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SOUTH AUSTRALIA IN 1887.

A HANDBOOK

FOR THE

ADELAIDE

JUBILEE INTERNATIONAL EXHIBITION.

WITH

INTRODUCTION BY SIR SAMUEL DAVENPORT, K.C.M.G., LL.D.

COMPILED BY H. J. SCOTT.

Adelaide:
BY AUTHORITY: E. SPILLER, GOVERNMENT PRINTER, NORTH-TERRACE.

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ROYAL COMMISSION FOR SOUTH AUSTRALIA.

ADELAIDE

Jubilee International Exhibition,

1887.

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Vice-President:
Sir John W. Downer, K.C.M.G.

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Sir Samuel Davenport, K.C.M.G., LL.D.

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The Royal Commissioners for South Australia at the Adelaide Jubilee International Exhibition, 1887, having requested me to compile and edit a handbook showing the progress of the colony after fifty years existence, I have endeavored to obtain the most accurate information from those in a responsible position and best qualified to supply reliable statements concerning "South Australia as it is," after a life of fifty years.

At no period has it been my intention to make this handbook an historical record, because at previous exhibitions an exhaustive history of the colony, from the points of view of the different writers, has been ably placed before the public; but the object now is to present to readers the position of South Australia at this day.

I desire here to tender my thanks to the officers of the different departments concerned for the valuable help they have rendered, also to other gentlemen connected with the products and manufactures of the colony, and to my colleague, Mr. S. V. Pizey, for their able assistance.

H. J. SCOTT.

Fernleigh Cottage,

Norwood,

South Australia.

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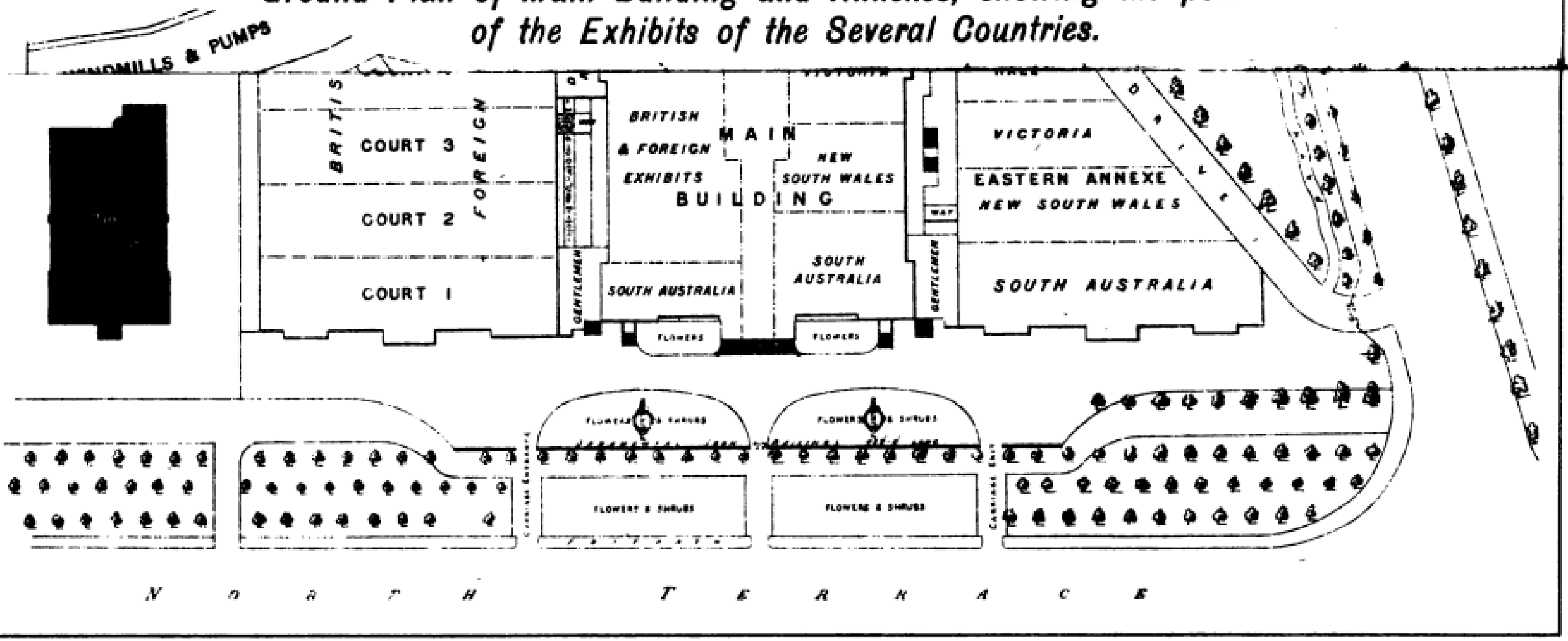
ADELAIDE JUBILEE INTERNATIONAL EXHIBITION.

Ground Plan of Main Building and Annexes, showing the positions of the Exhibits of the Several Countries.



