacing, that with reluctance some workmen are sent around to do the repairs; but the work is so shabbily done, especially about leakage, that it is preferable to let things alone.

Yet, I know, foreign property owners are paying to their compradors hundreds of taels annually for repairs done to their property. Where does all this money go to?

The rent collectors are mostly low-class people whose respectability consists only in the long gown they wear. They are noisy—may, boisterous, insulting, and arrogant. I admit, however, that there are bad tenants from whom collection of rents is no easy matter; still the house-renting agent or comprador asks themselves to blame. They never inquire into the tenants' antecedents, occupation, means of living, or income, but will let the house to anyone who gets the several squeezes above-mentioned. When their greed is satiated they ask no questions. After all, the regular and lawful rent does not belong to them, but to the foreign property owners, their employers; so when a tenant refuses to pay they bother the life out of their masters, who, worn out of patience by incessant importunities, in turn make the tenant suffer by making up the door, auctioning the furniture, or taking legal proceedings—a vast amount of trouble, which can be easily saved by the house-renting agent or comprador exercising, in the first instance, a little judgment before letting a house, and not being tempted by the profits he can pocket from the squeezes. As to an ejected tenant, forcing an entrance into a closed house and retaining possession without paying one cash of rent, it is all rubbish. I never heard of such a thing. Even if such did occur, there is always a court to appeal to. With regard to collecting rents from houses containing sick or dying, it behoves the collector to show some respect for the sick and the dying; to be more gentle, more polite. None but a brute will be rude to a courteous man, though he may be a collector. Now what do these house-renting agents or compradors receive as pay from their foreign employers? From 30 to 50 taels per month. With this sum they have to keep accounts and a staff of rent-collectors; still they are among the patrons of Foochow Road. Perhaps squeezes and repairs, on paper, make a man fat. Considering the difficulties, hardships, even dangers they have to go through, and the liability of making good unpaid rents, one would naturally expect that they would talk of resigning their situation if their appeal for assistance is ignored by their foreign employers. Not such; they are too smart for that; they know what is good, and only want to make it better. They don't ask for a great deal, they are modest,—they simply want their foreign employers to help them with a few thou-

SCHOOLMASTERS AND THOUGHTFUL PARENTS.

Yesterday afternoon the well-trained ears of some firemen detected the sound of the fire alarm and proceeded at once to their engine houses, but found that their services were not required.

Later on it was ascertained that the new fire bell which arrived in the Gienkiel had been landed and taken by the Chief Engineer of the Fire Department to the Hongkong Station.

It was then suspended from a tripod, and Mr. Ashley thought he would like to hear how it sounded. Only two blows were struck, but this was sufficient to call out some of the watchful firemen.

The new bell was cast in Boston, Mass., this year by the Blake Bell Co. and weighs without the clapper 4,018 pounds.

It is a very handsome bell, and has on it in round letters the names of the members of the Municipal Council, the Chief Engineer of the Fire Department and the Secretary of the Municipal Council. The bell will be placed in position in the Hongkong Bell-tower to-day.

A new submarine boat, built by Mr. G. C. Baker, which has now for a period of three months been tried in the Detroit River, is the latest novelty with which the Americans intend to take the world by storm.

It consists of an egg-shaped hull of oak planking with pointed ends. To enable it to withstand the pressure at a depth of 100 feet, the planks are three inches thick. The vessel is 40 feet long, her beam nine feet, and her depth from the top of the conning tower to the bottom of the hull, sixteen feet.

As regards the driving plant, it consists of a steam engine and a series of accumulators feeding an electric motor. When the boat is on the surface of the water, the steam engine is used, but when the vessel is submerged electricity is the motive power.

Two four-bladed screws are employed for propulsion, and the speed obtained is about nine miles an hour. Two men are sufficient to work the boat, and in one trial they remained two hours and three quarters below the water. The possibilities of use of such craft are great. The efficiency of torpedo boats is more or less dependent on contingencies, but a boat of this nature might, it is claimed, render torpedo service more certain.—Transport.

A Ceylon correspondent writing to a contemporary in this island records the planting operations which have been carried on in his district, and says that amongst the trees are Pinus sinensis, which, judging from specimens obtained from Hakgals and growing near the lake bund at Nawara Eliza, promise to be a great acquisition.

In beauty of foliage the young trees vie with the Pinus longifolia of the Himalayas. "Our nursery beds of Pinus sinensis," he says, "present a curious sight, in diversity of growth such as puzzles all who grow plants from seeds. Several feet of a bud will show every seedling flourishing and of the brightest emerald green colour. A similar space beyond, and the seedlings look unhappy and brown in colour, and so the beds are parti-coloured. This must be due to the soil. The late weather, cold as well as rain, seems to have suited the Chinese plants, for the emerald green predominates, and we shall be able to plant out very many thousands of what I believe our successors of 1920 will admire and probably thank the courtesy of Mr. Ford, the Hongkong Government Botanist, for enabling me to obtain a good supply of seed of the China pine."

One of the best stories in Mr. W. G. Thorpe's new book The Still Life of the Middle Temple, relates to the now almost forgotten Bishop Wilson, of Calcutta.—"He had as housekeeper a venerable lady, who remembered the duel between Sir Philip Francis and Warren Hastings on Aug. 17, 1780. On entering the cathedral on a Sunday morning, fully robed, lawn sleeves and all, and passing the pew where the old lady sat, he would pause and give her the 'kiss of peace' before all the congregation, and this although he had met her at breakfast. His sermons, too, were racy. Preaching against dishonesty, especially in horse-flesh, as one of the great English failings in India, he went on: 'Nor are we, servants of the altar, free from yielding to this temptation.' Pointing to the occupant of the reading-desk below him—'There is my dear and venerable brother the Archbishop sitting down there; he is an instance of it. He once sold me a horse, it was unsound; 'I was a stranger and he took me in.' On another point, the fascinations of Hindoo women, he was equally pungent. 'Ah, my brethren, I well know what they are; I have been sorely tried and tempted by them, but by Divine help I was enabled to escape.'"