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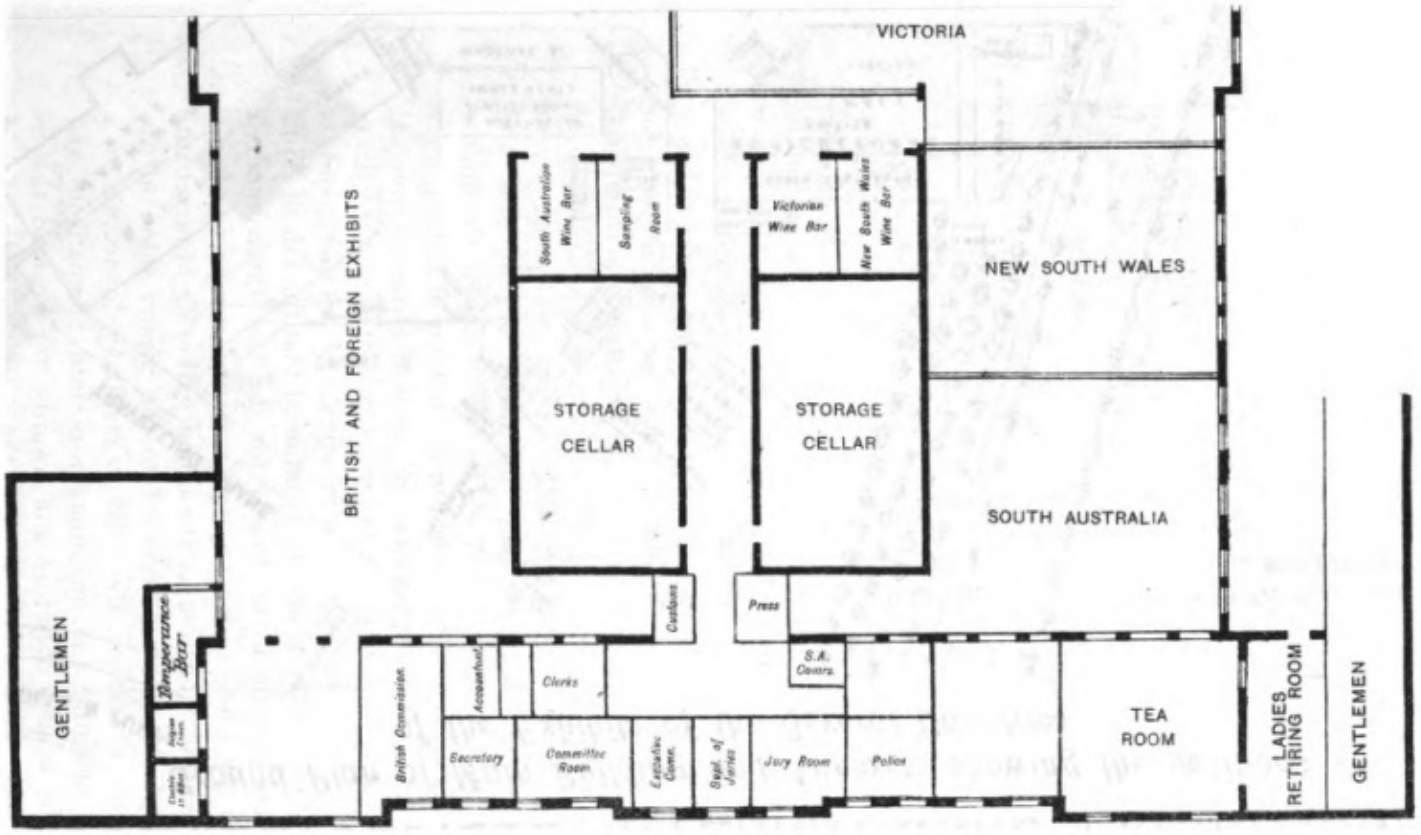

BASEMENT

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THE ADELAIDE JUBILEE INTERNATIONAL EXHIBITION, 1887.

The history of nations for many centuries back contains a record of Exhibitions, whether they are called "International" or merely "fairs," yet the fact remains that the enterprise of merchants, the glory of individuals, and the curiosity of the populace have all tended to one grand result, that of inciting artisans and skilled workers by comparison to greater exertions to endeavor to produce something better than that of their fellows. Hence it has been considered fitting that the jubilee of our colony should be celebrated by an Exhibition of Arts and Industries, showing not only what we in this colony have done during the last fifty years, but by inviting comparison with the skilled products of other countries show to our artisans what may be accomplished in the future.

Going back to ancient history, we find that some five hundred years before the birth of our Lord, "Ahasuerus showed the riches of his glorious kingdom and the honor of his excellent majesty for many days." From thence through the centuries when Imperial Rome gathered together the spoils of war and the triumphs of peace, and when Rome had fallen and Venice was queen city of the seas, exhibitions were held illustrative of the arts and industries of that merchant city. The fairs which in the middle ages were held on the continent of Europe, notably at Leipzig, may well be likened to the great exhibitions, as they attracted from all parts, merchants showing cunningly wrought armour, richly designed silks, gold and silver embroidery and jewellery, and as evidence of their utility it may be mentioned that the fair of Nijni Novgorod has been held in Russia for the last three hundred years, and at the present day an iron structure comprising 2,500 shops affords accommodation for the annual gathering of merchants from the East, but it was reserved to the master mind of the great Napoleon to realize the advantages likely to accrue to a country by bringing the manufacturers into comparison and instituting the system of jurors and awards, for we read that in 1798, Napoleon, as first consul, invited the recipients of the "gold

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medal" at the Paris Exhibition to a public dinner, and this is the first recorded recognition of the manufacturing classes as an important factor in the welfare of any country. For upwards of a century *National* Exhibitions have been held in every capital in Europe, but it was not until 1851 that the Prince Consort (Albert the Good) inaugurated the first of a series of *International* Exhibitions grouped under four main heads:—(1) Raw materials; (2) Machinery and mechanical inventions; (3) Manufactures; (4) Fine arts. The happy result of that exhibition, together with the leaps and bounds made by art and science in designing, inventing and perfecting machinery to economise labor, has led to exhibitions being held in all parts of the known world—at Paris, Vienna, Moscow, Philadelphia, Florence, Athens, Sydney, and Melbourne; aye, even in Japan the Buddhist temple at Kiôto was used for the display of a collection of the arts and industries of that newly awakened Empire; whilst at Calcutta the Imperial Museum, containing statues, relics, &c., of Buddha, Vishna, Ganish, and the thousand and one deities of the Indian Empire were thrust aside, and the magnificent building in Chowringhee was filled with show cases containing the manufactures of the western world.

Only last year the display of products and manufactures under Her Majesty's dominion was shown at the Colonial and Indian Exhibition, where the exhibits were from an empire upon which the sun never sets, and whose products are sufficient in themselves to supply all the wants of the empire, from the coldest extremity of the dominion in Canada to the warmest spot upon the earth in India and the East. That Exhibition has done more to knit together the component parts of the Empire into one harmonious whole than the united statesmanship and efforts of the Parliaments of all Her Majesty's possessions.

Our Jubilee Exhibition, therefore, is one unit in that process of welding commenced in 1880 after the display carried on in Melbourne and Sydney. At the private Exhibition in Adelaide of Mr. Joubert's, it may be mentioned that that Exhibition was open less than three months; it averaged a daily attendance of 4,878, the total of which was 276,692; and the returns from entrance fees was £10,439 15s. 6d.

Our Jubilee Exhibition is inaugurated under very auspicious circumstances. The Government of the colony have erected the main building without cost to the promoters; they have given every facility to exhibitors; the customs authorities do not wrap them-

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selves in a cloak of officialism; and one and all vie with each other to make it a success. Its first conception was due to some of the members of Parliament, who, after their return from the Melbourne Exhibition in 1881, urged our Government to make a fitting celebration of our jubilee. In 1883 that expression of feeling found vent in a resolution to erect a proper building with appurtenances suitable to the occasion; but in the following year a new Ministry came into power—they gave way to the representations of the country members, who, with a very near-sighted policy, considered that the expenditure of nearly two hundred thousand pounds, as was then proposed, in the erection and management of a Jubilee Exhibition, would not be a benefit to the country at large. Their opinions for the time prevailed, and a Repealing Act was passed; but since then not one of the members of our Parliament but has regretted his want of confidence in the recuperative powers of our country, and the energy and enthusiasm of the prime mover in the scheme of a guaranteed exhibition, Mr. E. T. Smith, merits the favor of his sovereign and the gratitude of his fellow-citizens.

The Exhibition buildings are situate upon the slope of a hill, bounded by North-terrace on the one side and Frome-road on the other. In the centre is the main building, designed by Withall and Wells, the architects, for the future use of the Agricultural Society, the Chamber of Manufactures, and a proposed Technological Museum, for which the first donation has already been received from the Indian Government as an out-come of the Calcutta Exhibition. The main building covers an area of upwards of a square acre, comprised in basement, main and upper floors; the central hall is surrounded by a spacious gallery giving approach to the fine arts court, over which towers a handsome and lofty dome. From its summit a bird's-eye view can be had of the country for twelve miles surrounding Adelaide. On right and left are annexes built for the accommodation of exhibits respectively from the old country and from the new, whilst on the north side of the building the grand promenade affords a pleasant walk for all those whose duties detain them inside the greater part of the day, and for our country cousins who prefer not to be cribbed and cabined when they visit the Adelaide Jubilee International Exhibition.

From the terrace of the main building a splendid view of North Adelaide is obtained; lying at foot is the grand promenade, with the Northern Territory exhibits to the right. Further on is the

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northern annexe, which contains much that is of value in the manufacturing and industrial section of the Exhibition; to the left is the armoury, containing the grand exhibit sent out by Her Majesty's Government, showing the models and actual sizes of the destructive engines of modern warfare, in the building known as the Armament hall. Other buildings containing instructive exhibits intervene, until the embodiment of science and invention is met with in the machinery hall, where engines and machinery, whose automatic power is the wonder of all visitors, can be seen in full operation acting as the willing servants of man.

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INTRODUCTION.

(By Sir Samuel Davenport, K.C.M.G.)

Taking for the date of its birth that day on which its first Governor landed and planted the British flag on the shores at Glenelg, December 28th, 1836, South Australia completed its fiftieth year on the 28th December last; and hence our jubilee.

South Australia was not the offshoot from another colony. It was a distinct and independent individual; not a cutting nor a layer, but with roots and stem and branches, it had its own complete and compact being. Besides, it had novelties in its composition. It was the exponent of a new theory of colonization evolved by Edward Gibbon Wakefield. Nature gave the land, and the sale of this was to supply the capital for the introduction of labor necessary to raise the wealth from it which should provide for its future life.

In anticipation of the funds to be thus ultimately acquired from land, a sufficient loan had been authorised by the mother country.

So at its birth, a fresh response was given to the prayer of the great Milton, who, in 1641, "implored that that Divine "Power which had built up the Britannic Empire to a glorious "and enviable height, with all her daughter islands about her, "would stay us in this felicity"; and an additional illustration was started of Penn's theory (1680), who said "that colonies are "the seeds of nations, begun and nourished by the care of wise "and populous countries."

In 1832 there was a great want of employment in England, and a not inconsequent desire amongst all classes for emigration.

In 1833 Coleridge wrote—"Colonization is an imperative duty "on Great Britain. God seems to hold out his fingers to us over "the sea; but it must be a colonization of Hope, not, as has "happened, of Despair."

Under these conditions of public opinion and national requirements was it that authority was sought to establish a new colony in Australia; and, much aided by the great Duke of Wellington, an Act of Parliament was passed in 1834 for the founding of South Australia.

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The execution of the Act was placed in the charge of a Board of Commissioners, whose members were Colonel Torrens, F.R.S., chairman; George Fife Angas, Edward Barnard, William Hutt, John George Shaw LeFevre, William Alexander Mackinnon, M.P., Samuel Mills, Jacob Montefiore, George Palmer, and John Wright, Esquires, with George Barnes, Esq., treasurer, and Rowland Hill, Esq. (afterwards Sir Rowland, author of the penny-post system), as secretary.

The Governorship was first offered to but declined by Colonel Charles James Napier (afterwards Sir Charles), the hero of Scinde. The Surveyor-General appointed was Colonel Light, who had served with distinction under the Duke of Wellington in the Peninsular War. To him we owe the admirable selection of the site of Adelaide.

The colony now possesses a territory of 914,730 square miles, or nearly one-third of the so-called continent of Australia. Its northern boundary on the Indian Seas comprises that section of the coast which first made known to the world the existence even of Australia. This occurred in the year 1616, when the Dutch navigator, Zeachen, sighted the shore and called it Diemen's Land, after the then Dutch Governor-General at Java. That was the most northern portion of our present Northern Territory.

The southern boundary of South Australia was the latest discovered of all the shores of Australia. This was the work of Flinders, to whom and at whose request the British Admiralty had given the command of the ship *Investigator* for exploring purposes. This occurred in 1802, shortly after Flinders and Bass had discovered that Tasmania was not a part of the main land of Australia, but an island, severed from the continent by Bass's Straits.

Twenty-eight years after Flinders had mapped our southern coasts, Charles Sturt found the River Murray and followed it down from New South Wales to the junction of the Darling, and into South Australia—or 1,000 miles—to the sea.

Flinders' revelations of the coast in 1802-3, and Sturt's report on the valley of the River Murray in 1831, constituted the evidence upon which, in the same year in London, a few gentlemen discussed the propriety of founding a colony in this part of Australia. In 1834 an Act of the Imperial Parliament authorised the work. In August, 1836, the first survey party arrived under command of Colonel Light, with whom were officers who have survived Colonel

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Light and are still with us, namely, the Hon. B. T. Finniss, Mr. Jacobs of Moorooroo, Mr. Lindsay of Encounter Bay. Ships with settlers and immigrants and stores arrived month by month in succesSon till, on the 28th December of the same year, the first Governor, Captain Hindmarsh, R.N., reached our shores, and, landing the same day at Holdfast Bay, formally took possession of the land in the name of the then British Sovereign, King William IV.

Inland, South Australia is bounded on the west by Western Australia, and on the east by Victoria, New South Wales, and Queensland.

On the present occasion of celebrating the fiftieth year of the colony, it will be appropriate to publish our debt of gratitude to its "fathers and founders." Their work has ended, and they mostly have passed away; we remain and reap the fruits of their labors.

Probably due to the fact that so little was known of the lands of the colony, intending investors were at the first slow to move. Eventual success came through Mr. Geo. Fife Angas establishing the South Australian Company, whose purchases of land satisfied all requirements. Later on, Mr., afterwards Sir James Hurtle Fisher, became Resident Commissioner to the colony.

The Act authorising the founding of the colony defined certain guiding principles. Funds for starting the colony were to come from the sales of the land. Revenue obtained in ordinary ways should pay for its government. The colony was not to be a charge on the mother country. Land was to be sold at a sufficient price, and therefore not under £1 per acre. This principle demanded that settlers should be capitalists able to profitably work the land. Three-fourths of the payments for land were to be invested in bringing our labor, the rest to provide for roads and bridges. Thus three elements of success were to be gained—capital, labor, and means of general traffic.