A story was printed in two San Francisco papers recently that Li Hung-chang was inland. It was declared, on the authority of passengers on the Oceanic, whose names were not given, that the Viceroy had been ill for some time and recently his malady resulted in violent mania. This took the form of insults and beating of prominent officials to whom he gave audience. The case was cited of an influential general who was stopped in the midst of his report by the Viceroy, who slapped the soldier's face and beat him shamefully. Such was the reception given to every one who was granted an audience. "What seems incredible," says the San Francisco Chronicle, "about this story is that it should not have been called to Europe, as, if true, it is of vital importance to every nation that has trade or diplomatic relations with China. All attempts to corroborate the yarn in this city proved futile. None of the officers of the Oceanic had heard the story either in Hongkong or Shanghai. All the prominent passengers were ignorant of it. This is pretty good evidence that it is a canard. One passenger said: 'The fact of old Viceroy Li has slapped the faces of some officials is nothing new. He is a man of violent passions, and the only wonder is that he does not lose his patience more often when brought face to face with the stupidity of native officials. Li himself is as quick-witted and energetic as any European. He is never caught napping and he has cast aside nearly all his native prejudices, but he keeps up the form of hating the foreigner, although he knows that European inventions have done more for China in twenty years than all other causes combined. Li is a man of great vitality, and though he has chronic indigestion he will last for a good many years. He was in good health only a few weeks ago, for he appeared in person at his wife's funeral, and he also sent a telegram of congratulation to Sir Robert Hart on the marriage of his daughter.'"

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The tone in which the advertisement is couched is doleful enough, with the intention, of course, of enlisting the sympathy of the foreign public in general, and foreign property owners in particular.

The tale of woe is certainly interesting; and were "all the compradors and others charged with collecting rents" not in the habit of abusing the confidence of their foreign employers and of squeezing the native tenants, their pitiful story might have some effect.

As it is, the sooner they mend their own ways it will be better for themselves, their foreign employers, and the tenants; any hypocritical howl I will do them no good.

I will expose some of the usual methods employed by these house-renting agents, or compradors, when renting one a house. You decide on and hire a house; on entering you pay what is termed the minor rent.

小租, ranging from \$1.50 to \$10.00 and upwards, according to the amount of the lawful rent, at the comprador's office; then you pay a door-opening fee, 門門錢, varying from \$1 to \$2; and again you pay a monthly sum (掃街錢) from \$0.25 to \$1.00 to the door-keeper (concierge) for street or alleyway sweeping.

In some houses minor rents are charged monthly. These different charges are simply squeezes unbeknown to the foreign property owners.

The native house-renting agents or compradors do not care to have a long tenant; they rather prefer to have a new one every month so as to gain the squeezes. More-over the houses are never, as a rule, attended to. They always make promises of doing the needed repairs when collecting the rent, and the promises are speedily forgotten as soon as the money drops into the receiving bag.

Sometimes the condition of the building is so very bad, or threats of complaining at the proper quarters so menacing, that with reluctance some workmen are sent around to do the repairs; but the work is so shabbily done, especially about leakage, that it is preferable to let things alone.

Yet, I know, foreign property owners are paying to their compradors hundreds of taels annually for repairs done to their property. Where does all this money go to?

The rent collectors are mostly low-class people whose respectability consists only in the long gown they wear. They are noisy—may, boisterous, insulting, and arrogant. I admit, however, that there are bad tenants from whom collection of rents is no easy matter; still the house-renting agent or comprador asks themselves to blame. They never inquire into the tenants' antecedents, occupation, means of living, or income, but will let the house to anyone who gets the several squeezes above-mentioned. When their greed is satiated they ask no questions. After all, the regular and lawful rent does not belong to them, but to the foreign property owners, their employers; so when a tenant refuses to pay they bother the life out of their masters, who, worn out of patience by incessant importunities, in turn make the tenant suffer by making up the door, auctioning the furniture, or taking legal proceedings—a vast amount of trouble, which can be easily saved by the house-renting agent or comprador exercising, in the first instance, a little judgment before letting a house, and not being tempted by the profits he can pocket from the squeezes. As to an ejected tenant, forcing an entrance into a closed house and retaining possession without paying one cash of rent, it is all rubbish. I never heard of such a thing. Even if such did occur, there is always a court to appeal to. With regard to collecting rents from houses containing sick or dying, it behoves the collector to show some respect for the sick and the dying; to be more gentle, more polite. None but a brute will be rude to a courteous man, though he may be a collector. Now what do these house-renting agents or compradors receive as pay from their foreign employers? From 30 to 50 taels per month. With this sum they have to keep accounts and a staff of rent-collectors; still they are among the patrons of Foochow Road. Perhaps squeezes and repairs, on paper, make a man fat. Considering the difficulties, hardships, even dangers they have to go through, and the liability of making good unpaid rents, one would naturally expect that they would talk of resigning their situation if their appeal for assistance is ignored by their foreign employers. Not such; they are too smart for that; they know what is good, and only want to make it better. They don't ask for a great deal, they are modest,—they simply want their foreign employers to help them with a few thou-

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