The settlement of population was to be regulated in groups in order to secure the advantages of neighboring communities. For this end the lands generally were to be surveyed in small blocks, a standard of 80 acres per section being adopted. The sales were to be by public auction, so that the evils of large monopolies might be avoided. Emigration was to be as much as possible by families. In the opinion of the writer these principles of action were well developed, as indeed the occupation of the Adelaide plains under

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the first surveys to this day bear witness, in the compact farms and grouped gardens, and frequent townships, and the network of roads, telegraph wires, mails, post and other conveyances, and advantages of concentrated dwellings, which appear on all sides. And so long as care was taken not to offer lands for sale until there was a *bonâ fide* demand for them, with a fair chance of healthful competition, no monopoly evil could readily have arisen. In those days the land fund was kept separately, and was rigidly devoted to the purposes the Imperial law had assigned to it.

The practice had not till then obtained of looking on the land fund as ordinary revenue; nor would that have been a legal appropriation.

But if it be grateful on this occasion to recall to mind the benefits conferred on us by our "fathers and founders," it is equally incumbent on us not to overlook the long list of sturdy settlers, colonists of all professions and classes, officials, civilians, pastoralists, and farmers, whose intelligence, energy and perseverance, hardy daring and untiring labors, sterling character, and unflinching bravery have effected that great conquest of a savage land, growing meat and wool off hundreds of thousands of square miles recovered from the wilderness, where forests have been reduced to smiling wheatfields—marshes to garden grounds—hills to terraced fruit grounds and vineyards—and who have constructed cities and towns—harbors and highways—railways and metalled roads—telegraph and telephones, to so vast an extent, considering the few years and with a very limited population.

Then need we extend our vision outside the circle of those officially, or as members of trading corporations, or as settlers whose labors have so greatly and beneficially promoted our growth over our life of fifty years, and now thankfully recognise that what of the healthy functioning of our social and political life is subject to, and can be strongly influenced for good or evil by the Imperial agencies acting on and with our national being, the colony has been second to none in the valuable services rendered to it by the Governors who have respectively held the high position of Her Majesty's representatives amongst us.

From the hour of our colony's birth—less the interval of the 174 days between that event on the 28th December, 1836, and the 20th June, 1837—have the benign influences of Queen Queen Victoria's eventful and illustrious reign presided over our Imperial interests. When, on the 20th June, 1837, Her Majesty

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ascended the throne, this colony lay in its wildest state of nature. The kangaroo and emu fed over the glades of the Adelaide plains, interspersed amongst the somewhat dense thickets of wattles, shea-oaks, and lofty gumtrees. Here peace and silence were undisturbed except by the hunting aborigines, whose "coo-ees" in the daytime were heard from the hills, and the doleful cries of howling dingoes at night. Beyond the erection of a few tents or reedy breakwinds, and of wooden ready-made houses brought with them by the colonists from London, and of a few felled trees for firewood and other immediate wants, or for the surveyors' labors; and beyond the anchoring of a ship off the coast, and the haulage of goods to and on shore, no impress of a civilised occupation yet marked the founding of a colony. Fifty years of life have passed, and the colony is what we this day see it, and what the subjoined statistics declare it to be. Fifty years of our life have passed under the reign of Her gracious Majesty Queen Victoria—Queen of Great Britain and Ireland, Empress of India and the Colonies—whom God yet long preserve!—and whose Jubilee sovereignty we now blend with our own.

Comparative Statistics for the last Fifty Years.

1836.	
Population	546
1846.	
Population	25,893
Imports	£330,099
Exports	£312,838
1856.	
Population	104,708
Imports	£1,366,529
Exports	£1,665,740
1866.	
Population	163,452
Imports	£2,835,142
Exports	£2,858,737
Banking Deposits	£1,401,565
1876.	
Population	225,677
Imports	£4,576,183
Exports	£4,816,170
Banking Deposits	£3,316,095
1886.	
Population	312,439
Imports	£4,852,750
Exports	£4,489,008
Banking Deposits	£4,962,065

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FORM OF GOVERNMENT.

The colony has responsible Government, in which the Sovereign is represented by a Governor appointed by the Crown, who has a power of veto in certain cases, in accordance with the first Constitution Act.

The Parliament consists of two Houses, the Legislative Council and the House of Assembly, who are invested with plenary powers in all matters affecting South Australia.

The twenty-four members of the Legislative Council are elected for a term of nine years, one-third of whom retire every three years, unless in the event of a Bill for any Act having been passed by the House of Assembly during two previous sessions, the second and third readings of such Bill having been passed by an absolute majority of the House of Assembly, and a general election having taken place in the meantime, then, if such Bills are rejected by, or fail by reason of amendments proposed by, the Legislative Council to become law, the Governor has the power to dissolve Parliament, and thereupon members shall be selected to supply the vacancies, for which old members are eligible.

Voters for the Legislative Council must be British subjects, twenty-one years of age, and on the electoral roll for six months, and possess a freehold of the value of fifty pounds, or a leasehold of twenty pounds annual value having three years to run, or with right of purchase, or occupy a dwelling-house of twenty-five pounds annual value.

The House of Assembly is composed of fifty-two members, representing twenty-six districts, who are elected for three years, unless in the meantime a dissolution is effected and a change of Ministry occur.

Elections are by ballot, the voting taking place between 8 a.m. and 6 p.m. All voters must be British subjects, twenty-one years of age, and on the electoral roll for six months.

The Cabinet consists of six members, as follows:—

1. The Chief Secretary.
2. Attorney-General.
3. The Treasurer.
4. Commissioner of Crown Lands.
5. Commissioner of Public Works.
6. Minister of Education.

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ADMINISTRATION OF JUSTICE.

Supreme Court.

Criminal.—The Criminal Law of South Australia is very similar to that of the mother country, being based, for the most part, on the English Criminal Consolidation Acts passed a few years ago. There is no grand jury in South Australia, accused persons being placed upon their trial upon information laid by the Attorney-General. The Criminal Court, presided over by the Chief Justice or one of the Puisne Judges, sits every alternate month in Adelaide. Circuit Courts (in which civil as well as criminal cases are tried) are held in the Northern Districts three times, and in the South-Eastern Districts twice, a year. By a recent change in the law, the accused, and the husband or wife of the accused, may give evidence on oath, submitting, in such case, like other witnesses, to cross-examination.

Civil.—Civil Sittings, presided over by the Chief Justice or one of the other two Judges, are held in Adelaide six times in the year. Civil cases are tried in the most important of the distant country districts at the Circuit Courts. The English Judicature Act has been accepted, with slight variations.

Appeal.—An appeal lies from the Supreme Court to the Local Court of Appeals, consisting of the Governor of the province, and the members of the Executive Council, with the exception of the Attorney-General. Where the matter in dispute amounts in value to £500 there is also an appeal, either from the Local Court of Appeals, or direct from the Supreme Court, to the Judicial Committee of the Privy Council.

Local Courts.

These Courts, resembling in their constitution in many respects the County Courts of England, are established throughout the colony. They have cognizance of all personal actions where the damage claimed does not amount to more than £490, and they have jurisdiction to any amount, with the consent of the parties. They have also jurisdiction to try actions for ejectment where the value of the land does not exceed £400, also in actions for the recovery of small tenements. Causes in which the claim exceeds

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£20 are tried before a Judge of the Supreme Court, with or without a jury, or before a Special Magistrate and two Justices of the Peace, or before a Special Magistrate and a jury. These Courts have power to apply equitable principles in their administration of the law.

Insolvency.

There is a Court of Insolvency at Adelaide, presided over by a Commissioner of Insolvency, who may or may not be the Special Magistrate presiding over the Local Court. By a recent enactment power is given to Special Magistrates of such Local Courts as may be proclaimed for that purpose to act as Commissioners in Insolvency.

Vice Admiralty Court.

There is a Vice Admiralty Court in Adelaide, the Judge of which is the Chief Justice, having jurisdiction analagous to that of the English Court of Admiralty.

Probate and Administration.

The law relating to wills is the same in South Australia as in England, and the law and practice regulating the granting of probate are almost precisely similar. With respect to intestacies, however, the law is different from that of England. Primogeniture has been abolished, and the real estate of intestates, not being married women, is distributable on the principle applicable to personalty in such cases; and the law as to the distribution of the real estate of married women dying intestate is assimilated, *mutatis mutandis*, to that regulating the distribution of the real estate of married men dying intestate.

Matrimonial.

In South Australia, by what is known as the "Deceased Wife's Sister Act," a man is allowed to marry his deceased wife's sister, or the daughter of his deceased wife's sister.

Magistrates' Courts.

These Courts are established throughout the country, for dealing with minor offences, and matters with respect to which they have jurisdiction under the Police, Municipal Corporations, and other Acts.

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THE ABORIGINES.

The aboriginal population of South Australia, at the foundation of the colony in 1836, was estimated at 12,000.

At the date of the last official census, 1881, a considerable decrease appears to have taken place in their number, which is given as—male, 3,199; females, 2,430; total, 5,628, exclusive of 718 in the Northern Territory. Of these the adults healthy were 3,777; sick and infirm, 959; children, 892.

A large proportion of the 959 sick and infirm appears among the natives inhabiting the country north and east of Lake Eyre, where disease, chiefly syphilis, is very prevalent, even among the young children.

The aborigines of the Cooper's Creek country appear to be more numerous and healthy, probably owing to their hunting grounds being better supplied with food and water, the sick and infirm being only 118 out of a total of 2,182.

During the years 1881-6 there have been recorded 324 births and 417 deaths, decrease during the five years 93.

The disparity in the number of the sexes, the small proportion of children to the total population, and the prevalence of disease, to which the natives appear more susceptible since the advent of Europeans, show that the gradual diminution in their numbers can easily be accounted for.

The protection of the aborigines is provided for by the State. A special department watches over their welfare and interests, consisting of a protector, who has the disbursement of the annual vote, £5,104, and the control and supervision (assisted by a sub-protector in the Far North), of the depots (about fifty in number), for the distribution of rations, clothing, and medical comforts.

It is believed that the establishment of these depots in suitable localities, and the judicious distribution of rations, &c., tends to promote friendly relations between the settlers and the aborigines.

With a view to ameliorate the condition of the natives by industrial pursuit, as well as moral and religious training, and thus render their labor more useful and profitable to themselves, five (5) special reserves have been set apart in the following localities,

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containing a total of about 670,000 acres, viz. :—Point McLeay, on Lake Alexandrina; Poonindie, near Port Lincoln; Point Pierce, on Yorkes Peninsula; Kopperamanna, near Lake Hope, Far North; Hermansburgh, on the Finke river, Central Australia; where missionary institutions have existed for several years past, mainly supported by voluntary contributions, and the proceeds of produce raised by native labor from land, stock, &c. About 500 aborigines are instructed, cared for, and usefully employed, including about 120 children, who are fed, clothed, and educated at the mission schools.

The financial returns from these institutions for the year 1886 show:—

	£	s.	d.
Total voluntary contributions received	1,248	13	7
" amount proceeds of produce raised	5,281	12	10
" " wages paid to aborigines	1,833	15	7
" estimated value of all stock, produce, buildings, &c., on the stations	35,840	6	10

As an illustration of the civilising agencies at work in these institutions, and their results in introducing a new and cheering phase of life amongst the aborigines, the following extracts are given from the report of a recent visitor to the Point McLeay Mission Station:—

"The view of the settlement is very pretty. The cottages of "the natives with their white walls are situated near the shore of "the lake, at stated distances, in a line for about a quarter of a "mile from the left of the jetty path, the line being broken by "the overseer's house, workshops, and stables. The chapel, "superintendent's house, reading-room, schoolroom, kitchen, and "schoolmaster's house are seen in another line to the right. Here, "nearly thirty years ago, the Rev. Geo. Taplin camped among "savages, and, cut off from the nearest settlement by fifteen miles "of water, made a home among them, mastered their language, "conquered their superstitions, and, in the establishment of the "present mission station, made many converts to christianity and "civilisation.

"The purity of the English spoken on the station caused us some "astonishment. No 'pigeon' English is made use of there; in fact "the natives, young and old, connected with the mission, ex-"press themselves more clearly than the generality of Europeans.

"We were shown over the schoolroom and found 43 children "in attendance including two or three of the station officers' "children.

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"The highest number of marks recorded on the examination "sheet was 117, obtained by the son of the superintendent; two "native boys stood next with 114 and 113 marks respectively. "Mr. Hutley, the schoolmaster, informed us that, except in arith- "metic, many of the native children would pass the standard "adopted in ordinary Government schools.

"We visited several of the cottages, finding them in most in- "stances clean and comfortable. In one we noticed a sewing- "machine, framed pictures on the walls, sideboard, and antima- "cassars on the chairs; in another a harmonium. All these articles "were procured at the expense of the occupants. There were in all "eighteen of these cottages, accommodating, at the time of our visit, "about seventy natives, including women and children. Several of "these buildings are named after those who paid for their erection. "For the information of others who may be inclined to follow their "good example, it may be stated that each cottage cost £16; and "there are about forty-five natives living in wurleys near the "station, many of whom would be glad to occupy cottages if there "was accommodation for them. Think of this ye dwellers in com- "fortable houses, erected on lands which you and your fathers "took from them. Think of the miserable shelter afforded during "the winter months by these wurleys on the cold and bleak shores "of the lakes. Think of the sickness engendered thereby. Then "let your pocket buttons cease to do duty, and allow you to supply "what would be a real boon to the few remaining original owners "of the land of your adoption.

"The men engaged on the station are paid at the rate of 12s. per "week. The most remunerative work to the mission is wool "washing, and Mr. Taplin wishes they could command more of "this particular work than they have at present; and if the station "could obtain more of the wool for washing that is annually con- "veyed past the station to Port Victor for ocean shipment, it "would not only command higher prices in the home markets, "but add considerably to the mission revenue.

"Comparatively few Adelaideans are conversant with the work "carried on at this undenominational institution. Pound, shilling, "and pence men of the world may ask, what is the use of taking so "much trouble on behalf of the aborigines? What is the use of "teaching the children as they are taught there? Is it not over- "done? My answer to such is, visit the station and see for your- "selves; go to the wurleys and observe the condition of the old

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"natives, whose inborn superstitions will perhaps ever prevent "them leading any other life than that of their joint occupants of "the wurleys, the dogs. Then go across to the mission cottages, "listen to the merry happy laughter of the children at play, after "school hours; look at their bright intelligent faces; mark the com- "fort and cleanliness of the occupants of the cottages; and if it "be evening, see them reading the weekly newspaper to which "they individually subscribe. Visit the reading-room after work- "ing hours, and note the books and illustrated papers being "perused; visit the chapel and watch the behaviour of the native "worshippers, and then if you have a heart you will come away as "we did. thanking God that there is such an association having "for its title, that of the 'Aborigines' Friends.'"

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OCCUPATION AND DISPOSAL OF LAND.

The survey of land in South Australia was commenced upon the arrival of Colonel Light and his party in the ship *Rapid*, towards the end of 1836.

The site of the city having been decided upon, together with a site for a port, the survey of town acres was proceeded with; also a line for a canal connecting the two places, it being part of Colonel Light's design to have vessels ultimately brought into the city.

The first land was sold in March, 1837, at auction, when, out of the 1,042 acre blocks contained by both North and South Adelaide 562 were sold for cash, whilst 437 others were either selected, or set apart for holders of preliminary land orders which had been purchased in London, entitling the holder, for the sum of £80, to become possessed of one town acre, and one country section containing 134 acres.

Most of the original grants of town acres bear the date 23rd December, 1837, showing that holders of orders had not long to wait before being placed in possession of a part of their property; but, owing to delays in survey matters, caused by lack of transport for camp equipage, and by disputes between those highest in authority, the first country sections were not ready for selection until May of 1838.

Colonel Light resigned in July following, and Mr., afterwards Sir George Kingston, then Deputy Surveyor-General, occupied his position until October, when he also resigned. Mr. Ormsby had charge of the department until March, 1839, when Captain Sturt was appointed Surveyor-General, but shortly after accepted another office; and Captain Frome, R.E., was gazetted Surveyor-General on October 2nd, 1839.

Colonel Light died on October 21st, 1839, and was buried in the public square bearing his name.

A map accompanying the third annual report of the Colonisation Commission ordered by the House of Commons on the 13th May, 1839, to be printed, shows the progress of the survey at that time; it gives also the names of selectors, with the sections taken up.

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The early settlers appear to have dispersed themselves from the city as a centre, to localities where the soil offered the best inducements for agricultural pursuits; and, as a consequence, surveys had to be made upon short notice, in many places wide apart. Districts were marked upon maps as A, B, C, D, E, F, but these soon gave place to the more convenient divisions of counties and hundreds. On June 2nd, 1842, the following nine counties were proclaimed in the *Government Gazette:* Adelaide, Hindmarsh, Flinders, Light, Gawler, Sturt, Eyre, Stanley, Russell, the names given to them being commemorative of men intimately associated with the early history of the colony. In like manner, it has been an invariable rule up to the present time to perpetuate the names of governors and acting governors by naming a county after each one soon after His Excellency's arrival in the province, and of South Australian notable men by naming hundreds after them.

Colonel Gawler brought with him authority to combine with the office of Governor that of "Resident Commissioner for the sale of Crown Lands," a position previously held by Mr., afterwards Sir James Hurtle Fisher.

In this capacity the Governor gave instructions direct to the Surveyor-General, and conducted a good deal of correspondence with the public upon matters connected with the occupation of Crown lands. Each Governor in succession exercised this power until constitutional government was granted to South Australia; since which time Governors have had directly but little to do with such matters, beyond formally placing their signatures to various grants and leases issued by the Crown.

During 1839, 179,841 acres were sold, and in 1840 and 1841 the survey was effected of thirty-five special surveys, consisting of 4,000 acres each, in various localities outside the districts referred to. Colonel Frome and his surveyors were assisted in this by a strong party of sappers and miners.

An important feature associated with these surveys was the triangulation commenced by Colonel Light upon the Adelaide plains, and extended by his successors for the purpose of mapping the country, and connecting the detail surveys of sections, until, by the end of 1842, it embraced a strip of country stretching from Cape Jervis and the Murray mouth as far north as Mount Bryan and Mount Remarkable.

Mr. Eyre's walking tour along the south coast, his explorations

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westward from the Burra to Crystal Brook, the discovery, northward, of the lake that bears his name, his journey from Port Augusta to Port Lincoln, and across to Western Australia, are memorable circumstances which stand connected with the survey department, and the opening of the interior for pastoral pursuits.

In July, 1846, two new counties were proclaimed in the south-east, named respectively Grey and Robe; and by February, 1847, more than a dozen isolated sections were sold in them. The now historical boundary line between this province and Victoria was at this date being defined by the Imperial Government. Mr. Wade and his assistant, Mr. White, however, relinquished their work towards the end of the year at the 123rd mile. It was resumed by others about four years later, and again abandoned on account of the difficulty of the work; so that not until 1857 was the line completed as far as the River Murray. Colonel Frome held office until February, 1849; and in the following July, Major, since General Sir Arthur H. Freeling, K.C.B., arrived in the colony to succeed him.

In 1851, a road was surveyed from Wellington to the Victorian goldfields. Land continued to be surveyed when and where it was needed. Year after year auction sales were regularly held. The trigonometrical survey was from time to time extended further north, north-east, and west; and, on January 9th, 1861, Mr. G. W. Goyder was gazetted Surveyor-General.

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SURVEY DEPARTMENT.

The Survey and Land Offices have for many years occupied the south-eastern portion of what are now called the old Government buildings, at the corner of King William and Flinders streets.

In addition to the head of the department, the staff consists of surveyors, who, with the requisite number of assistants, are exclusively engaged upon the sectional and road survey of lands intended for settlement; a drawing staff; public land office auction branch; photo-lithographic, and assaying divisions.

The Deputy Surveyor-General undertakes the field duties, directing the surveyors as to roads, reserves, sites of towns, suburban and country sections.

The Chief Draughtsman superintends the examination of field diagrams, preparation of land office and other plans, and the issue of data of all kinds connected with survey diagrams and office plans.

The Chief Clerk of the Land Office conducts the duties of that branch, including the exhibition of plans, sale and leasing of town, suburban, country, agricultural, pastoral, and mineral lands; issue of gold leases, control of district council and parliamentary plans deposited, and affords general information to the public upon all subjects connected with the disposal of land.

The Photo-lithographer photo-lithographs plans required by the public, parliament, and for government purposes. The chief clerk conducts the general correspondence; beside which is a Receiver of Revenue and an accountant, the monetary transactions being extensive.

Goldfields are under control of senior and junior wardens; Crown lands are supervised by rangers; and vermin destruction parties by an inspector; all of whom are directed by, and report to, the Surveyor-General.

In connection with the department is a chemical analyst, who assays ores, metals, earths, rocks, water, bark, etc., that are discovered and submitted to him, a small charge being made for analyses of specimens from private lands; those from Crown lands are free.

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Occupation of Land.

(For pastoral purposes.)

Leases of unoccupied Crown lands may be obtained upon application to the Surveyor-General by letter, describing locality, and area required. Lands so applied for are gazetted, and leases offered for sale at auction, the term being thirty-five years, at an upset price of not less than two shillings and sixpence per square mile per annum. The amount bid at auction is the rent payable for fourteen years in succession, after which the rent is fixed by valuation every seven years. The land must be stocked before the end of the third year with five head of sheep, or one head of great cattle, or improvements effected thereon to the value of thirty shillings, per square mile.

Leases now Held.

Leases now held, expiring by effluxion of time, will be offered for a term of twenty-one years, in blocks recommended by the Pastoral Board, and approved by the Commissioner of Crown Lands; in addition to which a deposit of ten per cent. is required to be paid on the value of improvements then on the land, which deposit will be held as security for the maintenance of improvements in efficient repair; five per cent. upon such improvements being allowed to the purchaser against the rent when due. The upset price of leases of this class remaining unsold after auction, may be reduced, and the lease be again offered at a price not less than five shillings per square mile per annum.

Annual Leases.

Land that has been resumed from pastoral occupation for agricultural purposes, and is not required in connection therewith, may, if not applied for by the former lessee, who has the right of occupation upon terms similar to those of his original lease, be offered at auction on lease for one year, with right of renewal from time to time for seven years.

Shape and Marking Out of Pastoral Blocks.

As a rule pastoral lands are granted in rectangular form, and connected with a trigonometrical station, or conspicuous natural feature as a starting point. The boundaries are defined by licensed surveyors at the expense of the lessee.

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Land Occupied for Agricultural Purposes.

Agricultural lands are surveyed and marked on the ground prior to sale, in sections not exceeding five hundred acres. Plans are prepared, and the land advertised in the *Government Gazette* from four to six weeks prior to date of offer. Auctions are held in the land office, which is open daily to the public from 10 till 3 (exclusive of luncheon time, from 1 to 2), and from 10 till 12 on Saturdays; where all information on this subject can be obtained.

Cash Sales.

Town and suburban lands are sold at auction for cash; terms, twenty per cent. of purchase-money payable at fall of hammer, and balance within one month. Also, country lands that have been open for selection for a period of two years may be offered at auction for cash; and any that remains open after being so offered, may be purchased by private contract at the upset price. Special lots of country lands may be purchased at auction for manufacturing purposes, not exceeding one hundred acres in extent in any one block.

Selections on Credit.

Credit selections comprise one or more sections of land in blocks up to one thousand acres, taken up under agreement, on terms varying according to circumstances. They may be taken up at auction in the first instance, or by private contract when they have passed the hammer. They are held under condition of either personal or substituted residence, under obligation to fence, cultivate, plant, and to erect substantial improvements up to a certain value during each year; the terms of payment being ten per cent. of the purchase-money at time of selection, ten per cent. three years later, and the balance in sixteen equal yearly instalments. The purchaser may, however, obtain his title at the expiry of ten years, by paying what is then due. Personal residents have prior rights to those applying under substituted residence conditions.

Leases with Right of Purchase.

Leases of scrub lands offered at an annual rent of not less than ten shillings per square mile can be purchased by personal residents at auction—or by private contract if the land has passed—in blocks

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not exceeding 3,200 acres, for a term of twenty-one years, at an upset price of one pound per acre; the purchase-money to be divided, and paid in twenty-one equal yearly payments; and the purchaser to clear the scrub from a fortieth portion of the land every year, until half the entire area is available for cultivation. A lessee, having complied with the conditions of his lease, may complete the purchase at any time during the last ten years of his term. Scrub lands that have been offered at auction, and have remained open for three months, may be let at the upset price, with right of purchase at one pound per acre, and with similar conditions as to clearing, etc., but the rent forms no part of the purchase-money, nor is residence compulsory.

Miscellaneous Leases.

Lands are let under miscellaneous lease for the purpose of trade and manufactures, also for pastoral and cultivation purposes, for a term not exceeding twenty-one years, on conditions specified at time of sale. The area that may be thus taken up is practically unlimited.

Grazing and Cultivation Lands.

Lands for grazing and cultivation may be let at a rental of not less than one half-penny per acre, written application being made to the Commissioner, by whom they are referred to a Land Board for decision. The leases are for a term of twenty-one years, and require the lessees to reside upon the land. No person can hold more than one block, nor can a block contain a larger area than 20,000 acres.

Leases of land in the south-eastern portion of the province, comprised within the limits of Schedule B of the Act, are offered at auction at an upset price fixed according to the quality of the land, for a term of fourteen years, with a right of renewal for a further term of fourteen years. The conditions require residence upon the land and that the boundaries of the block be fenced within two years from the date of lease. These lands, if passed at auction, may be obtained by private contract under similar conditions.

Leases of Small Blocks for Working Men.

Working men's homestead blocks not exceeding twenty acres, and situated in various localites, may be leased at auction, at an upset price of sixpence an acre, or by private contract, after

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having been so offered, for a term of twenty-one years, with right of renewal for a further term of twenty-one years, and with right of purchase, at a price to be fixed by valuation, at the expiration of the first term, or at any time during the currency of the renewed term. Residence during nine months of the year being indispensable.

Mineral Licences.

Licences to mine for any minerals or metals except gold, may be obtained upon application at the Land Office, or by letter to the Surveyor-General, upon payment of one pound, which entitles the holder to search for twelve months over an area not exceeding eighty acres, and to remove one ton, or by permission of the Commissioner of Crown Lands, twenty tons of mineral other than gold for assay or analysis; also to a lease of the land when a survey of the same has been approved.

Mineral Leases.

Mineral leases not exceeding eighty acres are granted for a term of ninety-nine years, at a rental of one shilling per acre, with a royalty of 2½ per cent. on net profits accruing.

Miners' Rights.

Miners' rights, entitling the holder to search for gold on any Crown lands for one year, are issued on receipt of fee of five shillings.

Gold Leases.

Gold leases, not exceeding twenty acres in area, are granted for a term of twenty-one years, with right of renewal for a further term of twenty-one years, at a yearly rental of ten shillings per acre, under conditions specified by regulations, and in the lease.

Miscellaneous.

Licences are granted to cut, manufacture, and remove stone, timber. salt, guano, manure, seaweed, sand, loam, etc., and for the erection of buildings for manufacturing or other purposes; also for depasturing stock on Crown land, on application at the Land Office.

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The following table shows the area of the province, with its various subdivisions, sold, leased, and occupied lands:—

(Exclusive of the Northern Territory.)

	Acres.		Square Miles.
Area of province	243,244,800	=	380,070
Number of counties, 37 ..... containing	39,301,120	=	61,408
Number of hundreds, 298 ..... containing	21,402,560	=	33,441
Area of land occupied for pastoral purposes	123,705,600	=	193,290
Area of land alienated	9,465,182	=	14,789
Area of land held under miscellaneous, mineral, and gold leases	2,355,023	=	3,680
Area of land granted for Education and University	370,000	=	578

(Including the Northern Territory.)

Area of South Australia	578,361,600	=	903,690
Area of land alienated	9,947,552	=	15,543
Area of land occupied for pastoral purposes	291,464,960	=	455,414
Area of land held under miscellaneous, mineral, and gold leases in Northern Territory	26,560	=	41½

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THE REAL PROPERTY ACT.

A brief notice of the Real Property Act and its author must not be omitted.

The late Sir Robert Richard Torrens, the author of, and first Registrar-General under, the Real Property Act, was born at Cork in 1814, and educated at Trinity College, Dublin. Sir R. R. (then Mr.) Torrens arrived in South Australia in the early days of the colony, and for some years held the office of Collector of Customs; and it was during that time it occurred to him that the law relating to shipping could be applied to land. He then resolved that should opportunity offer, he would undertake the task of reform in the laws relating to the transfer and encumbrance of freehold and other interests in land. Subsequent appointment to the office of Registrar-General afforded the opportunity, the result, after long labor and anxious thought, being the passing, in 1858, of the first Real Property Act.

Registration of title is the principle of the Act, taking the place of the old deed system, which was very costly, and requiring legal assistance in any transaction. Under the Torrens Act (as it is commonly called) any person of ordinary intelligence can transact his own business without legal aid.

Judge Gorrie, of Fiji, in a paper relating to the registration of title, ordered by the House of Commons to be printed August 15th, 1881, remarks—"I do not hesitate to say that the South Australian "system reduces conveyancing to the simplest possible conditions." Not only is the system simple, but the cost of registration is small.

The number of transactions under the Act now exceed 301,000, exclusive of Certificates of Title and Land Grants, which number 123,900.

The Torrens system is now in force in New South Wales, Victoria, Western Australia, Tasmania, New Zealand, and Fiji, and will probably shortly be introduced into Canada.

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THE EXPERIMENTAL FARM AND AGRICULTURAL COLLEGE, ROSEWORTHY.

In order to bring about an improvement in the modes of agriculture pursued in the colony, the Parliament, in October, 1879, passed the following resolution:—

"That, in the opinion of this House, it is desirable steps should "be taken to establish a School of Agriculture; and also, as a "necessary appendage thereto, and within a convenient distance "from the city, an Experimental Farm; and to appoint an ex- "perienced and skilful Professor of Agriculture for the purpose of "encouraging a more rational mode of farming than at present "obtains in South Australia."

To secure the services of a thoroughly competent, practical, and scientific agriculturalist, the Parliament voted the liberal salary of £800 per annum, and the Agent-General for the colony in London was entrusted with the duty of selecting a gentleman possessed of the necessary qualifications.

Applications for the office were invited in the leading English journals, and, after consulting those best qualified to give advice in the matter, the Agent-General selected Professor J. D. Custance, formerly Professor of Agriculture at the Royal Agricultural College, Cirencester, and afterwards Professor of Agriculture to the Imperial Government of Japan, to fill the office. Professor Custance arrived in the colony in July, 1881, and was shortly afterwards authorised to procure offers of sites suitable for the purpose required. Eventually a farm containing 828 acres, situated near Roseworthy, a distance of thirty-one miles from Adelaide, was secured at a cost of £4,518.

In order to afford young men who desired to devote themselves to agricultural pursuits a course of instruction in agriculture and subjects connected therewith, the Parliament in 1881 approved of the erection of a college capable of accommodating forty students. The college, which was erected at a cost of £9,121 (including fittings and furniture), and of which Professor Custance was appointed principal, was opened on February 3rd, 1885. The

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course of instruction included practical agriculture, chemistry, botany, geology, surveying, levelling, mensuration, bookkeeping, entomology, and veterinary.

In December, 1886, ten students who had completed their two years' course obtained their diplomas; sixteen are attending at the present time.

Farmers, in common with others, have felt the pressure of a succession of bad seasons, and have in consequence, notwithstanding the moderate fee charged—£50 per annum—been unable to afford their sons the benefits which the college holds out to them. It is hoped, however, that with a return of more favorable seasons the capacity of the college will be fully tested. Although the building as at present constructed presents a finished appearance, the original design provided for an additional wing, and such will doubtless be added when it is required.

It is impossible to estimate the extent to which the agricultural industry of the colony has been benefited by the experiments already conducted on the farm and the teaching imparted in the college; but there is reason to believe that in some parts of the colony, at least, a very marked improvement has taken place on the systems of farming hitherto pursued—that agriculturists have experienced the advantage of deep cultivation and a rotation of crops, as compared with the practice of ploughing the same land year after year to a depth of only three or four inches and sowing the same kind of grain. Reforms of all kinds are proverbially of slow growth, and in no department of human activity more so than in agriculture.

The Roseworthy Experimental Farm is composed of inferior land, and has a rainfall considerably less than many other parts of the province, but, notwithstanding these serious disadvantages, the yield of wheat per acre has, so Professor Custance has stated, been three times as great as the average of the whole colony—a fact which speaks volumes in favor of scientific agriculture, and which farmers would do well to lay to heart.

By "The Agricultural College Endowment Act, 1886," provision is made for setting apart 50,000 acres of Crown lands for the support of the college.

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